

# + Effect of incorporation proposal in

By Lori Baker  
Staff writer

SUN CITY — What effect proposed incorporation would have on Sun City's recreation centers is under study by the centers' officials.

Since Citizens for Self-Government announced in September that it will try to put the question of incorporation to a public vote,

there have been letters published in newspapers speculating on the effect of incorporation on the recreation centers.

Norm Schuett, acting president of Sun City Recreation Centers Inc., said at Thursday's board meeting that it is important that Sun Citians have facts on which to base their opinion about the community's incorporation.

The recreation centers' attorney sent a letter to Schuett saying that condemnation of recreation facilities would be possible if Sun City became a municipality. The recreation centers' non-profit corporation owns seven recreation centers, two bowling centers and eight golf courses.

For example, a new Sun City government could decide that a

recreation facility would make a good town hall and initiate condemnation proceedings in court to buy it, Schuett said.

"It would be complicated to do, but it would be possible," Schuett said. "A municipality has the power to condemn property."

Doris Foster, president of Citizens for Self-Government, said her organization has no plans to take

## Sun City studied

over recreational facilities.

"In no way are we planning to touch recreational facilities," Foster said. "There are plenty of vacant buildings in Sun City that could be used for a town hall."

In the pamphlet supporting incorporation, CSG officials wrote that "Recreation Centers of Sun City should remain a private corporation without any interfer-

ence by the city government."

Foster said it would take a vote of the members of Sun City Recreation Centers Inc. to dissolve the corporation and turn over the ownership and management of the recreational facilities to the city government.

The legal committee of the recreation centers board will study  
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# STUDY

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the possible impact of incorporation on the recreation centers. Schuett said a public statement will be issued within a month.

"Incorporation is an issue the board of directors will be faced with in 1992," said Schuett, who is stepping down from the board after serving three years.

Citizens for Self-Government, which claims to have 2,600 members, plans to launch its petition drive Feb. 1. If the requisite 3,600 signatures are gathered, an election would be held in November.

Schuett said there appears to be a misunderstanding about who owns the recreation centers.

"The recreation centers are owned by the corporation, not by the members," Schuett said. "The members have the privilege of using the facilities."

Recreation centers board members will be allowed to take positions on the incorporation proposal because it is more than just a

**"The recreation centers are owned by the corporation, not by the members. The members have the privilege of using the facilities."**

**Norm Schuett**

Acting president

Sun City Recreation Centers Inc.

political issue, Schuett said.

"Our attorney said board members can't participate in political campaigns, but this isn't political. It affects the outcome of the recreation centers," Schuett said.

Citizens for Self-Government leaders said the biggest argument for incorporation is that Sun City's 38,000 residents would be able to have some of their state taxes returned to their community in-

stead of being distributed to the incorporated cities and towns. For the 1990-91 fiscal year, about \$9.1 million for Sun City would have been allotted from state sales, income and gasoline taxes; vehicle license fees, and lottery funds, Foster said.

State money would be used to pay for city services. Incorporation proponents envision Sun City as a "contract" city, and contracting for services with other governmental units such as the county or private contractors.

Street maintenance, police protection, trash collection, sewer and water are among the services that would be contracted.

There would be a city council and a mayor who would serve without compensation. There would be 12 paid employees, including a city manager, city clerk, city magistrate, city attorney, finance manager, city engineer and six secretaries or clerks.

# THE ARIZONA REPUBLIC

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Monday, June 6, 1977

VF SC INCORPORATION AZ REPUBLIC JUNE 6, 1977

## Homeowner associations

# Sun City groups stir incorporation talk

By THELMA HEATWOLE

SUN CITY — Residents here are embroiled in a controversy over incorporation, although no election is planned.

The controversy has spilled over into two community organizations in a dispute as to which group should speak for the 40,000 residents here who have no formal local government.

The Sun City Town Meeting Association is conducting a door-to-door canvas to determine if residents want to keep Sun City unincorporated under county government without the "added city taxes to pay the cost of city officials and bureaucrats."

And, the Del E. Webb Development Co., (DEVCO) has hired a Los Angeles consultant to help Sun City determine its economic and political future — including incorporation and its alternatives.

Mike Komar, president of the Sun City Home Owners Association (HOA), said the move supporting incorporation is aimed at his group.

"The incorporation issue generated by the Town Meeting Association is really a power play to destroy the HOA," he said.

Komar said Al Brown, research director for the Town Meeting Association, said on a television program that the HOA and two other associations should be dissolved and the Town Meeting group take over as the only civic organization to represent all Sun City.

"While Town Meeting is fomenting the turmoil of incorporation, we have the day-to-day work of handling civic affairs of the community," Komar said.



Al Brown



Mike Komar

"The Town Meeting wants to take over the responsibilities and accountability of what the HOA is doing. They do not have the organization, personnel and facilities to be the spokesman for the community."

Brown, however, denies the charge. He said his group would be willing to work with the HOA on such issues as getting age restrictions written into deeds and to help solve water, sewer and recreation problems.

He said the HOA board operates the organization in an "autocratic, dictatorial way to perpetuate in office persons who think like themselves."

Brown said Sun City needs a group that is the voice of the people and that

Town Meeting was formed to fill a vacuum.

He said the group obtained 20,000 signatures in its house-to-house census with these results: 90.1 per cent endorsed Town Meeting and opposed incorporation; 4.8 per cent favored incorporation; and 5.1 per cent were undecided.

Brown said that since DEVCO announced plans to conduct a study, canvassers also asked the question, "Do you approve of the study?" Ninety-eight per cent disapproved, he said.

"The most common remark," he said, "is why should a developer spend money for this study unless they have

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an ulterior motive for their benefit and not ours?"

Komar says the HOA board applauds DEVCO for getting an outside firm to study the pros and cons of incorporation or types of government, if any, needed in Sun City. "Why be against trying to get information that presents all sides?" he asked.

Komar said the HOA would continue its own study of alternative governments.

"You can't put your head in the sand and say nonincorporation or incorporation is the answer," Komar said. "You have to look at both sides of the issue. The HOA is neither for nor against incorporation."

The DEVCO study would include: Unincorporation under the present county government with some provision for street-median maintenance and bus service; incorporation under present statutes; and "formation of new legislation for a new entity."

Brown stated that under state law, there are only three levels of government — state, county and cities and towns.

"To become a city or town you have to incorporate," he said. "This talk about a special kind of local government is hogwash under existing state laws and state constitution."

Brown said the HOA has brought up the question of incorporation in the past and their membership overwhelmingly rejected it.

There has been only one formal vote on incorporation. That was in 1964, when Sun City had about 7,500 residents. The vote was against incorporation.

In a straw vote among HOA members

in 1971, incorporation was turned down, and in 1974, HOA members overwhelmingly turned down the question of incorporation.

HOA by-laws include the provision that it "gather information and data for the benefit of members with respect to the proposed incorporation of Sun City as a municipal incorporation."

Brown, who is also president of the Retirement Community Association, said the major concern with incorporation is that people do not want their life-styles changed. "They came here to an adult retirement community and they don't want to live in an open, general-purpose community," he said.

