

Assembly

4- 1457

GOVERNMENT AFFAIRS COMMITTEE

MINUTES OF THE MEETING

May 9, 1975

MEMBERS PRESENT:

CHAIRMAN DINI  
VICE CHAIRMAN MURPHY  
ASSEMBLYMAN CRADDOCK  
ASSEMBLYMAN HARMON  
ASSEMBLYMAN MAY  
ASSEMBLYMAN MOODY  
ASSEMBLYMAN SCHOFIELD  
ASSEMBLYMAN FORD  
ASSEMBLYMAN YOUNG

ALSO PRESENT:

Mr. Glenn K. Griffith  
Mr. Dick Miles  
Mr. Jim Jeffries  
Mr. Ken Aguirre  
Mr. Bruce Arkell  
Mr. Robert J. McNutty  
Mr. Don Paff

(The following bills were discussed: S.B. 468, S.B. 288, S.B. 483, S.B. 553, S.B. 179, S.B. 535, S.B. 562, A.B. 509, A.B. 778, S.B. 100, S.B. 491 and S.B. 498, S.B. 390, S.B. 483, S.B. 553, A.B. 776, A.B. 711).

Chairman Dini called the meeting to order at 8:00 A.M.

The first bill to be discussed was S.B. 468, which vests certain counties with areawide waste management planning duties and powers.

Mr. Broadbent testified. This bill is a result of the necessity to do 208 planning in Clark County. Last session, they designated Clark County Commission as the agency for Clark County. There was necessity for this planning. It was brought about by the EPA. Under 208 planning it was their feeling that it was the intent of the legislature to designate them to do the planning. There is some question about regional planning authority statutory duty to do this and they made not be apportioned on the basis of what would be legal. The county commission is apportioned. They are in the middle of planning. They are in the process of planning on the Muddy and Virgin Rivers. They are faced with the possibility of investment designs to dump waste waters into the rivers. Federal monies are only open to 208 agencies. They are prepared to do this. They have made application to the governor at the request of the state. It is on a temporary basis. They want support to do it. This goes only as far as mandated by federal regulations. Mr. Broadbent stated that they asked to have this bill drafted and the city did too. Mr. Dini asked if this was tied into Clark County. Mr. Broadbent replied that it was tied into

S.B. 288, which is only for Clark County.

4- 1458

Mr. Young moved for a do pass, which was seconded by Mr. Schofield.

Mrs. Ford stated that she would like to hear some more of the testimony.

Mr. Arkell testified next. He stated that they have been attempting to get a 208 agency for about a year. They have been unsuccessful. In this bill, in order to designate Clark County as planning, they are given authority to require compliance of that plan by other political subdivisions in that county. That is section 5.4 of the reprint of the bill.

Mr. Craddock asked if any financing had been secured. Mr. Arkell stated that 1.2 million had on that. With other obligations, it will probably not be funded on that level.

Mr. Jack Mitchell testified next. He stated that they had to go along with a good part of this bill. He did, however, have some suggested amendments to the bil. He stated that the bill goes too far. A lot of language is after the plan is developed. His amendments would limit it to be only essential for federal funds. He referred to page 3 of the bill and stated that this language goes beyond the planning stage - starting with lines 16 and 17. He then referred to the summary of the bill and stated that that was what they would like to do. He suggested getting the plan developed before we decide who is running the total picture.

He left the amendments with the committee chairman.

Mr. Larry Hampersee of Las Vegas testified next. He stated that they endorse this bill. They do feel that the bill has gone further than necessary. He referred to section 5.4. These powers are forced upon the subdivisions. When the governor had a special committee come to Clark County it was his understanding that all that was necessary was a letter to EPA from the governor saying that he designates the agency. Now they are told that they need a 9 page bill to carry forth that designation. They request that the last two sections of section 5.4 be looked at carefully and evaluated to see if this is a planning requirement. They will do what they can to help the county. If this were left in the bill, the county could require them to use the incinerator method. They are short of natural gas and this uses a lot of natural gas.

Mr. Craddock stated that he believed that it used very little natural gas once it was fired up.

Mr. Broadbent stated that all they wanted was a 208 agency. He indicated that Mr. Arkell stated that we needed paragraphs 2 and 3 of Section 5.4 in order to allow them to do it. Section 8, page 3 is the key. He then read from the bill. The federal government has required that whoever this is it has to be a designated authority.

Mr. Arkell stated that the governor does have the authority to designate the planning agency and could separate planning from implementation.

Mr. Arkell stated that the only way you could do that is if he receives concurrence from all political subdivisions to designate the agency. He indicated that there was a split. No designation has been made. The governor cannot act without resolutions. If there is a management agency in existence, the governor can designate. That is the reason for 5.4. This language comes out of the TRPA statutes. He urged that the committee not amend these sections. Without that language in the bill it would require resolutions from all political subdivisions in Clark County. They have been trying for a year to get this. The City of Las Vegas had two alternatives. To either designate someone or to wait until the legislature acted. They took the option to wait for the legislature to act.

Mr. Bob MacDonald testified next. He referred to section 5.4. He questions the advisability of giving such an extensive authority to the county. He does not feel it is fair to give the county commission authority on a city as to how it functions with regard to disposal. If the community does not comply with the 208 plan they will not get federal money. You do not need ordinances. You need the county as a planning agency. He is concerned that there should be this much jurisdiction at a county level over a city when it is not required.

Mr. Warren testified next. He stated that they support the designation of the county as planning agency.

Mrs. Ford stated that there is merit in elected officials having representatives on that board, but it is not viable at this time.

Mr. Craddock referred to the 1952 sewer agreement between North Las Vegas and the City of Las Vegas. He stated that another agreement would not be easily enforceable even if it existed today.

Mr. Mitchell stated that to his knowledge there has been no problem with this agreement.

Mr. Dini stated that the committee would hold this bill and would take no action today.

Dr. Ravenhoe testified. He stated that seven or 8 years ago he chaired a task force on the Lake Mead pollution. By mutual participation of cities and counties they provided a recommendation. It was basically a planning process.

The next bill to be discussed was S.B. 483. Mr. Broadbent testified. He stated that this bill was a direct request from Washoe County. It related to an employee using a county vehicle for private use. There is no statute that would let them take any action on it. They endorse the bill.

Frank Fahrenkopf stated that he agreed with Mr. Fahrenkopf.

4

The next bill to be discussed was S.B. 553, which authorizes acquisition of certain land for park and game refuge.

Mr. Polish testified. He presented his testimony together with some attachments to the committee, a copy of which is attached hereto and made a part hereof.

Mrs. Ford stated that there was no money appropriated.

Mr. Polish stated that it would probably run about 1 and 1/2 million dollars and that there were under 5,000 acres.

Mr. Dini stated that he had met with the current owner and that the land had a lot of springs on the property. He stated that it was beautiful property.

Mr. Glen Griffin testified. He stated that they support the intent of this bill although the funding was certainly nebulous. They realize that this ranch has numerous qualities which would be very worthwhile to manage or retain into public ownership. They support the cooperative approach. The money would have to come from gifts or grants.

Mrs. Ford asked if they had the authority to get an appraisal.

Mr. Griffin replied yes. They had the authority now.

Mrs. Ford asked if they had the money for the appraisal to which Mr. Griffin replied no.

Mrs. Ford stated that she would be interested in putting the language back in that the Senate took out.

Mrs. Ford asked if they would like to have that language back in to which Mr. Griffin replied yes. He stated that this bill was very restrictive.

