



MINUTES **REGULAR MEETING**

CITY COUNCIL
CITY OF SOUTH SAN FRANCISCO
WEDNESDAY, FEBRUARY 28, 2024
6:30 p.m.

**Library Parks and Recreation Building
Council Chambers
901 Civic Campus Way, South San Francisco, CA**

CALL TO ORDER

Mayor Coleman called the meeting to order at 6:31 p.m.

ROLL CALL

Councilmember Addiego, present
Councilmember Nagales, present
Councilmember Nicolas, present
Vice Mayor Flores, present
Mayor Coleman, present

PLEDGE OF ALLEGIANCE

Assistant City Manager Lee led the pledge.

AGENDA REVIEW

City Manager Ranals stated that Public Hearing Item No. 10 would be postponed to a meeting date certain of March 13, 2024. Mayor Coleman requested that Public Comments be heard before Council Comments/Requests and Administrative Business Item No. 14 be heard prior to the Consent Calendar.

ANNOUNCEMENTS FROM STAFF

- Scott Campbell, Chief of Police

PRESENTATIONS

1. Presentation from Community Overcoming Relationship Abuse (CORA) regarding Speak Up Program and Training. (Norma Alfaro, CORA)

Nora Alfaro from CORA gave an overview of the Speak Up Program and highlighted its success due to the Council's endorsement. She thanked the Council for its efforts and support.

2. Presentation on the Downtown and Old Town Lighting Study (Jeffrey Chou, Senior Engineer)

Senior Engineer Chou introduced Daniel Cunningham of SWA Group, who presented a study reviewing the existing lighting conditions and making recommendations for improvements.

The Council inquired about previous studies surrounding the brightness of areas and funding. Deputy Director Bockhaus reported outcomes of the previous studies, and City Manager Ranals shared that grants and funding are being explored for financial sustainability.

PUBLIC COMMENTS

The following individuals submitted eComments:

- Aristel de la Cruz
 - Emma G
 - Ashraf Zeidan
 - Katie DeLeuw
 - John Albert Tuvo
 - Andy Jones
 - CJP
 - Resident
 - Guest User
 - Ashanti
 - Guest User

The following individuals addressed the City Council:

- Bonnie Morgan
- Jas
- Katrina
- John Tuvo
- Alice
- Kamilah
- Rami Asia
- Stephanie A
- Keyaan A
- Carlos
- Nida Luftiwya
- DeVante
- Hesham Jarmakani
- Maryam
- Cynthia Marcopulos
- Dahlia N
- Rawan Atshan
- Cindy
- Tarek
- Elisa
- Ed Holman
- Liliana
- Marcela
- Charlene Rouspil
- Mareth Vedder
- Glenn Mercado
- Ladislao Rodriguez
- Ed Unisa

- Margaret Baxter
- Cesar
- Jessica S.
- Peggy Deras
- Barbara Erhard
- Nicole
- Mandy R.
- Izzy R.
- Valeria
- Nannette Cole
- Mutiah Apatira
- Keliana
- Tom Carney
- Samiha
- Isra z
- Hibah
- Sofia
- Noor Alayan
- Russell Lee
- Amber Abugharbieh
- Reem
- Fuad
- Heba Noor
- Veronica
- Charlie
- Luna
- Nick Occhipinti
- Resident

COUNCIL COMMENTS/REQUESTS

Councilmember Nicolas informed the Council and the community that she would be departing the meeting at 8:30 p.m. She shared that the library has a new series on Saturdays called Leaders Are Readers, in which special guests are featured. She also provided an overview of the events she attended and thanked applicants of the Boards and Commissions. She requested the meeting be adjourned in memory of Carol Romero and Dolores Mary Callero. She invited all to attend the Women’s Empowerment Event at the Library Parks and Recreations Building on March 29, 2024.

Councilmember Addiego acknowledged the meeting attendees and thanked them for their passionate comments and advocacy. He recognized that foreign affairs are out of the Council’s jurisdiction, but in support of and response to the comments heard, he expressed support for agendizing a cease-fire resolution in Gaza.

