



REGULAR MEETING MINUTES OF THE CITY COUNCIL

September 16, 2025, 6:00 p.m.
City Council Chamber - 1243 National City Boulevard
National City, CA

Present: Councilmember Molina
Councilmember Rodriguez
Councilmember Yamane
Vice-Mayor Bush
Mayor Morrison

Others Present: Scott W. Huth, Interim City Manager
Barry J. Schultz, City Attorney
Shelley Chapel, City Clerk (*via Zoom*)
Derek Aydelotte, Police Captain
Bruce Foltz, Director of Finance
Danielle Ghio, City Librarian
Alicia Hicks, Director of Human Resources
Tonya Hussain, Deputy City Clerk
Martha Juarez, Assistant Director of Engineering/Public Works
Sergio Mora, Fire Chief
Martin Reeder, Acting Director of Community Development

1. **CALL TO ORDER**

A Regular Meeting of the City Council of the City of National City was called to order at 6:10 p.m. via teleconference and in the Council Chamber, located in City Hall, 1243 National City Boulevard, National City, California.

2. **ROLL CALL**

Councilmembers present: Molina, Rodriguez, Yamane, Bush, Morrison
Interpretation in Spanish provided by Carlos Diaz and Luisa Diaz de Leon.

3. **PLEDGE OF ALLEGIANCE TO THE FLAG**

Vice-Mayor Bush led the Pledge of Allegiance.

4. **INVOCATION**

Invocation delivered by Word of Life Worship Center of National City Pastor Benny Madrid.

5. PUBLIC COMMENT

Mayor Morrison summarized the process for acceptance of live public comment allowing two (2) minutes per comment.

In-person comment:

Ted Godshalk
Ed Nieto
Geoffrey Schrock
Wendy Egan

Virtual comment:

Judi Strang
Megan Stuart
Madison Rapp

Written comment was received Les Johnson.

6. PROCLAMATIONS AND RECOGNITION

Item to be heard at a future meeting.

6.1 Employee of the Quarter - Maria Marmolejo, Library Circulation Supervisor

7. PRESENTATION (Limited to Five (5) Minutes each)

7.1 City-Wide Service Projects with the Sierra Service Project - Accept Proclamation and Provide Presentation

PowerPoint Presentation provided by Community Development Manager Angelita Palma and Sierra Service Project, Executive Director Megan Taylor.

Mayor Morrison presented the Proclamation, which was accepted by Megan Taylor.

Vice-Mayor Bush left the dais at 6:34 p.m. and returned at 6:36 p.m.

Councilmember Rodriguez left the dais at 6:36 p.m. and returned at 6:38 p.m.

7.2 Technical Assistance Panel Report for the Green Corridors Project

PowerPoint presentation provided by San Diego State University Executive Director of Center for Regional Sustainability Jessica Barlow; San Diego State University Associate Professor Madison Swayne; Urban Land Institute Executive Director Chris Clark; Keyser Marston Associates Manager Michael Tactay; Chen Ryan & Associates Senior Transportation Engineer Jonathan Sanchez; MIG Heritage Conservationist Allison Lee; and Urban Land Institute Senior Associate Tatiana Perez.

Public comment was received from Janice Reynoso and Randy Torres-Van Vleck.

Recommendation: File the Report

8. REGIONAL BOARDS AND COMMITTEE REPORTS (Limited to Five (5) Minutes each)

Councilmember Molina provided a SANDAG Board of Directors meeting update.

Vice-Mayor Bush reported on the MTS Board meeting and the potential increase of fares and also provided an update from the San Diego County Air Pollution Control District meeting.

Mayor Morrison announced a joint SANDAG meeting with the Transportation and Regional Planning Committee.

9. INTERVIEWS AND APPOINTMENTS

9.1 Appointments: City Boards, Commissions, and Committees – City Council Interview and Appointment for the Civil Service Commission and Planning Commission.

Recommendation: City Council to Conduct Interviews and Appoint.

Civil Service Commission Applicant Robert Werner was not present to be interviewed.

ACTION: Motion by Councilmember Yamane, seconded by Vice-Mayor Bush to Appoint Robert Werner to the Civil Service Commission with a term ending September 30, 2029.

Interviews were conducted for the following Planning Commission applicants:

Sherry Gogue
Cynthia Fuller Quinonez

Applicants Brandon Bueoy and Priyank Patel withdrew their applications prior to the meeting.

