

SENATE FINANCE COMMITTEE
MINUTES OF MEETING
MARCH 23, 1977

The meeting was called to order at 10:15 A.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 D. Glaser
Senator Norman Ty Hilbrecht
Senator Thomas R.C. Wilson

EXCUSED ABSENCE: Senator C. Clifton Young

OTHERS: Ronald W. Sparks, Chief Deputy, Fiscal Analysis
Howard Barrett, Budget Director
Cy Ryan, UPI
William Hancock, Secretary-Manager, Public Works Board
Clark Gribben, Structural Engineer
Senator Carl F. Dodge
Assemblyman Joe Dini
Jack Davis, President, Western Nevada Community College

Senator Lamb introduced Mr. Hancock who said that in response to Mr. Perry Means comments at an earlier meeting relative to the needs for a major renovation job on the Capitol Building, he had asked Mr. Gribben, a structural engineer to come before the Committee with his observations on the subject.

Senator Gibson asked for their opinion on whether the structure using the block granite, or whatever, is a safe earthquake-proof building based on observations which Mr. Means had made in Helena, Montana.

Senator Hilbrecht said Mr. Means even went beyond that and said that he thought it was a superior type of structure.

Mr. Hancock said he would agree that the heavy walls can absorb energy but they are not the walls the Perry is talking about.

He said they had two other engineers besides Mr. Gribben and both of the other men are really experts in seismic earthquake sort of things and all three of them tried Perry Means idea on it and it didn't work.

Senator Gibson asked him if he had convinced Mr. Means?

Mr. Hancock said they had the same scheme designed, actually laid out in steel as opposed to Perry's idea of wood, and this is what was said in a report: "While scheme I (which is what Perry is talking about) appears in principle to be quite simple and often works economically; a layout of the large number of columns and beams required to the large proportion of masonry interior walls clearly shows that in this case that it is exceedingly complicated, expensive and wasteful of space." John Bloon has this to say about the same sort of scheme. "If gross structural damage is a distinct possibility (which it is in this particular case) and the building contains a number of structural deficiencies, then rehabilitation to only a partial degree can be considered to have minimum merit." This is from Clark Gribben's report: "Short of reconstructing the building, partial strengthening is possible. While this procedure has a lower first cost and may appear attractive, it should be emphasized that if this alternative is adopted the earthquake resistance, though much improved over the present condition, would not conform with requirements. One of the weakest elements, the exterior walls cannot be fully strengthened and should these walls fail, there is a much greater probability of injury or death than would be anticipated in a fully strengthened structure."

Mr. Hancock said they had gone through this process and they had looked at it hard and it would be nice to say that \$600,000 would do it; but it's not going to do it.

SENATE FINANCE COMMITTEE
MINUTES OF MEETING
MARCH 23, 1977
PAGE TWO

Senator Gibson said that one of the statements he had taken exception to in his mind, that Mr. Means said was that he had never seen a wooden frame building destroyed by an earthquake. He said he was thinking of some of the earthquakes in Japan, where they are nearly all wooden frame building, and he said he had seen pictures and the area was devastated.

Mr. Gribben said that he felt there was a misconception, as a small residential frame type structure generally rides an earthquake pretty well because they are so limber and they just kind of rock and roll. But any sizable structure in a wood frame, unless it has been properly designed, is subject to earthquake damage, and severe damage.

Senator Hilbrecht asked if this would apply to a structure that conformed to the uniform building code. He wondered if you went three stories and conformed to UBC, wouldn't Mr. Means statement be reasonable valid.

Mr. Gribben said he felt they should understand what Mr. Means was suggesting. He wanted to go inside the walls of the building, and build a frame wall that would transmit the floor loads down to the foundation, so to speak. That was the extent of his proposal, basically. And the idea behind this is, that if there is an earthquake and the masonry walls fail, which is the first point where you will have problems in a building like that, they fall away and the wood frame walls in there will tend to hold up the floors to prevent total interior collapse. The thinking is that maybe you save some lives because the total interior building may not collapse. It doesn't take care of the problem of the peoplepanicking and running outside and getting hit by the falling debris.

He said that was really his concept in what he was talking about. A partial fix is what it amounts to. It does not attack the problem of the severely deteriorated masonry walls that are over there.

Mr. Hancock said it is not just a matter of the exterior walls.

Mr. Gribben said they had to understand that that building is 70 or 80 feet in the air and when those big stones start falling, they are going to take everything else with them as they come down. There are walls in there that are 50 feet high and not supported.

Senator Lamb thanked them for appearing.

S. B. 314 was then discussed. Senator Wilson had given to each member a report that had been given him on Tule Springs by Andrew Grose, copy attached.

Senator Lamb asked Senator Wilson if he was satisfied with the legislation.

