



## REGULAR MEETING MINUTES OF THE CITY COUNCIL

November 4, 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*)  
Alex Hernandez, Chief of Police  
Bruce Foltz, Director of Finance  
Kelsey Genesi, Executive Assistant II  
Alicia Hicks, Director of Human Resources  
Tonya Hussain, Deputy City Clerk  
Martha Juarez, Asst. Director of Engineer/Public Works  
Sergio Mora, Fire Chief  
Martin Reeder, Acting Community Development Director  
Nardyezda Acosta Razo, Alarm Program Coordinator  
Stefanie Tellez, Public Information Officer

---

### 1. **CALL TO ORDER**

A Regular Meeting of the City Council of the City of National City was called to order at 6:09 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 Luisa Diaz de Leon.

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

Vice-Mayor Bush led the Pledge of Allegiance.

**4. INVOCATION**

Invocation delivered by National City Christian Center Pastor Robert Dominguez.

**5. PUBLIC COMMENT**

Mayor Morrison summarized the process for acceptance of live public comment allowing two (2) minutes per comment and introduced City Clerk Chapel.

In-person comment:

Benjamin Scoggins  
Luisa McCarthy  
Micaela Polanco  
Anita Brinkley  
Purita Javier  
Cesar Javier  
Ed Nieto  
Alisha Morrison  
Margaret Godshalk  
Alexander Gutterud  
Daniel Kim  
Jake Zindulka  
Bryan Gonzalez  
Guillermo Garcia  
Ted Godshalk

*Mayor Morrison left the dais at 6:40 p.m. and returned at 6:42 p.m.*

**6. PROCLAMATIONS AND RECOGNITION**

6.1 Proclamation - Phil Am BID STARBlazers & TOP HATs Day

Mayor Morrison presented the proclamation. Proclamation was accepted by National City School District Board Member Alma Sarmiento; Sweetwater High School Counselor Nancy Nieto; Port Commissioner Dr. GilAnthony Ungab; a posthumous Lifetime Achievement Award to the late Albert Alvarado; Dr. Ben Camacho with the Sweetwater Medical and Cardiovascular Institute; and, a representative from Healthwise Home Healthcare.

6.2 Introduction of New City Employees

Councilmember Molina, Interim City Manager Scott Huth, Fire Chief Sergio Mora, and Assistant Director of Engineering & Public Works Martha Juarez introduced their new staff members.

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

*Item was continued to the next City Council meeting.*

- 7.1 National City Planning Commission & Housing Advisory Committee Annual Report for 2025.

*Item taken out of order.*

**CONTINUED PUBLIC HEARING**

- 10.2 Continued Public Hearing to Consider Certification of a Final EIR to Assess Project Impacts & Appeal of the Planning Commission Denial of a Conditional Use Permit & Coastal Development Permit for a Proposed Fuel Transfer Facility on BNSF Property.

Adopted Resolution Nos. 2025-154 and 2025-156.

Acting Director of Community Development Martin Reeder provided a PowerPoint presentation.

Vice-Mayor Bush disclosed that he met with the applicant, staff, community members, CARB, Laborers Local 89, and the Air Pollution Control District.

Councilmember Molina disclosed that she had a phone call with the developer and met with members of the Environmental Health Coalition (EHC).

Councilmember Yamane stated that she had received phone calls, text messages, and emails but had no communications with anyone regarding this project.

Councilmember Rodriguez disclosed that he had met and spoken with community members, members outside the Kimball school community, EHC, and proponents of the project including Laborers Local 89.

Mayor Morrison disclosed that he spoke with the proponent of the project regarding City Council meeting procedures. In addition, he received emails but did not respond.

All members of the City Council had received letters from Central School students.

USG Clean Fuels Chief Administrative Officer Bill Frerking and Senior Director Alexandra Batycky answered questions posed by the City Council.

*Vice-Mayor Bush left the dais at 7:56 p.m. and returned at 7:58 p.m.*

Mayor Morrison opened the public hearing at 8:04 p.m.