Asked if Sun Citians want to govern themselves, Brown said, "Yes, through not incorporating. If you take federal funds, you take the control that the federal government bureaucrats put on you, and are not running your own city."

"In today's climate any community like Sun City that would incorporate and leave themselves open to suits in federal court by liberal groups is giving up their freedom to the federal big brother," he said. Federal edicts, he said, could bring in construction of federal low-cost housing projects and welfare programs.

Dollars and cents are a factor too.

Brown claims Sun Citians pay in \$3.04 in county taxes for every dollar they get back in county services. He contends that the bulk of county services is provided to residents of cities and towns, not to unincorporated areas. He cited such services as community action, Neighborhood Youth Corps, county health services, courts, juvenile and adult probation, county prisons and drug abuse programs.

"We are virtually crime free, so therefore we don't use those related services," he said. "Sun Citians do not commit crimes. That is where the big costs come in. The bulk of criminals processed in both adult and juvenile criminal courts are from cities — but not Sun City."

"It's a myth that Sun City gets a free ride," he added.

Brown said county services Sun City receives are police protection, street maintenance and some library service. As an unincorporated community, Sun City has its own street lighting and fire protection districts for which residents pay separately.

"If we incorporate," he said, "we will still pay the county taxes but lose the police protection and street maintenance and, no doubt, the fire district."

Komar said the issue of incorporation is dividing the community. It is "neighbor against neighbor," he said.

"Why can't we sit down and talk about the problem and together work out a mutual solution?" Komar added.

Released December 9, 1983 by the League of Women Voters of Sun City

## THE INCORPORATION QUESTION

In April 1982, the League of Women Voters of Sun City began a study of alternative ways to meet Sun City's needs. The options included special districts, incorporation, and county home rule. The local study items adopted in April 1983 were:

1. Continue to study the pros and cons of incorporation for Sun City with the objective of publishing an impartial information sheet.
2. Continue to study county government.

In implementing the item on incorporation, the League Committee on Alternatives for Meeting Sun City's Needs explored the areas that seemed to be of most concern and relevance. The following information has been obtained by League members through personal interviews with informed sources or library research.

## THE RECREATION CENTERS

### *How would incorporation affect them?*

The Recreation Centers of Sun City, Inc. is a non-profit corporation deriving its charter from the State of Arizona.

The corporation owns and operates real and personal property for recreation purposes. If Sun City were incorporated, the ownership and operation of its properties would remain unchanged.

## COUNTY SERVICES

### *Which services become a city's responsibility?*

### LAW ENFORCEMENT

In unincorporated areas, such as Sun City, the sheriff is responsible for all law enforcement in accordance with the State Criminal Code. At the present time the sheriff's office maintains a fleet of six patrol cars working out of the substation at Dysart and Bell Road in Surprise. These cars cover Sun City, Sun City West and the surrounding area in all directions. Detectives also work out of the Bell Road substation. With this area to cover, however, there is no assurance that a patrol car will be in Sun City at any given time.

As an incorporated city, it would be possible to contract with the sheriff for as much coverage as the community is willing to purchase. An annual contract with the sheriff would also call upon the deputies to enforce local ordinances passed by the city

government. With such a contract, the Fosse's continued service is permitted under Arizona statutes and would be welcomed by the sheriff. He advises that, at current costs, three round-the-clock patrol cars with detective and other back-up services could be provided for \$750,000 per year.

#### **COURT**

The Arizona Statutes require each incorporated city or town to establish a police court which has jurisdiction of all cases arising under city ordinances and has concurrent jurisdiction with the Justices of Peace to handle violations of state laws committed within the city limits.

The selection of the presiding officer of this police court is made in accordance with the city charter or ordinance. This presiding officer (called a City Magistrate) may perform his duties outside the corporate limits of the city if a mutual agreement can be worked out with a neighboring community. Jail facilities can also be obtained by intergovernmental contract.

#### **STREETS and HIGHWAYS**

All the streets in Sun City except Grand Avenue, which is a state road, are "legally designated County highways". As such, they are eligible for complete maintenance, including rebuilding, by the County, if funds are available.

Upon incorporation, these streets would become the responsibility of the city. The city council would select the methods of street repair and set the schedule for rebuilding. Some cities have been able to exclude main highways from their incorporated area by careful setting of their metes and bounds in their incorporation petitions or annexations of property.

#### **ZONING and PLANNING**

As an unincorporated area, Sun City is governed by county building codes and zoning procedures. Based on a public hearing and a report from its staff, the County Zoning Commission makes a recommendation to the Board of Supervisors in rezoning matters.

The final decision in a rezoning case is up to the Board of Supervisors. If 20% of the property owners within 300 feet of the proposed change file a protest, the vote of the Board must be unanimous to pass the request for rezoning. Recently, there have been decisions which have not pleased many in Sun City who wish to keep the city as beautiful and uncluttered as possible.

Incorporated cities have their own zoning boards and set their own building codes. This does not eliminate controversy, but does bring the decision-making power closer to the people directly affected.

### PROTECTION of AGE RESTRICTIONS

Under Arizona law, senior citizen zoning can be established either by county or city governments. County Supervisors may establish senior citizen overlay zoning districts. Since 1982, cities may enact ordinances establishing age-specific community zoning. Deed restrictions may also provide some protection.

In any of the above forms, age restriction enforcement may be difficult. Provision for temporary waivers of the regulations in hardship cases, plus localizing the waiver application process, may minimize the need to go to court. Any ordinance, whether for senior citizen zoning or other restriction, will be effective only if citizens are willing to enforce it.

The constitutionality of age-restricted zoning has not been settled by the courts. A 1973 Pinal County case went as far as the Arizona Supreme Court, which ruled that age restriction was constitutional. In a recent California case, however, age restriction was ruled unconstitutional by that state's Supreme Court.

### FIRE PROTECTION

Maricopa County is required to contribute to volunteer fire districts in unincorporated areas according to a formula set by Arizona statute. This results in a subsidy of the Sun City Fire Department of about a third of its annual budget (\$423,000 this fiscal year). The intent of the law was to help provide fire protection in rural areas which could not support a district independently. Attempts to make this county support permissive instead of mandatory have not succeeded, but the opposition to county support of large fire districts (such as Sun City's) has not diminished.

#### *If a city incorporates, must it absorb its fire district?*

Unless a newly incorporated city, which includes a previously existing fire district within its boundaries, "elects" to provide fire protection to the district territory, the fire district remains unchanged after incorporation.