Senator Hilbrecht said as he understood it, Senator Young was concerned that there would be a raid on available funds. Senator Young did not object to this project; he felt this would be the vehicle through which there would be a raid on bond proceeds.

Senator Wilson said he understood that, his only question was by committing these monies on this project what effect, if any, does it have on existing park development projects which are presently on the boards.

Senator Lamb read an amendment to the bill: Section 5, line 1: delete \$2 million and insert \$1.4. Senator Hilbrecht moved that they amend: Senator Gibson seconded and the motion carried.

Other amendments to the bill were discussed and were agreed to by the Committee and the bill was sent back to the bill drafter for the changes to be made.

Senator Gibson asked about "free from encumbrance" - is the agreement with the zoo an encumbrance? The Sahara Gun Club, is that an encumbrance?

SENATE FINANCE COMMITTEE
MINUTES OF MEETING
MARCH 23, 1977
PAGE THREE

Senator Hilbrecht said that the executory part of those contracts would be an encumbrance but he felt they should be reflected in the title report and he felt they should be accepted.

Senator Gibson said what he was wondering - they are saying that before title to any of the lands may be accepted, the State Land Registrar shall determine that the lands are free from encumbrance.

Senator Hilbrecht said "except" and he felt that word should be in there. He said he was not worried about the encumbrance but he felt they should put an exception in so they won't get snarled on a technicality.

Senators Gibson and Wilson agreed that the exception should be in the bill.

Senator Lamb asked Senator Hilbrecht to take the bill and get it cleaned up.

Senator Lamb asked Senator Dodge to speak.

Senator Dodge said that the areas that he and Mr. Dini represented and some other rural areas in Nevada are having a horrible problem on different aspects of the delivery of health care services. Hospitals are in trouble, doctors are not available in some communities and it is a bad problem.

He said the hospital in Churchill County lost \$87,000 last year; the Pershing County Hospital for reasons not directly connected with this necessarily, lost \$118,000 in the last fiscal year.

He wanted to talk about the need to get enough money in the Community College budget to have a licensed practical nurses' course in the Churchill Hospital. He said they had not been able to do that for the past couple of years because of the funding. This is a higher type of cost program than normal.

The problem was taken care of in Yerington late in the session last year with a special appropriation of \$50,000 for the biennium, to specifically take care of licensed practical nurse programs there. That is expiring in this biennium.

He said in Fallon they had dried up their sources of licensed practical nurses from the prior classes. He said in the hospital in Fallon that they specifically must get some additional hospital staff doctors in there in order to bring more business into that hospital and then they are going to need more nurses.

The approach has been worked out by the Office of Fiscal Analysis, and he gave a copy of the memo to the Committee. (Copy Attached.) He said that in order to apply this uniformly throughout Nevada in the Community College system, they would need \$261,000. This would involve Clark County, Northern Nevada Community College at Elko, and the Western Nevada Community College north in Reno.

This would mean that there would have to be an appropriation of over \$250,000 in each year.

Senator Wilson asked about the needs in those other communities.

Mr. Davis said they needed it. They have their LPN classes and they have their Registered Nurses classes and they are on a 24 - 1 ratio. They need it on a ratio of 7 1/2 - 1. These classes are now being offered by the Community College. They are very productive and have been for a number of years. But he said they would not be able to offer them in Fallon or Yerington without supplemental money.

Senator Dodge gave a memo to the Committee showing a rural factor formula for the community colleges. He said this did not specifically address the nursing program. (Copy Attached.)

He spoke of the Elko situation; this would give in Western Nevada Community College and also Clark County a more comparable situation in the rural areas to what money is available under the budget now for Elko. He enlarged on the figures listed in the memo.

SENATE FINANCE COMMITTEE
MINUTES OF MEETING
MARCH 23, 1977
PAGE FOUR

He said they were not asking for more money to be operating Community College programs as far as Churchill County's specific problem was concerned; it's a problem of trying to address a serious situation which exists in these communities.

Senator Lamb said the Committee would give this due consideration.

Mr. Dini said he would like to support Senator Dodge's position on this problem as they represented the same areas. He felt that the rural factor formula would put it into proper perspective so they would not have to come back at every session and talk about something that has to be offered in a certain town.

Senator Hilbrecht reminded the Committee that early in the session when they were talking about Children's Homes and some of those facilities, they had asked him to go down and explore with the bill drafter a way to require parental responsibility based on actual need and actual ability rather than the automatic \$50 item now provided. He had asked the bill drafters to do that and they had given him a BDR. He suggested that they introduce it and take a look at it and ask Jan to come up and explain how this problem will be taken care of. He said he felt that the state was not recouping money from parents.

Senator Lamb read the summary: "Requires counties to support children in state institutions and to seek reimbursement from parents."

