

Assembly

GOVERNMENT AFFAIRS COMMITTEE
MINUTES OF THE MEETING
MARCH 12, 1973

MEMBERS PRESENT: CHAIRMAN DINI
VICE-CHAIRMAN ULLOM
ASSEMBLYMAN MAY
ASSEMBLYMAN BROOKMAN
ASSEMBLYMAN GOJACK
ASSEMBLYMAN SMITH
ASSEMBLYMAN YOUNG
ASSEMBLYMAN FORD

MEMBERS ABSENT: ASSEMBLYMAN GETTO (EXCUSED)

ALSO PRESENT: LOUIS F. MURPHY, CIVIL DEFENSE
DON LEAHY, STATE PERSONNEL DIVISION
LE ROY WILSON, SOUTH HILLS IMPROVEMENT ASSOCIATION
JIM POLKINGHORN, ELKO COUNTY
B. EICHEMAN, WASHOE COUNTY PROPERTY OWNERS ASSOCIATION
JOE MIDMORE, BUILDERS ASSOCIATION
DEBRIA SHELTON, WASHOE COUNTY BUILDING ASSOCIATION
GARRY OWENS, LEGISLATIVE COUNSEL
JOHN MEDER, COUNTY COMMISSIONERS ASSOCIATION
ASSEMBLYMAN HOWARD

The meeting was called ot order by the chairman.

AB 386 - Adds to projects under County Improvements Law and authorizes county commissioners of certain counties to appoint trustees of improvement districts.

Assemblyman Howard told the committee that this would combine NRS 318 with NRS 244. In smaller counties there are sometimes not any people who are willing to run as trustees of improvement districts. This applies only to the smaller counties.

The chairman asked if the county commissioners do not already have the power to dissolve the districts.

Mr. Owens was sent for to explain the legal ramifications of the bill.

AB 423 - Changes Civil defense and disaster agency to office of emergency services.

Mr. Murphy explained that his department wanted the change in names to bring the agency up to date. Their work is mainly in the natural disaster area now and emergency services.

The chairman asked if the bill gave the agency more power.

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Mr. Murphy answered not, that was not the purpose of the bill.

Assemblyman Young asked how much funding was necessary.

Mr. Murphy explained that the money requested would be placed in the emergency contingency fund. He did not know the amount.

AB 450 - Prohibits issuing building permits unless restrictions on property are observed.

Assemblyman Gojack explained that this was a new version of AB 321. It simply put the burden of proof on the builder. He must prove that he is meeting existing codes. This would be an office procedure in the building inspector's office and would not require additional staff for on-site inspections.

Le Roy Wilson told the committee that the problem seems to arise after the homes are built. A homeowner will put up a fence or build an addition that does not meet the restrictions on the property. This decreases the property value of the surrounding homes.

Mr. Eichbaum told the committee that the disregard for the restriction was one of the reasons for the growth of the homeowners associations in Washoe County. There seems to be no place to fix the responsibility.

Assemblyman May asked if the Planning Commission of Washoe County did not see that the zoning restrictions were met.

Mr. Eichbaum said they did not seem to.

Assemblyman Smith told the committee that he felt an answer to the problem might lie in the forming of neighborhood groups to police the sub-division and see that the restrictions were followed.

The chairman stated he felt that the city or county would take on a liability because they would have a employee who was interpreting the law.

Debria Shelton told the committee that the homeowners associations could take violators to court but this was an expense most of the groups could not afford. She told the committee that Mr. Griswald of the District Attorney's office in Washoe County said a law with some teeth was needed. She also said she had met with the Building Inspector and he was in faovr of the bill and did not feel it would be too much additional work.

Mr. Midmore told the committee that he opposed the bill as he did not think it was the responsibility of local governments to enforce contracts between neighbors.

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Jim Pokinghorn told the committee that Elko County does not want the responsibility of enforcing the building restrictions in the county. He stated that many of them are old and impossible to enforce. He also questioned if the regulations had the force and effect of law.

Robert Warren told the committee that the cities feel that special ordinances will have to be passed in order to enforce the regulations. They oppose the bill on the grounds that it would provide special law for special segments of the population. They feel that all regulations would have to be enforced in all parts of a city, which would be impossible.

Garry Owens told the committee that he felt that the bill, AB 386 was a good bill, but was not prepared to explain all the legal ramifications at this time.

The chairman scheduled a hearing on the bill for March 16.

