

1 The following is a **condensed** version of the TRUCKEE TAHOE AIRPORT DISTRICT BOARD OF  
2 DIRECTORS regular meeting held Wednesday, March 25, 2026, Truckee Tahoe Airport District  
3 Community Room A & B, located at Truckee Airport, 10356 Truckee Airport Road, 53305 Avenida  
4 Madero, La Quinta, CA 92253, and as well as live stream.

5 **CALL MEETING TO ORDER: 2:30 PM**

6 **PLEDGE OF ALLEGIANCE**

7 **DIRECTORS PRESENT:** President David Diamond  
8 Vice President Greg Horvath  
9 Director Mary Hetherington  
10 Director Teresa O’Dette (via Teleconference)  
11 Director Kat Rohlf

12 **STAFF PRESENT:** Mr. Robb Etnyre, General Manager  
13 Mr. Jeff Menasco, Director of Aviation  
14 Ms. Liza Smith, Director of Finance & Administration  
15 Mr. Vince Wawrzynski, Director of Operations & Maintenance  
16 Mr. Josh Nelson, District Legal Counsel representative  
17 Ms. Lauren Tapia, HR Manager & District Clerk

18 **VISITORS’ PRESENT: 0**

19 **PUBLIC COMMENT ON CLOSED SESSION ITEM:** None.

20 **CLOSED SESSION**

- 21 • CONFERENCE WITH LABOR NEGOTIATORS
  - 22 ○ Agency designated representative(s): President David Diamond
  - 23 ○ Unrepresented employee: General Manager Robb Etnyre
- 24 • GENERAL MANAGER PERFORMANCE REVIEW
  - 25 ○ Government Code 54957
  - 26 ○ Annual Performance Review

27 **ADJOURN OUT OF CLOSED SESSION: 4:05 PM**

28 President Diamond reported out of closed session that there was no reportable action.

29 **CALL MEETING TO ORDER: 4:32 PM**

30 **VISITORS PRESENT: 38**

31 **SPECIAL ORDERS OF BUSINESS:** Director Rohlf expressed condolences to the family of Mr. Jim  
32 Wholey, KTRK Hangar tenant who lost his life in an aeronautical accident on Sunday, March 22,  
33 2026. President Diamond expressed appreciation to Airport staff who provided the family  
34 support the night of the accident and Careflight and TNSAR for their efforts in reaching the  
35 accident site.

36 **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA:**

37 Mr. Jack Ellis made a public comment on the installation of the new STEM building and Civil Air  
38 Patrol providing manpower to support the 2026 Truckee Tahoe Airshow.

39 Ms. Nicki Riley made a public comment about requesting increased public outreach meetings to  
40 address noise, noise comment processing, safety, and the District’s fiscal activities.

41 Mr. Leigh Golden made a public comment about the increase in safety flying over Highway 80  
42 provides aviators.

43 Mr. Michael Golden made a public comment noting the Fly Quiet safety seminar topic for April,  
44 “SF Class B Airspace – Flying from Truckee to San Carlos and back”. Mr. Golden thanked District  
45 Staff members, Mr. Jeff Menasco and Mr. David VanQuest, for adding the topic for discussion.

46 Mr. Derak Adamack made a public comment noting his condolences to aviation community  
47 regarding the recent aviation accident.

48 **MODIFICATION OF AGENDA:** None.

49 **CONSENT ITEMS**

- 50 • Minutes: February 25, 2025, Regular Meeting ----- TAB 01
- 51 • Monthly Service Bills and Fees – February 2026 ----- TAB 02
- 52 • Approval of RESOLUTION 2026-01 – Governmental Equipment Lease-Purchase with  
53 Caterpillar Financial Services ----- TAB 03

54 **PUBLIC COMMENT:** None.

55 **MOTION #1 MARCH 25, 2026:** Director Hetherington motioned to approve the Consent Items  
56 Tabs 01 – 03. Director Rohlf seconded the motion. President Diamond, yes. Vice-President  
57 Horvath, yes. Director Hetherington, yes. Director O’Dette, yes. Director Rohlf, yes. voted in favor  
58 of the motion. Motion passed.