In-person Public comment:

Claire Groebner  
Patricia McGhee  
Margaret Godshalk  
Rita Clement

Bradley Bang  
Diane Takvorian  
Alicia Kelley  
Doyle Morrison

Alisha Morrison  
Alicia Sanchez  
Luisa McCarthy  
Jake Zindulka  
Simone Andres  
Isadora Lopez  
Grace Rojas Jimenez  
Charles Rilli  
Abigail Sylvester  
J. Manuel Andrade  
Ted Godshalk  
Gloria Jean Nieto  
Damaris Gonzalez  
Elida Kocharian  
Corinna Contreras

Nadia Kaan Ayus  
Gozalva  
Micaela Polanco  
Victor Valle  
Michelle Krug  
Maggie Morales  
Jaime Esteller  
Francisco Hernandez  
Dr. Leighangela Brady  
Ed Nieto  
Cynthia Fuller Quinonez  
Amy Castaneda  
Margarita Moreno  
Chioma Ugwonali  
Rosalba Ayala

*Vice-Mayor Bush left the dais at 9:15 p.m. and returned at 9:16 p.m.*

Jesse Kuehm  
Sabeeca Vadakkan  
Leonel Urquidez

Danielle Herpe  
Jasmine Mikesell

Virtual Public Comment:

Vi Nguyen  
Angelica Estrada  
Livia Beaudin

Written Public Comment:

Alisha Morrison  
Jessica Alonso  
Maria Ortiz-Gastelum  
Kimball Elementary Students  
Maya Markillie

Yvonne Colmenero  
Ellyse Briand  
Ted Godshalk  
Luis Sainz  
Mariel Schmidt

Registered a position in opposition but did not wish to speak:

Gloria Jean Nieto  
Chris Roberts  
Phil Petrie  
McGarrah Wilson  
Frida Vergara

Henry Nelson  
Ricardo Rodriguez  
R Rodriguez  
Ashley Ximena Mayorga  
Irma Hernandez

**ACTION:** Motion by Vice-Mayor Bush, seconded by Councilmember Molina to close the Public Hearing.

Motion carried by unanimous vote.

Public Hearing closed at 9:34 p.m.

Recommendation: Staff Recommends Approving the Appeal and Adopting Separate Resolutions Entitled:

1. "A Resolution of the City Council of the City of National City, California, Certifying a Final Environmental Impact Report for a Proposed Fuel Transfer Facility (San Diego Clean Fuels LLC) within BNSF Railroad Right-of-Way and BNSF-Owned Property, Located West of the 1800 Block of Cleveland Avenue and North of West 19th Street, North to Civic Center Drive,"

2. "A Resolution of the City Council of the City of National City, California, Approving a Conditional Use Permit and Coastal Development Permit for a Proposed Fuel Transfer Facility (San Diego Clean Fuels LLC) within BNSF Railroad Right-of-Way and BNSF-Owned Property, Located West of the 1800 Block of Cleveland Avenue and North of West 19th Street, North to Civic Center Drive,"

and;

3. "A Resolution of the City Council of the City of National City, California, Denying the Appeal and Affirming the Planning Commission Denial of a Conditional Use Permit and Coastal Development Permit for a Proposed Fuel Transfer Facility (San Diego Clean Fuels LLC) Within BNSF Railroad Right-of-Way and BNSF-Owned Property, Located West of the 1800 Block of Cleveland Avenue and North of West 19<sup>th</sup> Street, North to Civic Center Drive.

**ACTION:** Motion by Councilmember Molina, seconded by Councilmember Rodriguez to uphold the Planning Commission's denial.

**ACTION:** Motion by Councilmember Rodriguez, seconded by Mayor Morrison to reject the project.

Motion carried by unanimous vote.

