



MINUTES

REGULAR MEETING

CITY COUNCIL
CITY OF SOUTH SAN FRANCISCO

WEDNESDAY, MAY 28, 2025
6:30 p.m.

Library Parks and Recreation Building
Council Chambers
Virtual (Zoom)
901 Civic Campus Way, South San Francisco, CA

CALL TO ORDER

Mayor Flores called the meeting to order at 6:30 p.m.

ROLL CALL

Councilmember Coleman, present via Zoom (*Utilizing Just Cause AB 2449*)
Councilmember Nicolas, present
Councilmember Nagales, present
Vice Mayor Addiego, present
Mayor Flores, present

REMOTE PARTICIPATION UNDER AB 2449:

AB 2449 provides that a member may not participate in meetings solely by teleconference for more than three consecutive months or 20 percent of the regular meetings for the local agency within a calendar year due to "just cause" or "emergency circumstances."

Members participating through remote teleconferencing must use both audio and visual technology. Members must publicly disclose at the meeting before any action is taken whether any other individuals 18 years of age or older are present in the room at the remote location with the member and the general nature of the member's relationship with the individual.

Councilmember Coleman informed members of the City Council and the public that he would be participating in the meeting remotely under AB 2449 due to **just cause**, because of a contagious illness that prevented him from attending the meeting in person. He stated the following, "In this room, I am not accompanied by anyone over the age of 18. "

PLEDGE OF ALLEGIANCE

Ignatius "Iggy" Daltavio Nicolas led the Pledge of Allegiance.

AGENDA REVIEW

City Manager Ranals stated Item No. 18 would be presented at a future meeting.

LEVINE ACT DISCLOSURES (SB 1181)

Following an inquiry, there were no conflicts of interest stated by the members of the City Council.

ANNOUNCEMENTS FROM STAFF

Executive Assistant to the City Manager Patea invited the community to attend and participate in the following events:

- Supervisor Jackie Speier's South San Francisco Town Hall on Thursday, May 29, 2025, at 6:30 p.m. Library | Parks and Recreation Center (Social Hall) at 901 Civic Campus Way, South San Francisco, CA
- District 3 Community Outreach Meeting hosted by Councilmember Nicolas on Sunday, June 8, 2025, 12:00-1:30 p.m. at the Robert Teglia Center, 601 Grand Ave. South San Francisco, CA
- Orange Park Veterans Memorial submissions for dedication plaques. Submissions can be completed at www.ssf.net/vmsurvey

Parks and Recreation Director Mediati invited the Senior Pancake Breakfast hosted by the SSF Police Association on Sunday, June 1, 2025, at 9:00 a.m. at the Robert Teglia Center.

DEI Officer Stenhouse invited the community to attend the following events:

- South San Francisco contingent in the San Mateo County Pride Parade on Saturday, June 14, 2025, at 10:00 a.m. starting at 2nd & B Street in San Mateo, CA
- South City Proud on Saturday, June 28, 2025, 10:00-2:00 p.m. at the Grand Ave. Breezeway located at 366 Grand Ave. South San Francisco, CA

Mayor Flores addressed the officer involved shooting that occurred on May 14, 2025, and provided an update. He acknowledged the concerns and emotions raised in the community and reassured all that the Police Department is committed to the highest standards of professionalism.

PRESENTATIONS

1. Certificates honoring 2025 Women of the Year; Maria Barcelata Long, Leslie Fong, Dee Popielak, Toni Ratcliff-Powell, and Delia Ramos. (Eddie Flores, Mayor)

Mayor Flores recognized the 2025 Women of the Year. Honorees Barcelata, Fong, and Ratcliff-Powell accepted the certificates and thanked the Council for their recognition. Maddie Popielak accepted the certificate on behalf of her mother, Dee Popielak. Linda and Krista Martinelli accepted the certificate on behalf of their mother/grandmother, Delia Ramos.

2. Proclamation Recognizing Library Board Member Diane Onorato Huddleston. (Valerie Sommer, Library Director)

Mayor Flores recognized Library Board Member Huddleston for her contributions as Library Board Trustee. He noted Trustee Huddleston was unable to be present, however thanked her for her years of services.

3. Proclamation honoring National Police Week, May 11-17, 2025. (Eddie Flores, Mayor)

Vice Mayor Addiego read the proclamation into the record and presented it to Police Chief Campbell. Chief Campbell thanked the Council for their recognition and honored the dedicated Police Officers within the department.

