



**REGULAR MEETING MINUTES OF THE CITY COUNCIL**

**October 1, 2024, 6:00 p.m.**

**City Council Chamber - 1243 National City Boulevard  
National City, CA**

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

**Others Present:** Ben Martinez, City Manager  
Barry J. Schultz, City Attorney  
Shelley Chapel, City Clerk *(via Zoom)*  
Carlos Aguirre, Director of Community Development  
Walter Amedee, Management Analyst III  
Juanita Castaneda, Recreation Supervisor  
Robert Drew, Deputy Fire Marshal/Fire Inspector  
Jo Espiritu, Fire Inspector  
Bruce Foltz, Finance Director  
Danielle Ghio, Acting City Librarian  
Jacob Guzman, Fire Inspector  
Brian Hadley, Deputy City Manager  
Alex Hernandez, Chief of Police  
Lydia Hernandez, Director of Human Resources  
Robert Hernandez, Division Chief/Fire Marshal  
Tonya Hussain, Deputy City Clerk  
Martha Juarez, Assistant Director of Engineering/Public Works  
Sergio Mora, Fire Chief  
Ronny Soriano, Neighborhood Services Manager

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**1. CALL TO ORDER**

A Regular Meeting of the City Council of the City of National City was called to order at 6:07 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: Bush, Molina, Rodriguez, Yamane (6:31 p.m. arrival), Morrison  
Interpretation in Spanish provided by Carlos Diaz and Luisa Diaz de Leon.

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

Councilmember Bush led the Pledge of Allegiance.

**4. INVOCATION**

Delivered by Pastor Reuben.

**5. PUBLIC COMMENT**

Mayor Morrison summarized the process for acceptance of live public comment allowing three (3) minutes per comment and introduced City Clerk Chapel.

Five (5) speakers provided virtual comments and two (2) people provided in-person comment:

Virtual Comment:

Peggy Walker  
Megan Stuart  
Madison Rapp  
Terri-Ann Skelly  
Becky Rapp

In-person Comment:

Rob Umana  
Truth

**6. PROCLAMATIONS AND RECOGNITION**

**6.1 Proclamation - Fire Prevention Week**

Mayor Morrison introduced the Proclamation. The proclamation was accepted by Chief Mora and Fire Department staff. The staff performed a demonstration for the City Council and community in attendance on the safe use of a Fire Extinguisher.

**6.2 Introduction of New City Employees**

City Manager Ben Martinez, Human Resources Director Lydia Hernandez, Neighborhood Services Manager Ronny Soriano, Director of Community

Development Carlos Aguirre, and Chief of Police Alex Hernandez introduced new members of department staff.

*Councilmember Bush left the dais at 6:56 p.m. and returned at 7:02 p.m.*

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

One public comment was received from Truth.

Councilmember Rodriguez had no report.

Councilmember Bush announced the annual Free Transit Day scheduled to occur on October 2, 2024.

Councilmember Molina reported on the business of the SANDAG Board of Directors meeting.

Vice-Mayor Yamane provided an update on the San Diego Water Authority.

Mayor Morrison had no report.

Port Commissioner Ungab provided an update via a PowerPoint presentation.

*Councilmember Bush left the dais at 7:14 p.m. and returned at 7:15 p.m.*

*Councilmember Rodriguez left the dais at 7:17 p.m. and returned at 7:18 p.m.*

**8. CONSENT CALENDAR**

**ACTION:** Motion by Vice-Mayor Yamane, seconded by Councilmember Rodriguez to approve the Consent Calendar with the exception of Items 8.3 and 8.4 pulled by Vice-Mayor Yamane; 8.7 pulled by Councilmember Molina; and, Items 8.8 and 8.9 pulled for public comment.

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

**Motion carried by unanimous vote.**

8.2 Approval of City Council Meeting Minutes.

Approve and File.

**Motion carried by unanimous vote.**

*Item pulled for discussion.*

8.3 Bayshore Bikeway - Segment 5 project, CIP 22-33, ATP Cycle 6, grant appropriation for Construction (CON) phase.

Adopted Resolution No. 2024-111.

Brief report provided by Assistant Director of Engineering/Public Works  
Martha Juarez.