*Mayor Morrison called for a recess at 10:09 p.m.*

*Members reconvened at 10:20 p.m. with Councilmember Rodriguez absent.*

*Councilmember Rodriguez returned to the dais at 10:21 p.m.*

*At 10:30 p.m., Mayor Morrison reminded the Council of City Council Policy #104 that requires the City Council meeting to be adjourned no later than 10:30 p.m. unless extended by Council vote. Mayor Morrison asked the City Council to consider extending the meeting.*

**ACTION:** Motion by Councilmember Molina, seconded by Vice-Mayor Bush to extend the meeting with no time certain.

Motion carried by 4-1 vote.

Ayes: Molina, Rodriguez, Bush, Morrison

Nays: Rodriguez

*Item taken out of order.*

10.1 Continued Public Hearing – Adoption of an Amendment of NCMC 9.38 Establishing a Tobacco Retail License Program

Adopted Ordinance No. 2025-2550.

Director of Community Development Martin Reeder provided a PowerPoint presentation.

Mayor Morrison opened the Public Hearing at 10:24 p.m.

In-person Public Comment:

Robin Madaffer

Irma Hernandez

Ed Nieto

Christopher Hermes

Cynthia Knapp

Jack Bazi

Manuel Andrade

Liliana Armenta

Nadia

Virtual Comment:

Blythe Young

Madison Rapp

Peggy Walker

Written Comment:

Arkan Somo

Leigh Martin

Manuel Andrade

Robin Madaffer

**ACTION:** Motion by Councilmember Yamane, seconded by Councilmember Rodriguez to close the public hearing.

Motion carried by unanimous vote.

Public Hearing closed at 10:56 p.m.

*Vice-Mayor Bush left the dais at 11:07 p.m. and returned at 11:09 p.m.*

Recommendation: Adopt 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.

Motion carried by unanimous vote.

*Item taken out of order.*

11.1 Public Hearing - 2025 Development Impact Fees Schedule

Stephan Gaspar provided a public comment.

Written comment received from Stephan Gaspar and Dave Gillingham.

Recommendation: Hold a Public Hearing and Adopt the Resolution Entitled, "Resolution of the City Council of the City of National City, California, Adopting the 2025 Development Impact Fee Schedule."

**ACTION:** Motion by Councilmember Yamane, seconded by Councilmember Rodriguez to continue the public hearings for agenda items 11.1 and 11.2 to the January 20, 2026 City Council meeting.

Motion carried by unanimous vote.

11.2 Amendments to the Neighborhood Services and Building Department Fees in the 2025 City of National City Master Fee Schedule

Recommendation: Hold a Public Hearing and Adopt the Resolution Entitled: “Resolution of the City Council of the City of National City, California, Adopting Updated City User Fees for the Neighborhood Services and Building Departments and Updating the Master Fee Schedule.”

**ACTION:** Motion by Councilmember Yamane, seconded by Councilmember Rodriguez to continue the public hearings for agenda items 11.1 and 11.2 to the January 20, 2026 City Council meeting.

Motion carried by unanimous vote.

*At 11:25 p.m. Mayor Morrison released the translators.*

11.3 Continued Public Hearing and Introduction of Multiple Ordinances Amending the National City Municipal Code Chapters 15.08, 15.14, 15.20, 15.24, 15.75, 15.78 and 15.79 Related to California Codes for Electrical, Energy, Building, Plumbing, and Mechanical.

Mayor Morrison opened the Public Hearing at 11:24 p.m.

There were no public comments.

**ACTION:** Motion by Councilmember Yamane, seconded by Councilmember Rodriguez to close the public hearing.

Motion carried by unanimous vote.

Public Hearing closed at 11:24 p.m.

Recommendation: Introduce the Ordinances for the 2025 California Building Code; the 2025 California Residential Code; the 2025 California Existing Building Code; the 2025 California Electrical Code and 2023 National Electrical Code; the 2025 California Mechanical Code; the 2025 California Plumbing Code; the 2025 California Energy Code; the 2025 California Green Building Standards Code; and all Appendices Related to These Codes; Receive Public Input; and Schedule for the Meeting of November 18, 2025, for Consideration and Adoption.