Mr. Moody asked if the Fleishman Foundation participated in any grants of this type to which Mr. Griffin replied yes.

The next bill to be discussed was S.B. 179, which authorizes the division of Colorado River Resources of state department of conservation and natural resources on behalf of the State to acquire water facilities and to issue securities therefor.

Mr. Don Paff testified. A copy of Mr. Paff's testimony together with the attachments thereto are attached to these minutes and made a part hereof.

Mr. Mitchell testified and stated that they were a contract water user and that they supported this bill.

Mr. Broadbent stated that he supported this bill.

The next bill to be discussed by the committee was S.B. 535, which authorizes county recorders to remove and store records under certain circumstances.

Mr. C.W. Riggan testified. Mr. Riggan stated that this was done for the small counties to allow them to remove original linen maps to have them reproduced.

Mr. Harmon moved for a do pass, which was seconded by Mr. May. The motion carried unanimously. Mr. Murphy was not present at the time of the vote.

The next bill to be discussed was S.B. 562, which changes fees for filing and recording avrious maps and certificates in county records; and changes structure of indexes in county recorders' offices.

Mr. Riggan testified. He stated that \$50.00 was not an unreasonable charge. We have to preserve these maps from now on. see attachment

Mr. Young indicated that he thought that Mr. Riggan wanted the first repret. Mr. Dini stated that S.B. 562 should be amended to the second reprint.

Mr. Young moved for an amend and do pass which was seconded by Mr. Harmon. The motion carried unanimously. Mr. Schofield and Mr. Murphy were not present at the time of the vote.

The next bill to be discussed was A.B. 509. Mr. Dick Miles testified. He stated that he had met with Mr. Young and Mr. Moody. He referred to the amendments which were given to the committee. Most of these amendments were word changes. A major amendment appears in Section 5 on page 2. \$1,000 is deleted and \$2,500 is put in its place on line 13. They are asking that sections 6 and 7 be deleted completely. It makes the bill much more simple. He suggested that in section 8, that \$5,000 be deleted and be replaced by \$2,500. He stated that his other changes were minor. He stated that sections 29 and 28 be deleted and put section 30 back in and take out the brackets and italics and leave it just as it was.

Mr. Moody moved for a do pass as amended which was seconded by Mr. Young. The motion carried unanimously.

The committee then discussed A.B. 778. Mr. Schofield stated that he thought that this was a good bill. Mr. Schofield moved for a do pass which was seconded by Mr. Harmon. The motion carried unanimously.

Mr. Dini stated that the committee would hold S.B. 100 for a few days.

The committee next discussed S.B. 491 and S.B. 498. Mrs. Ford stated that she had spoken with Mr. Broadbent. She stated that he had gotten a number of thoughts from other counties. She suggested a new section that would apply to Clark County and would be mandatory for Clark County and be only permissive in all the other counties. This would allow the rural counties to utilize it. It would not require them to do it.

Mr. Moody stated that he would agree with that.

Mr. Schofield moved to have the committee's action with regard to S.B. 491 and S.B. 498 rescinded. The committee had indefinitely postponed these two bills. Mr. Murphy seconded the motion. It carried unanimously. Mr. Dini stated that the committee would take these bills up next week.

The committee then discussed S.B. 390. Mr. Craddock moved for a do pass, which was seconded by Mr. May. The motion carried unanimously. Mr. Harmon voted no.

The committee discussed S.B. 483. Mr. Moody moved for a do pass which was seconded by Mr. May. The motion carried unanimously.

Mr. May moved for an amend and do pass on S.B. 553, which was seconded by Mrs. Ford. The amendment would be the insertion in the bill of local or federal monies. The motion carried unanimously.

The committee then discussed S.B. 179. Mrs. Ford moved for a do pass, which was seconded by Mr. May. The motion carried unanimously.

Mr. Harmon moved for indefinite postponement of A.B. 776, which was seconded by Mrs. Ford. The motion carried unanimously.

Mr. Schofield moved for a do pass on A.B. 711, which was not seconded. Mrs. Ford stated that it was mandatory for Clark County, but not for the school district. see attachment

There being no further business to come before the meeting, the meeting adjourned.

Respectfully submitted,

*Barbara Gomez*  
Barbara Gomez  
Committee Secretary



ASSEMBLY

AGENDA FOR COMMITTEE ON GOVERNMENT AFFAIRS  
FRIDAY,

Date May 9, 1975 Time 8:00 AM Room 214

4- 1456

Bills or Resolutions  
to be considered

Subject

Counsel  
requested\*

THIS AGENDA SUPERSEDES AGENDA FOR  
FRIDAY, MAY 9, 1975

- S.B. 468      Vests certain counties with areawide waste management planning duties and powers.  
Notify: Mr. Broadbent
- S.B. 483      Makes private use of county motor vehicle unlawful.  
Notify: Mr. Broadbent
- S.B. 553      Authorizes acquisition of certain land for park and game refuge.  
Notify: Senator Lamb, Assemblyman Polish
- S.B. 179      Authorizes the division of Colorado River Resources of state department of conservation and natural resources on behalf of the State to acquire water facilities and to issue securities therefor.  
Notify: Don Paff
- S.B. 535      Authorizes county recorders to remove and store records under certain circumstances.  
Notify: Senator Sheerin, C.W. Riggan
- S.B. 562      Changes fees for filing and recording various maps and certificates in county records, and changes structure of indexes in county recorders' offices.

PLEASE NOTE: The only change in this Agenda is the addition of S.B. 562.





Let's take a look at the Cleveland Ranch, one of the oldest ranches in the eastern part of the State of Nevada. The ranch has its' own mountain creek water rights and has over 200 cold water springs which are natural for raising of fish. The ranch has over two thousand acres of productive land that can be farmed all along the west side of the ranch, where major improvement could be made to increase the production. Some of the land is not farmed at all, but is lightly rolling and sloped in places, which with a gravity sprinkling irrigation system installed on the natural grade part of this land, could produce thousands of tons of alfalfa hay and all kinds of grain. It has the soil and the water to raise over one hundred tons of alfalfa seed and one hundred thousand bushels of grain. The main part of the land lies nearly flat and faces east.

Ponds with individual springs are natural for spawning trout and bass in all of the springs. Ponds and reservoirs lay the full length through the hay meadows of the ranch, cattle grazing on the lower meadows.

Planting small plats of grain in different scattered places and fencing would provide feed and shelter for all kinds of birds, ducks, geese, sagehens, pheasants and other wild birds. Soon there would be big numbers for over a mile long on the south part of the ranch, which has scattered trees around the reservoir sites with plenty of water for irrigation and other springs with ponds and antelope grazing the year around in this area.

It would be an excellent area for a big resort, about five miles off U. S. Highway 50-6 going west with very few <sup>mile</sup> lost with sign at the U. S. 93-50-6 junction going east, a tourist can take the paved road at the junction fifteen miles south. U. S. highway 93 going south and north. With a 75 acre reservoir for boating, fishing and with so many other reservoirs and ponds, fish and wild birds in such a big area with a Nevada style of accomodations for all classes of tourism for all people with three trans-continental highways just a few miles away.

Tourism will advertise the resort in all corners of the country, with highways going all directions with so many spots for rest and relaxation. One day tourist driving from Grand Junction, Colorado to Cleveland Ranch Indian Massacre Springs Resort and vice versa from other points. With its own historic name, it should be raising famous purebred cattle of many different types, even famous breeds of horses reviving the dreams of old Ebner Cleveland, the founder of the ranch. Such activities will attract many people. A distance highway cross road big good sign will help bring people from the state and out of the state to the ranch and vice versa, people all the way to Carson City, Lake Tahoe, Reno and other, and south to Las Vegas and other towns in the state.