4. Proclamation celebrating South San Francisco Emergency Medical Services 50th Anniversary. (Eddie Flores, Mayor)

Councilmember Nagales recognized the Fire Department and presented the proclamation to Emergency Medical Services Chief Walls. Chief Wall accepted the proclamation and thanked the Council for their support.

5. Proclamation celebrating May as Asian American, Native Hawaiian, and Pacific Islander Heritage Month. (Eddie Flores, Mayor)

Councilmember Coleman introduced the proclamation while Mayor Flores presented it San Mateo Women Hall of Fame Honoree Manufou Liaiga-Anoa'i. Honoree Liaiga-Anoa'i expressed her gratitude to the Council and discussed the significance of their support.

6. Proclamation recognizing May as Jewish American Heritage Month. (Eddie Flores, Mayor)

Councilmember Nicolas presented the proclamation to Jewish Community Relations Council Government Affairs Director Jonathan Mintzer. Director Mintzer thanked the Council for their commitment to supporting the Jewish community and ensuring the City is welcoming of all.

7. Proclamation in recognition of Mosquito Control Awareness Week, June 15-21, 2025. (Eddie Flores, Mayor)

Vice Mayor Addiego presented the proclamation to San Mateo County Mosquito & Vector Control District Trustee Michael Yoshida. Trustee Yoshida thanked the Council for the recognition and invited the community to attend the open house on Saturday, June 21, 2025, at the District Headquarters 1351 Rollins Rd. Burlingame, CA. Public Health Education and Outreach Officer Rachel Curtis-Robles provided a presentation of their work and accomplishments.

COUNCIL COMMENTS/REQUESTS

Councilmember Coleman shared his excitement for having toured the pool at Orange Memorial Park. He also shared that he has received concerns regarding the traffic speed on Longford Drive and requested traffic calming measures to ensure neighborhood and school safety.

Councilmember Nicolas apprised the Council and community of events attended to include the 169th anniversary of San Mateo County ceremony and Orange Memorial Park Aquatic Center opening. She requested the meeting be adjourned in memory of Basil Cavalieri and Somie Tam Roa.

Councilmember Nagales shared he attended the Memorial Day Breakfast & Ceremony at the Fire Station and thanked all for a successful event. He also shared he attended the Orange Memorial Park Aquatic Center tour. He requested staff to explore services and resources to provide for our first responders. He discussed the importance of expanding our drone program and adding a mental

health therapist to assist with crisis. City Manager Ranals indicated staff will explore these items through alternative funding sources. Additionally, Councilmember Nagales requested to agendaize an item to discuss the prequalification of public works projects to ensure local hire and high-quality performance contractors.

Vice Mayor Addiego shared he joined the Budget Subcommittee meeting on May 20, 2025, and provided an update.

Mayor Flores apprised the community of events attended to include the County of San Mateo's 169th anniversary event, PayMore ribbon cutting, Moonstar celebration, and the Memorial Day Breakfast & Ceremony. He congratulated all the graduates, teachers, and administrators for concluding the school year. He requested staff to explore the possibility of implementing remote public comments for a 3-month pilot program, the relocation of the farmers market, and agendaizing the prequalification of public works project initiatives.

PUBLIC COMMENTS - NON-AGENDA AND CONSENT CALENDAR ITEMS

The following individuals addressed the City Council:

- Cory David
- Cynthia Marcopulos
- Tom Carney
- Tristan Kent

CONSENT CALENDAR

The Assistant City Clerk duly read the Consent Calendar, after which the Council voted and engaged in discussion of specific items as follows.

8. Motion to approve the Minutes for the meeting of May 14, 2025. (Rosa Govea Acosta, City Clerk)
9. Motion to cancel the Regular City Council meeting of July 23, 2025. (Rosa Govea Acosta, City Clerk)
10. Motion to accept the construction improvements of the 2023 Street Surface Seal Project, (st2302/st2204) as completed by DRYCO Construction, Inc. in accordance with plans and specifications (Total Construction Cost \$4,942,457.06). (Angel Torres, Senior Civil Engineer)
11. Report regarding Resolution No. 54-2025 of support for the City of South San Francisco's participation in the Metropolitan Transportation Commission's Transit-Oriented Communities (TOC) Policy and Climate Program and accepting \$250,000 in grant funding from the Metropolitan Transportation Commission's 2024 Transit-Oriented Communities Planning Grant Program. (Megan Wooley-Ousdahl, Principal Planner)
12. Report regarding Resolution No. 55-2025 authorizing the acceptance of \$174,647 in California Senate Bill 1383 Local Assistance Grant Program funding from the California Department of Resources Recycling and Recovery to support the City of South San Francisco's implementation and procurement requirements per California Senate Bill 1383

and approving Budget Amendment Number 25.017. (Marissa Garren, Management Analyst II)