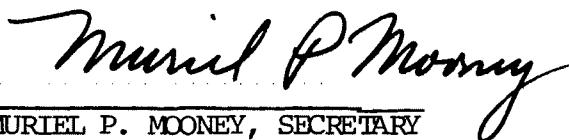
Senator Hilbrecht said that was because the counties are now where the judges are and the judge would understand, just as they do now, that he would call the parent in and unless he entered an order.

Senator Wilson asked how to introduce the bill.

Senator Lamb said by motion. Senator Wilson so moved; Senator Echols seconded and the motion carried.

The meeting adjourned at 10:45 A.M.

RESPECTFULLY SUBMITTED:


MURIEL P. MOONEY, SECRETARY

APPROVED:


FLOYD R. LAMB, CHAIRMAN

STATE OF NEVADA
LEGISLATIVE COUNSEL BUREAU

LEGISLATIVE BUILDING
CAPITOL COMPLEX
CARSON CITY, NEVADA 89710



LEGISLATIVE COMMISSION (702) 885-5627

JAMES I. GIBSON, *Senator, Chairman*
Arthur J. Palmer, *Director, Secretary*

INTERIM FINANCE COMMITTEE (702) 885-5640

DONALD R. MELLO, *Assemblyman, Chairman*
Ronald W. Sparks, *Senate Fiscal Analyst*
John F. Dolan, *Assembly Fiscal Analyst*

ARTHUR J. PALMER, *Director*
(702) 885-5627

FRANK W. DAYKIN, *Legislative Counsel* (702) 885-5627
EARL T. OLIVER, *Legislative Auditor* (702) 885-5620
ANDREW P. GROSE, *Research Director* (702) 885-5637

March 16, 1977

M E M O R A N D U M

TO: Senator Thomas R. C. Wilson
FROM: Andrew P. Grose, ^g Research Director
SUBJECT: Tule Springs

I have done some investigating of the Tule Springs proposal. I am still in the process of looking into the Bank of Nevada trust properties. I found out that if I can get tax parcel numbers, the trust department will check the parcel. If it is not a blind trust, they will tell us who owns it. I did this and am waiting for a response. Darrell Daines says they may be able to figure out owners even if the bank can't reveal them.

Cynthia Cunningham is working primarily on her instincts. She has no evidence of any slight of hand although she thought the purchase by the city in the first place was questionable. Assuming that is true, it seems irrelevant at this point. She also claims that the water rights are very valuable and that the city should not give all of them up. John Meder told me that the city wanted to attach conditions to the water rights but that Senate Finance would not accept that. In addition, Meder said that development would require a great deal of water, perhaps most or all of what is available. In any event, I get the impression that the water rights argument is a nitpick by Cynthia. Meder says that the water resources division says that the water rights are in order now and there is no problem in a transfer to the state.

The zoo lease is for \$1 a year through 2074. The lease does limit the use to a zoo. The Sahara Gun Club lease expires in

Tule Springs
Page 2

December 1978. Generally, Meder's reaction is that the gun club is not compatible with a state park and that it would not be allowed to renew.

The assumption upon which the conspiracy theory concerning Tule Springs is based is that adjacent or nearby owners will stand to benefit from park development. This may be but it would be true no matter who develops the park. In addition, Meder points out that their studies show that there is a good chance that the park will be used by blacks from West Las Vegas and North Las Vegas. This is based on proximity. If this is the case, there is the possibility that property values could be adversely affected at least insofar as residential values are concerned.

In short, I cannot find any dogs in the manger as far as shady deals or special benefits. The inquiry to the Bank of Nevada may turn up something but barring that, it comes down to two problems, neither of which is dependent upon additional information. One is whether the whole idea is a good policy choice for the state. The second is the legal question of what the parks bond money can be spent for.

I have copies of the zoo lease, the gun club lease, the forestry division's lease for the nursery, the horseback riding concession agreement and the food concession contract. The latter two run to 1981 and 1980 respectively. Finally, I have a copy of a 1972 study of potential state parks in Clark County. Tule Springs was rated very high at that time in state park potential. I have enclosed a copy of the pages dealing with Tule Springs.