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

Motion carried by unanimous vote.

*Item taken out of order.*

9. **CONSENT CALENDAR**

**ACTION:** Motion by Councilmember Molina, seconded by Councilmember Rodriguez to approve Consent Calendar Items with the exception of Items 9.7, 9.8, 9.11, 9.12, and 9.13.

Motion carried by unanimous vote.

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

**Motion carried by unanimous vote.**

- 9.2 First Amendment to the Agreement with 24 Hour Elevator, Inc. for Citywide Elevator Services

Adopted Resolution No. 2025-149.

Adopt a 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 24 Hour Elevator, Inc. to Extend the Agreement by One Year to June 30, 2027, and to Increase the Not-to-Exceed Amount by \$35,000 for a Total Not-to-Exceed Amount of \$85,000."

**Motion carried by unanimous vote.**

- 9.3 First Amendment to the Agreement with The Steinhilber Corporation dba JJJ Enterprises for Citywide Fire and Security Alarm Monitoring Services

Adopted Resolution No. 2025-150.

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 The Steinhilber Corporation dba JJJ Enterprises to Extend the Agreement by One Year to June 30, 2027, and to Increase the Not-to-Exceed Amount by \$35,000, for a Total Not-to-Exceed Amount of \$85,000."

**Motion carried by unanimous vote.**

- 9.4 Increases to Salaries and Benefits for Executive and Management Groups.

Adopted Resolution No. 2025-151.

Written comment received from Alexander Gutterud.

Adopt the Resolution Entitled, "Resolution of the City Council of the City of National City, California, Approving Salary and Benefit Changes for the Executive and Management Employee Groups and Authorizing a Fiscal Year 2025-2026 Budget Appropriation in the Amount of \$1,120,441 to Fund the Stated Salary and Benefit Increases."

**Motion carried by unanimous vote.**

*Item pulled from the agenda.*

- 9.6 Notice of Decision – Planning Commission Approval of a Conditional Use Permit (CUP) for a Drive-Through Coffee Shop (Dutch Bros Coffee) to be Located at 1838 Sweetwater Road.

Staff Recommends Approval of the Conditional Use Permit (CUP) Request for a Drive-Through Coffee Shop, Subject to the Recommended Conditions in the Attached Planning Commission Resolution No. 2025-16 and a Determination that the Project is Exempt from CEQA. A Drive-Through is a Conditionally-Allowed Use in the Major Mixed-Use District Zone.

*Item pulled for public comment.*

- 9.7 One-year Extension of American Medical Response Contract with the City of National City

Adopted Resolution No. 2025-152.

Public comment received from Thomas Rike.

Recommendation: Adopt the Resolution Entitled, “Resolution of the City Council of the City of National City, California, Approving and Authorizing the Mayor to Execute the Tenth Amendment to the Agreement by and between the City of National City and American Medical Response Ambulance Service, Inc. to Continue to Provide Basic and Advanced Life Support Ambulance Transportation Services Effective from September 1, 2025 through August 31, 2026.”

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

Motion carried by unanimous vote.

*Item pulled for public comment.*

- 9.8 Professional Services Agreement with SCI Consulting Group for Ongoing Cannabis Program Support Services — Term Through June 30, 2027; Not-to-Exceed \$47,000 Per Fiscal Year.

Adopted Resolution No. 2025-153.

In-person public comment received from Thomas Rike.

Virtual comment received from Becky Rapp.

Recommendation: Adopt the Resolution Entitled, “Resolution of the City Council of the City of National City, California, Authorizing the Mayor to Execute an Agreement with SCI Consulting Group for Ongoing Cannabis Program Support Services for a Not-To-Exceed Amount of \$47,000 Per Fiscal Year.”

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

Motion carried by unanimous vote.