City Council votes for Planning Commissioner were as follows:

Mayor Morrison – Sherry Gogue
Councilmember Rodriguez – Cynthia Fuller Quinonez
Councilmember Yamane – Sherry Gogue
Councilmember Molina – Sherry Gogue
Vice-Mayor Bush – Sherry Gogue

Applicant Sherry Gogue received the majority of the votes and was appointed to the Planning Commission with a term ending March 31, 2028.

9.2 Appointments: City Boards, Commissions, and Committees – Mayoral Appointments to the Board of Library Trustees; Parks, Recreation & Senior Citizens Advisory Committee; Public Art Committee; and, Traffic Safety Committee.

Recommendation: Mayoral Appointment with the City Councilmembers' Confirmation.

ACTION: Motion by Vice-Mayor Bush, seconded by Councilmember Yamane to appoint Jose Lopez to the Board of Library Trustees with a term ending September 30, 2028; and, Cindy Lopez with a term ending September 30, 2027.

Motion carried by unanimous vote.

ACTION: Motion by Councilmember Yamane, seconded by Vice-Mayor Bush to appoint Josephine Nethers to the Parks, Recreation & Seniors Citizen Advisory Committee with a term ending September 30, 2028.

Motion carried by unanimous vote.

ACTION: Motion by Councilmember Molina, seconded by Councilmember Yamane to reappoint to the Public Art Committee, Ryan Johnson and Jacqueline Schliapnik-Garcia with terms ending September 30, 2028; and, to appoint Cjey De La Rosa to the alternate position with a term ending September 30, 2027.

Motion carried by unanimous vote.

ACTION: Motion by Vice-Mayor Bush, seconded by Councilmember Yamane to reappoint Kelly Piper and Cynthia Fuller Quinonez to the Traffic Safety Committee with terms ending September 30, 2028; and to appoint Rolly Erum with a term ending September 30, 2027.

Motion carried by unanimous vote.

10. **CONSENT CALENDAR**

ACTION: Motion by Vice-Mayor Bush, seconded by Councilmember Molina to approve Consent Calendar Items with the exception of Items 10.3, 10.6, 10.11, 10.14, 10.15, and 10.16.

Motion carried by unanimous vote.

10.1 Approval of Reading by Title Only and Waiver of Reading in Full of Ordinance on this Agenda

Motion carried by unanimous vote.

10.2 Approval of City Council Meeting Minutes
Approve and file.

Motion carried by unanimous vote.

Item pulled for public comment.

10.3 Approval for Mayor Ron Morrison and Councilmember Ditas Yamane to Attend the San Diego Regional Chamber of Commerce 2025 Binational Delegation to Mexico City on October 12-15, 2025.

Public comment received from Ed Nieto.

Recommendation: Grant Approval for Mayor Ron Morrison and Councilmember Ditas Yamane to Attend the San Diego Regional Chamber of Commerce 2025 Binational Delegation to Mexico City on October 12-15, 2025.

ACTION: Motion by Vice-Mayor Bush, seconded by Councilmember Molina to approve the staff recommendation.

Motion carried by unanimous vote.

- 10.4 Approving Proposed Amendments to the Board of Library Trustees Bylaws.

Adopted Resolution No. 2025-118.

Adopt a Resolution Entitled, "Resolution of the City Council of the City of National City, California, Approving Proposed Amendments to the Board of Library Trustees Bylaws."

Motion carried by unanimous vote.

- 10.5 August 2025 Update of Sewer System Management Plan

Adopted Resolution No. 2025-119.

Adopt a Resolution Entitled, "Resolution of the City Council of the City of National City, California, Accepting the Updated Sewer System Management Plan."

Motion carried by unanimous vote.

Item pulled for public comment.

- 10.6 Awarding a Contract to Griffith Company for the Bayshore Bikeway Segment 5 and Connections Project, CIP No. 19-24.

Adopted Resolution No. 2025-120.

Public comment was received from Ed Nieto.

Written comment was received from Ted Godshalk.

Recommendation: 1) Awarding a Contract to Griffith Company in the Not-to-Exceed Amount of \$13,076,599.50 for the Bayshore Bikeway Segment 5 and Connections Project, CIP No. 19-24; 2) Authorizing a 10% Contingency in the Amount of \$1,307,660 for Unforeseen Changes; and 3) Authorizing the Mayor to Execute the Contract."

ACTION: Motion by Councilmember Yamane, seconded by Councilmember Rodriguez to approve the staff recommendation.

Motion carried by unanimous vote.

- 10.7 Installation of Red Curb "No Parking" at the Intersection of Harbison Avenue and E. 7th Street to Improve Visibility for Vehicles Exiting E. 7th Street onto Harbison Avenue.

Adopted Resolution No. 2025-121.