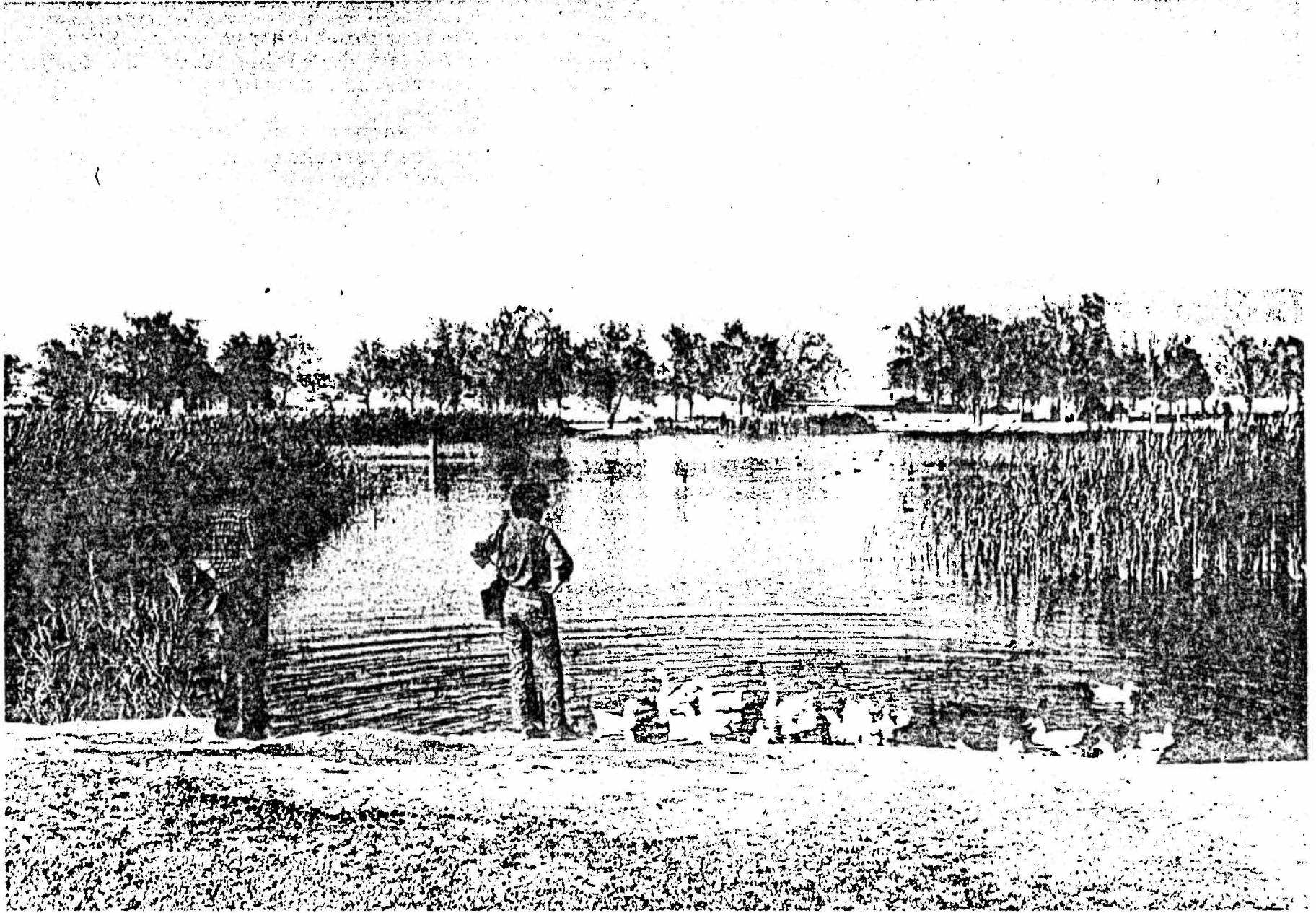
APG/jd
Encl.

POTENTIAL STATE PARKS IN CLARK COUNTY, NEVADA

**Department of Conservation & Natural Resources
Division of State Parks**

1-2-89

Ribera & Sue, Landscape Architects



100

Tule Springs

Resource Values

- High volume spring
- Water bodies
- Trees and shade

Potential Uses

- Intensive recreational sports (field & court)
- Golf course
- Picnicking
- Camping
- Boating
- Fishing
- Horseback riding

Site Qualities

Tule Springs is one of Clark County's most unique areas and has possibly one of the greatest potentials in the County for providing its residents with a very different type of recreational experience. The Tule Springs area could conceivably continue to be administered by the City or transferred to the County or the State Park System for administration.

Tule Springs is one of the few spring areas available for recreation close to Las Vegas. It is situated 9 miles northwest of the City on U.S. Highway 95. This outstanding water resource has a generous enough flow to accommodate a variety of aquatic activities and large crowds of recreationists. It is already being used as a local park, but recreation facilities are limited.

Among the more important site qualities are: many large shade trees; a new building for concession stands and restrooms; an old house in good condition; a large barn also in good repair; stables; lagoons, paved access; large open picnic areas and power availability. The site is fairly level and covers an area of about 680 acres.