Mayor Coleman thanked the attendees for their comments and advocacy. He shared his thoughts on the events and reassured the community that the Council welcomes diversity in South San Francisco. He expressed his support for agendizing a cease-fire in Gaza resolution.

Councilmember Nagales thanked all speakers and expressed his interest in continuing to engage in conversations with community members to discuss the cease-fire in Gaza resolution.

Vice Mayor Flores acknowledged and thanked community members and advocates for being active, empathetic, understanding, and respectful and noted the importance of addressing the issues abroad with such characteristics. He expressed his desire to engage in continued dialogue. He apprised the Council and the community that the San Mateo County Board of Supervisors awarded a \$5 million contract to expand mental health services and requested that Police Chief Campbell provide an overview of services. Police Chief Campbell provided an overview of funding and services.

Councilmember Nicolas left the dais at 8:22 p.m.

Meeting recessed at 8:22 p.m.

Meeting resumed at 8:40 p.m.

ADMINISTRATIVE BUSINESS

14. Report regarding the award of a Consulting Services Agreement to AECOM for the Utah Avenue Overcrossing Project and the acceptance of two San Mateo County Transportation Authority grants for said project and the Junipero Serra Boulevard & I-280 Westborough Boulevard Pedestrian and Bicycle Connectivity and Safety Project respectively. (Lawrence Henriquez, Senior Engineer)

Senior Engineer Henriquez provided a report discussing the adopted plans and review of the RFP procurement. Fehr & Peers Transportation Consultant Daniel Jacobson shared the plans regarding the future connectivity of East and West of 101. The Council and staff discussed the concerns of additional traffic and plans for community input.

The following individual(s) addressed the City Council:

- Ben Yu

Motion – Councilmember Addiego /Second – Vice Mayor Flores: To approve Resolution No. 31-2024 Resolution approving a Consulting Services Agreement for the development of Plans, Specifications, and Estimate (PS&E) with AECOM of San Jose, California in an amount not to exceed \$8,000,000 and accepting a San Mateo County Transportation Authority (TA) Highway Program grant for the project in the amount of \$2,700,000 with a local match of \$300,000 for the Utah Avenue Overcrossing Project (tr1404). and Resolution No. 32-2024 accepting a San Mateo County Transportation Authority (TA) Highway Program grant in the amount of \$1,486,790 for the Junipero Serra Boulevard & I-280 Westborough Pedestrian & Bicycle Connectivity and Safety Project (st2301)., by roll call vote: AYES: Councilmembers Addiego, Nagales, and Vice Mayor Flores, and Mayor Coleman; NAYS: None; ABSENT: Councilmember Nicolas; ABSTAIN: None

Councilmember Nagales left the dais at 9:07 p.m.

Meeting recessed at 9:07 p.m.

Meeting resumed at 9:10 p.m.

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. Item No. 5 was pulled by Councilmember Addiego for further discussion.

3. Motion to approve the Minutes for February 14, 2024 (Rosa Govea Acosta, City Clerk)
4. Motion to accept Measure W Citizens' Oversight Committee report independently verifying Fiscal Year 2022-23 Measure W Revenues and Expenditures. (Karen Chang, Director of Finance; and Sharon Ranals, City Manager)
5. Motion to accept the construction improvements of the Hillside Boulevard Road Diet Improvements Project (tr1906) in accordance with the project's plans and specifications. (Jeffrey Chou, Senior Civil Engineer)
6. Report regarding Resolution No. 33-2024 authorizing the City Manager to execute a First Amendment to the Consulting Services Agreement with Bellecci & Associates for an additional \$134,718 for the Mission Road Underground Utilities District (Project No. st1904). (Jeffrey Chou, Senior Engineer)
7. Report regarding Resolution No. 34-2024 authorizing the City Manager to execute a Second Amendment to the Consulting Services Agreement with Akel Engineering Group, Inc. for an additional \$360,792 for the Sewer Master Plan (Project No. ss1801). (Jeffrey Chou, Senior Engineer)
8. Report regarding Resolution No. 35-2024 approving an amendment to the Administrative, Plan Check, and Inspection Services Agreements with CSG Consultants, Inc. and West Coast Code Consultants, Inc, authorizing a two-year extension, and authorizing the City Manager to execute said agreements on behalf of the City. (Matthew Ruble, Principal Engineer)
9. Report regarding Resolution No. 36-2024 authorizing the City Manager to execute a banking services agreement and a Select Government Merchant Payment Card Processing Agreement with J.P. Morgan Chase Bank N.A. for a five (5) year period ending on September 1, 2029, with an option to extend for an additional two (2) five-year extensions. (Karen Chang, Director of Finance)