Adopt a Resolution entitled, "Resolution of the City Council of the City of National City, California, Authorizing the Installation of Red Curb "No Parking" at the Intersection of Harbison Avenue and E. 7th Street to Improve Visibility."

Motion carried by unanimous vote.

- 10.8 Installation of Red Curb “No Parking” at the Intersection of Palm Avenue and E. 11th Street to Improve Visibility at the Intersection.

Adopted Resolution No. 2025-122.

Adopt a Resolution entitled, “Resolution of the City Council of the City of National City, California, Authorizing the Installation of Red Curb “No Parking” at the Intersection of Palm Avenue and E. 11th Street to Improve Visibility.”

Motion carried by unanimous vote.

- 10.9 Investment Transactions for the Month Ended April 30, 2025.

Accept and File the Investment Transaction Ledger for the Month Ended April 30, 2025.

Motion carried by unanimous vote.

- 10.10 Investment Transactions for the Month Ended May 31, 2025.

Accept and File the Investment Transaction Ledger for the Month Ended May 31, 2025.

Motion carried by unanimous vote.

Item pulled for public comment.

- 10.11 First Amendment to the Agreement with Terra Realty Advisors to Include Phase II Scope of Services for Digital Billboard Consulting and Increasing the Not-to-Exceed Amount by \$27,000.

Adopted Resolution No. 2025-123.

Public comment was received from Thomas Rike.

Written comment was received from Ted Godshalk.

Recommendation: Adopt the Resolution entitled, “Resolution of the City Council of the City of National City, California, Authorizing the Mayor to Execute a First Amendment to the Agreement with Terra Realty Advisors, Inc. to Modify the Scope of Services and Increase the Not-to-Exceed Amount by \$27,000.”

ACTION: Motion by Vice-Mayor Bush, seconded by Councilmember Rodriguez to adopt the resolution.

Motion carried by unanimous vote.

- 10.12 Subordination of the HOME Investment Partnerships Program Loan for 138 Norton Avenue to Refinance the Property.

Adopted Resolution No. 2025-124.

Adopt the Resolution Entitled “Resolution of the City Council of the City of National City, California, Authorizing the City Manager or their Designee to Execute a Subordination Agreement with T & T Community Properties LLC, a California Limited Liability Company, and Neighborhood National Bank, Subordinating the Deed of Trust that Secures the City’s HOME Investment Partnerships Loan for \$717,500 on Eight Restricted Rental Units Located at 138 Norton Avenue in National City.”

Motion carried by unanimous vote.

- 10.13 Support for the State’s proposed Utility Affordability & Accountability Legislative Package

Adopted Resolution No. 2025-125.

Adopt the Resolution entitled, “A Resolution of the City Council of the City of National City, California, Supporting the State’s Utility Affordability and Accountability Legislative Package for the 2025-2026 California Legislature Regular Session.”

Motion carried by unanimous vote.

Item pulled for public comment.

- 10.14 Warrant Register No. 1 for the Period of 6/27/25 through 7/03/25 in the Amount of \$3,570,896.28

Public comment was received from Thomas Rike.

Recommendation: Ratify Warrants Totaling \$3,570,896.28.

ACTION: Motion by Councilmember Yamane, seconded by Mayor Morrison to ratify the warrants for Agenda Items 10.14, ,10.15, and 10.16.

Motion carried by unanimous vote.

Item pulled for public comment.

- 10.15 Warrant Register No. 2 for the Period of 7/4/25 through 7/10/25 in the Amount of \$3,916,320.12

Public comment was received from Thomas Rike.

Recommendation: Ratify Warrants Totaling \$3,916,320.12.

ACTION: Motion by Councilmember Yamane, seconded by Mayor Morrison to ratify the warrants for Agenda Items 10.14, ,10.15, and 10.16.

Motion carried by unanimous vote.

Item pulled for public comment.

10.16 Warrant Register No. 3 for the Period of 7/11/25 through 7/17/25 in the Amount of \$9,673,071.64

Public comment was received from Thomas Rike.

Recommendation: Ratify Warrants Totaling \$9,673,071.64.

ACTION: Motion by Councilmember Yamane, seconded by Mayor Morrison to ratify the warrants for Agenda Items 10.14, ,10.15, and 10.16.

Motion carried by unanimous vote.

11. **PUBLIC HEARING**

11.1 Public Hearing – Re-Introduction of an Amendment of NCMC 9.38 Establishing a Tobacco Retail License Program

Adopted Ordinance No. 2025-2547.

Acting Community Development Director Martin Reeder introduced the item.