Because lawyers interpret the statutes concerning this question differently, the disputed sections are included here:

Sec. 9-1007.02, Arizona Revised Statutes, provides in part "A. When any area having a fire district...is...entirely included within an organized city or town the fire district of the area annexed and all its assets and liabilities...shall be merged and become a part of a fire department of the annexing city or town upon the date the city or town ELECTS to provide fire protection services to such area." [emphasis added]

Laws 1980, Chapt 166, Sec 11

Sec. 9-1007.03, Arizona Revised Statutes, provides in part "A. If any part of a territory of a [fire] district is...included within a newly organized city or town, the territory within the city or town remains a part of a district until the next July 1 following the time when the city or town ELECTS to provide regular fire department services to the...included area..." [emphasis added]

Laws 1980, Chapt 166, Sec 10

On Page 22 of MUNICIPAL INCORPORATION IN ARIZONA, published by the League of Arizona Cities and Towns dated March 1983, it is stated, "If the newly incorporated city or town does not wish to provide fire protection, the fire district may continue to operate and provide fire protection within the incorporated limits and without the incorporated limits. The district continues to levy taxes for the support of the district."

### STREET LIGHTING

As Sun City was developed, separate street light improvement districts were established for almost every unit. We now have 77 such districts, with tax rates which vary from \$.11 to \$.95 per \$100 of Assessed Valuation.

The districts are administered by the county supervisors. For each of the first three years after a district was established, the county assessed property owners in the district one third more than the cost of operation, to build up an operating reserve fund.

An incorporated city could dissolve these districts and enter into a franchise agreement with APS. We pay the same rates for electricity and gas as residents of incorporated cities which receive franchise taxes. Scottsdale's projected franchise revenue from APS this year is \$1,126,000; Glendale's, \$425,000.

### PUBLIC HOUSING

Federal housing assistance in Maricopa County includes scattered housing and subsidized rentals, as well as apartment complexes. They are administered by the county or by cities. In most of the cities, some of the housing is reserved for senior citizens. The possibility of having public housing in Sun City is just as great (or small) whether the city is incorporated or not. HUD does not initiate public housing, but responds to requests from communities that desire it and can show a need for it. Funding is limited at present, and there are more requests than can be granted.



## CITY FINANCING

### STATE SHARED REVENUES

The state of Arizona shares its revenue with counties and incorporated cities according to formulas established by the State Legislature. The cities' share comes from these revenues:

Local Transportation Assistance Fund - Revenue from the state lottery goes to the Department of Transportation. Municipalities apply to the DOT for a share of the funds based on population. Minimum funding is \$10,000. Cities may use this money for public transportation or streets.

Highway User Revenue - 30% of this goes to cities, based half on population and partly on the county of origin of gasoline sales. The Legislature can shuffle the distribution of this revenue, but the new allocation must not reduce the total dollar amount received by any community in the past.

State Sales Tax - Of the 2% of the state sales tax not designated for education, incorporated cities get 25%, according to population.

Vehicle License Taxes - Municipalities share 25% of these.

Urban Revenue Sharing Fund (State Income Tax) - Incorporated cities' share of this fund is 15%.

A newly incorporated city does not share in the urban revenue sharing fund until July 1 following incorporation. Portions of the other revenues may be applied for sooner.

The 1980 census population of each city is the basis for computing its share of revenue. For any municipality incorporated after the decennial census, a population figure to be used as the basis for apportionment of shared revenues may be certified by the United States Census Bureau on the basis of a special census or by separation of the enumeration districts of 1980.

Sun City's unofficial count was 44,000. The Arizona city with a 1980 population which is roughly comparable is Yuma, with a population of 42,481. Yuma's projected state shared revenues for fiscal year 1983-1984 total \$6,780,000.

Incorporation of Sun City would not affect the amount of money received by the county from the state but would diminish the amount that other cities would get. This is because a certain sum in revenue sharing funds is divided among the cities each year. If Sun City were to claim its share, there would be less for the others.

Sun City must have the approval of six cities before incorporating: Phoenix, Peoria, Glendale, Youngtown, Surprise and El Mirage. Whether or not the fact that they would receive less money in state revenue sharing would affect their decision is problematical and cannot easily be determined unless an incorporation effort is actually made.

An official census count needed for revenue sharing will differ from population figures which are relevant to other situations. The number of residents is the figure that counts in Recreation Centers operations. The population figure that matters in decisions about incorporation is the number of Sun Citizens who are registered to vote in Arizona. On September 21, 1983, there were 35,051 "qualified electors" (registered voters) in the Sun City Fire District. Signatures of ten percent of the registered voters would be needed on a petition asking the county supervisors to call an election on the question of incorporation. Home ownership or residency do not automatically qualify one to sign petitions or vote.

### CITY TAXES

The tentative budget on page 8 indicates that state shared revenues would be ample for the city to assume responsibility for present county services and to establish local government. Two budget items which might, in the future, require additional funding are law enforcement and the scheduled rebuilding of aging streets. Arizona law provides cities many options for raising the money to pay for the services their citizens approve.

While the overall tax burden in Arizona is not low compared with all other states, the PROPERTY TAX is much less than what Sun Citizens have experienced before moving here. The legislative tax package which was approved by Arizona voters in 1980 further protected the homeowner by reducing his Assessed Valuation from 15% to 10% of Full Cash Value, while severely limiting the growth in tax levies allowed cities and counties.

The threat of high property taxes is not one of the factors that should weigh heavily in considering the pros and cons of incorporation for Sun City. 1983-84 tax rates for cities in Maricopa County range from zero (for five cities) to a high of \$1.67 for Wickenburg. It is obvious from a study of these cities' budgets that the property tax is not a major source of municipal income in Arizona.

Our Sun City special district property tax rates for the same period are \$.45 for the fire district and an average of \$.41 for our lighting districts, for a total of \$.86 per \$100 of Assessed Valuation. Peoria's rate is \$.73, Glendale's is \$.95, and Scottsdale's is \$.91.

The apparently high combined property tax rates in some incorporated areas reflect SCHOOL DISTRICT taxes, not high city

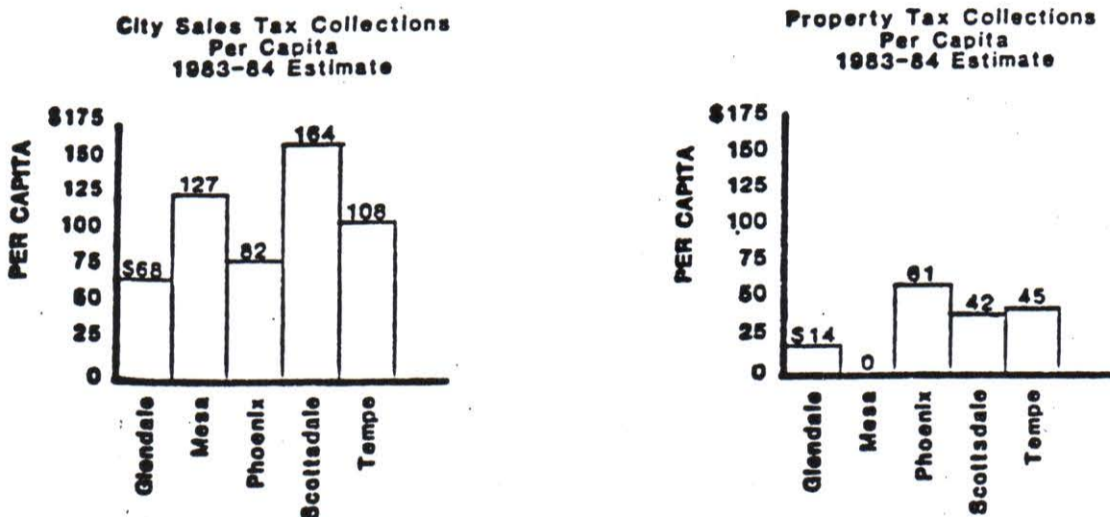
property taxes. Sun Citians contribute to the state subsidy of school districts, but have not paid an UNORGANIZED SCHOOL DISTRICT tax since the legislature repealed that tax in 1980.

