



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

**TUESDAY, OCTOBER 6, 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](http://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 NET GRADUATION**
  - 3.B HMBLL ALL STAR RECOGNITION**
  - 3.C AGE UP PROCLAMATION**
  - 3.D CORA / DOMESTIC ABUSE MONTH PROCLAMATION**
- 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 SUMMERS END MUSIC FESTIVAL REPORT**
  - 7.B RAIN BARREL SALE**
  - 7.C MAIN STREET BRIDGE**
- 8. PUBLIC FORUM**
- 9. CONSENT CALENDAR**

**9.A WAIVE READING OF ORDINANCES AND RESOLUTIONS**

**9.B APPROVE MINUTES OF THE SEPTEMBER 15, 2026 SPECIAL MEETING**

[ATTACHMENT - September 15, 2026 Special Meeting Minutes](#)

**9.C APPROVE MINUTES OF THE SEPTEMBER 15, 2026 REGULAR MEETING**

[ATTACHMENT - September 15, 2026 Regular Meeting Minutes](#)

**9.D APPROVE MINUTES OF THE SEPTEMBER 22, 2026 SPECIAL MEETING**

[ATTACHMENT - September 22, 2026 Special Meeting Minutes](#)

**9.E APPROVE MINUTES OF THE SEPTEMBER 22, 2026 SPECIAL JOINT CITY COUNCIL PLANNING COMMISSION MEETING**

[ATTACHMENT - September 22, 2026 Special Joint Meeting Minutes](#)

**9.F SIDE LETTER AGREEMENTS BETWEEN THE CITY OF HALF MOON BAY AND THE REPRESENTED MANAGEMENT TEAM REGARDING SPECIALIZED LICENSE PAY AND HR OPERATIONAL GUIDELINES**

**Staff Recommendation:** Adopt a resolution approving two Side Letter Agreements between the City of Half Moon Bay and the Represented Management Team (RMT) to: 1) Renew and expand Specialized License Pay eligibility to the Chief Building Official classification and incorporate the provisions into the 2026-2030 Memorandum of Understanding (MOU); and 2) Establish a collaborative process for developing HR operational guidelines.

[STAFF REPORT](#)

[ATTACHMENT 1 - Resolution](#)

[ATTACHMENT 2 - RMT Side Letter](#)

[ATTACHMENT 3 - RMT Side Letter - HR Operational Guideliness](#)

**9.G ESTOPPEL CERTIFICATE RELATED TO THE SALE OF THE RITZ CARLTON HALF MOON BAY PROPERTY**

**Staff Recommendation:**

Adopt a resolution authorizing the City Manager to execute an Estoppel Certificate in connection with the private sale of the real property located at 2000 Fairway Drive and 1 Miramontes Point Road, Half Moon Bay, California, otherwise known as the Ritz Carlton Half Moon Bay.

[STAFF REPORT](#)

[ATTACHMENT 1 - Resolution - Ritz Sale Estoppel](#)

[ATTACHMENT 2 - Estoppel Certificate](#)

**10. ORDINANCES AND PUBLIC HEARINGS**

**11. RESOLUTIONS AND STAFF REPORTS**

**11.A RESPONSE TO SAN MATEO COUNTY CIVIL GRAND JURY REPORT " IS OUR FLOCK OF ALPR CAMERAS PROPERLY TENDED?"**

**Staff Recommendation:**

Adopt a resolution authorizing the Mayor to sign a letter in response to the San Mateo County Civil Grand Jury Report - "Is Our Flock of ALPR Cameras Properly Tended?" dated August 3, 2026

[STAFF REPORT](#)

[ATTACHMENT 1- Resolution - Flock ALPR Grand Jury Response](#)

[ATTACHMENT 2 - Grand Jury Report](#)

**11.B STUDY SESSION ON E-BIKE-RELATED AMENDMENTS TO MUNICIPAL CODE SECTIONS 10.30.010 AND 10.30.140**

**Staff Recommendation:**

Receive a report on development of ordinance language related to electric bicycles (e-bikes) and provide staff with direction on amending Section 10.30.010 (Bicycle Defined) and Section 10.30.140 (Operation of bicycle, skateboard, or scooter) of the Half Moon Bay Municipal Code.

[STAFF REPORT](#)

[ATTACHMENT - Draft Ordinance Amendment](#)

**11.C PUBLIC ELECTRIC VEHICLE CHARGING PROGRAM RATE AND INFRASTRUCTURE IMPROVEMENTS**

**Staff Recommendation:**

Adopt a resolution: 1) Amending the Master Fee Schedule to establish a public EV charging rate of \$0.48 per kilowatt-hour (kWh); and 2) Authorizing the City Manager to implement necessary electrical and metering improvements, and execute related agreements to reduce the City's operating costs for public EV charging.

[STAFF REPORT](#)

[ATTACHMENT 1 - EV Resolution](#)

[ATTACHMENT 2 - Public EV Financial Analysis](#)

[ATTACHMENT 3 - CC Resolution No 2015-08](#)

**11.D PROFESSIONAL SERVICES AGREEMENT WITH KANKEL CONROY ROSE & HILL LANDSCAPE ARCHITECTURE FOR PLANNING AND CONSTRUCTION DOCUMENTS FOR THE CITY HALL PLAZA PROJECT (CIP 1049)**

**Staff Recommendation:**

Adopt a resolution: 1) Authorizing the City Manager to execute a professional services agreement with Kankel Conroy Rose & Hill Landscape Architecture (KCRH) for Planning and Construction Documents for the City Hall Plaza Project, including design of a relocated trash enclosure, in an amount not to exceed \$108,530 and; 2) Authorizing the City Manager to transfer \$80,000 from the Wavecrest Road Water Line Project (CIP 9004) to the City Hall Plaza Project (CIP 1049) to provide sufficient funding to complete design and related activities for the project.

[STAFF REPORT](#)

[ATTACHMENT 1 - Resolution PSA](#)

[ATTACHMENT 2 - Kankel Conroy Rose & Hill Design Proposal](#)

[ATTACHMENT 3 - Preliminary Site Plan 2026.09.25](#)

[ATTACHMENT 4 - Preliminary Cost Estimate 2026.09.25](#)

**12. FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS**

**13. CITY COUNCIL REPORTS**

**14. ADJOURNMENT**