

SENATE FINANCE COMMITTEE
MINUTES OF MEETING
FEBRUARY 28, 1977

The meeting was called to order at 1:00 P. M.

Senator Floyd R. Lamb was in the chair.

PRESENT: Senator Floyd R. Lamb, Chairman
Senator James I. Gibson, Vice-Chairman
Senator Eugene V. Echols
Senator Norman Ty Hilbrecht
Senator Thomas R. C. Wilson
Senator C. Clifton Young

EXCUSED ABSENCE: Senator Norman D. Glaser

OTHERS: Ronald W. Sparks, Chief Deputy, Fiscal Analyst
Howard Barrett, Budget Director
Ron Lurie, Las Vegas City Commissioner
Don Saylor, City Manager of Las Vegas
John Meder, Chief, Parks Division
John Richardson, Asst. Chief, Parks Division
Frank Daykin, Legislative Counsel Bureau

Senator Lamb asked if there was any area where there was a holdup on the transfer of the Tule Springs Park in Las Vegas to the State Parks Division.

Mr. Daykin said he thought in the past few minutes they had been able to clear up the last remaining problems. Senator Lamb asked if he needed to clear anything with Mr. Saylor. Mr. Daykin said he thought they were all right on the legal points for an authorization. He said all he would need to use was the rather general description that he had been furnished. He would not try to tie it down parcel by parcel. He had a sufficient description and it all lies within 3 sections in a given township.

Senator Lamb asked about the water and Mr. Daykin said the water rights was the one thing the authorization bill would specify; that the City must convey all water rights associated with the property. He understood that the Master Plan involved about the \$1. million plus costs for finishing the design which would bring it roughly to \$1.060 million. The City's resolution was contingent upon the state having an authorization by the state legislature for a meaningful expenditure of funds for the first phase of the development. He wanted to know how much of that \$1. million needed to be committed. Senator Lamb referred to the plan which Mr. Meder had presented to the Committee at an earlier meeting. Mr. Meder said they had taken all of phase I and part of phase II of the City's program. Mr. Daykin said if they were going the whole route of the plan submitted by the parks division there would be no problem. This is \$1.4 million for the state and \$600,000 federal money. Senator Young asked about the leases that were there, particularly the Skeet Club. Mr. Daykin said they were taking it over subject to the existing leases, and those are the Mint Gun Club; the Zoological Society, he felt there should be no problem with the Society's lease, that is for public use; C & J Trail Rides, a concession for horses and the food concession. He asked for the terms of these leases. Mr. Meder said the Gun Club expires December 31, 1978; the Zoological Society in 2074.

Senator Young said that puzzled him. He wondered if the 99 year lease could be negotiated in some way. Mr. Meder stressed that the area presently being used by the zoo is not on the land on which they have a lease. This is separate and apart from any area where the state might want to develop the park. Mr. Daykin said they would expressly state in the authorization bill that the state had no responsibility for the operation of a zoo on the property. Mr. Saylor said the City position with

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the Zoological Society was just that. They reserved land for them, however in so doing they expressed the same position as the Committee was talking about; they had no obligation whatsoever, financial or any other way, to help develop it. Senator Young asked about the water rights for the zoo. Senator Lamb said he did not think there was anything about water. Mr. Saylor said where the zoo is now, in the small area, they use city water or water from Tule Springs, but that is a very small operation; there is no language in the lease, on the large piece, in terms of water.

Mr. Daykin stated that what they were telling him was that the lease for the 259 acres does not carry with it any water rights. That was agreed. Then all the water rights would come to the state and it would be up to the Parks System as a matter of grace what amount of water they chose to allocate. The Gun Club lease expires in 1978 and Mr. Daykin said that that would present no problem. The Rides Concession lease expires in 1981 and the food concession in 1980.

Mr. Daykin asked about the Division of Forestry. Mr. Saylor said it was anticipated that they would continue that type of development, a tree farm and the arboretum. Mr. Daykin did not think there should be any problems with another state agency, it was not the same as an outside lease holder.

Senator Gibson asked if the financing was coming from the recreational bond issue and Mr. Daykin said that would be a proper application. Mr. Saylor said they did have the garden project there, but there was no lease arrangement. This is used to raise vegetables and they are presented to the Senior Citizen's Center. Senator Lamb said things like that would fall under the jurisdiction of the Parks Division. It would be quite a while before they got into some of these areas.

Commissioner Lurie asked if the Committee was interested in discussing an extension on these leases. He said the Mint Gun Club had been in contact, showing an interest in discussing with the state the possibility of extending their lease. Senator Lamb said he did not know, it would have to be discussed with the Parks Service. He did not feel this would be compatible. Mr. Meder said, as he envisioned it, he did not think they would want to extend the lease, but he had not had an opportunity to talk with them.

Mr. Lurie said the Gun Club was a draw to the Tule Springs Park. They put on three or four meets a year and they have some 500 to 1000 people. They have one coming up in April and they want to invite members down to view what they are doing.

Mr. Meder said they would have to sit down and discuss this. The Club has a substantial investment in there and some arrangement would probably have to be worked out so they could amortize it out. The problem is, when they have meets they are firing; it is kind of disturbing for people who are coming out for picnics.

Mr. Daykin said they should take it one at a time. Get the land under state jurisdiction, then let John Meder negotiate. Senator Wilson asked if the zoo lease could be reduced in terms. Mr. Meder said after looking at the lease he felt that the only thing that could be done would be to go back to the zoological group and see if they were interested in reducing it or negotiating. Senator Hilbrecht said that the area leased by the zoo is desert right now, it goes right up to the state gravel pit. Senator Young asked if it would be advisable to include a broader area in some of the BLM land. At one time it was discussed, but he thought it might be advisable under the public use and recreation act, to see if that land lends itself to trail rides and such.

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Mr. Saylor said the City had a plan of utilization of about 1320 acres of BLM land. Maybe if the plans continue for Tulle Springs Park the City would give a copy to Mr. Meder and let him look at it. The City had an option at one time on it and then dropped it, but it is still available and there are some archaeological parks buildings on it but the City had it primarily for trail rides.

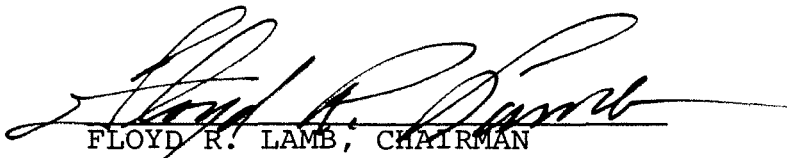
Senator Young said if it was possible he would suggest adding another section or two.

The meeting adjourned at 1:20 P. M.

RESPECTFULLY SUBMITTED:


MURIEL P. MOONEY, SECRETARY

APPROVED:


FLOYD R. LAMB, CHAIRMAN

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