The city budgets studied differ from one another, both in the allocation of expenditures and in revenue sources. One thing they have in common is the cost of planning and building for a growing population. None resembles the kind of budget an incorporated Sun City would need.

*If incorporated cities in Arizona do not rely heavily on property taxes, what other city taxes do they use?*

Most Arizona cities have sales taxes, including a tax on food. These graphs from the Glendale City budget show the comparison between property and sales tax revenues in five cities.

**SALES AND PROPERTY TAXES**



ENTERPRISE income and expenses of city-run utilities and facilities such as airports are large items in most of the city budgets studied. These account for 40% of Mesa's revenues and 38% of Peoria's. These revenues and expenditures would not appear in a Sun City budget because water, sewer and trash collection services are purchased by individuals from private companies. One third of Glendale's total budget is for capital expenditures, including a CAP water treatment plant and sewer expansion. Another important source of city income, FEES charged for building permits in these expanding cities, would be insignificant in Sun City.

Management in an incorporated Sun City would be concerned chiefly with maintaining the city's physical assets in top condition, in controlling zoning and building changes, and in anticipating possible needs resulting from the development of surrounding areas. Participation in regional planning and cooperation with adjacent cities could attempt to minimize the impact on Sun City of growth in the rest of the state.

**BUDGET**

*If Sun City were to incorporate, what would it cost to operate a city government?*

This tentative first-year budget for an incorporated Sun City was constructed after interviewing city managers of area cities and discussing the services necessary for a new city with the League of Arizona Cities and Towns.

**Facilities, Equipment and Services**

Initial office equipment and furniture	\$ 23,100
Telephone purchase and installation	1,630
Office supplies and maintenance	6,300
Telephone	5,000
Printing, copying	7,000
Postage	4,000
City hall and court rental	72,000
Law enforcement & jail (contracted)	754,000
Street maintenance (contracted)	750,000
Streets (scheduled rebuilding)	500,000
Legal Services	66,000
Liability insurance	400,000
Election	25,000
Associations (MAG and League of Cities)	7,600
Planning and Zoning Board	26,000

**Personnel (Salaries + benefit expenses)**

City Manager	\$ 48,000
Assistant Manager for Planning	38,000
City Clerk	19,200
Treasurer	38,400
Engineer	37,200
Magistrate	42,000
Clerical staff	86,400
Mayor and Council (Unpaid) Expenses, including travel and tort insurance	35,000

TOTAL \$ 2,991,830

*Sun City's share of state revenues in 1982-83 would have been over five million dollars.*

No items are included for public transportation, or for the absorption of the fire and lighting districts. The transfer of responsibility for these services to the city would be referred to the voters. Because a newly incorporated city must establish both an expenditure limit and primary valuation property tax limit for future budgets, it may be desirable to transfer these services to the city budget the first year.

Contractual services might be substituted for some personnel slots in this budget. Long-range planning for street maintenance or one-time assistance in setting building codes and city ordinances can be done by contract. A full-time magistrate is not likely to be needed and could be shared with a neighboring city.

#### LEGAL LIABILITY

Legal liability as a city would be the same as it is now under county government. If Sun City were to incorporate, any judgement against the city would be paid out of city assets (and some would be exempt) whereas a judgement against the county would be paid out of county assets (subject to the same exemptions). The county has greater assets to absorb a judgment, but it also has greater exposure. Under either circumstance, no home owner's property or property owned by the Recreation Centers or commercial enterprises would be subject to payment of such judgements.

The question of whether a court can order (by writ of mandamus or otherwise) the Board of Supervisors of a county or the governing body of a city to levy taxes to pay a deficiency judgment is now being tested in the Arizona courts. In other states, such writs have been issued only in very limited circumstances.

In July 1983, the Arizona Supreme Court ruled that a provision in the Phoenix City Code did not provide immunity from liability in certain cases of injury on city streets. The decision read, in part:

"The city is not an insurer of the safety of pedestrians and therefore is not liable for an injury, absent a finding of negligence...Where, however, it appears from the evidence that reasonable people could differ as to whether the defect is of such a nature that injury is foreseeable, the question of negligence is one of fact for a jury to decide."

The legislature will be asked to determine when a governmental body, such as a city, is immune from liability.

Liability insurance is available to protect any city against losses from tort action (personal injury, property damage, etc.) civil rights, and anti-trust proceedings. Some cities in the area carry liability insurance with premiums of \$500,000 per year. Scottsdale maintains a self-insurance fund of over one million dollars and buys insurance with a high deductible at a lower premium.

#### PUBLIC TRANSPORTATION

After the Del E. Webb Company discontinued its bus service, the lack of public transportation was a problem. To fill this gap

volunteers from the Community Council formed the Sun City Area Transit System. However, funding for SCAT is from year to year and is dependent on gifts and grants to supplement fare income. Revenue from the state lottery is used by some cities for public transportation subsidies.

#### WATER and SEWER SERVICE

City-owned water and sewer facilities might eventually provide these services at reduced rates because of savings in taxes and profits. However, the cost of purchase (including prolonged legal proceedings) could be a financial burden on users for many years to come.

The Sun City Water Company provides good water in sufficient quantities but, as a private company, it has recently chosen to extend its services to Peoria.

#### VOLUNTEERS

Groups of volunteers have organized to fill some of the gaps left by DEVCO's withdrawal from Sun City. Following the example of the Sun City Posse, which had been organized in 1973 to supplement the protection the sheriff could provide, the PRIDES (Proud Residents Independently Donating Essential Services) began to supplement the county street maintenance schedule.

Other volunteers have identified new needs of some residents and have organized to meet them. Interfaith Service's day care services for house-bound Sun Citizens is an outstanding example. Whether or not Sun City is incorporated, continued help from volunteers will be needed.

#### COUNTY GOVERNMENT in ARIZONA

Arizona counties still function mainly as administrative arms of the state, performing largely state-mandated services. Without tax resources to match these mandated services, county supervisors have a difficult job.

Maricopa County's Board of Supervisors has five members, each supervisorial district having a population of about 300,000. No single member represents only Sun City. One supervisor does reside in Sun City, but his district (4) extends north to Yavapai County, west to La Paz and Yuma Counties and as far south as the Gila River at that western border.

*How do unincorporated cities in other states obtain municipal services?*

In some other states there are large cities that have remained unincorporated for a long time. Silver Spring, Maryland, with



# Sun City nixes incorporation 4 to 1 in poll

Respondents rejected incorporation nearly 4 to 1 in a News-Sun telephone survey conducted Tuesday and Wednesday.

