



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

TUESDAY, SEPTEMBER 2, 2025

**HYBRID MEETING (SEE NEXT PAGE)
ADCOCK COMMUNITY CENTER
535 KELLY AVENUE
HALF MOON BAY, CA 94019**

**Robert Brownstone, Mayor
Debbie Ruddock, Vice Mayor
Patric Jonsson, Councilmember
Paul Nagengast, Councilmember
Deborah Penrose, 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 Public Hearing matter will be called forward at the appropriate time during the Public Hearing 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 and the Half Moon Bay Library 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).

<https://www.halfmoonbay.gov/>

HYBRID MEETING PARTICIPATION PROTOCOLS

*This meeting will be held in-person and via Zoom for public participation. 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. Public comments may be made in-person or remotely via Zoom, and interpretation will be available. 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. 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 HMB DOWNTOWN VITALITY COMMITTEE PRESENTATION

4. MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE

5. REPORT OUT FROM RECENT CLOSED SESSION MEETINGS

6. CITY MANAGER UPDATES TO COUNCIL

7. PUBLIC FORUM

8. CONSENT CALENDAR

8.A WAIVE READING OF RESOLUTIONS AND ORDINANCES

8.B APPROVE MINUTES OF AUGUST 19, 2025 SPECIAL MEETING

[ATTACHMENT](#)

8.C APPROVE MINUTES OF AUGUST 19, 2025 REGULAR MEETING

[ATTACHMENT](#)

9. ORDINANCES AND PUBLIC HEARINGS

None.

10. RESOLUTIONS AND STAFF REPORTS

10.A PLANNING COMMISSION APPOINTMENT

Staff Recommendation: Consideration of appointing an applicant to the Planning Commission to fill one vacant seat term ending December 2026.

[STAFF REPORT](#)

[ATTACHMENT](#)

10.B OPPORTUNITY CENTER OF THE COASTSIDE

Staff Recommendation: Receive an update on the Opportunity Center of the Coastsides.

[STAFF REPORT](#)

[ATTACHMENT](#)

10.C 2025 MEASURE D TRANSFERS

Staff Recommendation: Adopt a resolution approving a transfer of the 20 remaining Downtown base Measure D allocations, to be used for new dwelling units proposed outside of the 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](#)

[ATTACHMENT 2](#)

[ATTACHMENT 3](#)

10.D AMENDMENT TO THE TOLEMI CONTRACT FOR SOFTWARE TO SUPPORT THE RENTAL REGISTRATION AND RENT STABILIZATION PROGRAMS

Staff Recommendation: Adopt a resolution authorizing the City Manager to approve an amendment to the Tolemi contract through February 2026 for \$16,666.67, with an option to extend through June 2026 for a total of \$25,000.

[STAFF REPORT](#)

[ATTACHMENT 1](#)

[ATTACHMENT 2](#)

10.E FISCAL YEAR 2025-26 PAVEMENT MAINTENANCE PROJECT

Staff Recommendation: Adopt a resolution authorizing the City Manager, or his designee, to advertise the Fiscal Year 2025-26 Pavement Maintenance Project for construction.

[STAFF REPORT](#)

[ATTACHMENT 1](#)

[ATTACHMENT 2](#)

[ATTACHMENT 3](#)

[ATTACHMENT 4](#)

[ATTACHMENT 5](#)

10.F ASSET DISPOSITION POLICY

Staff Recommendation: Adopt a resolution authorizing the adoption of a new Asset Disposition Policy.

[STAFF REPORT](#)

[ATTACHMENT](#)

- 11. COMMISSION / COMMITTEE UPDATES**
- 12. FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS**
- 13. CITY COUNCIL REPORTS**
- 14. ADJOURNMENT**