With a golf course and landing strip near the reservoir site, along with good accommodations for general tourism, an exclusive area with accommodations for clubs and other modern facilities for people that can afford outdoor pleasure to better recreation attractions, boating, fishing, hunting, and horseback riding, with Nevada style entertainment. So many reservoirs and ponds in a wide area reserved should appeal to many Las Vegas and other towns near and Utah towns in the area for vacationing and weekends, relaxation and pleasure for all should be like a home to many of this weekend vacationing people.

Facing east it would be hard to find another ranch in the country like it. A professional man started us thinking of its merits when he commented that fish raising can be a bigger business than the cattle business, and then he said the recreation potentials can be even much bigger business than cattle and fish together, although the ranch is one of the best cattle ranches in the country. A look will verify all that is mentioned above.

Just outside the property lines, many mining claims have been filed and there is potential for oil. The elevation is 5500 feet, and there are paved roads, telephone and power. Measurable business opportunities and potential lies with this ranching property.

THE CLEVELAND RANCH

4- 1466

The Cleveland Ranch, one of the very few, old, better ranches in the State of Nevada, a land mark that was organized by Cleveland, second cousin of the President Grover Cleveland. Many of the buildings on the ranch show the age.

The Cleveland ranch has its own mountain water shed with many canyon creeks and springs. Some over one second feet of water late summer don't reach the main creek, Cleve Creek.

Early spring and summer, water runs fifteen second and up to twenty-five second feet, and at times, over this amount. The Stevens Creek, at spring and early summer, runs four to eight second feet into a small reservoir. The Indian Creek also has a small stream and reservoir.

The Cleveland Ranch has more than 200 cold water springs on the deeded land and under fence. If they were put all together, they would measure fifteen second and over. Having ample irrigation water in the late summer. Much more water can be developed by developing and gathering mountain creeks and springs. A gravity sprinkling system can be installed because of a natural grade, making it possible many hundreds acres of new ground for production. Improving the present poor farming condition can almost double the capacity. In the big drought of 1932-1934, over 2,000 cattle were driven from Elko County during the winter to the Cleveland Ranch until spring, and trailed back to Elko County in the spring. Ernest Merkley, still ranching, talks about the trailer-  
ing pictures which show the trail herd. The ranch has 25 different fields and pastures running now 1,000 mother cows and 200 to 400 yearlings with

(cont'd The Cleveland Ranch)

2

potential to almost double the capacity.

4-1467

It was recently pointed out to us by knowledgable people that this Ranch was worth much more for fish, fish hatcheries and recreation than for raising cattle. All this can be accomplished without interference with the production of livestock. Over a mile and one-half of fish facilities can be located along the main springs and still be using the irrigation ditches, can be built without interference. There is also a site that has been surveyed for a 100 acre reservoir, which can be used for fishing, for boating and for camping grounds, with many nearby cold springs for domestic use. There are several small reservoirs with fish in the ranch. There are many small pond springs scattered within this six miles. They can be enlarged to raise trout and bass for recreation, fishing and hunting. Within and around the ranch, the year around, many times transit geese stop within areas of the reservoir and some stay there the entire year.

This ranch has duck, sage hen, grouse, dove and other birds for hunting. There are deer and entelope, at times, in and around the ranch. The Cleveland Ranch is a year around breeding grounds for sage hen, duck, and is a stopping area for Canadian geese.

The 12,000' mountain range above the ranch has large deer herds and elk; and an antelope herd stays around the ranch area. Much of the time it stays inside the fenced ranch.

LOCATION

The Cleveland Ranch is located east of Ely in Spring Valley, approximately 45 miles from Ely on black-top Spring Valley Road which connects the Cleveland Ranch to Highway 6 and 50 going east and west, and Highway 93 going south making direct connections with Law Vegas, Los Angeles, Southern California and Phoenix, Arizona.

ELEVATION

Elevation is 5,500 feet to 5,600 feet.

CLIMATE

Temperatures range generally from a few degrees below zero in the winter, to around 90 degrees in the summer months. Average precipitation is 10.53 inches.

SERVICES

The Cleveland Ranch is connected by telephone via Eastern Nevada Telephone Company, which connects with Bell Telephone Company at Ely, Nevada. Good truck service direct to the ranch is available for transportation of supplies and livestock by a 16 mile black-top road connecting the Cleveland Ranch with U. S. Highways 6, 50, and 93.

COMMUNITY

Ely is the primary shopping center for the ranch and it also provides adequate community facilities in the way of churches, schools and hospitals. School bus service is provided for rural students to attend consolidated elementary and high schools.

ACREAGE

Total Acreage

20,000

4-1469

(A) B. L. M. (Approximately)

15,320

(B) Private Land

4,680

LANDS IN WHITE PINE COUNTY, NEVADA, IN MT. DIABLO  
BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

TOWNSHIP 16 NORTH, RANGE 66 EAST:

Section 1: SW $\frac{1}{4}$  of SE $\frac{1}{4}$

Section 12: NW $\frac{1}{4}$  of NE $\frac{1}{4}$ , SE $\frac{1}{4}$  of NE $\frac{1}{4}$ , E $\frac{1}{2}$  of SE $\frac{1}{4}$

Section 13: E $\frac{1}{2}$  of NE $\frac{1}{4}$ , N $\frac{1}{2}$  of SE $\frac{1}{4}$ , SW $\frac{1}{4}$  of SE $\frac{1}{4}$ , SE $\frac{1}{4}$  of SW $\frac{1}{4}$ .

TOWNSHIP 16 NORTH, RANGE 67 EAST:

Section 5: Lot 2 of NE $\frac{1}{4}$  (also referred to as the NW $\frac{1}{4}$  of NE $\frac{1}{4}$ ),  
SW $\frac{1}{4}$  of NE $\frac{1}{4}$ , Lots 3 and 4 of NE $\frac{1}{4}$  (also referred to  
as the N $\frac{1}{2}$  of NW $\frac{1}{4}$ ), S $\frac{1}{2}$  of NW $\frac{1}{4}$ , W $\frac{1}{2}$  of SE $\frac{1}{4}$ , SW $\frac{1}{4}$ .

Section 6: Lots 1 and 2 of NE $\frac{1}{4}$  (also referred to as N $\frac{1}{2}$  of NE $\frac{1}{4}$ ),  
S $\frac{1}{2}$  of NE $\frac{1}{4}$ , Lot 3 of NW $\frac{1}{4}$  (also referred to as the  
NE $\frac{1}{4}$  of the NW $\frac{1}{4}$ ), SE $\frac{1}{4}$  of NW $\frac{1}{4}$ , E $\frac{1}{2}$  of SE $\frac{1}{4}$ , W $\frac{1}{2}$  of  
SE $\frac{1}{4}$ , E $\frac{1}{2}$  of SW $\frac{1}{4}$ .

Section 7: All.

Section 8: W $\frac{1}{2}$  of NE $\frac{1}{4}$ , W $\frac{1}{2}$  of SE $\frac{1}{4}$ .

Section 17: W $\frac{1}{2}$  of NE $\frac{1}{4}$ , W $\frac{1}{2}$ , NW $\frac{1}{4}$  of SE $\frac{1}{4}$ .

Section 18: All.

Section 19: E $\frac{1}{2}$ . E $\frac{1}{2}$  of NW $\frac{1}{4}$ .

Section 20: W $\frac{1}{2}$ .