59 **ACTION ITEM**

60 **TTAD HANGAR RENT STUDY & NEW PHASED-IN RENT RATES (TAB 04)**

61 Mr. Menasco, Director of Aviation, reviewed the presentation format for the Board of Directors.  
62 Mr. Eric Laing with Mead & Hunt will review his slide deck first, and Mr. Menasco will review his  
63 slide deck second.

64 District Counsel Nelson provided an update from the Fair Political Practices Commission (FPPC)  
65 regarding a newly issued regulation that expands the ability of hangar tenants who are elected  
66 officials to participate in these types of discussions and provides a specific exception for their  
67 participation if it involves a boat or airplane hangar. District Counsel noted that because of this  
68 newly issued regulation, there will be no exceptions for President Diamond’s participation on this  
69 agenda item.

70 Mr. Laing reviewed his slide deck of Mead & Hunt’s Aeronautical Facilities Rate Analysis Study.  
71 The Board of Directors reviewed their clarifying questions.

72 Mr. Menasco presented staff’s slide deck that reviewed the KTRK hangar rent phase-in plan,  
73 including the deficiency of using CPI to keep pace with cost in a resort community, and the high  
74 cost of snow removal (CAM) in the 18 acres of hangar rows, which is unlike any other similar  
75 general aviation airport. The Board of Directors reviewed their questions and comments on  
76 staff’s slide deck.

77 Discussion ensued regarding rent studies the District has conducted in the past, percentage of  
78 hangar tenants that live locally, if there are any limits on Fly Safe incentives, if the District can set  
79 hangar rates by aircraft size, the long term cost of hangar operation and maintenance, and why  
80 the District did not (in the past) separate the three smallest T-hangars into their own pricing tier  
81 structures.

82 **PUBLIC COMMENT:**

83 Mr. Michael Golden made a public comment on TTAD's Hangar Rent Study & New Phased-In Rent  
84 Rates.

85 Mr. Bill Quesnell made a public comment on TTAD's Hangar Rent Study & New Phased-In Rent  
86 Rates.

87 Mr. Brenden Riley made a public comment on TTAD's Hangar Rent Study & New Phased-In Rent  
88 Rates.

89 Mr. Derek Adamack made a public comment on TTAD's Hangar Rent Study & New Phased-In Rent  
90 Rates.

91 Mr. Brody Kellish made a public comment on TTAD's Hangar Rent Study & New Phased-In Rent  
92 Rates.

93 Mr. Todd Babaravich made a public comment on TTAD's Hangar Rent Study & New Phased-In  
94 Rent Rates.

95 Ms. Katherine Eyre made a public comment on TTAD's Hangar Rent Study & New Phased-In Rent  
96 Rates.

97 Mr. Paco Lindsay made a public comment on TTAD's Hangar Rent Study & New Phased-In Rent  
98 Rates.

99 Ms. Diedre Henderson made a public comment on TTAD's Hangar Rent Study & New Phased-In  
100 Rent Rates.

101 Ms. Nicki Riley made a public comment on TTAD's Hangar Rent Study & New Phased-In Rent  
102 Rates.

103 Mr. Brian Broom-Peltz made a public comment on TTAD's Hangar Rent Study & New Phased-In  
104 Rent Rates.

105 Mr. Craig Rowe made a public comment on TTAD's Hangar Rent Study & New Phased-In Rent  
106 Rates.

107 Mr. Barney Dewey made a public comment on TTAD's Hangar Rent Study & New Phased-In Rent  
108 Rates.

109 Discussion ensued regarding the potential for holding a public forum to allow for further  
110 community input on the hangar rent study and the proposed phased-in rent rates. The Board  
111 discussed the underlying goal of aligning operational revenue with operating expenses and the  
112 importance of maintaining financial self-sufficiency. Additional discussion included updating the  
113 economic impact study and utilizing it as a tool to better educate the community on the direct  
114 and indirect financial contributions generated by the Airport and its users. The Board also  
115 considered past precedents of implementing multi-year, phased-in rent increases for other  
116 leaseholders, including discussion of differing perspectives on the appropriate implementation

117 timeline, such as one-year and three-year phased in approaches, and the considerations  
118 associated with each. Further topics included the potential for increasing the Fly Safe incentive  
119 for participating hangar tenants, differing perspectives on what constitutes “fair” in relation to  
120 the level of property tax revenue used to subsidize hangar rents, concerns regarding broad  
121 generalizations about hangar tenants’ economic standing, researching an alternative CPI  
122 formula, and the District’s historical and current approach to balancing revenue generation with  
123 overall community benefit.