Adopt a Resolution Entitled, "Resolution of the City Council of the City of National City, California, 1) Authorizing the Mayor to Execute Program Supplement Agreement No. A670 with the State of California Department of Transportation for the Bayshore Bikeway - Segment 5 project, CIP 22-33, ATP Cycle 6; 2) Authorizing the Establishment of an Engineering Grants Fund Appropriation of \$2,072,000 and Corresponding Revenue Budget; and 3) Committing to Providing a Local Match of \$310,800."

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

Motion carried by unanimous vote.

*Item pulled for discussion.*

- 8.4 Notice of Decision – Planning Commission Approval of a Conditional Use Permit (CUP) for a New Charter School (Integrity Charter School) to be located at 229-241 National City Blvd.

Report provided by Director of Community Development Carlos Aguirre.

One public comment received from Joseph Martinez.

Staff Recommends Approval of the New Charter School, Subject to the Recommended Conditions in the Attached Planning Commission Resolution and a Determination that the Project is Exempt from the California Environmental Quality Act (CEQA). An Educational Institution is a Conditionally Allowed Use in Development Zone 2 of the Downtown Specific Plan Area and would be a Resource for the Local Community.

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

Motion carried by unanimous vote.

- 8.5 Project Close-Out and Notice of Completion for the Civic Center ADA Accessibility Project, CIP No. 19-45.

Adopted Resolution No. 2024-112.

Adopt a Resolution Entitled, "Resolution of the City Council of the City of National City, California, 1) Accepting the Work Performed by Blue Pacific Engineering and Construction for the Civic Center ADA Accessibility Project, CIP No. 19-45; 2) Ratifying Change Order Work in the Amount of \$2,145.10; 3) Approving the Final Contract Amount of \$214,419.00; 4) Ratifying the Release of Retention in the

Amount of \$10,720.95; and 5) Authorizing the Mayor to Sign the Notice of Completion.”

**Motion carried by unanimous vote.**

- 8.6 Project Close-Out and Notice of Completion for the Kimball Park Dog Park and Tot Lot and Las Palmas Park Dog Park Project, CIP 23-06.

Adopted Resolution No. 2024-113.

Adopt a Resolution Entitled, “Resolution of the City Council of the City of National City, California, 1) Accepting the Work Performed by HSCC Inc. for the Kimball Park Dog Park and Tot Lot + Las Palmas Park Dog Park Project, CIP No. 23-06; 2) Approving the Final Contract Amount of \$1,036,359.28; 3) Ratifying the Release of Retention in the Amount of \$51,817.96; and 4) Authorizing the Mayor to Sign the Notice of Completion.”

**Motion carried by unanimous vote.**

*Item pulled for discussion.*

- 8.7 Approval of Expenditures for Councilmember Jose Rodriguez related to Attendance at the California Department of Education Housing Summit in Sacramento on August 14, 2024.

Staff Recommends Approval of Expenditures for Councilmember Jose Rodriguez related to attendance at the California Department of Housing Summit in Sacramento on August 14, 2024.

**ACTION:** Motion by Councilmember Molina to deny approval of the expenditure. Motion failed for lack of a second.

**ACTION:** Motion by Vice-Mayor Yamane, seconded by Councilmember Rodriguez to approve the expenditure.

Ayes: Bush, Rodriguez, Yamane, Morrison

Nays: Molina

Motion carried by 4-1 vote.

*Councilmember Molina left the dais at 8:12 p.m. and returned at 8:13 p.m.*

*Item pulled for discussion.*

- 8.8 Warrant Register #7 for the period of 8/9/24 through 8/15/24 in the amount of \$2,564,874.14

Public comment was received from Truth and Thomas Rike.

Ratify Warrants Totaling \$ 2,564,874.14

**ACTION:** Motion by Vice-Mayor Yamane, seconded by Councilmember Bush to ratify Warrant Register #7.

Motion carried by unanimous vote.

*Item pulled for discussion.*

8.9 Warrant Register #8 for the period of 8/9/24 through 8/15/24 in the amount of \$4,828,614.60

Ratify Warrants Totaling \$4,828,615.60

**ACTION:** Motion by Vice-Mayor Yamane, seconded by Councilmember Rodriguez to ratify Warrant Register #8.

Motion carried by unanimous vote.

## **9. STAFF REPORTS**

9.1 Development and Disposition Agreement with Tower 999, LLC, for a Mixed-Use Housing Project Including City-Owned Real Property Located at 921, 925, and 929 National City Blvd.