13. Report regarding Resolution No. 56-2025 awarding a construction contract to K.J. Woods Construction Inc. of South San Francisco, CA for the Oyster Point Blvd Sanitary Sewer Main Reconstruction Project (No. SS2401, Bid No. 2690) in an amount not to exceed \$4,588,000 and related actions. (Jeffrey Chou, Senior Civil Engineer)
14. Report regarding Resolution No. 57-2025 to approve a services agreement with Redwood Painting Company, Inc. of Pittsburg, CA for on-call Coating and Corrosion Protection services in an amount not to exceed \$750,000 per fiscal year and authorizing the City Manager to Execute the Agreement on behalf of the City. (Jeffrey Chou, Senior Civil Engineer)
15. Report regarding Resolution No. 58-2025 approving a services agreement with Anaergia Services LLC, of Carlsbad, California for the routine annual maintenance and repair of the Digester No. 1 Omnivore Digester Mixing Systems at the Water Quality Control Plant (WQCP) for fiscal years 2025-26 through 2029-30 in an amount not to exceed \$120,000 per fiscal year and authorizing the City Manager to execute the agreement on behalf of the City of South San Francisco. (Brian Schumacker, Plant Superintendent)
16. Report regarding Resolution No. 59-2025 approving purchase agreements for the routine furnishing of bulk process chemicals at the Water Quality Control Plant for fiscal year 2025-26. (Brian Schumacker, Water Quality Control Plant Superintendent)
17. Report regarding Resolution No. 60-2025 to approve a services agreement with Wastewater Solids Management Company of Lincoln, CA in an amount not to exceed \$504,290 authorizing a total contract authority of \$630,363 and authorizing the City Manager to execute the agreement on behalf of the City. (Jeff Chou, Senior Engineer and Brian Schumacker, Plant Superintendent)
18. Report regarding the transfer of \$13,854,656.44 from the Sewer Capacity Charge Fund (730) to the Sewer Enterprise Fund (710) to reimburse eligible expenditures and approving Budget Amendment Number 25.057 (Amanda Parker-Govea, Management Analyst I)
19. Report regarding Resolution No. 61-2025 approving a Memorandum of Understanding between the City and the County of San Mateo regarding the operations and management of the proposed Permanent Supportive Housing project at 721 Airport Boulevard. (Sky Woodruff, City Attorney, and Nell Selander, Economic & Community Development Director)
20. Report regarding Resolution No. 62-3025 approving amendments to the South San Francisco Fire Department's four professional service contracts for plan check services; including West Coast Code Consulting (WC3), CSG, 4Leaf, & Coastland; aligning the contracted amounts with the current plan check services approved budget and allowing the department to utilize approved funding as needed for third party plan check reviews (Ian Hardage, Fire Marshal).

21. Report regarding Ordinance 1672-2025 to adopt the updated California Fire Hazard Severity Zone Maps for the City of South San Francisco (Ian Hardage, Fire Marshal)
22. Report regarding Resolution No. 63-2025 awarding a construction contract to American Asphalt Repair & Resurfacing Co., Inc. of Hayward, California, for the 2024 & 2025 Street Surface Seal Project (ST2502) in an amount not to exceed \$3,447,767. (Lawrence Henriquez, Senior Civil Engineer)
23. Report regarding Resolution No. 64-2025 awarding a Consulting Services Agreement to Mark Thomas & Company for the Junipero Serra Boulevard & I-280 Westborough Boulevard Pedestrian and Bicycle Connectivity & Safety Project. (Lawrence Henriquez, Senior Civil Engineer)
24. Report regarding Resolution No. 65-2025 authorizing the acceptance of \$890,000 in grant funding from the California Department of Housing and Community Development through the Prohousing Incentive Program into Fund 205 and appropriating \$890,000 in local match funds from Fund 823 into Fund 205, approving Budget Amendment Number 25.041 (Pierce Abrahamson, Housing Management Analyst II)

Motion – Councilmember Nagales /Second – Councilmember Nicolas: To approve Consent Calendar items 8-17 and 19-24 by roll call vote: AYES: Vice Mayor Addiego, Councilmember Nagales, Councilmember Coleman, Mayor Flores, Councilmember Nicolas; NAYS: None; ABSENT: None; ABSTAIN: None. ABSTAIN: None.

