



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

TUESDAY, SEPTEMBER 1, 2026

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

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

7:00 PM

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. Those wishing to speak on a Business or Public Hearing matter will be called forward at the appropriate time during that item's consideration.

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 provide reasonable accommodation to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).

<http://halfmoonbay.gov/>

HYBRID MEETING PARTICIPATION PROTOCOLS

*This meeting will be held in-person and via Zoom for public participation. Public comments may be made in-person or remotely via Zoom, and interpretation will be available. 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. The meeting will also be streamed on Channel 27, on pacificcoast.tv, and on the City website at <https://www.halfmoonbay.gov/315/City-Council-Agendas>. Please click to join the webinar: <https://us06web.zoom.us/j/87674804231> or join by phone at 669-900-9128, using Webinar ID 876-7480-4231. 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 SUICIDE PREVENTION MONTH PROCLAMATION

3.B SAMUEL RAMOS PALOMINO RECOGNITION

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

6.B PLANNING COMMISSION REPORT OUT

7. CITY MANAGER UPDATES TO COUNCIL

7.A MEASURES I AND Q CITY INFORMATION WEBPAGE

7.B ONLINE CITY COUNCIL PUBLIC COMMENT FORM

8. PUBLIC FORUM

9. CONSENT CALENDAR

9.A WAIVE READING OF RESOLUTIONS AND ORDINANCES

9.B APPROVE MINUTES OF THE AUGUST 18, 2026 SPECIAL CITY COUNCIL MEETING

[ATTACHMENT - August 18, 2026 Special Meeting Minutes](#)

9.C APPROVE MINUTES OF THE AUGUST 18, 2026 REGULAR CITY COUNCIL MEETING

[ATTACHMENT - August 18, 2026 Regular Meeting Minutes](#)

9.D CONFLICT OF INTEREST CODE UPDATE

Staff Recommendation: Adopt a resolution amending the City's Conflict of Interest Code.

[STAFF REPORT](#)

[ATTACHMENT - Conflict of Interest Resolution](#)

9.E APPROVE THE AMENDED 2026 CALENDAR OF CITY COUNCIL MEETINGS

Staff Recommendation: By motion, adopt the amended City Council Calendar for 2026.

[STAFF REPORT](#)

[ATTACHMENT - Amended 2026 City Council Calendar](#)

9.F APPROVE 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 - Mayor's updated 2026 City Council Assignments](#)

9.G AWARD PROFESSIONAL SERVICES AGREEMENT TO ROBERT D. NIEHAUS, INC. FOR SEWER RATE STUDY

Staff Recommendation: Adopt a resolution authorizing the City Manager to execute a Professional Services Agreement with Robert D. Niehaus, Inc. (RDN) in an amount not to exceed \$57,180 to complete a comprehensive sewer rate study, including public outreach and support through the Proposition 218 rate-setting process.

[STAFF REPORT](#)

[ATTACHMENT - Sewer Rate Study Resolution](#)

9.H ADOPT AN ORDINANCE AMENDING THE MUNICIPAL CODE AND LOCAL COASTAL PROGRAM TO IMPLEMENT THE SIXTH CYCLE HOUSING ELEMENT

Staff Recommendation: Waive the second reading and adopt an ordinance amending Title 18 (Zoning) of the Municipal Code and Local Coastal Program Implementation Plan (IP) to implement zoning changes identified in the Local Coastal Program Land Use Plan (LUP) and the Sixth Cycle Housing Element.

[STAFF REPORT](#)

[ATTACHMENT 1 - Rezoning Ordinance 2026-03](#)

[ATTACHMENT 2 - August 18, 2026 Staff Report](#)

10. ORDINANCES AND PUBLIC HEARINGS

10.A APPROVE 2026 MEASURE D TRANSFERS

Staff Recommendation:

Adopt a resolution approving the transfer of 19 of the remaining Downtown base Measure D allocations, to be used for new dwelling units proposed in the Outside Downtown area, prioritized according to the scoring within the Measure D application checklist and as shown within Exhibit A to the Resolution (Attachment 1).

[STAFF REPORT](#)

[ATTACHMENT 1 - 2026 Measure D Scoring Spreadsheet](#)

[ATTACHMENT 2 - 2026 Measure D Scoring Ratification](#)

[ATTACHMENT 3 - 2019 Resolution Establishing Measure D Allocation Transfer Procedure](#)

11. RESOLUTIONS AND STAFF REPORTS

11.A CONSIDERATION OF EXTENDING HEALTH BENEFITS ELIGIBILITY TO ELECTED OFFICIALS

Staff Recommendation: Receive information and provide direction regarding whether to extend health benefits eligibility to elected officials and, if so, provide direction regarding contribution levels by the City.

[STAFF REPORT](#)

11.B

SANITARY SEWER SYSTEM SUMMARY AND APPROVAL OF PROFESSIONAL SERVICES

SANITARY SEWER SYSTEM SUMMARY AND APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH V.W. HOUSEN & ASSOCIATES

Staff Recommendation: 1) Receive a summary report on the condition of the City's sanitary sewer collection system, including the results of the recent infiltration and inflow assessment; and 2) Adopt a resolution authorizing the City Manager to execute a Professional Services Agreement with V.W. Housen & Associates for wastewater collection system engineering support services in an amount not to exceed \$99,217.

[STAFF REPORT](#)

[ATTACHMENT 1- VWHA PSA Resolution](#)

[ATTACHMENT 2 - VWHA Proposal](#)

[ATTACHMENT 3 - 2025 SSMP Capacity Summary](#)

[ATTACHMENT 4 - RH Borden Summary I&I Report](#)

[ATTACHMENT 5 - Historical CCTV Defect Maps](#)

11.C COMMUNITY BANNER PROGRAM

Staff Recommendation: Adopt a resolution: 1) Establishing the Community Banner Program and approving the Community Banner Program authorizing the City Manager, or his designee, to make amendments to effectively implement and administer the program, subject to the approved Special Sign Program; 2) Amending the Master Fee Schedule to establish a Community Banner Program Application Fee in the amount of \$450 per approved banner cycle; 3) Authorizing the City Manager to negotiate and execute an agreement with the Half Moon Bay Beautification Committee for the installation and removal of community banners, in a form approved by the City Attorney; and 4) Authorizing the City Manager to procure services, supplies, materials and equipment necessary for initial implementation of the Community Banner Program, including banner hardware, banners, paint and related materials, at a total cost not to exceed \$100,000.

[STAFF REPORT](#)

[ATTACHMENT 1 - Banner Program Resolution](#)

[ATTACHMENT 2 - Community Banner Program](#)

[ATTACHMENT 3 - Style Guide](#)

[ATTACHMENT 4 - Hardware Specifications](#)

11.D CARTER PARK DONOR PROGRAM UPDATE

Staff Recommendation: Adopt a resolution approving an update to the Donor Recognition and Naming Program for Carter Park, replacing the policy adopted on June 7, 2022, with the Carter Park Donor & Sponsorship Policy.

[STAFF REPORT](#)

[ATTACHMENT 1 - Carter Park Donor Policy Resolution](#)

[ATTACHMENT 2 - Carter Park Donor Sponsorship Program](#)

12. FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS

13. CITY COUNCIL REPORTS

14. ADJOURNMENT

TRANSLATIONS

TRANSLATED AGENDA

[September 1, 2026 Spanish Agenda](#)

LATE CORRESPONDENCE