



# **MINUTES**

## **SPECIAL MEETING**

CITY COUNCIL  
CITY OF SOUTH SAN FRANCISCO

WEDNESDAY, OCTOBER 29, 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 6:31 p.m.

### **ROLL CALL**

Councilmember Coleman, present  
Councilmember Nicolas, present  
Councilmember Nagales, present via Zoom (*Utilizing Just Cause AB 2449*)  
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 Nagales 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 attendance to the meeting in person, stating the following, "In this room, I am not accompanied by anyone over the age of 18."

### **PLEDGE OF ALLEGIANCE**

South San Francisco Fire Chief Samson led the Pledge of Allegiance.

### **AGENDA REVIEW**

Mayor Flores requested to move Administrative Business Item No. 7 before Administrative Business Item No. 5.

## **LEVINE ACT DISCLOSURES (SB 1181)**

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

## **ANNOUNCEMENTS FROM STAFF**

- City Manager Ranals apprised the community of the following events:
  - Vote Center at the Library | Parks and Recreation Center began October 25, 2025, from 9:00 a.m. to 5:00 p.m., and on Election Day, November 4, 2025, hours of operation will be 7:00 a.m. to 8:00 p.m. A ballot drop box is located in the parking lot.
  - El Camino Real Mobility Plan Community Workshop event on Thursday, October 30, 2025, from 6:30 p.m. to 8:30 p.m. at the Social Hall, Library | Parks and Recreation Center, 901 Civic Campus Way, SSF.

## **PRESENTATIONS**

1. Proclamation celebrating Diwali October 18-22, 2025. (Eddie Flores, Mayor)

Mayor Flores recognized Diwali as an official holiday as proclaimed by the State of California, effective January 1, 2026. A proclamation was presented to Vikash "BJ" Patel, member of the South San Francisco Conference Center Authority and board member of BAPS Swaminarayan Sanstha, San Francisco. BJ expressed appreciation for the recognition and gratitude, noting that it reflects the city's continued commitment to diversity, inclusion, and cultural unity.

2. Proclamation recognizing November as Native American Heritage Month. (Eddie Flores, Mayor)

Councilmember Coleman presented a proclamation recognizing November as National Native American Heritage Month. The City of South San Francisco observes this month by honoring the Ramaytush Ohlone, the original peoples of the peninsula, and acknowledging that the city stands on their ancestral and unceded homeland. Mayor Flores welcomed former City Clerk Sylvia Payne, who provided the Sanchez Adobe Historic Site and Interpretive Center pamphlet to the Council and thanked them for their recognition.

3. Proclamation celebrating 10 years of Futurelab. (Eddie Flores, Mayor)

Mayor Flores presented a proclamation to Genentech and the South San Francisco Unified School District in recognition of the 10th anniversary of the Future Lab program. Suzanne Lee, Director of Employee and Community Engagement at Genentech, and Jason Brockmeyer, Director of Innovation and Community Outreach with the South San Francisco Unified School District, accepted the proclamation and thanked the Council for the recognition.

4. Presentation from Alicia Tialavea with Samoan Solutions, a local non-profit. (Eddie Flores, Mayor)

Epi Aumavae, Board President of Samoan Solutions, provided a statement regarding the organization's mission to enhance the quality of life of Samoan people in the San Francisco Bay Area. The organization seeks to achieve this by fostering strong community relationships and promoting awareness to prepare the Samoan community for future success.

Aniva Tafilele Moors (resident) and Talavou Aumavae (co-chair of the SMC AAPI Alliance team), members of Samoan Solutions, shared personal testimonies and thanked the Council for its support, noting the importance of finding a new location to continue serving the Samoan community. Councilmember Coleman requested staff assistance in identifying potential sites, with the help of the South San Francisco Chamber of Commerce, and possible sponsorships with the Parks and Recreation Department.

### **PUBLIC COMMENTS**

*The following individuals addressed the City Council:*

- Bart Pantoja – *Building and Construction Trades Council*
- Julie Lind – *San Mateo Labor Council*
- Joey Lopez
- Fionnola

*In response to Joey Lopez public comment, Mayor Flores apprised the community of the following “Know Your Rights” workshop events that will be hosted by SIREN (bilingual) on November 17, 2025, from 6:00 p.m. to 7:00 p.m. and November 19, 2025, from 2:00 p.m. to 3:00 p.m. at the Economic Advancement Center at 366 Grand Avenue in South San Francisco.*

### **ADMINISTRATIVE BUSINESS**

#### **7. 2025 Legislative Update (Niccolo De Luca, Vice President, Townsend Public Affairs)**

City Manager Ranals welcomed Niccolo De Luca of Townsend Public Affairs, who provided an overview of the 2025 Legislative Session: Bill Overview. The Council engaged in discussions and received responses from staff and the consultant.

5. Report regarding a Fire Station 63 project update and two resolutions approving amendments to the Consulting Services Agreements with Kitchell CEM for program and construction management services and SmithGroup, Inc. for architectural design services for the Civic Campus Projects. (Jacob Gilchrist, Director of Capital Projects)

Director of Capital Project Gilchrist introduced Farshid Samsami from Kitchell CEM, who provided an overview of the project, and Kenneth Litwin, an architect with SmithGroup, who provided an overview of the design. Councilmember Nagales requested clarification on the project, and Fire Chief Samson provided a response. The Council engaged in questions and discussions about the project, receiving responses from Director Gilchrist.

