

Joint Meeting

MINUTES OF THE MEETING OF
STATE, COUNTY AND CITY AFFAIRS COMMITTEE
FEBRUARY 15, 1968

MEMBERS PRESENT: HILBRECHT, GARFINKLE, HAFEN, YOUNG, SMITH, TYSON, PETRINI,
DINI, McKISSICK

MEMBERS OF THE SENATE FEDERAL, STATE AND LOCAL AFFAIRS COMMITTEE
MEMBERS OF THE SENATE FINANCE COMMITTEE

GUESTS PRESENT: ASSEMBLYMAN FOOTE
ASSEMBLYMAN MAY
MORGAN J. SWEENEY BOULDER CITY COUNCILMAN
CLAY LYNCH NORTH LAS VEGAS CITY MANAGER
ROBERT J. McNUTT NORTH LAS VEGAS CITY ENGINEER
ORAN K. GRAGSON MAYOR OF LAS VEGAS
GEORGE F. OGILVIE DEPUTY CITY ATTORNEY OF LAS VEGAS
CURT BLYTH EXEC. DIRECTOR, NEVADA MUNICIPAL ASSN.
JOHN MYERS NORTH LAS VEGAS COUNCILMAN
CLINTON WOOSTER CITY ATTORNEY OF RENO
M. GENE MATTEUCCI AIRPORT CONSULTANT, CLARK COUNTY
BILL BRIARE COUNTY COMMISSIONER, CLARK COUNTY
EARL A. TAYLOR DIRECTOR OF AVIATION, CLARK COUNTY
ROY BANKOFFIER MAYOR OF RENO

Senator Gibson opened the meeting.

The first order of business was consideration of SB 11 and AB 11.

AB 11 - An act to enable the board of county commissioners of Clark County, Nevada, to contract specially for the development of an airport, to acquire land therefor, and to issue revenue bonds and other securities in connection therewith; and providing other matters properly relating thereto.

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The first speaker was Mr. Bill Briare County Commissioner of Clark County. He stated that the new McCarran Airport went into operation just 5 years ago, and is already too small. It was considered a white elephant when it was built, but the growth rate of airtravel has been so great, that presently there are not enough facilities for cargo, passengers and baggage. It is estimated that airtravel will grow at the rate of doubling by 1970, and tripling by 1975. The majority of intra-city travel is now by air, and Las Vegas is getting more than its share of the airtraveler.

The Boeing 747 will go into operation next and will make all existing airports obsolete.

There is also the factor of public objection to the noise and sonic booms. The projected growth of Las Vegas is towards the present airport.

The Clark County Board of Commissioners feels that the solution to these problems will be found in the passage of this legislation to allow Hughes Tool Company to proceed with the feasibility study.

The second speaker was Earl Taylor, Direction of Aviation for Clark County. Mr. Taylor stated that the Boeing 747 will cause the whole air industry to explode within the next 2 to 3 years. This plane is 228 feet in length, and has a wing span of 195 feet, weighs 710,000 lbs and will hold 500 passengers. In the next few years we will also have the Lockheed 500, which will be even larger and the Boeing SS. There will be a need for the kinds of airports that Mr. Hughes is proposing to build in Las Vegas. It has been projected that airtravel will increase by 1975 by 3½ times if the fares should decrease, which will be a strong possibility, by 3 times, if fares remain at the present rate, and by 2½ times if fares should increase. A survey showed that there would be 10,410,000 air passengers by 1970, this has already been surpassed by over 1,000,000 air passengers in 1967.

In 1948, there were 12 flights a day into Las Vegas bringing 2.91 people per population, in 1950, there were 9.83 air passengers per population, 1960, the figure was 16.75 air passengers per population, in 1966, 17.71, in 1967, 19.91 air passengers per population. Since 1950, Las Vegas has had a total increase of 285%, which is over the national average of growth by 114%. In 1966 McCarren was considered a large hub, which means that it carried over 1% of the total U.S. scheduled traffic, today it has become one of the biggest airports in the United States, rising from No 23, in size to near the top of the list of the largest airports in the United States.

It should also be considered that airports are big business, aside from the money that the passengers bring to the local industries. Kennedy Airport employs 44,000 people and the San Francisco Airport about 25,000 people. This new airport will be a large employer in the Las Vegas area.