124 Discussion continued on the various multi-year phased-in rent scenarios.

125 **MOTION #2 MARCH 25, 2026:** Director Rohlf motioned to adopt Mead & Hunt’s recommended  
126 rent rates per the study, approve a phase in rents over a period of three (3) years, implement a  
127 new price tier for “medium & large T” hangers with a greater than 44 foot door, increase the Fly  
128 Safe discount from \$75 per month to \$125 per month, begin new hangar rent rates on May 1,  
129 2026, execute the next Rent Study in three (3) years, direct Staff to explore a CAM cost recovery  
130 concept for hangar rows, and to direct staff to explore alternative indices for CPI increases.  
131 Director O’Dette seconded the motion. President Diamond, yes. Vice-President Horvath, no.  
132 Director Hetherington, no. Director O’Dette, yes. Director Rohlf, yes. voted in favor of the motion.  
133 Motion passed.

134 **BREAK:** 6:59 PM – 7:09 PM

### 135 **STRATEGIC INITIATIVES – WILDFIRE MITIGATION – 2026 PROJECTS (TAB 05)**

136 Mr. Etnyre noted that the District met with local fire Departments and Districts, State Parks and  
137 CalFire reviewing established Community Wildfire Protection Plans and the CalFire Burn Plan to  
138 identify priority projects which were ready for implementation and without identified funding.  
139 The board received a presentation reviewing TTAD wildfire mitigation funding history (2024 &  
140 2025) and the proposed 2026 fire mitigation projects by the following agencies: Olympic Valley  
141 Fire Department, North Tahoe Fire District, Northstar Fire Department, California State Parks,  
142 and CalFire Nevada-Yuba-Placer Unit. The Board of Directors reviewed their questions and  
143 comments on the agenda item. Discussion ensued regarding fire mitigation being conducted on  
144 private property owned by corporations, the District’s policy conflict restricting funding for  
145 Truckee Fire Protection District’s project, wildlife/biological compliance with fire mitigation  
146 projects, and the various ways the biomass is removed from fire mitigations projects.

### 147 **PUBLIC COMMENT:**

148 Mr. Todd Babarovich made a public comment on Strategic Initiatives – Wildfire Mitigation – 2026  
149 Projects.

150 Discussion ensued regarding the development of a District policy or criteria to address financial  
151 cost-sharing by private corporations when District funds are utilized for fire mitigation projects  
152 on privately owned corporate property.

153 **MOTION #3 MARCH 25, 2026:** Director Horvath motioned to approve the four individual  
154 Community Wildfire Mitigation Projects presented in the amount of \$1,503,000 as presented in  
155 the staff report and authorize the General Manager to enter into professional service agreements  
156 for each project for the duration not to exceed 18 months. Director Hetherington seconded the  
157 motion. President Diamond, yes. Vice-President Horvath, yes. Director Hetherington, yes.  
158 Director O’Dette, yes. Director Rohlf, yes. voted in favor of the motion. Motion passed.

159 **CONSIDERATION OF THE GENERAL MANAGER’S MERIT INCREASE AND PERFORMANCE BONUS**

160 President Diamond noted that there was Board consensus to issue a performance bonus of 3.4%  
161 of the General Manager’s annual salary.

162 **PUBLIC COMMENT:** None.

163 **MOTION #4 MARCH 25, 2026:** Director Horvath motioned to approve a performance bonus of  
164 3.4% of the General Manager’s annual salary. Director Rohlf seconded the motion. President  
165 Diamond, yes. Vice-President Horvath, yes. Director Hetherington, yes. Director O’Dette, no.  
166 Director Rohlf, yes. voted in favor of the motion. Motion passed.