Section 29: NW $\frac{1}{4}$ , W $\frac{1}{2}$  of SE $\frac{1}{4}$ , SE $\frac{1}{4}$  of SE $\frac{1}{4}$ .

Section 30: E $\frac{1}{2}$  of NE $\frac{1}{4}$ .

Section 32: N $\frac{1}{2}$  of NE $\frac{1}{4}$ .

RANGE PRIVILEGES

Bureau of Land Management

1,000 A. U. M. 's

RANGE PRIVILEGES

Bureau of Land Management

1,112 A. U. M. 's

FENCING

The Cleveland Ranch is completely fenced. There are twenty-five different pastures and fields separating the 4,680 acres.

MINERALS

There have been many mining claims filed adjoining the deeded land. A number of oil companies have leased the ranch in the past. There are no existing oil or mineral leases of any kind on this ranch with anyone.

BUILDINGS

2 Employer's Homes  
1 New Three-Car Garage  
3 Homes for Employees  
1 Bunk House  
1 Cook House and Mess Hall  
1 Large Cement Equipment Shop

2 Equipment Storage Sheds  
1 Grainery  
2 Large Barns  
1 Large Stable  
1 Large Shed  
1 Lambing Shed

These were built over 20 years ago.



ANALYSIS OF THE CLEVELAND RANCH  
 MADE BY PRUDENTIAL LIFE INSURANCE  
 IN 1949.

6  
 1471

<u>Acres</u>		<u>AUM's per unit</u>	<u>AUM's</u>
1315	Hayland @ 2 tons hay equals 2,630 tons	4	10,520
1315	Hay aftermath	1	1,315
240	Wet meadow @	5	1,200
1050	Wet meadow @	2	2,100
1400	Fenced grazing	1/8	175
760	Unfenced grazing	1/10	76
			<hr/>
			15,386
<u>15,320</u>	B. L. M. - Taylor grazing		<u>1,112</u>
20,000	Approximate total including Taylor grazing		16,498
	16,498 - 12 equals 1,375 A. U.		
	1,375 mother cows year around operation or 1,000 mother cows year around operation plus 600 yearlings for summer season.		

MAPS

Maps can be provided upon request showing the deeded land, range rights, soil classification, mountain creeks, mountain spring drainage areas, fence lines, roads, and diversion points.

LAND PRICE, OFFER GOOD UNTIL MAY 1, 1973

4,680 acres of land (the owner reserves 1/2 of all oil and mineral rights), water rights, range rights and buildings for \$1,500,000.00 (One million five hundred thousand) cash, or on terms acceptable to seller.



4-1482

Mr. Joe Dini, Chairman  
the Assembly Government Affairs Committee

In response to your request of May 8, 1975 in committee, I set forth below the history of SB 239 and SB 562, with regards the fees for filing of maps in the several recorders offices of this State.

SB 239 originally submitted on February 21, 1975.

NRS 117.025 Page 2 line 3, sets forth a fee of \$50.00 or \$25.00 plus 25 cents for each unit mapped, whichever is greater.

First reprint, same as above

Second reprint, same as above

Third reprint, same as above

SB 562 originally submitted on April 22, 1975

NRS 116.050 page 1 line 11, sets forth a fee of \$50.00 or \$25.00 plus 25 cents for each unit mapped, whichever is greater.

NRS 117.025 page 2 line 1, same as above.

NRS 280A.560 page 4 line 12 same as above

First reprint, same as above

Second reprint,

NRS 116.050 page 1 line 11, sets forth a fee of \$5.00 plus 25 cents per lot or unit mapped

NRS 117.025 page 2 line 1, sets forth a fee of \$5.00 plus 25 cents per lot or unit mapped.

NRS 280A.560 page 3 line 44, sets forth a fee of \$5.00 plus 25 cents per lot or unit mapped.

Again, I must point out, that it was the intent of the recorders in the presentation of the original proposals, that NRS 116, 117 and 280A all be consistent with NRS 278 in regards the filing fees for maps, and that the fee should be commensurate with service and job to be performed by the several recorders. And the recorders are of the belief that a fee of \$50.00 or \$25.00 plus 25 cents per lot or unit mapped is not an unreasonable amount for the service and the job we must perform.

Respectfully

C. W. Riggan

5. B. 55  
250

Recommended Amendments to A. B. 509  
as presented to Government Affairs Committee

*Ray Haining*

Page 1 - Section 3, Paragraph 1, line 8--delete [without limitation]; insert after "includes",  
such as but not limited to.

Page 1 - Section 4, Paragraph 1, line 20--delete [and]; insert or.

Page 2 - Section 4, Paragraph 2--delete paragraph in its entirety; insert "Chief administrative officer" means the person directly responsible to the governing body for the proper administration of that particular entity.

Page 3 - Section 9, Paragraph 2, line 9--insert after "officer", or the governing body.

Page 3 - Section 9, Paragraph 2, line 13 and 14--delete [submitted at the next regular or special meeting of the governing body for ratification]; insert reported to the governing body at its next regular meeting.

Page 3 - Section 10, line 19--insert after "bidders qualifications", including past performance.

Page 4 - Section 18, Paragraph 2, line 44--delete [presented at]; insert reported to.

Page 4 - Section 18, Paragraph 2, line 45--delete [or special] and [for ratification by a majority].

Page 4 - Section 19, Paragraph 1, line 48--insert after "no", authorized representative or.

Page 5 - Section 19, Paragraph 1, line 1--delete [such]; insert after "a member", of such governing body.  
*11 19 Line 50 Delete (300) add 250*

Page 6 - Section 25, Paragraph 2, line 22--delete [local].

*with*  
Page 6 - Section 28, Paragraph 1 and 2, lines 32 through 40--delete total section 28.  
*6- sect 29 delete total sect 29*

Page 7 - Section 30, Paragraph 1 through 5, lines 18 through 48--NOTE: The present *tape brackets out*  
NRS 334.030 is ok. All deletions should be put back. All insertions should be taken out.

Submitted by,

Joseph Cathcart  
Purchasing Director, City of Las Vegas

April 7, 1975

DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES

DIVISION OF COLORADO RIVER RESOURCES

Testimony Regarding S. B. 179

Assembly Committee on Government Affairs

May 9, 1975

Mr. Chairman, and members of the Committee. My name is Don Paff and I am the Administrator of the Division of Colorado River Resources, formerly known as the Colorado River Commission. My testimony is in support of Senate Bill No. 179, as amended.

Senate Bill No. 179 was patterned after Chapter 268 of the 1967 Statutes. The bill is designed to permit a continuity of development of the State's water resource of the Colorado River with those authorities provided in Chapter 268 of the 1967 Statutes of Nevada.

As indicated by population studies and water use predictions from the State Engineer's State Water Plan Reports, and also as indicated in our own projections and a survey of water contractors, the First Stage of the Southern Nevada Water System will be taxed to its maximum capacity about 1980.

The Division of Colorado River Resources in its trustee role of the State's Colorado River water resource, and as the prime contractor, acting on behalf of the State, for the First Stage of the Southern Nevada Water System, took an early leadership role in obtaining pertinent studies of the need and timing essential for undertaking Stage Two. The Division, with the cooperation of all water contracting entities, the U. S. Bureau of Reclamation, and especially with cooperation of Nevada's congressional delegation, brought about congressional action whereby the Federal Government made \$500,000 available to the Bureau of Reclamation. This funding of preconstruction activities of the Second Stage of the Federal transmission facilities is pursuant to the 1965 Federal authorization of the Southern Nevada Water Project Act, 79 Statutes 1068. The President's budget for Fiscal Year 1976 includes \$1 million more for the Bureau of Reclamation to fund preconstruction activities of the Second Stage of the Southern Nevada Water Project. We believe it is essential that the State preconstruction and construction activities be sufficiently funded, with no delay, so that they may parallel the Federal project if we are to meet the water needs of Southern Nevada beyond 1980.