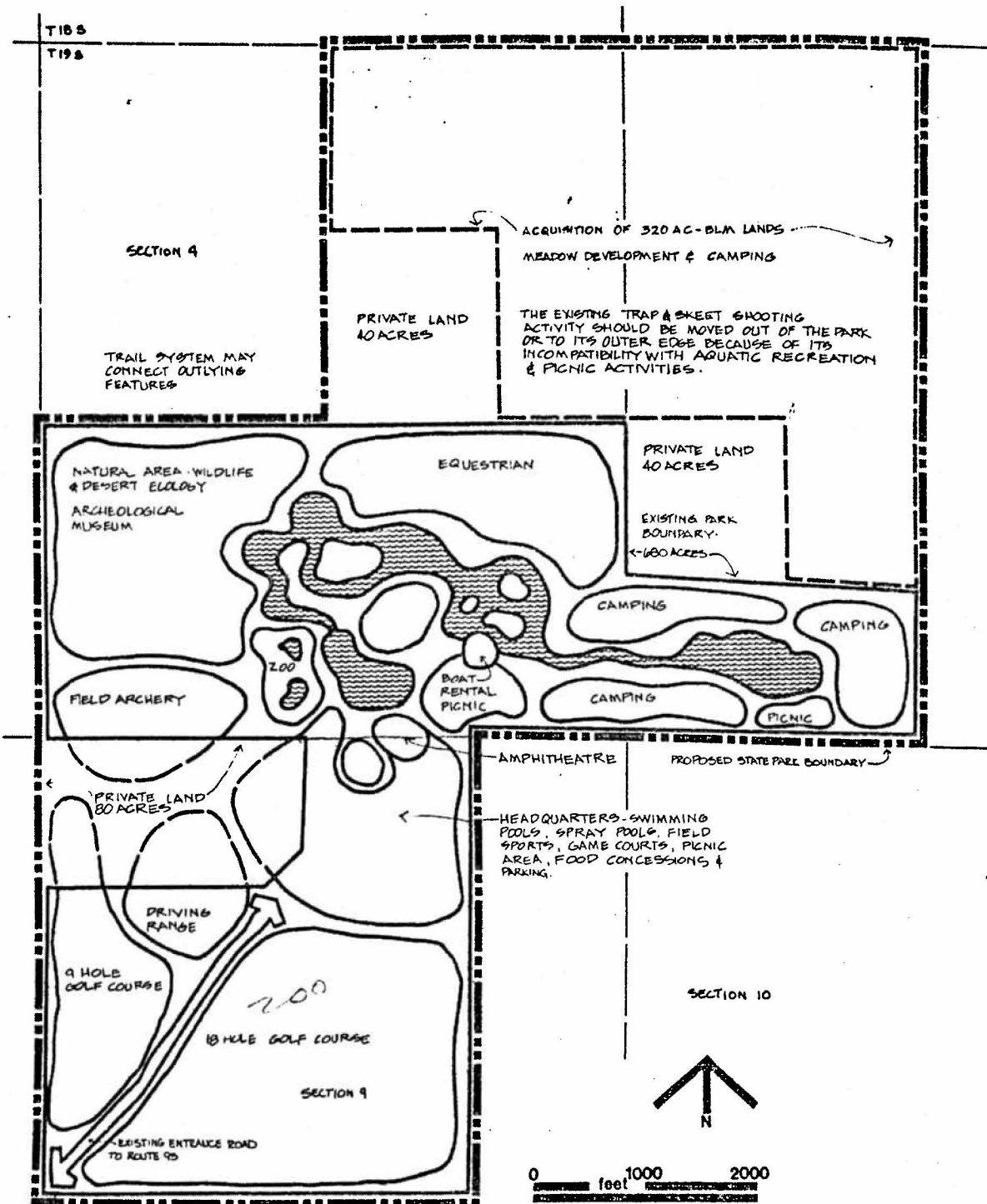
The park is presently owned and operated by Las Vegas. The City has proposed a lease to the State so that extensive development of the area by the Nevada State Park System could occur.

Potential

The priorities for development should be on the water-oriented activities and those which most closely relate to it such as canoe rental, fishing facilities, picnic sites, campsites and meadows. Some suggestions as to how the site should develop are diagrammed on the Land Use Study Sketch. The concept of water development shown here is to develop water bodies in a manner that will minimize the problem of evaporation. It is recommended that design of lagoons be such that the length of shoreline and length of water corridor be maximized rather than maximizing the surface area.

Acquisition of the two 40 acre parcels of private land on the northeast corner, plus 320 acres of Bureau of Land Management land surrounding it, is recommended. Large expanses of irrigated green fields and groves of trees would then be possible. Also important, but of lower priority, is the section of privately owned land which penetrates the central portion of the Tule Springs Park. Acquisition of this 80 acre parcel would form a compact unit allowing greater flexibility of design.