Item No. 5: Councilmember Addiego expressed his concern with traffic at the intersection of Lincoln and Hillside. Senior Engineer Chou stated that the area is being studied to coordinate the traffic signals and improve traffic.

Motion – Vice Mayor Flores /Second – Councilmember Addiego: To approve Consent Calendar 3-9, by roll call vote: AYES: Councilmember Addiego, Vice Mayor Flores, and Mayor Coleman; NAYS: None; ABSENT: Councilmembers Nagales, Nicolas; ABSTAIN: None

PUBLIC HEARING

10. Report regarding consideration of a Zoning Text Amendment, a Development Agreement, Design Review and Sign Permit to allow for the installation of a 65-foot tall, double-faced, digital billboard on property located adjacent to 140 Beacon Avenue in a PG&E easement along Highways 101 & 380 in the Business Technology Park-High (BTP-H) Zoning District

in accordance with Title 20 of the South San Francisco Municipal Code and environmental analysis and determination under the California Environmental Quality Act (CEQA) of project consistency with a prior Mitigated Negative Declaration under CEQA Guidelines Sections 15164. (Christy Usher, Senior Planner)

Item No. 10 was postponed to March 13, 2024.

11. Report regarding a public hearing and Resolution No. 37-2024 confirming and approving the nuisance abatement cost report and authorizing imposition of a special assessment on the property at 146 Gardiner Avenue, South San Francisco, APN 012-094-160 for collection of abatement costs and outstanding penalties amounting to \$46,859.16. (Nell Selander, Economic & Community Development Director, and Dave Bockhaus, Deputy Public Works Director)

Deputy Director Bockhaus provided an overview of events to explain the cost incurred and stated that no improvements or corrections have been made for any citations. City Attorney Woodruff noted that the representative of the corporate entity that owns the property provided a letter for the record; however, all concerns have been addressed by the City in a timely manner, and the next steps are being strategized.

Public hearing opened: 9:26 p.m.

The following individual addressed the City Council:

- In representation of Lin Nay, Third Su expressed opposition to the matter.

Public hearing closed: 9:30 p.m.

Motion – Vice Mayor Flores /Second – Councilmember Addiego: To approve Resolution No. 37-2024 confirming and approving the nuisance abatement cost report and authorizing imposition of a special assessment on the property at 146 Gardiner Avenue, South San Francisco, APN 012-094-160 for collection of abatement costs and outstanding penalties amounting to \$46,859.16, by roll call vote: AYES: Councilmember Addiego, Vice Mayor Flores, and Mayor Coleman; NAYS: None; ABSENT: Councilmembers Nagales, Nicolas; ABSTAIN: None

12. Report regarding a public hearing and Resolution No. 38-2024 confirming and approving the nuisance abatement cost report and authorizing imposition of a special assessment on the property at 308 Susie Way, South San Francisco, APN 011-262-260 for collection of abatement costs and outstanding penalties amounting to \$146,811.29. (Nell Selander, Economic & Community Development Director, and Dave Bockhaus, Deputy Public Works Director)

Deputy Director Rozzi indicated the City is looking to recover relocation assistance costs. City Attorney Woodruff shared that the representative of the corporate entity that owns the property provided a letter for the record however all concerns have been addressed by the City in a timely manner and that next steps are being strategized.

Public hearing opened: 9:32 p.m.

The following individual addressed the City Council:

- In representation of Lin Nay, Third Su expressed opposition to the matter.

Public hearing closed: 9:38 p.m.