The First Stage of the Southern Nevada Water System was put into official operation on November 1, 1971, and is capable of delivering 132,200 acre-feet per year of treated potable Colorado River water. The System consists of the Federally funded and constructed pumping and transmission facilities and the State funded and constructed Alfred Merritt Smith Water Treatment Facility. Bulk water deliveries, through contractual relationships, are made to the City of Boulder City, City of North Las Vegas, City of Henderson, Nellis Air Force Base, and the Las Vegas Valley Water District. As confirmed by water use, engineering, and financial reports, the First Stage of the System is operationally and fiscally sound.

As indicated previously, we estimate the need by about 1980 for the Second Stage of the State facilities, which will be operated in conjunction with the Federal facilities. Senate Bill 179 as amended authorizes the Division, acting on behalf of the State, to fund through State General Obligation Bonds the State facilities portion of the System, paralleling the authorized Federal project. These bonds need not fall within the State's debt limitation imposed by Section 3 of Article 9 of the State Constitution, and it is stated in the bill that by legislative declaration they shall not.



The funding is proposed in two major parts; \$60 million for the State-owned treatment facility enlargement and necessary reservoirs to allow for reliability and potential diminishment of the high cost of electric power and energy, and an additional \$60 million for a backup of funding the Federal facilities in the event that Federal funding be lost, diminished or extraordinarily delayed. The latter \$60 million is not expected to be needed, just as the \$52 million authorized in 1967 was not needed nor expended. All bond obligations, operation, maintenance and other related costs are to be met by revenues from water delivered to the contracting agencies.

Required preconstruction activities can be funded by issuance of interim debentures which would be refunded through the bonds issued for construction of the Second Stage facilities. This procedure is provided in the State Securities Act, Chapter 771, Statutes of Nevada, 1967.

Attached are some exhibits which I would like to briefly review with you:

1. Projected Water Demands Supplied from Colorado River through Southern Nevada Water System.
2. Southern Nevada Water System - Water Treated and Delivered in 1974.
3. Southern Nevada Water System Stage II - Preliminary Cash Flow Summary for State Facilities.

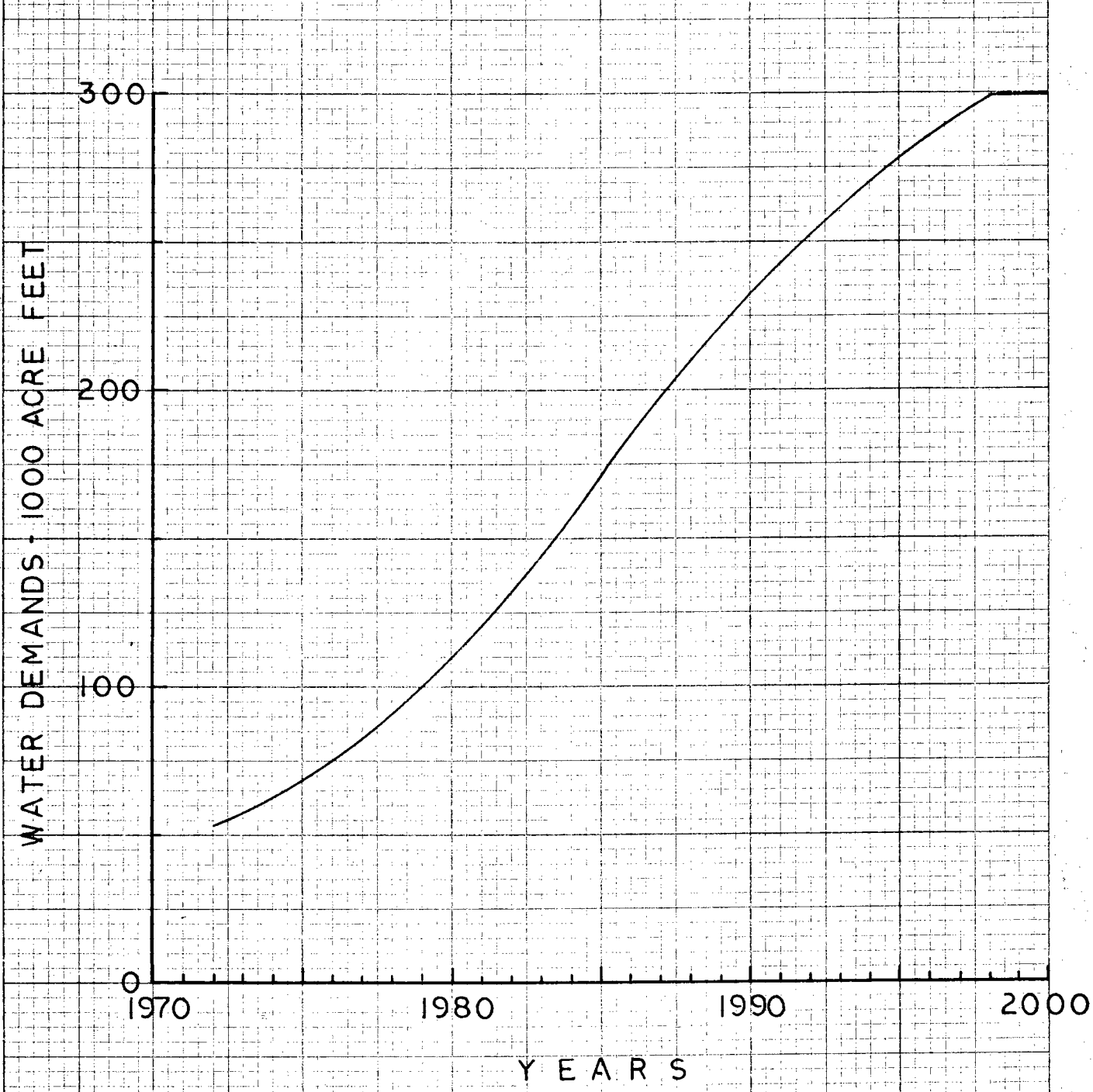
4. Southern Nevada Water System Stage II -  
General Activity Schedule.
5. Southern Nevada Water System Stage II -  
Proposed Basic Concept.
6. Southern Nevada Water System - Cost of  
Water.

Mr. Chairman, and members of the Committee, we  
urge your affirmative action on Senate Bill 179.