1222



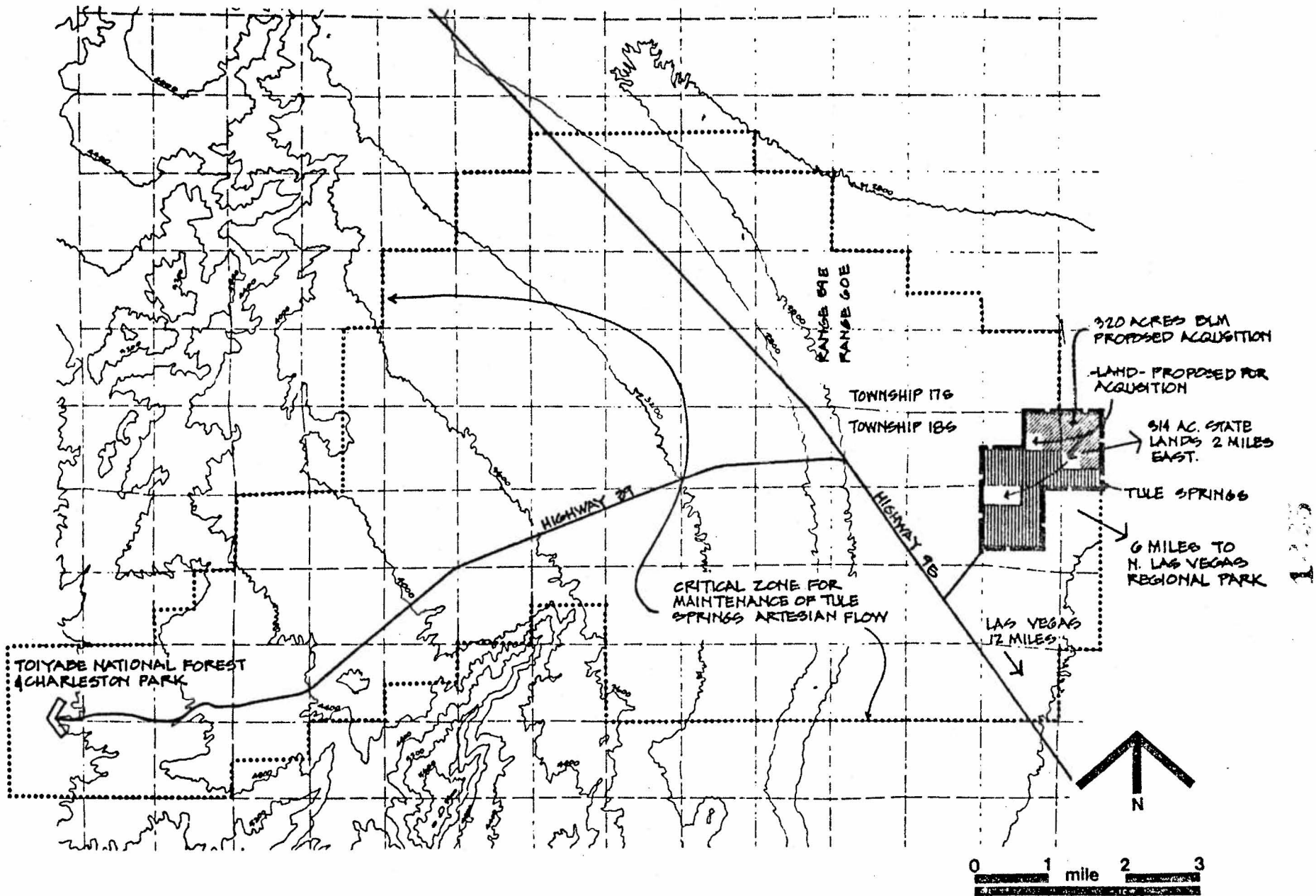
1.2.03

Land Use Study

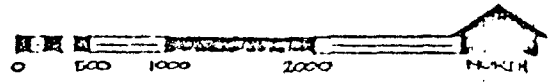
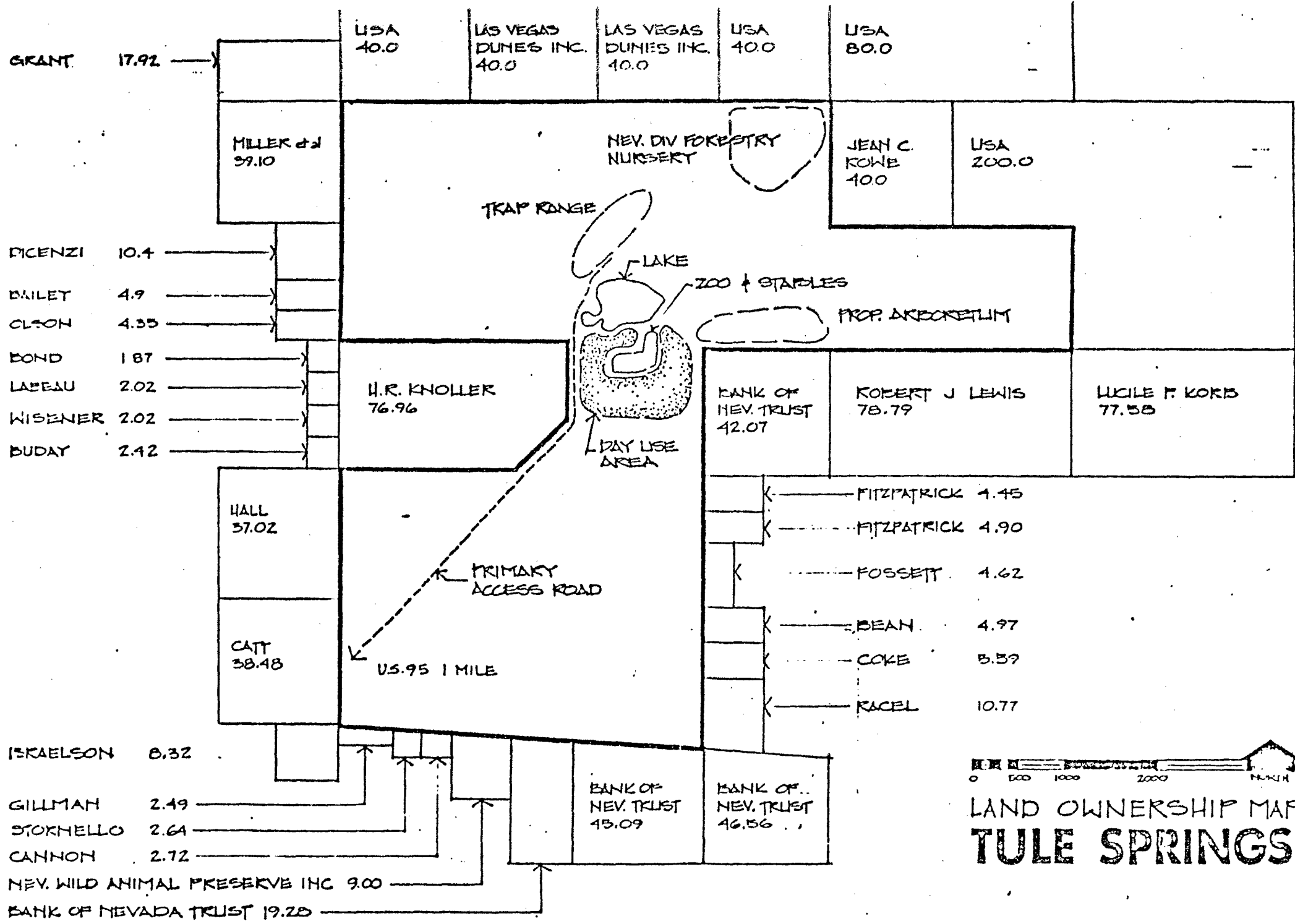
Problems

The generous flow of water from the Tule Springs is dependent on ground water which percolates from the Spring Mountains to the west. Recent actions by the Bureau of Land Management have indicated the possibility of selling a large section of land along Highway 39 for residential development. Dr. G. W. Fiero, Associate Professor of Geology at University of Nevada has indicated that if wells were to be developed on a large scale in the Las Vegas Valley west of Tule Springs and in the Kyle Canyon area, there could be a drastic reduction in water flow at Tule Springs. A tentative area critical to the Tule Springs water supply has been outlined on the accompanying map. Prior to developing the Tule Spring site, a geohydrologic study should be prepared, if necessary, a commitment should be obtained from the appropriate agencies that no exploitation of the artesian water supply will occur in the related area.

