



## Commission Members

Deny Dotson  
Stephanie Hicks  
Clay Mitchell  
David Peterson  
Jim Wells

## NOTICE OF PUBLIC MEETING

### NEVADA COMMISSION for the RECONSTRUCTION of the V&T RAILWAY (“V&T Railway Commission”)

**DAY:** Tuesday  
**DATE:** November 30, 2021  
**TIME:** 1:00 pm  
**LOCATION:** Carson City Community Center Robert “Bob” Crowell Board Room  
851 E. William St.  
Carson City, NV 89701

### AGENDA

#### NOTICE TO THE PUBLIC

The State of Nevada and Carson City are currently in a declared State of Emergency in response to the global pandemic caused by the coronavirus (COVID-19) infectious disease outbreak. In accordance with the applicable Directives issued under authority of the Governor’s Declaration of Emergency, including Directive 045 and 047, and subject to any potential changes in state or federal mandates or guidelines, face coverings are required to be worn when attending this meeting in person.

Members of the public who wish only to view the meeting but do NOT plan to make public comment may watch the livestream of the V&T Railway Commission meeting at [www.carson.org/granicus](http://www.carson.org/granicus) and by clicking on “In progress” next to the meeting date, or by tuning in to cable channel 191. Livestream of the meeting is provided solely as a courtesy and convenience to the public. Carson City does not give any assurance or guarantee that the livestream or cable channel access will be reliable. Although all reasonable efforts will be made to provide livestream, unanticipated technical difficulties beyond the control of City staff may delay, interrupt or render unavailable continuous livestream capability.

The public may provide public comment in advance of a meeting by written submission to the following email address: [admin@vtrailway.com](mailto:admin@vtrailway.com). For inclusion or reference in the minutes of the meeting, your public comment must include your full name and be submitted via email by not later than 3:00 p.m. the day before the meeting.

Members of the public who wish to provide live public comment via telephonic appearance in lieu of physical attendance may do so during the designated public comment periods indicated on the agenda by dialing the numbers listed below. Please do NOT join by phone if you do not wish to make public comment.

Join by phone:  
Phone Number: +1-775-686-9037

1. **CALL TO ORDER**
2. **ROLL CALL AND DETERMINATION OF A QUORUM**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT:\*\*** The public is invited at this time to comment on and discuss any topic that is relevant to or within the authority of this public body.
5. **FOR POSSIBLE ACTION:** Approval of Minutes of the October 28, 2021, meeting.

#### **CONSENT AGENDA**

All matters listed under the consent agenda are considered routine and may be acted upon by the V&T Railway Commission (V&T) with one action and without an extensive hearing. Any member of the commission may request that an item be taken from the consent agenda, discussed and acted upon separately during this meeting. The chairman or the vice chairman retains discretion in deciding whether or not an item will be pulled off the consent agenda.

6. **FOR POSSIBLE ACTION:** Discussion and possible action regarding approval of the adjusted budget report for October 1-31, 2021. – **Jim Wells** (admin@vtrailway.com) **Staff summary:** *The V&T Commission will review a comparative statement of adjusted year-to-date revenue totaling 627,368.70, expenses totaling \$205,063.58 and make a determination whether they approve of the report.*

#### **(END OF CONSENT AGENDA)**

7. **ITEM(S) PULLED FROM THE CONSENT AGENDA WILL BE HEARD AT THIS TIME.**
8. **FOR POSSIBLE ACTION:** Discussion and possible action to approve the V&T Railway Commission fiscal year (“FY”) 2021 Annual Audit Report & Financial Statements. – **David Peterson** (dpeterson@visitcarsoncity.com) **Staff summary:** *Casey Neilon will present the V&T Railway Commission FY 2021 Audit Report and Financial Statements as of June 30, 2021.*
9. **FOR POSSIBLE ACTION:** Discussion and possible action regarding ratification of a revenue agreement, with Storytime Photography, to provide photos with Santa for customers who visit the Eastgate Depot during Polar Express. – **David Peterson** (dpeterson@visitcarsoncity.com) **Staff summary:** *Ratification of a revenue agreement to provide photos with Santa for customers who visit the Eastgate Depot during Polar Express, by Storytime Photography.*
10. **FOR POSSIBLE ACTION:** Discussion and possible action regarding ratification of a special patrol service agreement, with High Sierra Patrol, to provide security at the Eastgate Depot during Polar Express, for a total not to exceed amount of \$2,875. – **David Peterson** (dpeterson@visitcarsoncity.com) **Staff summary:** *Ratification of an agreement to provide security for the Engine #18 at the Eastgate Depot during Polar Express, with High Sierra Patrol.*

