

UCCSN Board of Regents' Meeting Minutes April 20-21, 1960

04-20-1960

Pages 363-367

UNIVERSITY OF NEVADA

BOARD OF REGENTS

April 20, 1960

The Board of Regents met in special session in room 205, Morrill Hall, University of Nevada, to open and consider bids for sale of the Ladino Dairy Farm. Present: Regents Arnold, Crumley, Elwell, Grant, Tyson; Engineer Rogers, Comptroller Hayden, Deputy Attorney General Porter, and President Armstrong. Present also were the following bidders: John Cavanaugh, Jack Douglas, Max Fenmore, and James Nelson. Bob Laxalt covered the meeting for the Press.

The meeting was called to order at 10:00 A.M. by Chairman Grant as per published bid notice (see pages 365, 366, 367). The Secretary called the roll. A quorum being present, the bids opened by Chairman Grant as follows:

(1) Bid of \$247,600, accompanied by cashiers check in the amount of \$25,000, and signed by Maxwell Fenmore and Carl N. Hicks.

(2) Bid of \$148,000, accompanied by cashiers check in the amount of \$15,000, and signed by Rodney W. Boudwin, Emery Branch, Courtney J. Catron, J. Brice Leggett, Leslie A. Leggett, William Locke, Richard P. Record, Vernon Segale, Cyrus B. Wyckoff, and William M. White.

(3) Bid of \$308,400, accompanied by cashiers check in the amount of \$30,840, and signed by J. E. Cavanaugh and Jack Douglas.

Chairman Grant called on Mr. Crumley, who was in charge of arrangements for the bidding. Mr. Crumley thanked the gentlemen who had submitted bids and excused them until 2:00 P.M. in the afternoon of this date at the same place, when the bidders would be permitted to raise their bids by a minimum of 5% over the highest bid submitted, provided the bids are found to meet all requirements. The bidders left the meeting.

Mr. Porter examined the bids and determined that all are quali-

fied bids.

The Regents discussed the bids in relation to appraisals of the Farm and the high bid was believed to be a reasonable one.

Motion by Mr. Arnold, seconded by Mr. Crumley, carried unani-
mously by roll call vote, that in case there is no increase over
the high bid of \$308,400, that that bid be deemed acceptable and
submitted to the Governor for his approval.

Fish and Game Commission

President Armstrong reported that he had been approached by
Mr. Groves of the Fish and Game Commission about the possi-
bility of their placing a building on the University Campus
at Reno, with the idea that each agency could be of benefit
to the other. Authorization for such a building was made at
the last session of the Legislature, but to date a desirable
location of the right size has not been found. It was agreed
that a formal request should be made, if desired by Fish and
Game, setting forth details of their needs and stating the
advantages to the University of their being housed on Campus.

Salary Committee Report

Mr. Crumley distributed copies of the minutes of the meeting of his Committee as follows:

The Regents' Special Salary Committee met on Thursday, April 7, 1960, in the President's Office at the University. Present were Mr. Crumley, Chairman, and Dr. Anderson. Mr. Tyson could not be present because of a Milk Commission meeting in Las Vegas. President Armstrong was also present.

After considerable discussion, including an interview with the Dean of the College of Arts and Science, Dr. Irwin, the Committee decided as follows:

- 1) The salary recommendations for the fiscal year 1960-61, as prepared by the Deans and the University President, and submitted to the Board of Regents by the President, are hereby approved.
- 2) The salary of the President of the University for the ensuing year shall be \$19,950.
- 3) The Committee concluded that in actuality the existing salary structure and salary making policy for the Uni-

iversity of Nevada fail to result in sufficient recognition of merit or "demerit", and that this structure and policy should be revised to provide sufficient flexibility to result in an actual recognition of merit, as just referred to. It is recommended to the Board that either the existing Special Salary Committee be continued or another committee appointed whose function it shall be to work with President Armstrong and evolve sufficient changes in the existing policy to achieve the desired result as far as recognition of merit is concerned.

These policy changes, as evolved, would then be submitted to the entire Board in the form of recommendations for either approval or disapproval.