The existing skeet-trap shooting range is an inappropriate facility adjacent to extensive water-oriented recreation. Vast areas exist elsewhere close to Las Vegas which are highly suited for shooting ranges and which would not conflict with other activities. Moving this established club to an alternative site may become a significant problem.



Critical Site Boundary



LAND OWNERSHIP MAP
TULE SPRINGS

100

WESTERN NEVADA COMMUNITY COLLEGE - SOUTH CAMPUS

CLARK COUNTY COMMUNITY COLLEGE

RURAL FACTOR FORMULA

Western Nevada Community College - South Campus

The following formula is to be used for the cities of Fallon, Yerington, Hawthorne, Lovelock, Smith Valley, Fernley, Gardnerville, and Zephyr Cove.

1977-1978

$$\begin{aligned} \text{FTE's} &= 770 \times 30\% = 231 \text{ FTE's Off-Campus} \\ 231 \text{ FTE's @ 12:1} &= 19.25 \text{ FTE Faculty Off-Campus} \\ 19.25 \times \$6,600 &= \underline{\$127,050} \text{ Additional Required} \end{aligned}$$

1978-1979

$$\begin{aligned} \text{FTE's} &= 852 \times 30\% = 255 \text{ FTE's Off-Campus} \\ 255 \text{ FTE's @ 12:1} &= 21.25 \text{ FTE Faculty Off-Campus} \\ 21.25 \times \$7,260 &= \underline{\$154,275} \text{ Additional Required} \end{aligned}$$

Clark County Community College

The following formula is to be used for the cities of Boulder, Henderson, Pioche, Overton, Mesquite, Beatty, Panaca, and Tonopah.