Adopted Resolution Nos. 2024-114 and 2024-115.

Director of Community Development Carlos Aguirre presented a PowerPoint presentation.

Cyrus and Emilia, Inc. Managing Partner Cyrus Rapinan was present and answered questions posed by the Council.

Public comment was received from Thomas Rike for this item, mistakenly made during discussion for item 8.9.

Recommendation: Adopt the Resolutions Entitled:

1. "Resolution of the City Council of the City of National City, California, Authorizing the City Manager to Execute a Disposition and Development Agreement with Tower 999, LLC, a Nevada Limited Liability Company, for the Disposition of City-Owned Real Property Located at 921, 925, and 929 National City Boulevard for the Development of a Seven-Story, Mixed-Use Building with Approximately 9,294 Square Feet of Retail/Commercial Space and 127 Rental Housing Units."
2. "Resolution of the City Council of the City of National City, California, Authorizing the City Manager to Execute the Compensation Agreement by and among the City of National City, the County of San Diego, the National School District, the Sweetwater Union High School District, Southwestern College, San Diego County Office of Education, and the San Diego County

Water Authority Pertaining to the Sale of Real Property Located at 921, 925, and 929 National City Boulevard in National City.”

**ACTION:** Motion by Councilmember Rodriguez, seconded by Councilmember Molina to adopt both resolutions and for the team to work with staff to bring forward realistic parking solutions.

Motion carried by unanimous vote.

9.2 Amending City Council Policy No. 301 – Legislative and Judicial Platform for 2025  
Adopted Resolution No. 2024-116.

Item presented by City Clerk Chapel.

Public comment received from Truth.

Staff Recommendation: Adopt a Resolution Entitled, “Resolution of the City Council of the City of National City, California, Amending City Council Policy No. 301 – Legislative and Judicial Platform”.

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

Motion carried by unanimous vote.

*Mayor Morrison called for a recess at 9:03 p.m. Meeting reconvened at 9:11 p.m. with all members present.*

9.3 Municipal Services Agreement Whitepaper – Port of San Diego

City Manager Ben Martinez introduced the item and Special Legal Counsel Devaney Pate Morris & Cameron Partner Ralph Hicks, who provided a PowerPoint presentation. Fire Chief Mora, Police Chief Hernandez, and Port of San Diego President and Chief Operations Officer Randa Coniglio were present and addressed Council.

Public Comment was received from Jeremy Day and Randi Castle Salgado.

Recommendation: Approve for Distribution the City’s Municipal Services Whitepaper to the Port of San Diego and Other Interested Parties, and Direct the City Manager to Secure Full Reimbursement Funding from the Port for Providing Municipal Services. The Full Cost Burden to the City from Providing Port Related Fire, Police, Community Development, and Engineering Services is \$8,848,107.00. The City Currently Receives from the Port a Base Rate of Approximately \$1.3 Million.

**ACTION:** Motion by Councilmember Bush, seconded by Councilmember Molina to approve the recommendation with the addition of an Ad Hoc Committee to be

established by a City Council vote at the next City Council meeting on October 15, 2024.

Motion carried by unanimous vote.

**10. CITY MANAGER'S REPORT**

City Manager Martinez thanked the Public Works team for their preparation for Free Transit Day.

**11. ELECTED OFFICIALS REPORT**

Closing remarks were provided by members of the City Council.

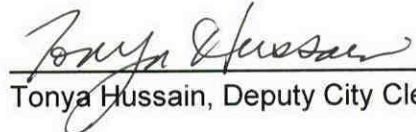
**12. CITY ATTORNEY REPORT**

No report.

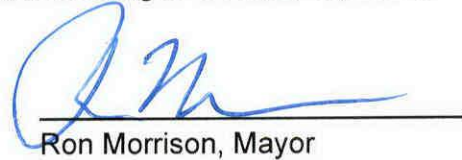
**13. ADJOURNMENT**

Mayor Morrison adjourned to the Regular Meeting of the City Council of the City of National City, Tuesday, October 15, 2024, 6:00 p.m. in the Council Chamber, located in City Hall, 1243 National City Boulevard, National City, California.

The meeting adjourned at 10:24 p.m.

  
Tonya Hussain, Deputy City Clerk

The foregoing minutes were approved at the Regular Meeting of October 15, 2024.

  
Ron Morrison, Mayor