**Councilmember Coleman stated no individuals 18 years of age or older were in attendance.*

PUBLIC HEARING

25. Report regarding a public hearing on the status of vacancies and recruitment/retention efforts for the City of South San Francisco in Fiscal Year 2024-2025 in accordance with California Assembly Bill (AB) 2561 and Government Code Section 3502.3 (Darryel Mickens, Human Resources Manager and Leah Lockhart, Human Resources Director)

Public hearing opened: 8:18 p.m.

Human Resources Director Lockhart presented on the status of the City's vacancies and Human Resources Manager Mickens reviewed recruitment and retention efforts.

SSF Police Association President and Police Sergeant Curmi provided a presentation to discuss staffing compensation, sustainability, and health.

The Council engaged in questions and discussion surrounding vacancies, recruitments, and outreach efforts.

The following individual(s) provided a public comment:

- Mark Leach

Public hearing closed: 9:01 p.m.

Meeting recessed at 9:02 p.m.

Meeting resumed at 9:07 p.m.

26. Report regarding Resolution No. 66-2025 establishing sewer service rates for the fiscal year 2025-2026 amending the Master Fee Schedule to include the fiscal year 2025-2026 Sewer Service Rates; adopting the Report of Annual Sewer Rentals Charges for the fiscal year 2025-2026. (Sharon Ranals, City Manager, Karen Chang, Director of Finance, and Brian Schumacker, Water Quality Control Plant Superintendent).

Public hearing opened: 9:08 p.m.

Water Quality Control Plant Superintendent Schumacker presented the report. Plant Superintendent Schumacker also indicated the Public Works Department offers a lower sewer rebate program available to residents

The Council engaged in questions and discussions and thanked him for the work done.

Public hearing closed: 9:16 p.m.

Motion – Councilmember Nicolas /Second – Vice Mayor Addiego: To approve Resolution No. 66-2025 establishing sewer service rates for the fiscal year 2025-2026 amending the Master Fee Schedule to include the fiscal year 2025-2026 Sewer Service Rates; adopting the Report of Annual Sewer Rentals Charges for the fiscal year 2025-2026, by roll call vote: AYES: Vice Mayor Addiego, Councilmember Nagales, Councilmember Coleman, Mayor Flores, Councilmember Nicolas; NAYS: None; ABSENT: None; ABSTAIN: None. ABSTAIN: None.

**Councilmember Coleman stated no individuals 18 years of age or older were in attendance.*

27. Report regarding Resolution No. 67-2025 approving the report of stormwater management service charges, approving the stormwater management service charges for the fiscal year 2025-26, and directing the collection of stormwater management service charges on the official tax assessment roll. (Sharon Ranals, City Manager, Karen Chang, Director of Finance, and Andrew Wemmer, Environmental Compliance Supervisor, Brian Schumacker, Plant Superintendent).

Public hearing opened: 9:17 p.m.

Water Quality Control Plant Superintendent Schumacker presented the report.

Public hearing closed: 9:24 p.m.

Motion – Councilmember Nagales /Second – Vice Mayor Addiego: To approve Resolution No. 67-2025 approving the report of stormwater management service charges, approving the stormwater management service charges for the fiscal year 2025-26, and directing the collection of stormwater management service charges on the official tax assessment roll, by roll call vote: AYES: Vice Mayor Addiego, Councilmember Nagales, Councilmember Coleman, Mayor Flores, Councilmember Nicolas; NAYS: None; ABSENT: None; ABSTAIN: None. ABSTAIN: None.

**Councilmember Coleman stated no individuals 18 years of age or older were in attendance.*

28. Report regarding holding a Public Hearing on the City of South San Francisco's Community Development Block Grant (CDBG) Program Year 2025-2026 (PY 2025-26) Annual Action Plan and adopting Resolution No. 68-2025 approving the PY 2025-26 Annual Action Plan; authorizing its submittal and all other required documents to the U.S. Department of Housing and Urban Development; accepting funds and approving appropriation of CDBG and HOME Administrative funds pursuant to Budget Amendment Number 26.003; authorizing the City Manager to execute all documents and certifications necessary to secure and award CDBG and HOME Administrative Funds, and approving appropriating \$100,000 from the Housing Trust Fund to support organizations that provide housing and homelessness prevention programs for South San Francisco residents. (Alvina Condon, Management Analyst II)

Public hearing opened: 9:25 p.m.

Management Analyst II Condon presented the report.

The Council thanked staff for their hard work and inquired about the future of CDBG. Economic and Community Development Director Selander indicated that it is currently not in presidents upcoming budget but is hopeful the source of funding will find its way back.