167 **DISCUSSION ITEMS**

168 **PREVENTATIVE & ONGOING HANGAR MAINTENANCE PRESENTATION (TAB 06)**

169 Mr. Vince Wawrzynski, Director of Operations and Maintenance, presented his slide deck to the  
170 Board of Directors reviewing the preventative and ongoing maintenance of the District’s hangars.  
171 The Board of Directors reviewed their questions and comments on the agenda item. Discussion  
172 ensued regarding lifetime residual risk management and the “discovery period” which could  
173 expose higher risks on the front end of the structure’s life because users are new to the system,  
174 the differences between a horizontal vs vertical opening door, the potential cost of the hangar  
175 door system replacement, and hangar rent revenue not being large enough to account for  
176 preventative and ongoing hangar maintenance costs.

177 **PUBLIC COMMENT:** None.

178 **BOARD COMMITTEE ASSIGNMENTS AND AD HOC COMMITTEE REPORTS (TAB 07)**

- 179
  - Truckee Tahoe Workforce Housing Agency Update

180 Ms. Tapia noted her absence from March’s Board meeting, but a short-written update was  
181 provided by the Executive Director of TTWHA, Heidi Allstead. A special Board meeting has been  
182 scheduled for April 6, 2026, at 8:30 AM.

- 183
  - Town of Truckee River Revitalization Steering Committee

184 No Update.

- 185
  - Climate Transformation Alliance Report

186 Mr. Etnyre noted that CTA is soliciting project for a community incubator. Updates will be  
187 provided after CTA’s Quarterly meeting in April.

- 188
  - TNT-TMA Report

189 Mr. Etnyre noted that there was nothing further to report outside of what was provided.

190 **PUBLIC COMMENT:** None.

191 **MANAGEMENT TEAM REPORTS**

192 **GENERAL MANAGER'S REPORT (TAB 08)**

193 Mr. Etnyre reviewed the General Manager’s report. Mr. Etnyre reviewed Truckee Tahoe Airport  
194 District 2026 – 2028 Strategic Plan Priorities’ status, the Dollar Creek Crossing housing

195 development and their community meeting scheduled for April 2<sup>nd</sup> to facilitate one-on-one and  
196 small group conversations about the project, details around the Soaring Ranch Phase 2 project,  
197 and an update on the 2026 Truckee Tahoe Airshow.

198 District Counsel Nelson reminded the Board of Directors of the upcoming filing deadline for the  
199 annual FPPC Form 700.

200 Mr. Menasco reviewed the Aviation and Community Services Report.

201 Ms. Smith reviewed the monthly Finance and Administration Report.

202 **PUBLIC COMMENT:** None.

203 **ROLLING AGENDA (TAB 09)**

204 Mr. Etnyre reviewed the rolling agenda for the Board of Directors. Mr. Etnyre requested specific  
205 guidance from the Board of Directors regarding the Workshop on District Reserves and Land Use  
206 in May.

207 **STAFF AND BOARD MEMBER CONFERENCE ATTENDANCE REPORT(S):** None.

208 **BOARD MEMBER ANNOUNCEMENTS:** None.

209 **ADJOURN**

210 **PUBLIC COMMENT:** None

211 **MOTION #5 MARCH 25, 2026:** Director Hetherington motioned to adjourn the meeting. Director  
212 Horvath seconded the motion. President Diamond, yes. Vice-President Horvath, yes. Director  
213 Hetherington, yes. Director O’Dette, yes. Director Rohlf, yes. voted in favor of the motion. Motion  
214 passed.

215 At 8:51 PM on March 25, 2026, a regular meeting of the Truckee Tahoe Airport Board of Directors  
216 adjourned.

217 **THIS SET OF MINUTES IS A CONDENSED VERSION OF THE MARCH 25, 2026, REGULAR BOARD**  
218 **MEETING. TO WATCH THE MEETING IN ITS ENTIRETY:**  
219 [https://ttm.open.media/sessions/338168/truckee-tahoe-airport-board-march-25-](https://ttm.open.media/sessions/338168/truckee-tahoe-airport-board-march-25-2026?category=458)  
220 [2026?category=458](https://ttm.open.media/sessions/338168/truckee-tahoe-airport-board-march-25-2026?category=458)