# DIVISION OF COLORADO RIVER RESOURCES

d-1489 2-1975

## PROJECTED WATER DEMANDS SUPPLIED FROM COLORADO RIVER THROUGH SOUTHERN NEVADA WATER SYSTEM



46 0780

10 X 10 TO THE INCH • 7 X 10 INCHES  
KEUFFEL & ESSER CO. MADE IN U.S.A.

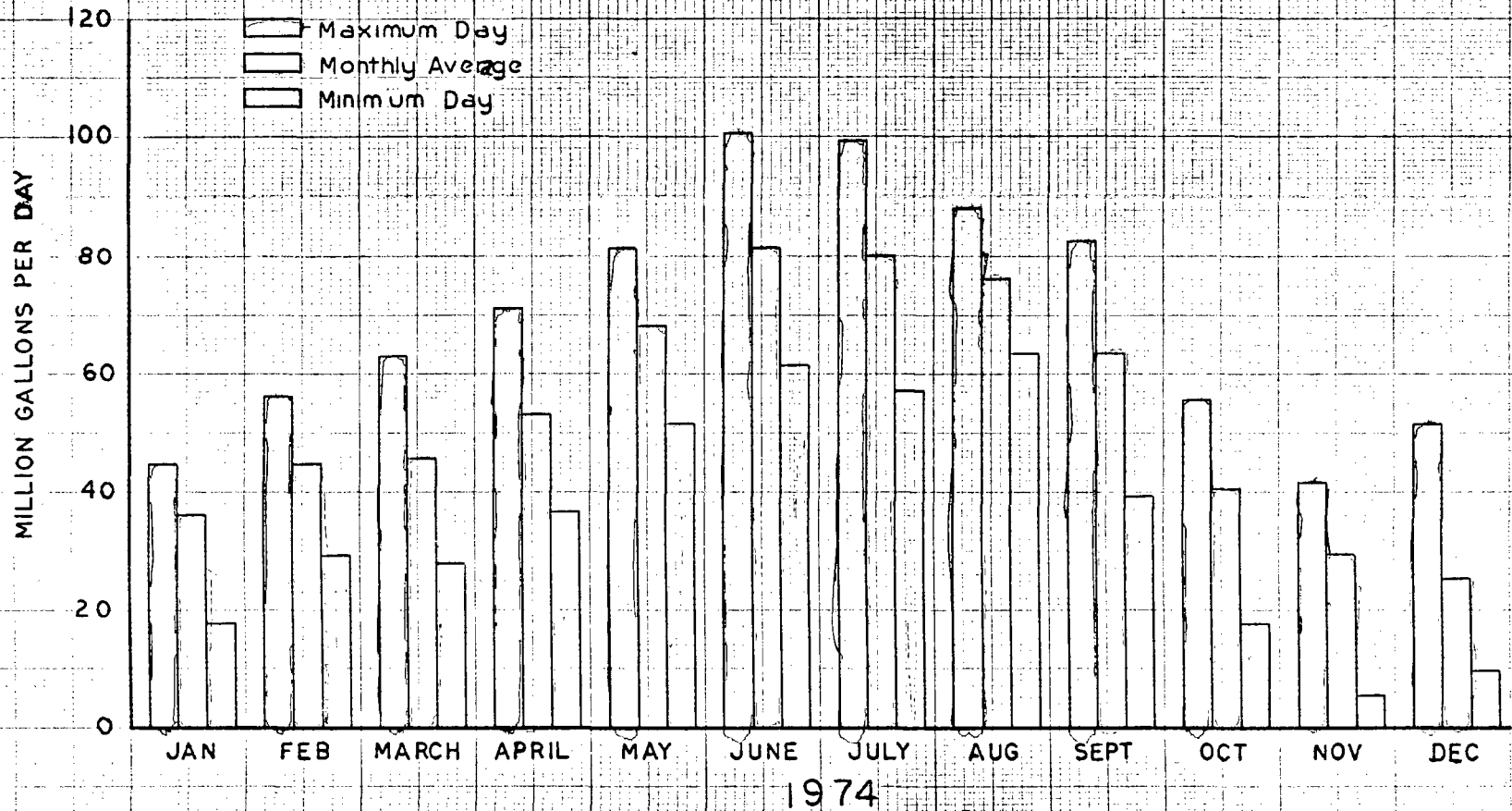


# DIVISION OF COLORADO RIVER RESOURCES

1975

## SOUTHERN NEVADA WATER SYSTEM

WATER TREATED AND DELIVERED IN 1974



100 MILLION GALLONS PER DAY

4-1490

**GENERAL ACTIVITY SCHEDULE**  
 as prepared by  
**STATE OF NEVADA**  
**DIVISION OF COLORADO RIVER RESOURCES**

FEDERAL

- GENERAL PLANNING
- INVESTIGATIONS
- DEVELOP DESIGN CRITERIA (BY CRM)
- PLAN FORMULATION
- PREPARE DPR & DESIGN DATA
- REVIEW, PUBLIC HEARINGS AND MODIFICATIONS

ENVIRONMENTAL

- ENVIRONMENTAL IMPACT STATEMENT (DRAFT)
- REVIEW, PUBLIC HEARINGS AND MODIFICATIONS

LEGAL/FINANCIAL

- FUNDS APPROPRIATED
- DEVELOP REPAYMENT CONDITIONS (BY CRM)
- WRITE AND EXECUTE CONTRACTS
- COURT VERIFICATION
- OBTAIN RIGHTS-OF-WAY AND PERMITS

