

Town Council

Jan Zabriskie, Mayor

Anna Klovstad, Vice Mayor

David Polivy, Council Member  
Courtney Henderson, Council Member  
Lindsay Romack, Council Member



Department Heads

Jen Callaway, Town Manager

Andy Morris, Town Attorney

Danny Renfrow, Chief of Police

Daniel Wilkins, Public Works Director/Town Engineer

Denyelle Nishimori, Community Development Director

Nicole Casey, Administrative Services Director

Kelly Carpenter, Town Clerk

Hilary Hobbs, Assistant to the Town Manager

**DRAFT**

**NOTICE OF NONRENEWAL OF MILLS ACT CONTRACT**

**Date**

**[ADDRESS]**

**RE: Notice of Nonrenewal of Mills Act Contract for [Property address and APN]**

Dear Carl Tharp and Caitlin Gilmore:

At the [DATE] Truckee Town Council meeting, the Town Council adopted Resolution 2025-XX redesignating the Category "B" (Supporting) historic resource located at [Property address and APN] to a Category "D" (Nonessential) historic resource (Attachment 1). With the redesignation of the building to a Category "D" (Nonessential) historic resource, the property is no longer eligible to be party to a Mills Act contract. Therefore, the Town of Truckee is issuing a Notice of Nonrenewal of the Mills Act contract for the historic resource located at [Property address and APN], as specified under California Government Code Section 50282.

[Section 50282](#) (text attached in Attachment 2) states that "[...] a year shall be added automatically to the initial term of the contract unless notice of nonrenewal is given as provided in this section. [...] If the property owner or the legislative body desires in any year not to renew the contract, that party shall serve written notice of nonrenewal of the contract on the other party in advance of the annual renewal date of the contract. Unless the notice is served by the owner at least 90 days prior to the renewal date or by the legislative body at least 60 days prior to the renewal date, one year shall automatically be added to the term of the contract."

This letter serves as written notice of nonrenewal of the contract. The contract renewal date is [DATE] of each year. Since this notice has been sent to you prior to [DATE] (60 days prior to the 2025 renewal date), the automatic one-year renewal will not occur and the contract will terminate in nine years [DATE].

Per Section 50282(b), upon receipt of this notice, a written protest may be filed requesting reconsideration of this Notice of Nonrenewal within 10 days of the date of this letter [DATE]. If a written protest is received, this matter would then be scheduled for review before the Town of Truckee Town Council.

Please note that nonrenewal of the Mills Act contract may affect your property's assessment.

If you have any questions regarding the information provided within this notice, please contact me at 530-582-2918 or by email at [ydahn@townoftruckee.gov](mailto:ydahn@townoftruckee.gov).

Sincerely,

Yumie Dahn  
Principal Planner

Attachments:

1. Town Council Resolution 2025-XX
2. Text from Government Code Section 50282

**Historical Property Contracts:**

[https://leginfo.legislature.ca.gov/faces/codes\\_displayText.xhtml?lawCode=GOV&division=1.&title=5.&part=1.&chapter=1.&article=12](https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=GOV&division=1.&title=5.&part=1.&chapter=1.&article=12)

Text from Government Code Section 50282:

- (a) [...] a year shall be added automatically to the initial term of the contract unless notice of nonrenewal is given as provided in this section. Each contract shall also provide that after five years, and every five years thereafter, the city, county, or city and county shall inspect the interior and exterior of the premises to determine the owner's continued compliance with the contract. If the property owner or the legislative body desires in any year not to renew the contract, that party shall serve written notice of nonrenewal of the contract on the other party in advance of the annual renewal date of the contract. Unless the notice is served by the owner at least 90 days prior to the renewal date or by the legislative body at least 60 days prior to the renewal date, one year shall automatically be added to the term of the contract.
- (b) Upon receipt by the owner of a notice from the legislative body of nonrenewal, the owner may make a written protest of the notice of nonrenewal. The legislative body may, at any time prior to the renewal date, withdraw the notice of nonrenewal.
- (c) If the legislative body or the owner serves notice of intent in any year not to renew the contract, the existing contract shall remain in effect for the balance of the period remaining since the original execution or the last renewal of the contract, as the case may be.
- (d) The owner shall furnish the legislative body with any information the legislative body shall require in order to enable it to determine the eligibility of the property involved.