The Council inquired what penalties, if any, may occur in the event the owner is unable to pay. City Attorney Woodruff explained the process by which the City and County may impose enforcement and penalties.

Motion – Vice Mayor Flores /Second – Councilmember Addiego: To approve Resolution No. 38-2024 confirming and approving the nuisance abatement cost report and authorizing imposition of a special assessment on the property at 308 Susie Way, South San Francisco, APN 011-262-260 for collection of abatement costs and outstanding penalties amounting to \$146,811.29., by roll call vote: AYES: Councilmember Addiego, Vice Mayor Flores, and Mayor Coleman; NAYS: None; ABSENT: Councilmembers Nagales, Nicolas; ABSTAIN: None

ADMINISTRATIVE BUSINESS

13. Report regarding Resolution No. 39-2024 awarding a construction contract to “Wickman Development and Construction” for the Orange Memorial Park Aquatic Center and authorizing a total construction budget of \$38,269,000. (Philip Vitale, Deputy Director of Capital Projects)

Deputy Director Vitale presented the report. The Council inquired about the timeline for anticipated project construction and the facility's opening. Deputy Director Vitale noted shared projections for facility use and noted that parking would be expanded during the second construction phase.

Motion – Mayor Coleman /Second – Vice Mayor Flores: To approve Resolution No. 39-2024 awarding a construction contract to “Wickman Development and Construction” for the Orange Memorial Park Aquatic Center and authorizing a total construction budget of \$38,269,000, by roll call vote: AYES: Councilmember Addiego, Vice Mayor Flores, and Mayor Coleman; NAYS: None; ABSENT: Councilmembers Nagales, Nicolas; ABSTAIN: None

15. Report regarding Resolution No. 40-2024 accepting mid-year update for fiscal year ending June 30, 2024, and approving proposed budget appropriations for Fiscal Year 2023-24 City Operating and Capital Improvement Program (CIP) budgets (Karen Chang, Director of Finance)

Director Chang presented the report. The Council engaged in questions and discussion to include the decrease in property taxes, franchise fees, payroll, and CIP requests.

Motion – Councilmember Addiego /Second – Vice Mayor Flores: To approve Resolution No. 40-2024 awarding a construction contract to “Wickman Development and Construction” for the Orange Memorial Park Aquatic Center and authorizing a total construction budget of \$38,269,000, by roll call vote: AYES: Councilmember Addiego, Vice Mayor Flores, and Mayor Coleman; NAYS: None; ABSENT: Councilmembers Nagales, Nicolas; ABSTAIN: None

16. Report regarding Resolution No. 41-2024 approving and authorizing the Mayor to execute a Legal Services Agreement with Redwood Public Law LLP and for Sky Woodruff to continue serving as City Attorney. (Sharon Ranals, City Manager)

City Attorney Woodruff noted that, due to provisions in State Law, he would step away as the city's attorney for this item but would be available to answer questions from the Council. City Manager Ranals presented the report and indicated that a third-party attorney reviewed the agreement.

Motion – Vice Mayor Flores /Second – Councilmember Addiego: To approve Resolution No. 41-2024 approving and authorizing the Mayor to execute a Legal Services Agreement with Redwood Public Law LLP and for Sky Woodruff to continue serving as City Attorney by roll call vote: AYES: Councilmember Addiego, Vice Mayor Flores, and Mayor Coleman; NAYS: None; ABSENT: Councilmembers Nagales, Nicolas; ABSTAIN: None

ITEMS FROM COUNCIL – COMMITTEE REPORTS AND ANNOUNCEMENTS

Mayor Coleman shared the Childcare Committee would be presenting to the City Council on March 27, 2024.

Vice Mayor Flores reminded the community that March 5, 2024, is election day and encouraged all to vote.

ADJOURNMENT

Being no further business Mayor Coleman adjourned the City Council meeting at 10:30 p.m.

Adjourned in Memory of
Carol Romero and Dolores Mary Callero

Submitted by:

Approved by:

Jazmine Miranda
Assistant City Clerk

James Coleman
Mayor

Approved by the City Council: ____ / ____ / ____