CONSTRUCTION

- PLANS AND SPECIFICATIONS
- CONSTRUCTION
- TEST AND SHAKE-DOWN

STATE

AMSWTE-GENERAL PLANNING

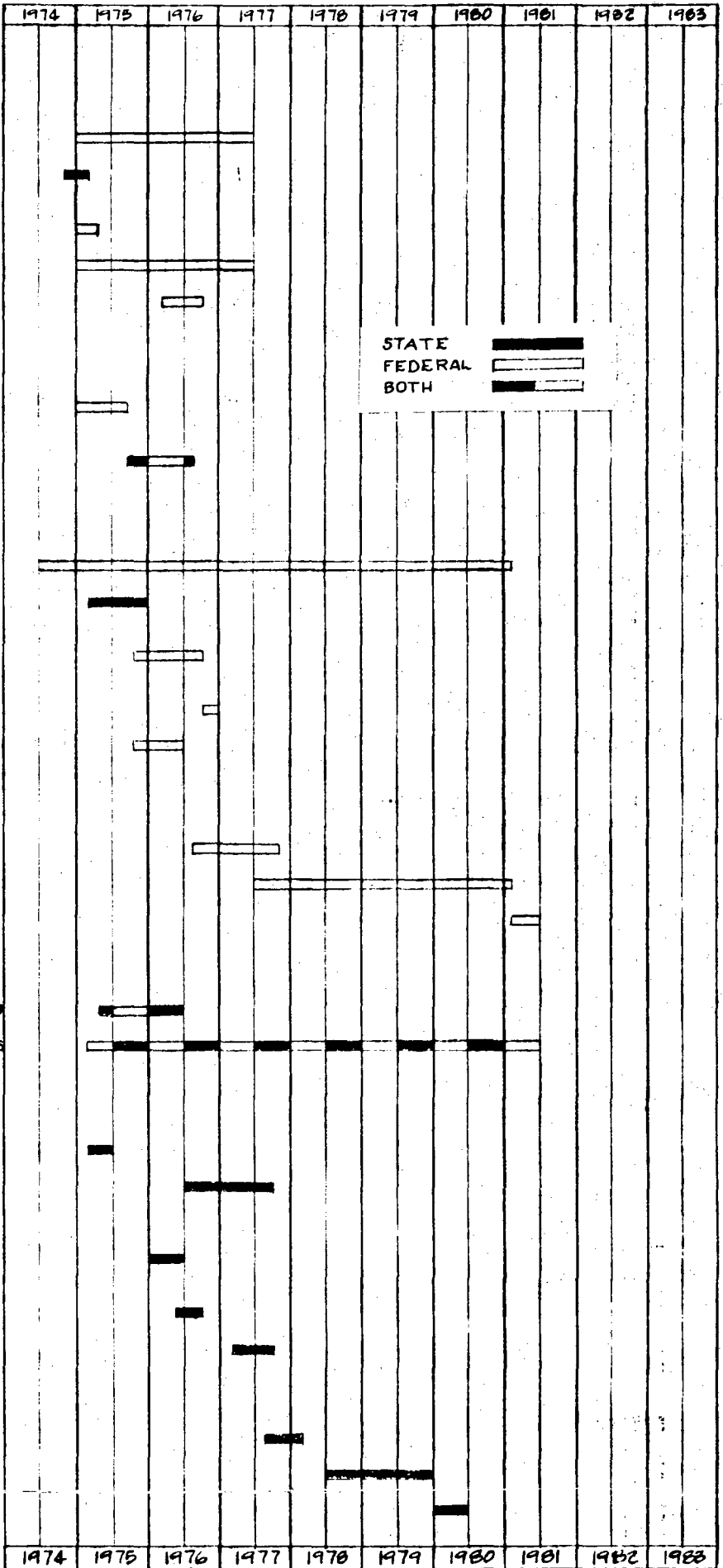
- ENGINEERING REPORT AND EIS
- REVIEW, PUBLIC HEARINGS ACTIVITIES & APPROVALS

LEGAL/FINANCIAL

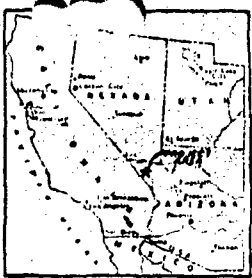
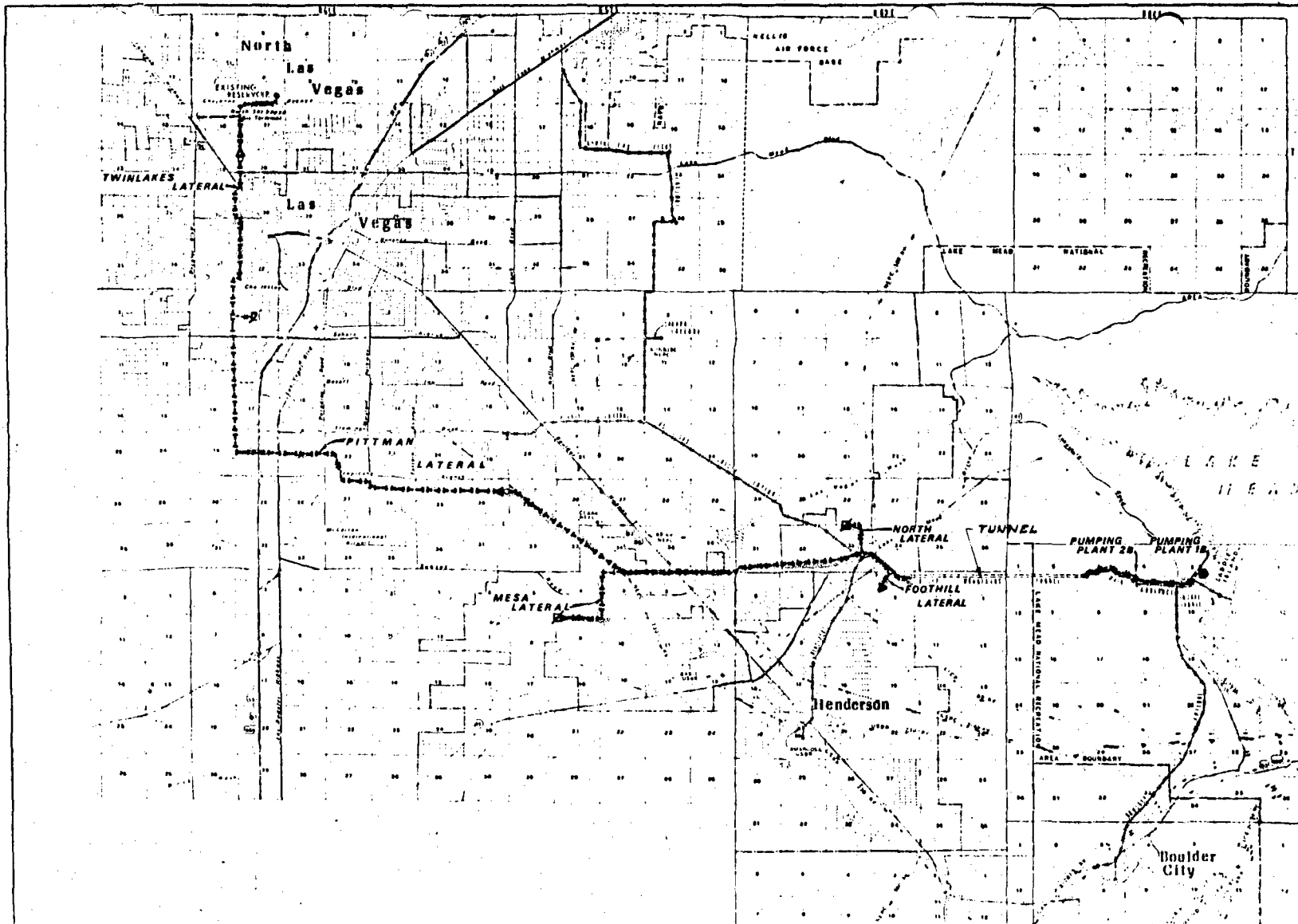
- INTERIM FINANCING
- OBTAIN FEDERAL GRANTS
- CONSTRUCTION FINANCING
- PREPARE FINANCIAL REPORT
- DRAFT LEGISLATION
- SELL BONDS

CONSTRUCTION

- PLANS AND SPECIFICATIONS
- CONSTRUCTION
- TEST AND SHAKE-DOWN



SCHEDULE UPDATED TO SHOW COMMENTS RECEIVED FROM UGBR: JAN. 15, 1978



LOCATION MAP

EXPLANATION

- PROPOSED FEDERAL PIPELINE
- ▲ PUMPING PLANT
- FOREBAY
- RESERVOIR (BY OTHERS)
- SIFURCATION
- PROPOSED STATE WATER TREATMENT PLANT EXPANSION