There are two more airlines scheduling flights into McCarren Field this month, and it will be a real problem to find space to accommodate these flights and the passengers they will bring.

Next speaker was M. Gene Matteucci, Airport Consultant, Clark County. The real purpose for us to be here today is the result of a letter from Hughes Tool Company to the Clark County Commissioners, dated December 20, 1967. (See attached copy of letter) A few days after the news of this offer was carried by the press, the Clark County Commissioners were contacted by the FAA in Los Angeles and a meeting was arranged between these two groups. On December 28, 1967, the Commissioners met with the representatives of the FAA, and were informed that the deed to McCarren Airport carried restrictive covenants, which would make an agreement of this kind with Hughes Tool Company impossible. It was suggested that we seek Federal aid in having these covenants removed, however after some consideration, the County Commissioners decided to ask the Nevada Legislature for enabling legislation instead. Governor Laxalt kindly allowed the matter to come before the special session. We are not asking for money, and we are not planning to build the airport, we are only entering into an agreement to allow the feasibility study.

To build such an airport, 5,000 acres will be needed, and the only place in Clark County that such a tract of land can be obtained is from the Bureau of Land Management. Clark County will ask the Bureau of Land Management

to transfer the title of the land to Clark County. This will be a co-operative venture between Clark County, who can obtain the land, and Hughes Tool Company, who can supply the money necessary.

Senator Gibson: Would you object to this bill being amended to give the Legislature power to review and approve the final agreement?

Mr. Matteucci: No, we would welcome it and it would be of great use to us in obtaining the land.

Assemblyman Hilbrecht: As I understand this bill, there is no way that it could be interpreted to compel the County to go ahead if the study indicated that it was not feasible?

Mr. Matteucci: No

Senator Dodge: Is there any kind of a time table?

Mr. Matteucci: No, this is something the study will show.

Assemblyman McKissick: Could you have a report on the feasibility by the 1969 session?

Senator Gibson: As the group who will make the study has not been selected, there is no way to say.

Assemblyman Hilbrecht: Is the county obligated in any way for the cost of the study?

Mr. Matteucci: No, it is understood that Hughes Tool Company will pay for the entire study.

Assemblyman Hilbrecht: Aside from being required to acquire the BLM property Clark County is in no way obligated?

Mr. Matteucci: Correct.

Senator Alleman: In the event that the deal does not go through, who will retain title to the land?

Mr. Matteucci: County will transfer title to Hughes Tool Company.

Senator Casey: Will you change the name?

Mr. Matteucci: No.

Chairman Hilbrecht brought up AB 15 for discussion.

AB 15 - An act to amend an act entitled "An Act to incorporate the Town of Reno, in Washoe County, and defining the boundries thereof, and to authorize the establishing of a city government therefor, and other matters relating thereto,"

Mr. Clinton Wooster, City Attorney of Reno, was the first speaker.

Mr. Wooster explained that the problem was to find a way to annex Stead Air Force Base to the City of Reno, so that the City could provide special services to that area. The land being annexed was all public ownership land and all agencies owning such land agreed to the annexation. The land in question was a strip of land that would provide a way for the City to get to Stead. The City had tried other methods, but all had failed, and the City had to find a way as the Leer deal was going into escrow tomorrow.

Senator Gibson: What services will the City provide?

Mr. Wooster: S Sewrage as the City has a plant at Stead presently, and all other services needed. At present the City was providing such service on a rental basis to the housing area of Stead, which is Federally owned, and being leased to a private agency, who rents the houses. In July of 1968, the Government plans to sell the housing for private ownership.

Senator Monroe; Does this conform to the 1967 Annexation Law?

Mr. Wooster: The City of Reno is governed by the 1965 law, as the 1967 law applies only to Clark County. This request is not for a general law change, only to ammend the Reno City Charter.

Mayor Bankofier: This annexation will also bring the roads under City authority for maintance, which the County wants.

Senator Gibson: What type of development will be at Stead.

Mr. Wooster: Leer Industries will file a basic planning proposal with the City today.

Assemblyman Hilbrecht: Will this include annexation of the Housing

Mr. Wooster: Yes

Mayor Bankofier: The City will acquire some 114 additional acres, including an extra runway, which the City may use in the future.

Assemblyman McKissick: Will this increase the City of Reno by half?

Mr. Wooster: I don't know.

Assemblyman Dini: Do you feel that there will be any trouble with the no mans' land between the two parts of the City?