The poll, which is not considered a scientific survey, had 1,928 respond against incorporation and 541 respond in favor.

News-Sun readers were asked to call one number if they favored incorporation and another number if they were opposed to incorporation.

THE POLL used the AT&T "Dial-It 900" service which cost callers 50 cents per call. Results were made available this morning.

John Brown, spokesman for AT&T Communications in New Jersey, said the poll isn't touted as being scientific but has been used both for polling and information services since the Carter-Reagan debates in 1980.

"It's simply a service," he said. "As of October, 140 AT&T customers had used the 'Dial-it 900' numbers for polling purposes, Brown said.

BEFORE THE poll began at 6 p.m. Tuesday, some Sun City

residents doubted the validity of such a poll.

Both opponents and proponents of incorporation expressed fears that the other side would "stuff the ballot box" by calling several times.

News-Sun General Manager Elliott Freireich said the poll was conducted as a public service to coincide with publishing the League of Women Voters' incorporation study in Tuesday's News-Sun.

FREIREICH said this morning he was "disappointed" that more people didn't respond.

"Either we didn't publicize it enough or incorporation is a burning issue to a much smaller group of people than we thought," he said.

The figures did show that incorporation wasn't popular, Freireich said, leading him to speculate that if voted on now, incorporation would lose.

More people voted in a formal incorporation vote in 1964 than participated in the telephone poll. In the December 1964 vote, 2,553 voted against incorporation and 1,036 voted in favor of it.



# Charter Government Association

P. O. Box 1142  
Sun City, Arizona 85372

SEPTEMBER 1, 1980  
September 1, 1980

Dear Fellow Sun Citian(s):

By now it must be obvious there is a power-hungry group of obstructionists bent on taking over Sun City. To achieve their ends they carry on a campaign of deceit and misinformation to discredit any institution or movement which might get in the way of their objective. Directors of the Home Owners, Taxpayers, Recreation Centers, as well as the Developer, have been and are being maligned. Above all the obstructionists are trying to head off any movement to install a City Government which would effectively bring a true legal voice for Sun City.


The Town Meeting Association (TMA) and the Retirement Community Association (RCA) are the twin arms of this apparatus.

A centerpiece of their anti-incorporation propaganda has been the so-called 15 "FACTS." They have been distributed since 1975 by mail, at meetings and at talks before local organizations.

Inside this folder you will find an exposure of the distortions and misinformation that is the corner-stone of the opposition's case. It is hoped that this information will reinforce your convictions and fortify you in your discussions with others.

In addition, it is important that the letters-to-the-editor columns not continue to be dominated by the opposition. Good money drives out bad and the truth will prevail in the long run. Whenever you feel so impelled, fire off a letter-to-the-editor and give truth a boost. If you want to check specific facts, call me or any of the Officers or Directors. Your questions, opinions, and suggestions are always more than welcome.

Sincerely,

  
Jack R. de Ward, Chairman

JRdW/jf

P.S. An extra copy of this folder is attached to give to a friend who might be influenced by our opponents' "FACTS." Call 977-5137 for extra copies.

P.P.S. Do plan to attend our first fall public meeting at the ALCO THEATRE September 25, 10:30 a.m. Bring a friend.

## SUN CITY'S FUTURE

### WHAT ARE THE REAL FACTS INVOLVED?

A small group of opponents of Home Rule for Sun City representing the Retirement Community Association of Sun City (RCA) and its offspring the Town Meeting Association (TMA) have widely distributed a list of statements - each labeled "fact" - regarding Sun City's future. In the community's interest, it's time to examine these statements one by one and see how factual they really are.

*"Incorporation would destroy Sun City as an Adult Retirement Community and change it into a general purpose community just like any other city. Incorporation would change the quality of life we all now enjoy."*

There are retirement communities all over the country enjoying both their retirement facilities and the advantage of city services and amenities.

These statements overlook a basic truth: With home rule, under a city charter approved by Sun City's residents, this community could restore and improve on the many fine features that led us all to live here. Sun Citians could *control* the fate of our Sun Bowl and bus service, the use of vacant Sun City land, the level of law enforcement and street maintenance services, traffic hazards and nuisance abatement.

On the contrary, lack of local control has *already begun* to "change the quality of life" here - and that change *is not for the better*.

*"The Del Webb Company will be in Sun City for many years to come."*

The Webb Company has sold the shopping centers and is in the process of disposing of the Sun Bowl, the Lakes Club, and its other Sun City properties.

*"There is no law that requires incorporation when a community reaches a certain size or population."*

*"Sun City cannot be annexed by any other community without the approval of Sun City residents."*

*"We have our own Fire District, a full-time professional fire department, trained paramedics, who provide a wide range of services."*

Who says otherwise?

*"Our local government is Maricopa County. Sun City is represented by two of the five County Supervisors. At the present time (without incorporation) the county is responsible for Sun City's street maintenance, traffic lights, police protection, zoning and planning, etc."*

This "Local" government is miles away in down-town Phoenix. The area it serves is 709 times as large as Sun City. The two County Supervisors elected for Districts 3 and 4 (whose boundaries happen to cross Sun City) represent two-fifths of Maricopa County. Their duties concern all of Maricopa County. All our City Council members would have only Sun City to attend to. The services mentioned all need local management by a local government made up of Sun Citians.

*"Sun City has a higher quality of life, better streets and has less crime than any incorporated city."*

Is this because Sun City is unincorporated? Of course not. If that were the reason, all other unincorporated communities would have the same quality of life as Sun City!

*"Local governments (incorporated cities) are created through the political process. You cannot have the political process without the politicians and bureaucrats."*

The county government (which serves us now, in limited ways) is made up of professional politicians and bureaucrats and is rife with partisan politics. With home rule, our city council would consist of fellow Sun Citians with backgrounds in business, industry and the professions - not politicians. And, with all city services provided by outside firms, there'd be no bureaus - hence, no bureaucrats.

*"The principal cause of inflation is excessive government spending, too many government programs, from the federal level to the cities, we have too much government."*

The farther away our government is, the harder it is to control. Specific clauses in a city charter will restrict governmental expansion. The experience of other cities proves that municipal services purchased on contract cost less than services provided by governmental employees.

*"There is no incorporated city without local taxes, or without additional costs to the taxpayers. More government costs more money."*

Sun Citians are already paying 88% of the cost of all municipal services (water, sewer, fire protection, street lighting, recreation centers, and trash collection). With home rule, approximately four million dollars of state-shared revenues (a return of part of the taxes we pay) would cover all remaining costs at the present level of services - with a surplus of some two and a half million per year for improvements.

*"Incorporation simply imposes another level of government, another tax burden."*

The state constitution provides for three levels of government - state, county and city. Only city governments are empowered to deal with matters of purely local concern. Furthermore, as mentioned above, instead of additional costs, home rule would provide additional money.

*"Obtaining 'Self Rule - Home Rule' through incorporation is not possible because Federal, State and County laws prevail over incorporated local governments and local laws."*

Fourteen Arizona cities have obtained home rule - and no Arizona city can do this without first incorporating.