### **PUBLIC COMMENTS**

*The following individuals addressed the City Council:*

- Larry Rosales
- Cynthia Marcopulos

- 5a. Resolution No. 162-2025 to adopt a third amendment to an existing consulting services agreement with Kitchell CEM for Program and Construction Management Services on the Civic Campus projects in an amount not to exceed \$651,007 for a total not to exceed amount of \$10,052,479.

**Motion** – Councilmember Nagales/Mayor Flores: To approve Resolution No. 162-2025 to adopt a third amendment to an existing consulting services agreement with Kitchell CEM for Program and Construction Management Services on the Civic Campus projects in an amount not to exceed \$651,007 for a total not to exceed amount of \$10,052,479, by roll call vote: AYES: Councilmembers Coleman, Nagales, Nicolas, Vice Mayor Addiego, and Mayor Flores; NAYS: None; ABSENT: None; ABSTAIN: None

- 5b. Resolution No. 163-2025 amending an existing Consulting Services Agreement with SmithGroup, Inc. for Architectural and Design Services on the Civic Campus projects in an amount not to exceed \$396,000 for a total contract not to exceed \$24,752,000.

**Motion** – Councilmember Nagales/Mayor Flores: To approve Resolution No. 163-2025 amending an existing Consulting Services Agreement with SmithGroup, Inc. for Architectural and Design Services on the Civic Campus projects in an amount not to exceed \$396,000 for a total contract not to exceed \$24,752,000, by roll call vote: AYES: Councilmembers Coleman, Nagales, Nicolas, Vice Mayor Addiego, and Mayor Flores; NAYS: None; ABSENT: None; ABSTAIN: None

6. Report regarding anticipated proceeds from the sale of DNA Way, Point San Bruno Boulevard, and a portion of Cabot Road to Genentech and potential uses of these funds.  
(Sharon Ranals, City Manager)

City Manager Ranals provided a presentation on the item and requested Council's feedback on the use of proceeds. Council engaged in discussions and provided feedback on the future use, supporting the allocation of \$25,000,000 for the Fire Station 63 renovation. City Attorney Woodruff provided clarification on the use of Measure W funds. Mayor Flores suggested allocating funds to the YMCA to continue offering critical services to families in need in South San Francisco, due to the government shutdown and the pause in SNAP benefits for families in the community.

At Mayor Flores' request, Elida Sobalvarro, Director of the YMCA Community Resource Center, provided an overview of the emergency pantry and services available to the South San Francisco community in response to the funding delay, confirming that the County has allocated \$900,000 to County core service agencies; however, the funding has not been received. The Council discussed potential distribution and received responses from City Attorney Woodruff and Economic and Community Development Director Selander.

City Attorney Woodruff noted the Council's consensus to allocate \$25 million for the Fire Station 63 project, \$170,000 to the YMCA for food assistance to families impacted by SNAP benefit delays, and to authorize staff to expedite the use of funds. The City will reimburse the funds upon receipt.

8. Report regarding information on a temporary safe parking program (Rich Lee, Assistant City Manager; Adam Plank, Police Captain; Pierce Abrahamson, Housing Programs Analyst; Dave Bockhaus, Deputy Public Works Director)

Assistant City Manager Lee presented the report and provided an overview of the project with necessary funding. Deputy Public Works Director Bockhaus engaged in discussions and provided responses. The Council requested additional information and visual renderings of the project site, including a potential partnership model with the county's core agencies, to meet client needs, emphasizing the need to explore multiple program options rather than a single approach.

### **CLOSED SESSION**

*Entered into Closed Session: 9:32 p.m.*

9. Conference with Real Property Negotiators  
(Pursuant to Government Code Section 54956.8)  
Property: 244 & 246 Grand Avenue (APN 012-315-150)  
City Negotiators: Katie Donner, Management Analyst I, Nell Selander, Economic and Community Development Director, and Sky Woodruff, City Attorney  
Negotiating Parties: Ramses Nimri, Aurelio Roman, and Jahan Zandi  
Under Negotiations: Price and Terms

10. Conference with Legal Counsel - Existing Litigation (Pursuant to Government Code Section 54956.9(d)(1))  
Name of Case: Workers' Compensation Claims Nos. 21002462 and 24002264  
(Sky Woodruff, City Attorney and Leah Lockhart, Human Resources Director)

*Resumed from Closed Session: 10:22 p.m.*

Report out of Closed Session by Mayor Flores: Direction given. No reportable actions.

### **ADJOURNMENT**

Being no further business, Mayor Flores adjourned the City Council meeting at 10:23 p.m.

Submitted by:

Approved by:

\_\_\_\_\_  
Rosa Govea Acosta  
City Clerk

\_\_\_\_\_  
Eddie Flores  
Mayor

Approved by the City Council: \_\_\_\_\_ / \_\_\_\_\_

*NOTE: The Meeting Minutes record actions taken by the City Council during the meeting. These action minutes are the City's record of actions taken at the meeting.*

*Complete Council members' discussions of meeting items can be viewed in archived video/audio recordings on the City's website at <https://www.ssfca.gov/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>*