9.9 Investment Transactions for the Month Ended July 31, 2025.

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

**Motion carried by unanimous vote.**

9.10 Investment Transactions for the Month Ended August 31, 2025.

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

**Motion carried by unanimous vote.**

*Item pulled for public comment.*

9.11 Warrant Register No. 10 for the Period of 8/29/25 through 9/4/25 in the Amount of \$5,094,004.91

Public comment received from Thomas Rike.

Recommendation: Ratify Warrants Totaling \$5,094,004.91.

**ACTION:** Motion by Councilmember Yamane, seconded by Vice-Mayor Bush to ratify the warrants for agenda items 9.11, 9.12, and 9.13.

Motion carried by unanimous vote.

*Item pulled for public comment.*

9.12 Warrant Register No. 11 for the Period of 9/5/25 through 9/11/25 in the Amount of \$2,586,414.27

Public comment received from Thomas Rike.

Recommendation: Ratify Warrants Totaling \$2,586,414.27.

**ACTION:** Motion by Councilmember Yamane, seconded by Vice-Mayor Bush to ratify the warrants for agenda items 9.11, 9.12, and 9.13.

Motion carried by unanimous vote.

*Item pulled for public comment.*

9.13 Warrant Register No. 12 for the Period of 9/12/25 through 9/18/25 in the Amount of \$3,716,949.26

Public comment received from Thomas Rike.

Recommendation: Ratify Warrants Totaling \$3,716,949.26.

**ACTION:** Motion by Councilmember Yamane, seconded by Vice-Mayor Bush to ratify the warrants for agenda items 9.11, 9.12, and 9.13.

Motion carried by unanimous vote.

*Item taken out of order.*

9.5 Land Use Code Amendment to Restore Omitted Sections 18.10.060 (Rules of Measurement), 18.11.120 (Interim uses), 18.22.020 (Allowed land uses et seq.), 18.30.310 (Tattoo parlors et al), 18.30.340 & 345 (Medical marijuana dispensaries and cultivation).

Virtual comment received from Madison Rapp.

Recommendation: Initiate the Code Amendment.

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

Motion carried by unanimous vote.

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

Councilmember Yamane provided an update on the Metro Wastewater JPA meeting.

There were no other reports.

12. **CITY MANAGER'S REPORT**

No report.

13. **ELECTED OFFICIALS REPORT**

Closing remarks were provided by members of the City Council.

*In accordance with City Council Policy 104, remaining speakers for Item 5 provided public comment.*

Virtual comment was received from Becky Rapp.

14. **CITY ATTORNEY REPORT**

Mayor Morrison introduced City Attorney Schultz who reported on Closed Session Items 5.1 through 5.4, no reportable action.

**CLOSED SESSION**

5.1 PUBLIC EMPLOYEE EMPLOYMENT  
Government Code Section 54957(b)(1)  
Position to be filled: City Manager

5.2 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Government Code Section 54956.9(d)(1)  
Delgado et al v. City of National City  
SDSC Case No.: 24CU013086C

5.3 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION  
Government Code Section 54956.9(d)(2)  
Number of Potential Cases: 1

5.4 CONFERENCE WITH LABOR NEGOTIATORS  
Government Code Section 54957.6  
Employee Organizations:  
Police Officers Association (POA),  
Unrepresented Groups: Executive and Management  
Agency Designated Representatives:  
Steven Berliner (Labor Negotiator)  
Scott Huth (Interim City Manager)  
Steve Manganiello (Director Eng/PW Director)  
Bruce Foltz (Finance Director)  
Alicia Hicks (Human Resources Director)

**15. ADJOURNMENT**

Mayor Morrison adjourned to the Regular Meeting of the City Council of the City of National City, Tuesday, November 18, 2025, 6:00 p.m. in the Council Chamber, located in City Hall, 1243 National City Boulevard, National City, California.

The meeting adjourned at 11:45 p.m.

---

Tonya Hussain, CMC,  
Deputy City Clerk

The foregoing minutes were approved at the Regular Meeting of December 2, 2025.

---

Ron Morrison, Mayor