The county has no law-making power; so *there are no county laws.*

In Arizona, *state laws do not prevail over chartered cities in "matters of strictly local concern"* (see State Constitution, ARS Section 13-2 and Notes of Decisions).

*"Today cities are controlled and dictated to by the Federal bureaucrats and the Federal courts."*

Actually, by accepting *no federal funds*, Sun City would be *free of federal control*, except as regards employment regulations that apply to all employers (including county governments). On the other hand - our county government *does accept federal funds* - under programs such as CETA (Comprehensive Employment and Training Act) and HUD (Housing and Urban Development) providing funds for low cost housing. Federal funds of all kinds totaled more than \$55 million in fiscal 1979-80. If we remain under county government, could we stop a federally-subsidized housing project from locating here?

*"The Federal bureaucrats and the Federal Courts can control a city's employment practices and establish goals (quotas) through the Civil Rights Laws, the Equal Employment Opportunity Regulations of the U.S. Department of Justice and required Affirmative Action Plans."*

This applies to *all employers*, including state and county governments. Federal labor laws would create *no more problems* for Sun City's government, with 10 or 12 employees than for Maricopa County with 7,000.

*"City employees can and do go on strike, causing disruption of vital services."*

In Arizona, city charters *can provide* that city employees may not belong to a union. In fact, only two cities have such a provision. Our county government does not have charter protection. At any rate, strikes are hardly likely to be a problem in a city with 10 to 12 employees.

*"Sun City is alive, healthy and prosperous without any of the major problems or difficulties being experienced by incorporated cities."*

That's because of the kinds of people who live here. Being incorporated has nothing to do with it. With home rule, we'd still be the same people. And, we would still have none of those "problems or difficulties."

Sun City has the potential to be the world's outstanding retirement community by assuming control of our own destiny. Let's move ahead to enhance Sun City's unique qualities. We invite you to join us and to take part in our efforts, to whatever extent you desire.

THE CHARTER GOVERNMENT ASSOCIATION OF SUN CITY

P.O. Box 1142

Sun City, Az. 85372

For further information phone: 977-5137

# Gilbert doesn't fear incorporation battle

By Roberta Landman  
Staff Writer

In July 1963 Sun Citian H. "Ed" Gilbert's likeness graced the cover of Time Magazine.

The nation's railroads, at the time, were enmeshed in a three-year labor imbroglio that threatened to bring trains and the country to a standstill. Gilbert was the engine behind the labor movement, president of the Brotherhood of Locomotive Firemen and Enginemen.

When the 45-year railroad veteran retired in December 1971 he was assistant president of the United Transportation Union and winner of the Eugene V. Debs award for labor unity advocacy and humanitarianism.

HE RETIRED with memories that flash lightning-like across his eyes at the telling.

The three-year period of railroad-union negotiations ended, he recalled, soon after a casual conversation he'd had with then President Lyndon B. Johnson.

"You know this country can't stand a strike," Gilbert said Johnson had told union negotiators visiting the White House. "That's what the last two or three presidents had all said, lulling the railroads to sleep," Gilbert said.

"That statement's what kept this thing going for three years," he said he told the president.

THE NEXT morning, Gilbert said, the president told him "I think I got your message last night."

Johnson threatened seizure of the railroads if a settlement did not occur within 15 days and the negotiations were settled in 10, he said.

"I trod where the angels feared to tread," the new

member of the Sun City-Youngtown Press Council said in summing up his railroading and union career.

GILBERT recently trod in an area he thinks too few people in Sun City fear to tread—pro-incorporation.

His fear is that a vocal few—opponents of incorporation—keep the matter from ever becoming an issue for citizens to resolve.

"I think there have been a minimum number of people who have spoken their piece about incorporation. The pros—they haven't had much to say," Gilbert says.

THE PRESS Council, as a "good link between the press and the community," he said, might serve "as a way to let people know both the pro and con" of incorporation.

"You hear the 'antis' raising Cain that we shouldn't incorporate ...

"It bothers me. They say politics will get in it. Politics are involved when you get out of bed in the morning." Gilbert says he has "confidence in the citizens of this town" to be able to handle whatever politics might enter into incorporation.

NOT BEING able to cope with politics of the matter, he said, "reflects on our own intelligence," on an "ability to cope."

Though he says he is pro-incorporation, he adds, "I'm for what the majority of the people want. I've never found difficulty abiding by majority wishes," he said, even if that majority does not express his views.

He wants a majority, either for or against incorporation, to be able to render an intelligent decision, to have the chance for that decision to come

to light.

"THERE HAS to be something done to promote the opportunity for citizens of Sun City to make a choice," he says.

Given the opportunity to speak as an advocate for Sun City's incorporation, Gilbert says, "I think that a city this size can't keep going, maintaining the services and protection it needs and depend on the county people.

"As part of a large county, we have no control of our own destiny. We have to go to the county (for services), and they have to be willing.

"IF I could single out one (issue), it would be security."

Gilbert objects to Sun City's having only three Sheriff's Department patrols on duty at a given time.

"In a community of 55,000, with three patrol cars around the clock, you don't see them very often," he says.

GILBERT said two Sun City families with homes on a golf course, friends of the Gilberts, recently had their homes robbed at night.

He expects robberies to



H. "ED" GILBERT

increase in the area. "The people doing that are as aware as we are of our security." the more likely you'll have problems with security."

With a lagging economy, "the more unemployed people you have, Incorporation, he said, would mean increased security benefits to the community.

## Editors Chair

*Doug Horn*



"Boy, I wish Sun City could have stayed the way it was when I moved here . . . '63 or '68 or '78. It was friendlier then . . . not so many problems and arguments . . . more neighborly." Said or heard that before?

"If Del Webb were still around, things would be a lot better. He cared for us." Familiar words?

If you don't like the way things are, why did you come here in the first place; or why don't you go back where you came from? Ever hear or read those words?

Such attitudes are common, understandable and unrealistic. Nothing ever stays the way it is or was. Either nature or people make changes, inevitably and inexorably. If things had stayed the way they were, Sun City wouldn't be here at all; this area would still be the hamlet of Marinette, with its few inhabitants happily picking cotton. And what we call the U.S. would still be a British Colony.

There is nothing in the laws of man and nature that says Sun City must always be an attractive and pleasant community. Any historian or archeologist will show you documents and pictures of myriad communities that thought they were unchangeable, im-

# Sun City subject to rules of change

perishable, and destined for eternal glory . . . and are no longer in existence.

According to Arnold Toynbee, 22 total and progressive civilizations have disappeared into the mists. Sun City is not a guarantee of anything; it's a question and a challenge. There's never been anything like it; and what it's going to be from now one depends on you and me.

Sure, Sun City has changed, is changing, and will continue to change. Some of the changes have been good; and some of those to come will not be so good, and we're not going to like them. One of the reasons we won't like them is that it is becoming increasingly apparent that we're facing the practical necessity of taking care of ourselves. Even though it has always been an insubstantial and child-like belief, we have habitually rested secure in the conviction that God and Del Webb would take care of everything.