1977-1978

$$\begin{aligned} \text{FTE's} &= 3800 \times 4\% = 152 \text{ FTE's Off-Campus} \\ 152 \text{ FTE's @ 12:1} &= 12.67 \text{ FTE Faculty Off-Campus} \\ 12.67 \times \$6,600 &= \underline{\$83,622} \text{ Additional Required} \end{aligned}$$

1978-1979

$$\begin{aligned} \text{FTE's} &= 4250 \times 4\% = 170 \text{ FTE's Off-Campus} \\ 170 \text{ FTE's @ 12:1} &= 14.17 \text{ FTE Faculty Off-Campus} \\ 14.17 \times \$7,260 &= \underline{\$102,874} \text{ Additional Required} \end{aligned}$$

STATE OF NEVADA
LEGISLATIVE COUNSEL BUREAU

LEGISLATIVE BUILDING
CAPITOL COMPLEX
CARSON CITY, NEVADA 89710



LEGISLATIVE COMMISSION (702) 885-5627
JES I. GIBSON, Senator, Chairman
Arthur J. Palmer, Director, Secretary

INTERIM FINANCE COMMITTEE (702) 885-5640
DONALD R. MELLO, Assemblyman, Chairman
Ronald W. Sparks, Senate Fiscal Analyst
John F. Dolan, Assembly Fiscal Analyst

ARTHUR J. PALMER, Director
(702) 885-5627

FRANK W. DAYKIN, Legislative Counsel (702) 885-5627
EARL T. OLIVER, Legislative Auditor (702) 885-5620
ANDREW P. GROSE, Research Director (702) 885-5637

--March 7, 1977--
March 8, 1977 (Revised)

MEMORANDUM

TO: Senator Carl Dodge *John*
FROM: Ron Sparks and John Dolan
Office of Fiscal Analysis

SUBJECT: Nursing Programs in the Community College Division

Background

You requested our office to examine the Nursing Programs in the Community College Division and calculate the costs of programs, plus the addition of a Nursing Program in Fallon. Our assumptions and calculations are summarized below:

Nursing Programs in the Community College Division

For UNR and UNLV, the Executive Budget recommends a student-faculty ratio of 7.5 to 1 for their Nursing Programs. However, for the Community Colleges, no such recognition was given and a standard ratio of 24 to 1 used for Clark and Western Nevada Community College-North and 20 to 1 used for Western Nevada Community College-South and Northern Nevada Community College. It seems reasonable to us that a lower ratio is necessary for the Community College Division's Nursing Programs and Dr. Donnelly has informed us that the State Board of Nursing will allow a class ratio no greater than 10 to 1. In the calculations below, we have applied a ratio of 10 to 1:

| | <u>Enrollment</u> | <u>Executive Budget</u> | <u>10-1 Ratio</u> | <u>Additional Professional Requirements</u> |
|---------------|-------------------|-------------------------|-------------------|---|
| CCCC | 52 (LPN) | 2.16 | 5.2 | 3 |
| NNCC | 18 (LPN) | 1 | 1.8 | 1 |
| WNCC-South | 25 (LPN) | 1.25 | 2.5 | 1.25 |
| Fallon (Est.) | 20 (LPN) | 0 | 2 | 2 |
| WNCC-North | 30 (LPN) | | | |
| | 40 (RN))---- | 3.5 | 8.5 | 5 |
| | 15 (Aids)) | | | |

Senator Carl Dodge
March 8, 1977
Page 2

Following the formula concept, the following elements must be added to arrive at the estimated costs:

1. Professional compensation (salaries plus benefits) \$17,100 and \$18,300.
2. One classified for each five professionals at \$11,400 and \$12,500.
3. Operating of \$1,721 and \$1,727 for each professional.
4. \$50 per professional for out-of-state travel.

Applying these elements produces the following additional estimated costs for the 1977-79 biennium:

| | <u>1977-78</u> | <u>1978-79</u> |
|-------------|------------------|------------------|
| CCCC | \$ 62,300 | \$ 66,500 |
| NNCC | 18,900 | 20,000 |
| WNCC-South | 74,471* | 71,577 |
| WNCC-North | 105,800 | 112,900 |
| Total Costs | <u>\$261,471</u> | <u>\$270,977</u> |

* Includes \$7,500 for one-time start up equipment for Fallon.

RWS:JFD:ym

cc: Assemblyman Joseph E. Dini
Assemblyman Don A. Moody