



Town Council

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Department Heads

Jen Callaway, Town Manager

Andy Morris, Town Attorney

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Kelly Carpenter, Town Clerk

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Nicole Casey, Administrative Services Director

Daniel Wilkins, Public Works Director/Town Engineer

Denyelle Nishimori, Community Development Director

April 2, 2026

Board President Diamond, Vice-Chair Horvath and Board Members Hetherington, O’Dette and Rohlf, and General Manager Etnyre:

On behalf of the Town of Truckee (“Town”), and with unanimous support from the Town Council, we would like to ask the Board to consider a purchase offer of approximately five (5) acres of the vacant ten (10) acre parcel currently owned by the Truckee Tahoe Airport District (“District”), located directly across from Truckee Town Hall as outlined below:



This parcel presents a critical opportunity for the Town to address both current and long-term public safety facility needs as our community continues to grow and service demands expand. The Town’s proposed use of this land for development of a new police station is also compatible with the surrounding Airport property and uses, as well as the other adjacent public service uses.

By way of background, in 2024/25 the Town engaged the consulting firm Baker Tilly to conduct a Town-wide operational assessment. As part of that review, the consultant team identified a potential need for up to 20 additional sworn public safety positions, including roles such as outreach and patrol officers. While the Town is currently analyzing call and service data to better understand this recommendation and is not in a position to add this number of staff at this time, we anticipate that, over the next 15 to 20 years additional sworn personnel will be necessary to meet community needs. Our existing facility is not adequate to accommodate future public safety staffing growth, making proactive planning essential. By acting now, based on the data available, the Town can responsibly prepare for the future and position both the organization and the community for long-term success.



As such, the Town is interested in acquiring this property for the development of a new police station, an essential investment in the safety, preparedness, and resilience of the Truckee community and surrounding region.

Primary Need: Officer and Public Safety Concerns

The Town's highest priority in pursuing this acquisition is the growing and immediate need to ensure the safety and security of both law enforcement personnel and the public.

The current Police Department facility presents significant security vulnerabilities that cannot be adequately resolved at the existing site. Most critically:

- Officers currently have no secure or controlled access when entering or exiting the building. In today's environment, law enforcement facilities must be designed to protect staff, detainees, and the public. The existing configuration does not provide the necessary separation, secure circulation, or protected entry required for modern policing.
- Police vehicle parking is unsecured and fully accessible to the public, creating serious risks of vandalism, theft, or interference with emergency response operations.
- Prior incidents have included:
 - Police vehicles being stolen from the lot
 - Unknown individuals entering patrol vehicles
 - Public traffic speeding through police areas to access recycling and compost locations
- Much of the parking is uncovered, resulting in operational delays during winter storms and requiring vehicles to idle during inclement weather, reducing engine lifespan and readiness.

These conditions pose unacceptable risks, and a new facility would help ensure Truckee's police officers can safely report for duty, respond quickly to emergencies, and operate within a secure environment that meets modern public safety standards.

Environmental and Operational Advancements

In addition to safety, the Town views a new police station as an opportunity to advance environmental and operational efficiency goals.

The current facility lacks adequate infrastructure to support modern fleet and sustainability needs, including:



- Limited electric vehicle charging capacity
- Inefficient vehicle staging, requiring vehicle idling during winter conditions
- Off-site storage of emergency trailers and specialized equipment, increasing deployment delays and emissions from additional transport

A new public safety facility could incorporate:

- Covered and secure fleet parking, which would allow for a significant reduction in vehicle idling and afford secure battery charging for in-car computer displays
- Improved EV infrastructure
- Efficient building systems aligned with the Town’s climate and sustainability objectives
- Co-located emergency resources to reduce logistical demands

This project represents an opportunity to build a resilient, energy-efficient public facility that supports both emergency readiness and environmental responsibility.

Space and Capacity Restrictions

Finally, the Town’s Police Department has reached full capacity within its existing building, with no remaining ability to expand critical services.

Current limitations include:

- Staff doubling and tripling up in offices, with no quiet or secure space for sensitive work
- Investigations personnel are located in an upstairs office, separate from the rest of the Police Department team and in an unsecure area due to a lack of office space
- Evidence and property storage requirements far exceeding capacity, requiring off-site operations and delays
- No dedicated training space, forcing officers to travel to Sacramento or Reno to meet California mandates
- Locker room and equipment storage inadequate for current and future staffing needs
- No dedicated Emergency Operations Center, delaying activation during major incidents, such as the recent Safeway and Savemart incidents, avalanche at Castle Peak, and the 2024 “Pass Fire” behind Safeway.



A new Public Safety Center would provide:

- Adequate office space and secure operations areas
- Dedicated training, scenario, and community meeting rooms
- On-site dorm and continuity-of-operations capability during disasters to host both Town and partner agency personnel
- A designated Emergency Operations Center with co-located emergency staff to support and manage regional emergencies to include incidents occurring on Airport property

It is important to note that we understand the sensitivity to rising costs for our community. We are planning now for the future. With the purchase of this property and site acquisitions, the Town would begin the design process and begin researching and applying for grant funding to support aspects of the project. We believe we will be eligible for grant funding and are excited for this opportunity.

The Town also plans to start saving annually to support the construction of the building and has no plans to seek additional tax revenue measures to support construction. The Town would finance the building and incorporate any debt service amount into the annual operating budget.

Timing is important for us, as we don't want to miss out on grant and other funding opportunities, but we would also like to develop a Capital Improvement Project to incorporate the land purchase, lot split and annexation of the property into our upcoming budget cycle and workplan efforts.

Offer Terms

Please consider the Town's offer to purchase 5 acres of District-owned vacant land under the following terms:

1. Purchase Price:

As you are aware, the Town can only pay fair market value for the property and based on the recent appraisal received by the Airport, the Town would offer to purchase the acreage at a value of \$435,514 per acre for a total price of \$2,177,570 for the five acres.

2. Appraisal:

Purchase price supported by an appraisal acceptable to both agencies.

3. Lot Split:

The Town will manage and fund all required lot split, and mapping processes.



4. **Annexation and Public Facilities Use:**

The Town will annex the parcel into the Town of Truckee boundary for the future development of a public safety facility. Future use would be limited to public facilities purposes, ensuring long-term community benefit.

5. **Next Steps:**

The Town respectfully requests the District Board authorize staff to negotiate a Purchase and Sale Agreement.

The Town of Truckee values its partnership with the Truckee Tahoe Airport District and appreciates your consideration of this proposal. This acquisition would allow publicly owned land to be reinvested into a much-needed facility that enhances officer safety, emergency preparedness, and long-term community resilience.

We are happy to answer any questions and hope for an opportunity to discuss this offer further. Thank you for your consideration.

Sincerely,

Jen Callaway
Town Manager