



Town Council Meeting Agenda

June 09, 2026, 5:00 PM

Town Hall | Council Chambers | 10183 Truckee Airport Road, Truckee, CA

Comments sent through the public comment form before 2:00 p.m. will be sent to Councilmembers and Town Department Heads as well as uploaded to public view by 2:30 p.m. [Submit Public Comment to Council.](#)

1. **Call to Order**
2. **Roll Call**: Council Members; Polivy, Romack, Zabriskie, Vice Mayor Henderson, and Mayor Klovstad.
3. **Pledge of Allegiance**
4. **Public Comment**: This is an opportunity for members of the public to address the Council on items that are not on this agenda. Please state your name for the record. Comments are limited to three minutes. Under state law, the Council cannot take action on an item not on the agenda. The Council may choose to acknowledge the comment or, where appropriate, briefly answer a question, refer the matter to staff, or set the item for discussion at a future meeting.
5. **Presentations**
 - 5.1 Proclamation for Truckee/Tahoe Bike Month.
 - 5.2 Proclamation Recognizing Eliza Tudor.
 - 5.3 Proclamation for National Home Ownership Month.
 - 5.4 Capital Improvement Projects Update.
 - 5.5 Employee Incentive Awards.
 - 5.6 Town Manager Report.
6. **Consent Calendar**
 - 6.1 **Minutes of May 26, 2026, Regular Meeting.**
Recommended Action: That Council approve the minutes.
 - 6.2 **Adopt Resolution 2026-30 Calling for the General Municipal Election and Consolidation with the Statewide General Election.**
Recommended Action: That Council adopt [Resolution 2026-30](#) to call for the General Municipal Election on November 3, 2026, and request consent from Nevada County Board of Supervisors to consolidate the General Municipal Election with the Statewide General Election.
 - 6.3 **Lease to Locals Program Update and Contract Renewal.**
Recommended Action: That Council: (1) receive the Lease to Locals annual report; (2) adopt the updated Lease to Locals Program Guidelines; and (3) authorize the Town Manager to

execute a contract amendment with Placemate in the amount of \$120,000 for a total amended contract amount of \$360,000 and extend the contract term through June 30, 2027, pending approval of the fiscal year 2026/27 budget.

6.4 Truckee Home Access Program Review, Guidelines Update, and Contract Renewal.

Recommended Action: That Council: (1) receive the Truckee Home Access Program (THAP) annual report; (2) adopt the updated THAP Guidelines; and (3) authorize the Town Manager to execute a contract amendment with HousingINC in the amount of \$87,000 for a total amended contract amount of \$418,147 for program administration and extend the contract term through June 30, 2027, pending approval of the fiscal year 2026/27 budget.

6.5 Purchase of Automated License Plate Recognition Technology for the Downtown Parking District.

Recommended Action: That Council approve the purchase of one mobile Automated License Plate Recognition system from ComSonics in an amount up to \$63,000.

6.6 Contract Award for 2026 Guardrail Replacement Project (C2615).

Recommended Action: That Council: (1) award the 2026 Guardrail Replacement Project (C2318) construction contract to Dirt and Aggregate Interchange Inc. in the amount of \$368,888; (2) authorize a contingency amount of \$138,333 (37.5%) for the Dirt and Aggregate Interchange Inc. contract for a total authorized contract amount of \$507,221; (3) authorize the Town Engineer to approve contract change orders or changes to unit quantities within the approved contingency amount; (4) award an Inspection and Construction Management Services Contract to Acumen Engineering in the amount of \$50,316; and (5) authorize a contingency amount of \$5,032 (10%) for the Acumen Inspection and Construction Management Services Contract for a total project expenditure amount of \$55,348.

6.7 Contract Approval with JKAE for Bidding Support Services for the Railyard Mobility Hub Phase 2B.

Recommended Action: That Council approve a contract with JKAE for bidding support services for the construction phase of the Truckee Railyard Mobility Hub Project – Phase 2B for a not-to-exceed amount of \$12,550.

6.8 Adopt Resolutions Declaring Town Right of Way as Exempt Surplus Land under the Surplus Land Act and Approving Minor Street Vacation Pursuant to Stratton Land Exchange Agreement (APN 019-120-011-000).

Recommended Action: That Council: (1) adopt Resolution 2026-23 declaring a 0.04 acre portion of Town right-of-way adjacent to West River Street as exempt surplus land pursuant to Government Code section 54221 (f)(1)(C); (2) direct Town staff to transmit a copy of Resolution 2026-23 to the California Department of Housing and Community Development; (3) adopt Resolution 2026-26 approving a Minor Street Vacation; and (4) authorize the Town Manager and/or Town Engineer to execute all documents necessary to meet the obligations of the Land Exchange Agreement.

6.9 California Governor's Office of Emergency Services (Cal OES) Authorized Agent Resolution for State and Federal Financial Assistance Grant Programs.

Recommended Action: That Council approve the updated Cal OES Designation of Applicant's Agent Resolution for Non-State Agencies.

6.10 Adopt Resolution 2026-31 to Adopt the Fiscal Year 2026/27 Annual Operating Budget and Five-Year Capital Improvement Project Budget.

Recommended Action: That Council: (1) adopt Resolution 2026-31 to adopt the Town of Truckee Fiscal Year (FY) 2026/27 Operating and Capital Improvement Plan Budget, including proposed personnel changes; (2) adopt the estimated actuals for FY 2025/26 Capital Improvement Projects as amended budget amounts; and (3) direct staff to begin the recruitment

process as soon as possible, for the additional positions included in the FY 2026/27 budget, so long as hiring does not occur until the new fiscal year.

