



**CITY COUNCIL AGENDA
CITY COUNCIL REGULAR MEETING
CITY OF HALF MOON BAY**

**TUESDAY, MAY 5, 2026
7:00 PM**

**TED ADCOCK COMMUNITY CENTER
535 KELLY AVENUE
HALF MOON BAY, CA 94019**

**Debbie Ruddock, Mayor
Deborah Penrose, Vice Mayor
Robert Brownstone, Councilmember
Patric Jonsson, Councilmember
Paul Nagengast, Councilmember**

COUNCILMEMBER BROWNSTONE WILL ATTEND REMOTELY FROM VIA DI PANCOLE, 116, GREVE IN CHIANTI, FIRENZE

This agenda contains a brief description of each item to be considered. Those wishing to address the City Council on any matter not listed on the agenda, but within the jurisdiction of the City Council to resolve, may come forward to the podium during the Public Forum portion of the agenda and will have a maximum of three minutes to discuss their item. Comments on Consent Calendar items should be made during the Public Forum section of the agenda. Those wishing to speak on a Business or Public Hearing matter will be called forward at the appropriate time during that item's consideration.

Please Note: Anyone wishing to present materials to the City Council, please submit seven copies to the City Clerk.

Copies of written documentation relating to each item of business on the agenda are on file in the Office of the City Clerk at City Hall where they are available for public inspection. If requested, the agenda shall be available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132.) Information may be obtained by calling 650-726-8271.

In compliance with the Americans with Disabilities Act, special assistance for participation in this meeting can be obtained by contacting the City Clerk's Office at 650-726-8271. A 48-hour notification will enable the City to make reasonable accommodations to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).

<http://halfmoonbay.gov>

HYBRID MEETING PUBLIC COMMENT PARTICIPATION PROTOCOLS

*This closed session meeting will take public comment in-person and via Zoom. Remote participation is provided as a supplemental way to provide public comment, but this method does not always work. The public is encouraged to attend in person to ensure full participation. All Councilmembers and staff will participate in person. During any public comment portions, attendees may use the "raise your hand" feature and will be called upon and unmuted when it is their turn to speak. Please click to join the webinar: <https://us06web.zoom.us/j/85007693509> or join by phone at 669-900-9128, using Webinar ID 850 0769 3509. If joining by phone, use *9 to raise your hand, *6 to mute and unmute.*

1. ROLL CALL / PLEDGE OF ALLEGIANCE
2. APPROVAL OF AGENDA
3. PROCLAMATIONS AND PRESENTATIONS
 - 3.A MAY MENTAL HEALTH AWARENESS MONTH PROCLAMATION
 - 3.B PENINSULA CLEAN ENERGY/WESTLIGHT ENERGY PRESENTATION
4. MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE
5. REPORT OUT FROM RECENT CLOSED SESSION MEETINGS
6. COMMISSION / COMMITTEE UPDATES
 - 6.A PARKS AND RECREATION COMMISSION REPORT OUT
7. CITY MANAGER UPDATES TO COUNCIL
 - 7.A MAIN STREET BRIDGE UPDATE
 - 7.B SOUTH CORRIDOR STUDY UPDATE
8. PUBLIC FORUM
9. CONSENT CALENDAR
 - 9.A WAIVE READING OF ORDINANCES AND RESOLUTIONS
 - 9.B APPROVE MINUTES OF THE APRIL 21, 2026 SPECIAL MEETING
[ATTACHMENT - April 21, Special Meeting Minutes](#)
 - 9.C APPROVE MINUTES OF THE APRIL 21, 2026 REGULAR MEETING
[ATTACHMENT - April 21, Regular Meeting Minutes](#)
 - 9.D APPROVE MINUTES OF THE APRIL 28, 2026 SPECIAL MEETING
[ATTACHMENT - April 28, 2026 Special Meeting Minutes](#)
 - 9.E ADOPTION OF AN ORDINANCE REPEALING MUNICIPAL CODE CHAPTER 6.04 (RESIDENTIAL RENTAL REGISTRATION) AND CHAPTER 6.06 (RESIDENTIAL RENT STABILIZATION) AND AMENDING SECTION 6.02.020 (DEFINITIONS) TO REMOVE TERMS RELATING TO RESIDENTIAL RENTAL REGISTRATION AND STABILIZATION PROGRAMS

Staff Recommendation: Waive the Second Reading and adopt an ordinance Repealing City of Half Moon Bay Municipal Code Chapter 6.04 (Residential Rental Registration) and Chapter

6.06 (Residential Rent Stabilization) and Amending Section 6.02.020 (Definitions) to Remove Terms Relating to Residential Rental Registration and Stabilization Programs.