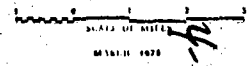
NOTE:  
LOCATIONS SHOWN ARE SCHEMATIC

EXISTING PIPELINE, STAGE I



SUBMITTED BY  
DIVISION OF COLORADO RIVER RESOURCES  
-NEVADA-

ALTERNATE #1  
SOUTHERN NEVADA WATER SYSTEM-NEVADA  
SECOND STAGE  
PLAN OF DEVELOPMENT



SCALE OF MILES

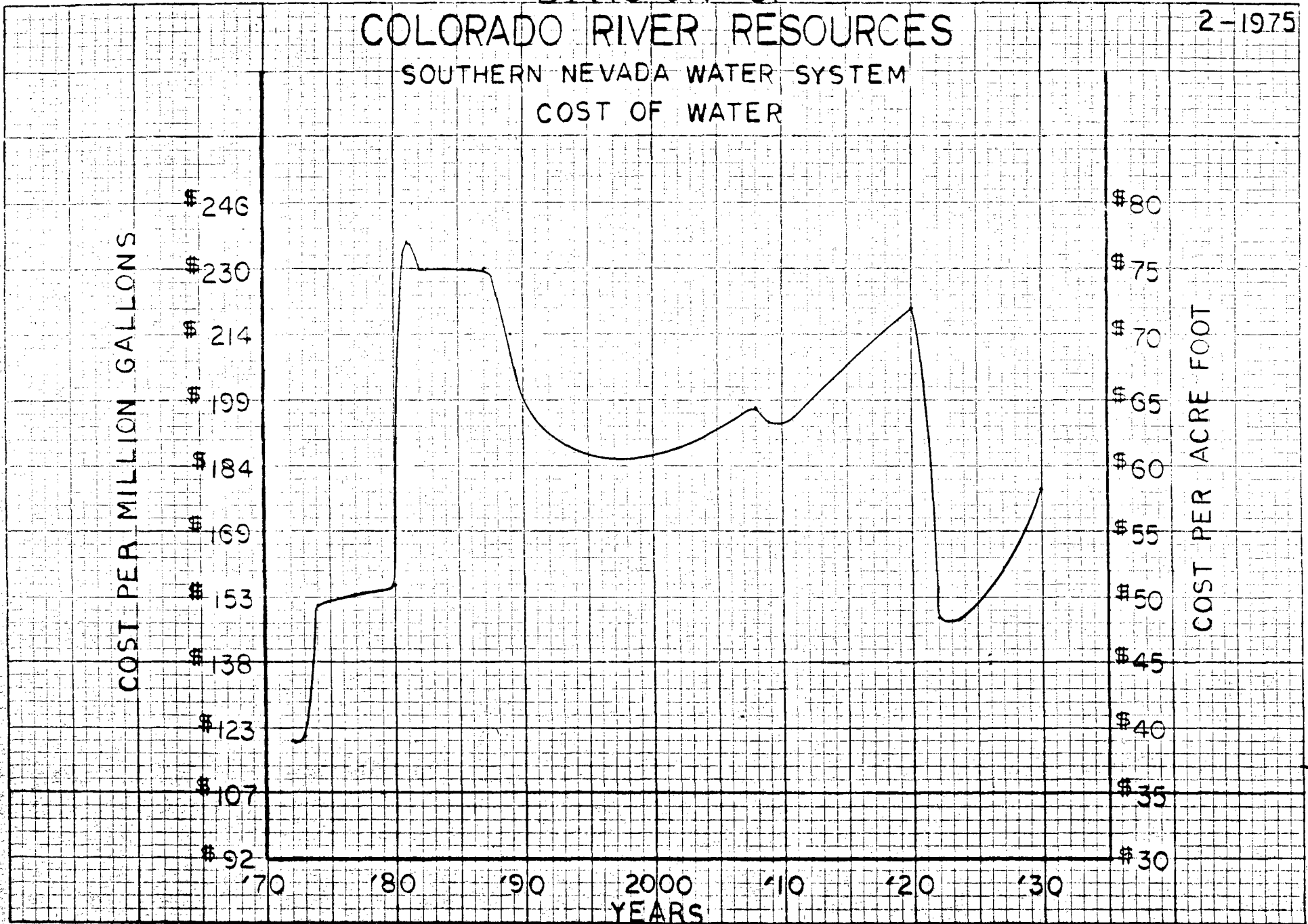
MARCH 1973

4-11-1993

7

# DIVISION OF COLORADO RIVER RESOURCES SOUTHERN NEVADA WATER SYSTEM COST OF WATER

2-1975



4-1495



Testimony on A.B. 711, from Frank Doherty, LLB.

As a labor relations consultant and specialist, and former union officer, in private and public sectors, I feel that A.B. 711 is an excellent bill and a solution to problems that are presently in a state of mass confusion, in the various city and county governments, in the State of Nevada. They do not have a stable labor-management relations program, using hit-and-miss practices and procedures which are inadequate, and costly to the tax payers, and on the budgets.

For an example, the Clark County Commissioners and the Clark County School District hire a private labor negotiator, at a rate of \$50 an hour; with negotiations lasting between 60 to 90 days, or longer, -one can see that large sums of money are paid out to that negotiator. A.B. 711 will stop this practice, and provide a stable labor-management relations program.

A.B. 711 is, to me, more realistic than paying a high-priced outside negotiator(s) or labor attorney(s) who out-price their services; the city and county governments would share equally in the operation of this position or office, and each entity would share in the budget for the position or office. This specialist would handle all manner of labor-management relations, original contract negotiations, arbitration of grievances, contract administration, and day-to-day labor-management problems. Labor relations and employee relations are an ever-changing field, complex, and it takes a person who is trained and knowledgeable in dealing with unions, employee associations, etc. not a labor attorney, per se, but a labor relations specialist, who is a solver of problems.

4. 1430

diplomatic, and who knows the ins-and-outs of unions, employee organizations, shop problems, shop law, etc. A.B. 711 is a first beginning to start this type of program in the various cities and counties in Nevada. It has merit and is equitable to all.

The City and County of Denver, Colorado, several other cities and counties, and the federal government, have such a program for dealing with labor-management relations. It is working, and it is just. In any employee-employer relationship, you must have several very important and necessary factors, which are: people, communication, control and stability. If you have all the above-named factors, then you have a good solid and manageable employee-employer program, and harmony in the work place will prevail. If one of the above is missing, you have a bad and unharmonious work place. At present in Nevada, we do not have a harmonious employee-employer environment. It is evident in the large number of impasses that have occurred in Clark County and Washoe County School Districts, in negotiating with teachers (something like 51 impasses out of 58 articles submitted by the teachers); this is caused by having no stable labor-management relations program, a lack of communication, and control over the employee. The outside, part-time negotiator comes in and works out a contract between the employees and employer; then he gets paid and goes his merry way, leaving the employee and employer to administer and interpret the meaning of the contract or agreement. There is no one to go to that negotiated the contract, who knows the

4-1498

intent and meaning of th agreed upon terms. With a program, such as A.B. 711 would allow, the problems could be worked out with speed and equity to all, also eliminating politics from labor-management relations in Nevada. A.B. 711 is a start in the right direction, and Nevada is growing, so let's GET IT ON. It's a "do pass" on A.B. 711.

Now we come to the good part. How much would it cost?

PLAN 1:

You can hire a full-time labor relations expert, to handle all labor relations and employee relations problems, with a starting salary of \$15,500 to \$16,000 a year, plus fringe benefits; annual leave, sick leave, insurance, etc. With a top salary of \$23,500 to \$28,000 a year, after 8 years of service or employment. These figures do not include yearly raises granted by the various City and County Commissioners.

PLAN 2:

You could create an office of labor relations and employee relations; hire a Director, and Assistant Director, and other support staff, with the Director getting \$23,500 a year, plus fringe benefits and yearly salary increases; the Assistant Director, or the staff labor-relations specialist getting \$15,500 to \$16,000 a year, plus fringe benefits and yearly increases; and a legal secretary getting \$9,000 to \$10,000 a year plus fringe benefits and yearly increases.

REQUIRED EDUCATIONAL EXPERIENCE Plan 2)

The Director should have a degree in Labor Relations,

4- 1499

Business Administration, Social Science, or a Law Degree, plus 3 to 5 years of experience in all phases of labor relations, and/or employee relations OR 5 to 8 years of direct experience in dealing with all aspects of labor relations and employee relations; dealing with unions or employee associations or organizations, either as a staff member of a labor-relations staff, or a union official, familiar with management's or the union's position in all aspects of labor relations. He must know labor relations law, labor law, and practices and procedures of arbitration, impasses, hearings, and grievance and removal cases. The Assistant Director should also be highly qualified. The Secretary should be familiar with legal matters, typing of legal documents, legal terminology, the research of legal cases, and other legal and labor-relations matters.

A.B. 711 has far more advantages than disadvantages, so I urge this Committee to recommend a "do pass" on the bill, thus saving a lot of headaches and money. I am certain that the enactment of A.B. 711 will bring a stability to labor management relations in Nevada.

Frank Doherty, LLB (Labor Relations Consultant)