What's worse, we convinced ourselves that this was owed to us. After all, didn't we do DevCo the favor of investing our hard-earned dollars in their real estate? For this, we expect complete protection from the ills of the world. Right? Where in your purchase agreement, or your deed, does it say that? Where does it say that you've bought anything more than a home, and a required membership in, and shared ownership of, \$40 million worth of recreational facilities?

Slowly, and uncomfortably, it's dawning on us that all we own and control is our home and our share of the Recreation Centers. Everything else is owned and controlled by somebody else. DevCo is selling off

everything it can sell; and the new owners want a satisfactory return on their investment. It's no longer the "paternalism" of Father Del, it's cold dollars. Now — perhaps belatedly — we begin to appreciate the community-minded, open-handed largesse of DevCo, i.e. John Meeker. We have been spoiled.

Essentially, what we're faced with is the reality of taking care of ourselves. The days of big-daddy-ism, real or imagined, are over. Nobody else is going to carry our responsibilities, or do our jobs. It's now up to you and me. Like it or not, the time has come for us to decide what we want Sun City to be. It isn't going to be what it has been . . . that's for sure. Whether it's going to be better or worse is entirely in our hands.

Friends are moving out of Sun City because we don't have facilities for taking care of the frail-elderly — an increasing need. In a community that must have a serviceable transportation system, ours is inadequate, inefficient and far too costly. Fifteen and 20-year-old utility lines must be replaced. Blatant transgressions of occupancy requirements and property usage testify to a deterioration in community character and community control.

The Grand Avenue Safeway conversion to a necessities-convenience and liquor store will affect a part of our population least able to accommodate longer-distance shopping. Valuable service organizations, long-time beneficiaries of DevCo's charity, will be ousted by new landlords because they can't meet the new rents. Those are the uncomfortable realities.

"In the public interest" doesn't take precedence

over the stockholders' demand for corporate profit. We can sign protest petitions until we have writer's cramp, but we're not going to expunge the basic law of economics. It's a matter of profit-and-loss; it has little to do with your convenience or mine.

If we don't get off our duffs and take positive action, we could lose the Sun Bowl. DevCo doesn't want that to happen; and they've been extraordinarily patient for a long time. But no corporation, in these times of precarious cash-flow, can be expected to turn its back on a couple of million dollars to benefit a community that doesn't seem to want to accept the responsibilities of self-determination.

I have nothing to base this conjecture on, but it would surprise me if DevCo continues to support the ball park much longer. They certainly aren't obligated to do so. They don't owe it to us. Sure, it was one of the attractions that induced our residence here; but it belongs to them, not us; and continued operational losses are hard to justify on any corporate ledger.

Like it or not, the simple fact is we're on our own. Whatever's going to be done, we're going to do it. If we can't find ways for getting along together, then we're going to fall apart. We think somebody else is going to come up with the answers? No way! What we are is not what we're going to be. We're going to be different — for good or bad — and nobody in the whole wide world will be able to determine that . . . except you and me.

The question is not whether we want to change things. The question is whether we care enough to direct and control those changes.

## Retirement Community Association of Sun City

P.O. BOX 745 • SUN CITY, ARIZONA 85372

Dear Sun Citian:

The purpose of the Retirement Community Association of Sun City (RCASC), is to keep Sun City as the Adult Retirement Community we were promised when we purchased our homes here, which was: No sales to anyone under 50 years of age and no one under 18 years of age could be a resident here.

RCASC has no paid staff, we do not maintain a costly office. We are a civic association whose affairs are conducted by Sun Citians on a voluntary basis. RCASC is a civic association that is dedicated to keeping Sun City as an Adult Retirement Community and keeping Sun City UNincorporated.

RCASC is associated with Adult Action, which is a statewide organization of over 150,000 members working to keep Adult Retirement Communities as such. We in Sun City are faced with the problem of resales to persons under 50 years of age, with young children. *Please read your deed*, you will find it contains no age restrictions. RCASC intends to correct this by working to have our deeds amended by placing therein legal, binding age restrictions.

RCASC has successfully opposed and will continue to oppose the incorporation of Sun City.

RCASC, in 1974 took the required legal action to fight against building an elementary school in Sun City, this after two other civic associations had circulated petitions; had the Marinette (Sun City) School District created; had a school board appointed and picked a building site on which to build a school. RCASC's legal action resulted in abolishing the school district.

To reach our goals and keep Sun City the kind of community you want, the community that was so attractive to you that you decided to move here, we need your full support. If we all work together, we can win and put an end to the efforts of a small group of people who want to destroy Sun City as an Adult Retirement Community.

JOIN US: our membership dues are \$2.00 per person. This is a very small price to pay for the peace, contentment and freedom of an Adult Retirement Community.

NEXT MEETING MONDAY FEB. 4th 1980  
1:30 P.M. OAKMONT CENTER  
ALL RESIDENTS WELCOME.  
REFRESHMENTS SERVED.

Yours for happy retirement,

*Albert N. Brown*

Albert N. Brown  
President



# PROTECT THE QUALITY OF LIFE IN SUN CITY!

In the coming months you will be subjected to another propaganda effort, an expensive publicity campaign designed to convince you that Sun City should incorporate or adopt some form of local government. The principal reason for this added layer of government would be to take over certain services now provided by Maricopa County; i.e., Police, street maintenance, care of median strips, etc. Presently, in an unincorporated community (Sun City) it is the county's responsibility to provide these services. The streets and medians are owned by Maricopa County. On September 28, 1978, at a meeting with representatives of Sun City's four civic associations and executives of Devco, county officials agreed to provide all maintenance on all of Sun City's medians. This agreement provides for Maricopa County to furnish or pay for all labor and to pay for all water.

Do you want to still pay all your county taxes and also pay the added costs of another level of government?

You are entitled to know the history of repeated attempts to incorporate Sun City. You should also know of the attempt to create the Marinette (Sun City) School District and to build a school at 99th Ave. and Sun City Blvd.

Since 1964 a small group of willful people has been trying to start a city government in Sun City (Incorporation). Some of this group have left, and there have been a few additions to their group. They use two approaches to try to sell incorporation.

**SCARE TACTICS:** they resort to saying anything they feel may scare residents into accepting incorporation, even though it is untrue. Some examples are: They publicized a report that the crime rate had increased in Sun City. (This report was not correct because it inflated the figures by including traffic accidents and traffic citations and counted them as crimes). . . . They repeatedly spread the untruth that Peoria or some other city would annex Sun City without a vote and request by Sun Citians. (This was not true because State Law A.R.S. 9-471 requires a petition signed by the owners of more than one-half in value of real and personal property in Sun City that would be subject to taxation in case of annexation). . . . They said the Legislature was going to enact a law requiring cities of a certain size to incorporate. (This never happened). . . . For years they have been telling residents that DEVCO performs many municipal type services and that when DEVCO leaves, Sun City will collapse unless we incorporate. Actually, the only such services DEVCO provides is the operation of a bus line that very few people use and some cosmetic landscaping on certain medians north of Grand Ave. (Fact—these medians are county owned and the County Supervisors have stated the county will maintain them, retaining all present trees, with some desert landscaping between Grand Ave. and Bell Rd). . . . DEVCO has been out of Phase I for many years and it still remains a lovely community.