Mayor Morrison opened the public hearing at 7:57 p.m.

In-person comment:

Jack Bazzi
Salwan Nafsu
Ed Nieto
Lance Hermiz
Haitham Bidi
Irma Hernandez
Wameed Tepo
Melad
Mike
Jeff Mansour
Arkan Somo
Tony Konja
Kouma K.
Rami Tobiya
Nadia Hermiz

Zoom comment:

Peggy Walker
Megan Stuart
Leigh Martin
Becky Rapp
Blythe Young
Madison Rapp
Judi Strang
Laina Delgado Flores
Manuel Andrade
Emily Miller

Written comment:

Ted Godshalk
Liz Murphy
Leigh Martin

Vice-Mayor Bush left the dais at 8:41 p.m. and returned at 8:42 p.m.

Gloria Salas registered a position in favor, but did not wish to speak.

Hadil Shamoon and Brian Maty registered a position in opposition, but did not wish to speak.

ACTION: Motion by Councilmember Rodriguez, seconded by Councilmember Molina to close the Public Hearing.

Motion carried by unanimous vote.

Public Hearing closed at 8:48 p.m.

Recommendation: Re-Introduce the Ordinance Entitled, “An Ordinance of the City Council of the City of National City, California, Amending Title 9 of the National City Municipal Code by Amending Chapter 9.38 Pertaining to Tobacco Retailer Licensing and Restricting the Sale, Display and Promotion of Tobacco to Youth.”

ACTION: Motion by Councilmember Rodriguez, seconded by Councilmember Yamane to adopt the Ordinance.

Substitute motion by Mayor Morrison, seconded by Councilmember Molina that tonight’s meeting serve as a re-introduction of the item with a second reading and adoption to occur at the next City Council meeting; to implement the program with an amendment to remove language prohibiting the license to be transferred with the caveat that the business must remain at the same location; and, to cap the retail licenses at 60.

Motion failed by 2-3 vote.

Ayes: Molina, Morrison

Nays: Rodriguez, Yamane, Bush

Original motion:

Motion carried by 3-2 vote.

Ayes: Rodriguez, Yamane, Bush

Nays: Molina, Morrison

Mayor Morrison called for a recess at 9:39 p.m.

Members reconvened at 9:51 p.m. with Vice-Mayor Bush absent.

Vice-Mayor returned to the dais at 9:54 p.m.

At 9:54 p.m., Mayor Morrison released the translator.

- 11.2 Introduction and First Reading of an Ordinance Amending Table 18.24.040 A and Table 18.24.040 D of Title 18 (Zoning) of the Municipal Code Related to Maximum Height and Number of Stories in the MXC-1 and MXD-1 Zones.

Acting Director of Community Development Martin Reader introduced the item.

Public Hearing opened at 9:56 p.m.

Public comment was received from Thomas Rike.

ACTION: Motion by Councilmember Molina, seconded by Mayor Morrison to close the Public Hearing.

Motion carried by unanimous vote.

Public Hearing closed at 9:57 p.m.

Recommendation: Hold the Public Hearing and Introduce the Ordinance Entitled: An Ordinance of the City Council of the City of National City, California, Amending Table 18.24.040A and Table 18.24.040D of Title 18 (Zoning) of the National City Municipal Code Related to Maximum Height and Number of Stories in the MXC-1 and MXD-1 Zones.”

ACTION: Motion by Councilmember Yamane, seconded by Councilmember Rodriguez to introduce the Ordinance.

Motion carried by unanimous vote.

- 11.3 Public Hearing: Consideration of Certification of a Negative Declaration for a General Plan Amendment and Zone Change from Small Lot Residential (RS-2) to Minor Mixed-Use Corridor (MXC-1) for Properties Located at 3040, 3042-3046, 3102-3104, & 3106-3108 E

Acting Director of Community Development Martin Reader introduced the item.

Mayor Morrison opened the Public Hearing at 10:06 p.m.

Mayor Morrison disclosed that his residence was located within 1,000 feet of the properties listed and recused himself.

Mayor Morrison left the dais at 10:08 p.m.

Public comment was received from Sushmitha Kudari.

Written comment was received from Christopher Gonzalez.

ACTION: Motion by Councilmember Molina, seconded by Councilmember Yamane to close the Public Hearing.

Motion carried by unanimous vote of those present.

Mayor Morrison was absent due to recusal.

Public Hearing closed at 10:12 p.m.