Mr. Wooster: No.

Mr. Wooster: All of these people wanted to become part of the City, no one was forced into joining. The Federal Government wanted to get this land back on the tax roles and the Leer development is the first sign of success in this area. Mayor Bankofier has worked for two years to bring an industrial development into being, and we have to provide service to these companies.

AB 12 - Detaches certain property in Las Vegas and annexes same to North Las Vegas; annexes other property to North Las Vegas.

Clay Lynch, City Manager of North Las Vegas spoke first.

Mr. Lynch explained that the City of North Las Vegas had sold its' airport to the Hughes Tool Company for an industrial development. For purposes of zoning, the City was requesting that this land be placed in North Las Vegas, under one city, instead of being under three separate sub-divisions of government. The County of Clark, the City of Las Vegas and the City of North Las Vegas now control land which will be included in this development. The City Council of Las Vegas agreed to this proposal. He presented maps to point out the area. Mr. Lynch asked that this bill be considered by itself, as there were other boundry changes that had been agreed to between Las Vegas and North Las Vegas, but he was concerned that this bill be passed alone, so that the development could proceed.

Mayor Gragson told the Committees that he would agree to the changes to allow North Las Vegas to go ahead with the development, however, he would like to have the bill amended to include all the boundry changes the tow cities had agreeded upon. He presented maps to show all of the changes. He stated that he had spoken with the bill drafters and they assured him that the bill could be amended to include all changes in a very short time, and that the amendments would not delay the bill's passage for more than one day. He felt that this legislation would settle any disputes over the boundries for all time. He explained just what land would be included in the amended bill and pointed out that the two purposes could be served with one piece of legislation.

Senator Gibson: Have there been any objections from property owners concerning this action.

Mayor Gragson: No.

Curt Blyth: The only question I have is the scope of the item as placed on the agenda of the Special Session. Would it cover both the items?

Chairman Hilbrecht: Since both cities concur, I would anticipate no problem in that area.

The Senate Committees were excused.

A general discussion followed concerning AB 15.

Assemblyman Petrini moved DO PASS on AB15

Assemblyman Garfinckle seconded the motion, pending verification of the legal discription by the State Engineer.
Motion carried.

Chairman Hilbrecht appointed Assemblyman McKissick to verify the descriptions.

A discussion on AB 11 followed with Assemblyman Dini questioning if this situation could be covered by the Municipal Airport Act, passed last session. Chairman Hilbrecht replied no, that this was a special situation which could not be covered by a general law. Assemblyman Young questioned the section of the bill dealing with bond issues. Chairman Hilbrecht stated that these bonds were not being sold to the public, only to Hughes Tool Company, and will not affect the bond market, and would be paid out of the airport revenue.

Assemblyman McKissick moved that AB 11 be given a DO PASS recommendation, after it is amended to include the provision that the Legislature has final authority to approve the plans.

Assemblyman Garfinckle seconded the motion.

The motion carried.

Chairman Hilbrecht explained that there was a long history of boundry trouble in Clark County, which had forced the Legislature to adopt strong annexation laws, applying to Clark County. He explained that he felt that the best action for the Committee to take was to amend the bill to include all land agreed up, so that one City Council could not change their minds and refuse to honor the agreement, after part of the changes were made. He explained that these changes were important to both cities and would perhaps end the conflict over the boundries. Assemblyman Tyson pointed out the changes on the maps.

Assemblyman Garfinckle moved that the Committee hold AB 12, until the Chairman could check with the Legislative Council with regard to ammending it to include all lands.

Assemblyman Dini seconded the motion.

The motion carried.

The Chairman was authorized to have a new bill drawn, if the changes and amendment could not be done

The meeting was adjourned.



Assembly
Nebraska Legislature

STATE, COUNTY AND CITIES

February 15, 1968

Please sign name and title:

- Morgan J. Sweeney Boulder City Councilman
- ✓ Clay Lynch NLV City Mgr.
- ✓ Robert J. McNutt NLV City Engr
- Oran K. Hoogson Mayor Las Vegas
- George F. Gilvie, Jr. Dep. City Atty - Las Vegas
- Art Blythe Exec. Director, Nev. Municipal Assn.
- John E. Myers Councilman City N.L.V.
- Chadron Wooster ✓
- 3 W. Gene Mattheus ^{eucci} - Airport Consultant - Clark County
- 1 Bill Brian - County Comm. Clark County
- 2 Erle W. Taylor Director of Aviation Clark County

December 20, 1967

The Honorable Board of County Commissioners of Clark County

15

Gentlemen:

In order to accomplish the construction of a new airport which Hughes Tool Company is convinced will soon become not only desirable, but a virtual necessity to Clark County, Hughes Tool Company proposes to commence, as expeditiously as practicable, the design and construction of a true jet-age airport.