6.11 Adopt Resolution 2026-32 Approving the Wage Matrix for Fiscal Year 2026/27.

Recommended Action: That Council approve Resolution 2026-32: (1) adopting the Town of Truckee Job Classification list effective for fiscal year 2026/27 pursuant to the requirements of the California Code of Regulations, Title 2, Section 570.5; (2) providing a 3.0% cost-of-living pay adjustment to the Town Manager, Jennifer Callaway, resulting in an annual pay amount of \$308,563.44; and (3) providing a 3.0% cost-of-living pay adjustment to the Town Attorney, Andy Morris, resulting in an annual pay amount of \$275,503.27.

7. Discussion Items

7.1 Adopt Resolution 2026-28 for 2026 Parcel Charges for Town Special Service Areas and Permanent Road Divisions.

Recommended Action: That Council conduct a public hearing on Town Special Service Areas and Permanent Road Divisions and adopt Resolution 2026-28 setting assessments for the 2026/2027 fiscal year.

7.2 Delinquent Accounts for Residential Solid Waste Services.

Recommended Action: That Council conduct a public hearing and adopt Resolution 2026-27 establishing delinquent residential solid waste service accounts and authorizing the Nevada County Auditor-Controller to place direct charges on the secured tax roll for collection of delinquent account balances.

7.3 Adopt Resolution 2026-25 Establishing Solid Waste Rates for Fiscal Year 2026/27.

Recommended Action: That Council: (1) conduct a public hearing and adopt Resolution 2026-25 establishing residential and commercial solid waste rates and the Nevada County Auditor-Controller to place direct charges on the secured tax roll for solid waste collection services in CSA 7, Tax Area 03; and (2) authorize the Town Manager to execute a contract with Tahoe Truckee Disposal Co., Inc. (dba Tahoe Truckee Sierra Disposal), for up to \$20,000 for fiscal year 2026/27 for costs of extending residential yard waste programs, to be funded from Solid Waste Fund reserves.

7.4 Approval of Contract with BAE Urban Economics for the Economic Vitality Strategic Plan.

Recommended Action: That Council authorize the Town Manager to execute a contract with BAE Urban Economics in the amount of \$59,945 to develop the Truckee Economic Vitality Strategic Plan.

7.5 Conduct Public Hearing and Introduce Ordinance 2026-09 and Ordinance 2026-10 for Amendments to Development Code (Title 18 of Truckee Municipal Code).

Recommended Action: That Council conduct a public hearing and: (1) introduce Ordinance 2026-09, adopting amendments in support of 2040 General Plan implementation to the Truckee Municipal Code, Title 18 Development Code for Noise (Chapter 18.44) and Development Code Clean-Up Amendments; (2) introduce Ordinance 2026-10, adopting clean-up amendments to the Truckee Municipal Code, Title 18 Development Code for Accessory Dwelling Units (Section 18.58.025); and (3) determine the amendments to be exempt from the California Environmental Quality Act, pursuant to Sections 15060(c)(2), 15060(c)(3) and 15061(b)(3).

8. Council Reports

9. Adjournment

To the regular meeting of the Truckee Town Council, June 23, 2026, 5:00 p.m. at Town Hall, 10183 Truckee Airport Road, Truckee, CA.

Town of Truckee Redevelopment Successor Agency – Notice of Cancelation

The June 9, 2026, regular meeting of the Redevelopment Successor Agency is hereby canceled. Regular meetings are scheduled for the second and fourth Tuesday of each month, immediately following the Town of Truckee Council meeting.

Town of Truckee Public Financing Authority – Notice of Cancelation

The June 9, 2026, regular meeting of the Truckee Public Financing Authority is hereby canceled. Regular meetings are scheduled for the second and fourth Tuesday of each month, immediately following the Town of Truckee Council meeting.

Posting: I declare a copy of this agenda was posted at Town Hall, 10183 Truckee Airport Road, Truckee, CA, on June 4, 2026, by 5:00 p.m. Agenda packets will be available for public review on June 4, 2026, after 5:00 p.m. at Town Hall, and online at www.townoftruckee.gov.

Kelly Carpenter, Town Clerk

Note: As a sustainable practice, a separate agenda for the Truckee Redevelopment Successor Agency and Public Financing Authority will be provided only if there are items to consider. If the meeting is cancelled, the agenda will be combined with the Council Agenda. If there are items for the Truckee Redevelopment Successor Agency and Public Financing Authority to consider, a separate agenda for that body will be produced.

Notice of Accessibility: Public participation is encouraged. In compliance with Section 202 of the Americans with Disabilities Act of 1990 (“ADA”) (42 U.S.C. Sec. 12132) and the Ralph M. Brown Act, the Town of Truckee is committed to ensuring that meetings are accessible to all members of the public. If you plan to attend the meeting and require accommodation due to a disability, including sensory or mobility impairments, or if you need an interpreter or other translation assistance, please contact Kelly Carpenter, Town Clerk, at (530) 582-2924, at least 48 hours before the meeting to allow the Town time to arrange for those accommodations. For information on recent updates to the Ralph M. Brown Act regarding ADA compliance, please refer to Government Codes 54953.2, 54954.1, 54954.2, and 54957.5.