Recommendation: Adopt the Resolution Entitled: “Resolution of the City Council of the City of National City, California, Certifying a Negative Declaration, Pursuant to the California Environmental Quality Act (CEQA), by Making a Finding of No Significant Environmental Effect and Approving a General Plan Amendment to Change the General Plan Land Use Designation from Low-Medium Density Residential to Low Mixed-Use for Properties Located at 3040, 3042-3046, 3102-3104, & 3106-3108 East 16th Street and 1540 South Harbison Avenue.”

and

Recommendation: Introduce the Ordinance Entitled: “An Ordinance of the City Council of the City of National City, California, Approving a Zone Change for Properties Located at 3040, 3042-3046, & 3106-3108 East 16th street and 1540 South Harbison Avenue Changing the Zone from Small Lot Residential (RS-2) to Minor Mixed-Use Corridor (MXC-1).”

ACTION: Motion by Councilmember Yamane to deny the resolution. Motion died for lack of a second.

ACTION: Motion by Councilmember Molina, seconded by Councilmember Yamane to adopt the resolution.

Motion failed due to a tie vote.

Ayes: Molina, Bush

Nays: Rodriguez, Yamane

Absent due to recusal: Mayor Morrison

ACTION: Motion by Vice-Mayor Bush, seconded by Councilmember Molina to continue the meeting to the October 7th City Council meeting.

Motion carried unanimously by those present.

Mayor Morrison was absent due to recusal.

Mayor Morrison returned to the dais at 10:35 p.m.

At 10:35 p.m., Councilmember Molina reminded the City Council of Policy #104 that requires the City Council Meeting to be adjourned no later than 10:30 p.m. unless extended by Council vote.

ACTION: Motion by Councilmember Molina, seconded by Councilmember Rodriguez to extend the meeting beyond 10:30 p.m.

Motion carried by unanimous vote.

12. STAFF REPORTS

12.1 League of California Cities Annual Conference – Designation on Voting Delegate and Alternate(s)

Adopted Resolution No. 2025-127.

Recommendation: Adopt a Resolution Entitled, Resolution of the City Council of the City of National City, California, Designating a Voting Delegate and up to Two Alternates to Represent the City of National City at the 2025 League of California Cities Annual Conference and Expo.”

ACTION: Motion by Vice-Mayor Bush, second by Councilmember Molina to appoint Vice-Mayor Bush as the voting delegate and assign Pedro Garcia as the alternate.

Motion carried by unanimous vote.

13. CITY MANAGER’S REPORT

13.1 FY2025-2026 Work Program

Interim City Manager Scott Huth provided a report.

14. **ELECTED OFFICIALS REPORT**

Closing remarks were provided by members of the City Council.

- 14.1 POLICY 105 REQUEST - Discussion on Housing in National City - Housing Summit - Requested by Councilmember Molina

Councilmember Molina introduced the item.

ACTION: Motion by Vice-Mayor Bush, seconded by Councilmember Molina to add the item to the October 21st City Council meeting agenda.

Motion carried by unanimous vote.

Closing remarks were provided by members of the City Council.

15. **CITY ATTORNEY REPORT**

Mayor Morrison introduced City Attorney Schultz who announced no reportable action on Closed Session Agenda Items 5.1, 5.2, and 5.4.

Item 5.3 - City Council provided negotiators with instructions for continued discussions with the Police Officers Association.

CLOSED SESSION

5.1 **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**

Significant Exposure to Litigation

Government Code Section 54956.9(d)(2)

Number of Potential Cases: 1

5.2 **LIABILITY CLAIM**

Government Code Section 54954.5

WORKERS COMPENSATION CLAIM NO. 19-143686

ADJ: J12435162

Claimant: Nagle, Daniel v. City of National City

5.3 **CONFERENCE WITH LABOR NEGOTIATORS**

Government Code Section 5457.6

Employee Organizations:

Police Officers Association (POA),

Unrepresented Groups: Executive, Confidential, and Management

Agency Designated Representatives:

Steven Berliner (Labor Negotiator)

Scott Huth (Interim City Manager)

Bruce Foltz (Finance Director)

Alicia Hicks (Human Resources Director)

5.4 **PUBLIC EMPLOYMENT**

Government Code Section 54957(b)

Position to be filled: City Manager

16. **ADJOURNMENT**

Mayor Morrison adjourned to the Regular Meeting of the City Council of the City of National City, Tuesday, October 7, 2025, 6:00 p.m. in the Council Chamber, located in City Hall, 1243 National City Boulevard, National City, California.

The meeting adjourned at 10:58 p.m.

Tonya Hussain, CMC, Deputy City Clerk

The foregoing minutes were approved at the Regular Meeting of October 7, 2025.

Ron Morrison, Mayor