As the request of the Honorable Board of County Commissioners of Clark County, a feasibility study shall be made by a firm selected by negotiation between said Honorable Board and the Hughes Tool Company. The purpose of this feasibility study being to determine whether or not it is feasible for Clark County to acquire the airport mentioned above.

If the study determines that it is feasible, Hughes Tool Company shall sell the new airport to Clark County for its actual cost, as determined by an audit conducted by an independent firm of certified public accountants (such cost shall include no profit or fee of any kind to Hughes Tool Company, and no interest for the use of the funds required to obtain the land, design, and build the airport) less the value of McCarran Field (which shall be conveyed to Hughes Tool Company) said value being determined by independent appraisal.

If the study determines that it is not feasible for Clark County to acquire the new airport, such determination shall effect a termination of this contract and shall completely release Clark County from any obligation whatsoever.

If this proposal is satisfactory, an appropriate resolution of intent is requested.

Desert Inn Hotel
Las Vegas, Nevada

Hughes Tool Company
/signed/
by Richard Gray
Attorney-in-Fact

December 20, 1967

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Desert Inn Hotel
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NORMAN TY HILBRECHT
ASSEMBLYMAN
401 SOUTH THIRD STREET
LAS VEGAS, NEVADA 89101
TELEPHONE 382-0012



COMMITTEES
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STATE, COUNTY AND CITY AFFAIRS
VICE CHAIRMAN
JUDICIARY
MEMBER
STATE PUBLICITY AND ECONOMIC
DEVELOPMENT

Nevada Legislature

FIFTY-FOURTH SESSION

17

February 8, 1968

Honorable Darwin Lamb, Chairman
Clark County Commission
Clark County Court House
Las Vegas, Nevada

Re: AB 11

Dear Darwin:

As I advised you by telephone, the day before yesterday, it is necessary for me to have any and all data you can compile regarding the proposed jet airport - Hughes Tool Company plan. In this connection, I am particularly interested in information necessary to draw some standards or criteria which must be met prior to the undertaking of this program by the county.

I have spoken to Mr. Mayhew, of the Hughes Company, regarding this matter and have been advised that they are undertaking a general feasibility study. Perhaps some of this data can be secured through Mr. Mayhew.

Above all, I want to emphasize the importance of receiving this data in the shortest possible time. The session must end, according to law, by February 25, 1968. I have tentatively set Friday, February 16, as the deadline for receiving this information. A hearing date then can intelligently set.

Sincerely,

Norman Ty Hilbrecht
Assemblyman
Clark County

NTH/mk
enc.1
cc: Robert Mayhew

NORMAN TY HILBRECHT
ASSEMBLYMAN
401 SOUTH THIRD STREET
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TELEPHONE 382-0012



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Nevada Legislature

FIFTY-FOURTH SESSION

February 8, 1968

Honorable William Taylor, Mayor
City of North Las Vegas
North Las Vegas City Hall
North Las Vegas, Nevada

Dear Bill:

It has been requested that the City have an opportunity to testify on AB 12, which pertains to certain changes between the city limits of Las Vegas and North Las Vegas.

As Chairman of the State, County and City Affairs Committee, I earnestly solicit the City's presence at a hearing of the matter, which has been set for Wednesday, February 14, 1968, in Room 43 of the Capitol Building at 2:00 PM.

Kindest personal regards.

Sincerely,

Norman Ty Hilbrecht
Assemblyman
Clark County

NTH/mk
CC: City Attorney

NORMAN TY HILBRECHT
ASSEMBLYMAN
401 SOUTH THIRD STREET
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DEVELOPMENT

Nevada Legislature

FIFTY-FOURTH SESSION

19

February 8, 1968

Honorable Oran Gragson, Mayor
City of Las Vegas
Las Vegas City Hall
Las Vegas, Nevada

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Assemblyman
Clark County

NTH/mk
cc City Attorney