Public hearing closed: 9:33 p.m.

Motion – Councilmember Nicolas /Second – Councilmember Coleman: To approve Resolution No. 68-2025 approving the PY 2025-26 Annual Action Plan; authorizing its submittal and all other required documents to the U.S. Department of Housing and Urban Development; accepting funds and approving appropriation of CDBG and HOME Administrative funds pursuant to Budget Amendment Number 26.003; authorizing the City Manager to execute all documents and certifications necessary to secure and award CDBG and HOME Administrative Funds, and approving appropriating \$100,000 from the Housing Trust Fund to support organizations that provide housing and homelessness prevention programs for South San Francisco residents, by roll call vote: AYES: Vice Mayor Addiego, Councilmember Nagales, Councilmember Coleman, Mayor Flores, Councilmember Nicolas; NAYS: None; ABSENT: None; ABSTAIN: None. ABSTAIN: None.

**Councilmember Coleman stated no individuals 18 years of age or older were in attendance.*

29. Report regarding Resolution No. 69-2025 approving proposed changes to the Master Fee Schedule for the Fiscal Year 2025-26 (Jason Wong, Deputy Finance Director)

Public hearing opened: 9:34 p.m.

Deputy Finance Director Wong presented the report.

The Council engaged in questions and discussions surrounding permit fees, rental fees, and certifications.

Public hearing closed: 9:33 p.m.

Motion – Councilmember Nagales /Second – Councilmember Nicolas: To approve Resolution No. 69-2025 approving proposed changes to the Master Fee Schedule for the Fiscal Year 2025-26, by roll call vote: AYES: Vice Mayor Addiego, Councilmember Nagales, Councilmember Coleman, Mayor Flores, Councilmember Nicolas; NAYS: None; ABSENT: None; ABSTAIN: None. ABSTAIN: None.

**Councilmember Coleman stated no individuals 18 years of age or older were in attendance.*

ADMINISTRATIVE BUSINESS

30. Report regarding Resolution No. 70-2025 authorizing the issuance of City of South San Francisco Community Facilities District No. 2021-01 (Public Facilities and Services) Special Tax Bonds (Oyster Point), Series 2025 in a principal amount not to exceed \$32 million, approving certain documents, including an indenture and a preliminary official statement and taking certain other actions in connection therewith. (Jason Wong, Deputy Director of Finance)

Deputy Finance Director Wong presented the report along with Senior Vice President of Kilroy Realty Corporation Mike Grisso.

Motion – Mayor Flores /Second – Councilmember Nicolas: To approve Resolution No. 70-2025 authorizing the issuance of City of South San Francisco Community Facilities District No. 2021-01 (Public Facilities and Services) Special Tax Bonds (Oyster Point), Series 2025 in a principal amount not to exceed \$32 million, approving certain documents, including an indenture and a preliminary official statement and taking certain other actions in connection therewith, by roll call vote: AYES: Vice Mayor Addiego, Councilmember Nagales, Councilmember Coleman, Mayor Flores, Councilmember Nicolas; NAYS: None; ABSENT: None; ABSTAIN: None. ABSTAIN: None.

**Councilmember Coleman stated no individuals 18 years of age or older were in attendance.*

ITEMS FROM COUNCIL – COMMITTEE REPORTS AND ANNOUNCEMENTS

Councilmember Nicolas reported amendments to the General Plan for 131 Terminal Court and Genentech Master Plan were approved by the Airport Land Use Committee On May 22, 2025.

Mayor Flores noted C/CAG will be hosting a special meeting in July to determine participation in the Regional Bay Area Transpiration measure regarding Senate Bill 63.

ADJOURNMENT

Being no further business, Mayor Flores adjourned the City Council meeting at 9:56 p.m.

Adjourned in Memory of
Basil Cavalieri and Somie Tam Roa

Submitted by:

Approved by:

Jazmine Miranda
Assistant City Clerk

Eddie Flores
Mayor

Approved by the City Council: _____ / _____

NOTE: The Meeting Minutes represent actions taken during the meeting of the City Council. These action minutes are the City's record of actions that took place at the meeting.

Complete Council member's discussions of meeting items can be viewed in archived video/audio recordings on the City's website at <https://www.ssf.net/Government/Video-Streaming-City-and-Council-Meetings/City-Council>

Pursuant to Government Code section 54957.5 all written public comments submitted to the City Council become public record and will be made available to the public. Public comments submitted via the eComment portal can be viewed in the City Clerk's repository at <https://ci-ssf-ca.granicusideas.com/meetings?scope=past>