[STAFF REPORT](#)

[ATTACHMENT 1 - Ordinance](#)

[ATTACHMENT 2 - Redline of Section 6.02.020](#)

9.F APPROVAL OF A MEMORANDUM OF AGREEMENT (MOU) FOR THE SAN MATEO COUNTY REGIONAL EV CHARGING PROJECT

Staff Recommendation: Adopt a resolution authorizing the City Manager to execute a Memorandum of Understanding (MOU) between the City of Half Moon Bay, the City of East Palo Alto, the City of San Carlos, and the Town of Portola Valley to coordinate procurement activities for the San Mateo County Regional EV Charging Project.

[STAFF REPORT](#)

[ATTACHMENT 1 - Resolution](#)

[ATTACHMENT 2 - MOU](#)

9.G 2026 HALF MOON BAY SANITARY SEWER MANAGEMENT PLAN UPDATE

Staff Recommendation: Adopt a resolution approving the 2026 Sanitary Sewer Management Plan for the City of Half Moon Bay and authorizing the City Manager, or designee, to make non-substantive revisions as needed to maintain compliance with State Water Resources Control Board requirements.

[STAFF REPORT](#)

[ATTACHMENT 1 - Resolution](#)

[ATTACHMENT 2 - Sanitary Sewage Management Plan](#)

9.H AMENDMENT TO AGREEMENT WITH MAZE & ASSOCIATES FOR INDEPENDENT AUDITING SERVICES

Staff Recommendation: Adopt a resolution authorizing the City Manager to execute a one-year amendment to the agreement with Maze & Associates Accountancy Corporation for independent auditing services, to extend the term of the Agreement for an additional year through April 30, 2027, and increase the compensation by \$62,940 for a total not to exceed agreement amount of \$325,690.

[STAFF REPORT](#)

[ATTACHMENT - Resolution](#)

9.I APPROVAL OF ADMINISTRATIVE AMENDMENT TO PARAGRAPH 2.2 OF THE PENINSULA CLEAN ENERGY JOINT POWERS AGREEMENT AND OTHER CONFORMING EDITS THROUGHOUT THE AGREEMENT TO REFLECT THE NAME CHANGE OF PENINSULA CLEAN ENERGY TO WESTLIGHT ENERGY

Staff Recommendation: Adopt a Resolution authorizing the City Manager to execute an amendment to Paragraph 2.2 of the Peninsula Clean Energy Authority Joint Powers Agreement and other conforming edits throughout the Agreement to reflect the new agency name, Westlight Energy, previously approved by the Peninsula Clean Energy Authority Board of Directors on October 23, 2025

[STAFF REPORT](#)

[ATTACHMENT 1--Resolution](#)

[ATTACHMENT 2 - Redlined Paragraph 2.2](#)

9.J APPROVE UPDATED MAYOR’S LIST OF UPDATED CITY COUNCIL REPRESENTATIVES AND DESIGNATED ASSIGNMENTS FOR 2026

Staff Recommendation: Accept Mayor Ruddock’s Updated List of City Council Representatives and Designated Assignments for 2026.

[STAFF REPORT](#)

[ATTACHMENT - Updated 2026 City Council Assignments](#)

10. ORDINANCES AND PUBLIC HEARINGS – None.

11. RESOLUTIONS AND STAFF REPORTS

11.A ADOPTION OF ORDINANCE FOR THE 555 KELLY AFFORDABLE HOUSING PROJECT, APPROVING THE AFFORDABLE HOUSING AND PROPERTY DISPOSITION AGREEMENT AND GROUND LEASE AND OTHER AGREEMENTS AND ADOPTING A RESOLUTION APPROVING A GRANT AGREEMENT.

