

Assembly

GOVERNMENT AFFAIRS COMMITTEE
MINUTES OF THE MEETING
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bonds or revenue bonds for, but which would help bring industry into the state. It is a very complex piece of legislation. Governor Edmondson explained that the system had worked well in Oklahoma and gave several examples. The complete testimony that was given to the joint meeting of the Commerce Committees by Dr. White, Governor Edmondson and Mr. Moler will be presented to the committee later. Governor Edmondson explained to the committee that in 70 of the 77 counties in his state this system was used, and the rate of failure was very low. He knew of only one such trust that was in trouble.

AB 608 - Requires state and county agencies to consult with the Bureau of Mines of State of Nevada prior to any agency construction in geologically hazardous area.

Mr. Baker explained that there was already a law that required private builders to have their plans looked over by a private firm and this bill would apply the same standards for state construction. He stated however that the Bureau of Mines did not at present have the manpower to do this. It would mean at least an on the site inspection of each building. He explained that such information was given when asked for. He also stated that it could develop into making the Bureau of regulatory agency instead of an advisory agency. The law now provides that the Bureau will give such advise when asked. He said he felt the problem was that not enough agencies know that such services are available. Chairman Smith stated that he felt that all agencies should know that the Bureau has the capability to assist them in such matters but should not have the responsibility of such legislation.

SB 309 - Provides for liberal construction of ordinances and building codes to encourage establishment of condominiums. Mr. Hancock spoke against this bill saying that it would be a mistake to lower the building codes in any area. Mr. Cunningham stated that this legislation is needed for Washoe County. Senator Swobe explained to the committee that the bill had been introduced because a number of older apartment houses in Reno were to be converted into condominiums, and the Reno City Attorney had ruled that the building inspector had to make the buildings conform to single dwelling units. Mr. Adams said that in Las Vegas the builders, city building officials and other interested groups had drawn up their own codes for condominiums, and the system worked well. He stated that a code for condominiums would be established in the future so this was a short time problem which existed only in the City of Reno.

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Assemblyman Bryan said he objected to the language of the bill because it sounded as if certain builders were being given preferential treatment.

AB 551 - Eliminates examination of certain public works plans. Mr. Adams stated that this bill does not include the use of the services of the International Association of Building Officials for plan checking. Chairman Smith stated that there were other amendments to this bill.

AB 538 - Grants preference to certain bidders for public contracts involving labor.

Mr. Adams stated that this would be a bad bill for Clark County. Mr. Bokemann presented a written statement to the committee on this bill.

AB 467 - Transfers responsibility for issuing billboard permits from county clerk to county building inspector. Assemblyman Bryan Moved DO PASS. Assemblyman Getto seconded the motion. The motion carried.

AB 679 - Requests designation of third week of July annually as "Nevada All-Indian Stampede Days." Assemblyman Dini Moved DO PASS. Assemblyman Getto seconded the motion. The motion carried.

March 12, 1971

Sir:

The attached is self-explanatory and for your information.

I pass this on to you as a citizen of the State of Nevada. My position of employment is Director of Construction for the Clark County School District.

Respectively yours,



Stanley O. Bokelmann
4604 Carriage Lane
Las Vegas, Nevada 89109

1. Increase cost of building to be "less than \$500,000" (line 3, page 2)
2. Decrease percentage to be "1 percent" (line 5, page 2)
3. "Federal assistance program shall be 50% of cost to assist in carrying out the purpose of this chapter" (lines 22 and 23, page 2)

A.B. 328

\$7500 (item 11, page 1) is fine with me. This allows qualified staff personnel to develop small projects.

A.B. 78 (Amended)

1. They have deleted the compliance with local building laws on the original bill (great!!)
2. I do not anticipate any problems on the zoning.

A.B. 277

Maybe the School Districts can get a piece of this. Maybe??

A.B. 330

Increasing total from \$5000 to \$10,000 (line 12, page 5) is fine with me. With today's ever rising construction cost, the State Planning Board would be inundated with trivia if left at \$5000.

A.B. 538

This is a bad one. The State of Nevada is going to suffer more than it will benefit.

1. The requirement of the general bidder to list with his bid the labor hours, rate, etc. (lines 1-12, page 1) will drive them crazy. They will not only have to list themselves, they will also have to list as many as 50 subcontractors and/or suppliers (major projects). There will be no bidders on public projects. If there are bidders, they will not be competitive.
2. Why are streets and highways excepted (lines 6 & 7, page 1)?
3. Who sets the general hourly rate of this state (line 15, page 1)? This would be another administrative function to be established and another cost item in the state budget. Is this in conflict with the Right-To-Work Law? Is this in conflict with the Contractor's License Law?
4. The percent breakdown (lines 21-25, page 1 and lines 4-47, page 2) could involve as much as \$500,000 on an eight to ten million dollar project because it would involve every contractor and supplier on the project. Is it wise to expend taxpayers' funds that far exceed any taxes lost due to out of state contractors and suppliers?

5. Setting of prevailing labor rates could be in conflict with federally supported projects. The federal government recently suspended the Davis-Bacon Act dealing with the listing of the latest labor rates.
6. This entire bill is "fence-me-in" legislation and can only do much more harm than good to this State of Nevada. The policing of this act would involve untold addition of personnel and administrative expenses and would far exceed any anticipated gain in tax revenue.

	Initials	Date
Prepared By		
Approved By		

Hal -

I can't be here for the hearing on AB645 this afternoon, but I very much favor it.

I believe the accounting & auditing & budgeting for these small entities generally don't require accrual or mod-accrual - the management of these little entities just doesn't require that degree of sophistication!

I have not received a response from the West Society Local Govt Committee on this bill, so the comments above are my own.

Herbertson.