AB 458 - Removes restriction on carrying forward accumulated unused sick leave for employees in public service.

Mr. Gagner told the committee that his organization favored the legislation because at present an employee is allowed to accumulate 90 days of sick leave and then this amount is cut in half at the beginning of a new year, so many employees lose unused sick leave.

Don Leahy told the committee that the Personnel Division favored the legislation also. He stated that he could not foresee any fiscal impact as a result of the bill.

AB 420 - Provides for rubber stamp in lieu of transfer tax stamps.

The chairman explained that this county clerk had requested this bill simply because the use of a rubber stamp would be easier and more efficient in her office.

Assemblyman Ullom moved "DO PASS".
Assemblyman Brookman seconded the motion.
The motion carried unanimously.

The chair appointed Assemblymen Ullom and Ford as a sub-committee to make a recommendation concerning AB 423 to the committee.

AB 405 - Creates youth services agency within Department of Health, Welfare and Rehabilitation.

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Mr. Warrenbock explained to the committee that there was no one directly responsible to administer the \$885,000 probation subsidy program. The Director of the department was not able to administer the program directly and the various agencies had to have co-ordination. He presented a list of amendments which had been worked out in meetings within the department.

Assemblyman Ford asked if the agencies were planning to keep their separate advisory boards.

Mr. Warrenbock said the agencies all wanted to keep the boards.

Assemblyman Ford stated that the purpose of the bill was to bring all the agencies together. She stated she supported the bill, but opposed the amendments.

Assemblyman Ford moved "DO PASS" AB 458.
Assemblyman Ullom seconded the motion.
The motion carried unanimously.

Assemblyman Smith moved AB 471 be "INDEFINITELY POSTPONED."
Assemblyman Young seconded the motion.
The motion carried unanimously.

Assemblyman Ullom moved that AB 405 be amended as proposed and be given a "AMEND AND DO PASS" recommendation.
Assemblyman Brookman seconded the motion.
The motion carried.
Assemblyman Ford voted NO.
Assemblyman Getto was absent.

Assemblyman Smith moved committee introduction of BDRs 18-1227, 16-137, 23-1534, 22-1605 and 31-1146.
Assemblyman Ullom seconded the motion.
The motion carried.

o A.B. 601

o A.B. 604

* A.B. 599

A. A.B. 600

+ A.B. 622

DATE: 3-17

NAME	DESIRE TO TESTIFY	BILL #	REPRESENTING
Louis F. Murphy	if required	AB 455	Civil Liberties
Mr. Baker	if required	AB 455	Resist Div
Mr. C. K. Hatten	"	AB 450	Sub. with Res. Div.
Bernice B. Wilson	—	AB 450	"
Ed. B. O'Neil	X	"	"
Jim Polkinghorne	Yes	"	EIK Co
Thomas C. Murphy	If required	"	Glenn Co. Comm.
B. FICHBAUM	Yes	AB 450	Wash. in Property Insurance Assn
Walter Schaefer		AB 450	NBA
Joe Midmore	Yes	AB 450	Bulken Assoc.
William S. ^{Stetson}	X	"	Wash. Co. Res.
Al H. H.	No		LYON CO. Comm.
(1)			

REVISED 3/12

ASSEMBLY

AGENDA FOR COMMITTEE ON GOVERNMENT AFFAIRS

Date 3/12 Time 1:00 PM Room 214

Bills or Resolutions
to be considered

Subject

Counsel
requested*

A. B. 386

SUMMARY—Adds to projects under County Improvements Law and authorizes county commissioners of certain counties to appoint trustees of improvement district. Fiscal Note: No. (BDR 20-995)

A. B. 420

SUMMARY—Provides for rubber stamp in lieu of transfer tax stamps. Fiscal Note: No. (BDR 32-1213)

A. B. 423

SUMMARY—Changes civil defense and disaster agency to office of emergency services. Fiscal Note: Yes. (BDR 36-78)

A. B. 450

SUMMARY—Prohibits issuing building permit unless restrictions on property are observed. Fiscal Note: No. (BDR 22-1307)

A. B. 458

SUMMARY—Removes restriction on carrying forward accumulated unused sick leave for employees in public service. Fiscal Note: No. (BDR 23-799)

A. B. 458

~~SUMMARY—Removes restriction on carrying forward accumulated unused sick leave for employees in public service. Fiscal Note: No. (BDR 23-799)~~

*Please do not ask for counsel unless necessary.