4) With respect to individual salary revisions, no deviation was made from the recommendations herein before referred to, as submitted to the Board by the University President. It is the feeling of the Committee that it is not the province of the Board of Regents to deal in individual cases and that the Board of Regents, as a policy making body, should be concerned only with the broad salary schedule and salary making policy rather than individual cases. In keeping with this concept, no action was taken on individual recommendations with

respect to any individual salary revisions.

Mr. Crumley called attention to item numbered (3) since it is a recommendation from the Committee to the Board.

President Armstrong suggested that a Regents' standing committee on salaries be appointed to work with the Administration in preparing the salary budget before it goes to the Governor, and to work with the Administration throughout the preparation of the salary budget recommendations. It was agreed that such a committee be appointed at the Las Vegas meeting on May 7 to begin working with the Administration during the coming Summer.

University Artemisia

President Armstrong passed on to the Regents a request of the Artemisia Business Manager that the University take an ad in the Artemisia at a cost of \$80. In view of the fact that the public relations budget is inadequate, the President suggested that careful thought be given to expenditures for this purpose, which must come from that fund.

Motion by Mr. Elwell, seconded by Mr. Arnold, carried by roll

call vote, with Mr. Tyson passing his vote and all others voting "aye", that the University not pay for an ad in the University Artemisia.

The meeting recessed at 12:00 noon for luncheon.

The recessed meeting was called to order at 2:00 P.M. with all present who were at the morning session, except Vernon Segale.

Chairman Grant announced that the bids for the Farm were found to be in order, and called on Mr. Crumley to handle the bid auctions. Inquiry having been made as to whether the University of Nevada would include a release of title provision in the Contract of Sale covering the Experimental (Ladino) Dairy Farm, after discussion and consideration of the matter, motion by Mr. Crumley, seconded by Mr. Elwell, carried unanimously by roll call vote that the following statement of policy be adopted:

That, in respect of the \$100,000 initial deposit payment, the University of Nevada, as and when necessary, would progressively release title to individual portions or parcels of property up to a maximum of \$50,000, based upon the University's average selling price per acre to the successful bidder and purchaser; and that, thereafter, as and when

necessary, the University of Nevada would progressively continue to release title to individual portions or parcels of property on the basis of receipts by it of at least 130% of the University's average selling price per acre to the successful bidder and purchaser of the Experimental (Ladino) Dairy Farm. The progressive releases of title from the encumbrance of the Trust Deed to be executed in favor of the University to secure payment of the balance of the purchase price of the Dairy Farm, shall be made only as necessary and as and when individual portions thereof are actually resold by the purchaser of the Dairy Farm from the University, in connection with any subdivision development program.

Mr. Crumley then invited bidders to raise their bids.

Mr. Leslie Leggett raise the highest bid, \$308,400.00, by 5%, making the bid of himself and associates \$323,820.00.

Mr. Fenmore raised that bid by 5%, making the bid for himself and Mr. Hicks \$340,011.00.

Mr. Douglas and Mr. Cavanaugh raised the bid by 5%, making their bid \$357,011.55.

Mr. Fenmore and Mr. Hicks raised the bid to \$390,000.00 (more than 5%).

Mr. Cavanaugh and Mr. Douglas raised the bid 5% above \$390,000.00 making it \$409,500.00

Mr. Fenmore and Mr. Hicks raised the bid to \$430,000.00 (more than 5%).

Mr. Crumley asked for further bids, and there were none.

Motion by Mr. Crumley, seconded by Mr. Arnold, carried unanimously by roll call vote, that Mr. Fenmore and Mr. Hicks be declared the successful bidders and that the Regent's Committee, headed by Mr. Crumley, be authorized to continue with negotiations with the successful bidder.

The Comptroller was authorized to return the deposit money of the unsuccessful bidders after the additional deposit in the amount of \$18,000.00 from Fenmore and Hicks had cleared the bank.

The meeting adjourned at 3:00 P.M.

The next meeting will be held in Las Vegas on Saturday, May 7,

1960.

A. C. Grant

Chairman

Alice Terry

Secretary

04-20-1960