Staff Recommendation: 1) Waive the second reading and adopt an ordinance of the City of Half Moon Bay approving the Affordable Housing and Property Disposition Agreement, Ground Lease of Real Property for a Term of 99 Years, Memorandum of Ground Lease, Affordable Housing Regulatory Agreement and Declaration of Restrictive Covenants (Regulatory Agreement) and Other Ancillary Agreements between the City of Half Moon Bay and Mercy Housing California 110, L.P., for the Senior affordable 40-Unit Residential Project for Agricultural Workers, Located at 535 and 555 Kelly Avenue (APNs: 056-150-220 (Partial) and 056-150-200), including 2,653 square feet of Community Serving Space; Authorizing the City Manager to Execute the Agreements and Take Other Actions Necessary

to Implement the Foregoing Agreements; and Finding the Approval of the Agreements and Related actions Exempt from Review under the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines section 15332 (Infill Projects) and; 2) Adopt a resolution approving a Grant Agreement Between the City of Half Moon Bay and Mercy Housing California for Two Million Dollars (\$2,000,000) in Funding Procured in Fiscal Year 2023 by Senator Josh Becker; Authorizing the City Manager to Execute the Agreement; and finding approval of the Grant Agreement Exempt from Review under the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines section 15332 (Infill Projects).

[STAFF REPORT](#)

[ATTACHMENT 1 - Ordinance and Resolution](#)

[ATTACHMENT 2 - AHPDA](#)

[ATTACHMENT 3 - Ground Lease](#)

[ATTACHMENT 4 - Regulatory Agreement](#)

[ATTACHMENT 5 - Grant Agreement](#)

[ATTACHMENT 6 - Memorandum of Ground Lease](#)

[ATTACHMENT 7 - Redlined Regulatory Agreement](#)

[ATTACHMENT 8 - Redlined Ground Lease](#)

[ATTACHMENT 9 - Redlined AHPDA](#)

11.B CAPITAL IMPROVEMENT PROGRAM UPDATE

Staff Recommendation: Receive the report and provide any additional direction to staff on modifications and prioritization of the Capital Improvement Program.

[STAFF REPORT](#)

[ATTACHMENT 1 - CIP Project List](#)

[ATTACHMENT 2 - Example Project Page](#)

11.C SEWER AUTHORITY MID-COASTSIDE REVISED FISCAL YEAR 2026-27 OPERATIONS AND MAINTENANCE (GENERAL) BUDGET

Staff Recommendation: Adopt a resolution approving the Sewer Authority Mid-Coastside General (Operations and Maintenance) Budget for FY 2026-27.

[STAFF REPORT](#)

[ATTACHMENT 1 - Resolution](#)

[ATTACHMENT 2 - SAM Operating & Maintenance Staff Report](#)

**11.D HALF MOON BAY SEWER COLLECTION SERVICES BUDGET AND SYSTEM
MAINTENANCE AGREEMENT WITH SEWER AUTHORITY MID-COASTSIDE**

Staff Recommendation: Adopt a resolution 1) Approving the FY 2026-27 Sewer Authority Mid-Coastside Contract Collection Services Budget of \$912,935 and the total participating agency revenue requirement of \$960,622 included as Exhibit A to this resolution, of which the City's share is \$331,415, and; 2) Authorizing the City Manager to execute Amendment No. 9 to the sewer collection system maintenance professional services agreement with SAM, establishing the FY 2026-27 annual cost for the City's share at \$331,415 and extending the Agreement for one additional year, through June 30, 2027.

[STAFF REPORT](#)

[ATTACHMENT 1 - Resolution](#)

[ATTACHMENT 2 - SAM Collections Staff Report](#)

11.E CARTER PARK FEE SCHEDULE

Staff Recommendation: Adopt a resolution approving a tiered fee schedule for Carter Park and direct staff to monitor utilization and return with adjustments as needed.

[STAFF REPORT](#)

[ATTACHMENT 1 - Resolution](#)

[ATTACHMENT 2 - Carter Park Fee Schedule](#)

12. FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS

13. CITY COUNCIL REPORTS

14. ADJOURNMENT

15. WRITTEN PUBLIC COMMENTS RECEIVED 05.05.26 BEFORE NOON

[ATTACHMENT - Written Public Comments](#)