**11. FOR POSSIBLE ACTION:** Discussion and possible action regarding approval of a new two-year (2) promissory note, at a rate of five percent (5.00%) interest per annum, with three and one-half percent (3.5%) convenience fees for all credit card payments, commencing on January 1, 2022, amortized over two (2) years, with Roy Street Properties, LLC, in the amount of \$245,217.59. – **David Peterson** (dpeterson@visitcarsoncity.com) **Staff summary:** *Approval of a new two-year (2) promissory note for the Drako Property with Roy Street Properties, LLC in the amount of \$245,217.59.*

**12. FOR POSSIBLE ACTION:** Discussion and possible action regarding a sole source justification with Virginia and Truckee Railroad (VTRR) regarding future train service operations on behalf of the V&T Railway Commission. – **Michael Rowe** (michael@rowelawoffices.net) **Staff summary:** *V&T Railway legal counsel will present the case for a sole source justification with VTRR regarding future train service operations for the V&T Railway Commission's consideration.*

**13. FOR DISCUSSION ONLY:**

**MONTHLY NON-ACTION ITEMS:**

A. Upcoming Meeting: *The next V&T Commissioner's meeting is tentatively scheduled for January 27, at 1:00 pm.*

**14. Commissioner Comments or Announcements, and Requests for Information:** No action will be taken and no discussion among the members or with staff will take place during this item of the agenda.

**15. PUBLIC COMMENT:** The public is invited at this time to comment on any matter that is not specifically included on the agenda as an action item. No action may be taken on a matter raised under this item of the agenda.

**16. FOR POSSIBLE ACTION:** To Adjourn.

**\*\*PUBLIC COMMENT LIMITATIONS** – The V&T Railway Commission will provide at least two public comment periods in compliance with the minimum requirements of the Open Meeting Law prior to adjournment. **Public comment will be taken at the beginning of the agenda before any action is taken and again at the end before adjournment.** No action may be taken on a matter raised under public comment unless the item has been specifically included on the agenda as an item upon which action may be taken. The Chair may call for or allow additional individual-item public comment at the time of the body's consideration of the item when: (1) the comment will be provided from a person who is directly involved with the item, such as V&T staff or an applicant; or (2) it involves any person's or entity's due process appeal or hearing rights provided by statute or the Carson City Municipal Code. Comments may be limited to three minutes per person or topic at the discretion of the Chair in order to facilitate the meeting.

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Agenda Management Notice - Items on the agenda may be taken out of order; the public body may combine two or more agenda items for consideration; and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

Titles of agenda items are intended to identify specific matters. If you desire detailed information concerning any subject matter itemized within this agenda, you are encouraged to call the V&T Railway Commission. You are encouraged to attend this meeting and participate by commenting on any agenda item.

Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the V&T Railway Commission in writing at PO Box 1711, Carson City, NV, 89702, or by calling (775) 686-9037 at least 24 hours in advance.

To request a copy of the supporting materials for this meeting, contact Allyson Bolton at [admin@vtrailway.com](mailto:admin@vtrailway.com) or call (775) 686-9037.

The agenda and supporting material are available on the V&T Railway Commission website: <https://vtrailway.com/about/vt-commission/> and at the office of the Carson City Culture & Tourism Authority dba Visit Carson City - 716 North Carson Street, Carson City, Nevada.

If a person willfully disrupts a meeting, to the extent that its orderly conduct is made impractical, the person may be removed or excluded from the meeting. NRS 241.030(4).

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This notice has been posted at the following locations:

Office of Visit Carson City, 716 North Carson Street

<https://vtrailway.com/about/vt-commission/>

<http://notice.nv.gov>