**AN UNREALISTIC BUDGET:** Since 1964 the Incorporationists have prepared what they call a city budget by making an estimate of State-shared revenues as income. Then they tailor a list of expenses that totals less than the income. They juggle these figures to attempt to support a pre-determined conclusion. Therefore, these expenses are unrealistic, are not based on hard data or on the fiscal experiences of all other Arizona cities. None of these cities can operate on only State-shared revenues.

The need for cities to impose local taxes and other local fees and charges is stated by the Arizona League of Cities and Towns in their booklet, "Municipal Incorporation in Arizona", page 12, "Citizens desiring incorporation must be willing and able to pay for the additional services they want. Almost invariably, an incorporated area will require more in local tax dollars for providing the additional services in the area in addition to the State-shared revenues that are returned to incorporated cities and towns.

Thus, the establishment of another unit of government is not a mechanism for reducing the overall tax burden. The question that must ultimately be determined by the taxpayers and the area's residents is, 'Are we willing to pay for the services and conveniences of local government?' To answer this question, an area considering incorporation should examine the economic aspects such as its assessed valuation, the total retail sales and the percentage of population growth and compare this data with existing cities and towns in the State".

It is important to understand that in preparing these budgets since 1965 all the Incorporationists have been working for a common objective with a common approach. Also, they claim that their figures are based on research and consultation with city officials and experts in Municipal finance. (However, they have never identified the cities or persons).

If what they claim is true, then there should be a reasonable relationship between their several budgets, especially since some of the same people worked on several of these budgets.

We have prepared Table I, which should prove to any reasonable person that these figures are unrealistic and could not be based on firm data. Certainly costs can rise through the years, compatible to the increase in population and inflation. However, they would not have the great increases and decreases shown in the table. How could health costs increase in three years by 2400% and in the next three years decrease by 76%?

**TABLE I**  
**Budget Years**

<b>Budget item.</b>	<b>1971</b>	<b>1973</b>	<b>1976</b>	<b>Fiscal year 1979/80</b>	<b>Fiscal year 1980/81</b>
<b>Health</b> Increase or decrease.	\$15,000.	\$10,000. - 33%	\$250,000. + 2400%	\$60,000. - 76%	\$120,000. + 100%
<b>Streets</b> Increase or decrease.	\$152,553.	\$450,000. + 194%	\$640,760. + 42%	\$595,700. - 7%	\$926,790. + 56%

\* \* \* \* \*

Table II lists budget figures from some Arizona cities, their populations, the per capita costs of their city governments and the amount of State Shared Revenue they estimate they will receive. These State Shared Revenues represent a very small percent of these cities' total budgets. The balance must come from added local taxes, other local fees, fines and charges, or from Federal Funds. If a city accepts Federal Funds, then it must accept federal control of its local government.

NOTE: The Incorporationists attempt to mislead people into believing that the four statutes, A.R.S. 43-196.01, A.R.S. 42-1341, A.R.S. 28-1591, A.R.S. 28-1598, which provide for State Shared Revenue can only be repealed or amended by a vote of the people. This is not true. We requested members of the Arizona Legislature to research this matter, and we quote from the findings. From the House of Representatives, "The Legislature can amend or repeal the four statutes in question". From the Senate, "The statutes—cited—can all be amended or repealed by the Legislature".

Thus, contrary to what the Incorporationists claim, State Revenue Sharing Funds are not permanent.

# THESE ARE SOME OF THE REASONS WHY RCASC OPPOSES INCORPORATION

- F A C T** Incorporation would destroy Sun City as an Adult Retirement Community and change it into a general purpose community just like any other city. Incorporation would change the quality of life we all now enjoy.
- F A C T** Incorporation of Sun City is not inevitable. There is no law that requires incorporation when a community reaches a certain size or population.
- F A C T** Sun City cannot be annexed by any other community without the approval of Sun City residents. Arizona State Law requires such approval.
- F A C T** The Del Webb Company will be in Sun City for many years to come. The Del Webb Corporation's large financial investments in office buildings, shopping centers, etc., insure this. Completion of Sun City West is scheduled for 1999.
- F A C T** Our Local Government is Maricopa County. Sun City is represented by two of the five County Supervisors. At the present time (without incorporation) the county is responsible for Sun City street maintenance, traffic lights, police protection, zoning and planning, etc.
- F A C T** Sun City has a higher quality of life, better streets and less crime than any incorporated city.
- F A C T** We have our own Fire District, a full time professional Fire Department, trained Paramedics, who provide a wide range of services.
- F A C T** Local governments (incorporated cities) are created through the political process. You cannot have the political process without the politicians and bureaucrats.
- F A C T** The principal cause of inflation is excessive government spending, too many government programs, from the Federal level to the cities, we have too much government.
- F A C T** There is no incorporated city without local taxes, or without additional costs to the taxpayers. More government costs more money. Once created government growth cannot be controlled, it increases its size through government's power to tax and coerce.
- F A C T** Incorporation simply super-imposes another level of government, another tax burden, on top of and in addition to the state and county governments.
- F A C T** Obtaining "Self Rule—Home Rule" through incorporation is not possible because Federal, State and County laws prevail over incorporated local governments and local laws. Today cities are controlled and dictated to by the Federal bureaucrats and the Federal Courts.
- F A C T** The Federal bureaucrats and the Federal Courts can control a city's employment practices and establish goals (quotas) through the Civil Rights Laws, the Equal Employment Opportunity Regulations of the U.S. Dept. of Justice and required Affirmative Action Plans.
- F A C T** City employees can and do go on strike, causing disruption of vital services. In many cases they have damaged both public and private property at great loss to the community.
- F A C T** Sun City is alive, healthy and prosperous without any of the major problems or difficulties being experienced by incorporated cities. Let's pool our efforts and keep Sun City uncomplicated and unburdened by politicians and bureaucrats and strive to make it the best Adult Retirement Community in the whole world.

\* \* \* \* \*

The Retirement Community Association of Sun City (RCASC) is dedicated to keeping Sun City as an Adult Retirement Community and keeping Sun City Unincorporated.

IF YOU ARE NOT A MEMBER—PLEASE JOIN US. IF YOU ARE A MEMBER—PLEASE HELP BY GIVING THIS MATERIAL TO A FRIEND OR NEIGHBOR.

*Retirement Community Association of Sun City*

P. O. BOX 745 • SUN CITY, ARIZONA 85372 • 933-8179 & 977-0658

TABLE II

City & Population	Total Revenue	Per-Capita Costs of Local Government	Total Amount of State Shared Funds & Per-Cent They Are of Total Revenue
Flagstaff 33,500	\$49,343,694.	\$1,472.94	\$3,623,000. or 7.34%
Glendale 80,000	\$32,797,285.	\$ 409.96	\$6,853,000. or 20.89%
Peoria 13,000	\$ 8,118,689.	\$ 624.51	\$ 790,046. or 9.73%
El Mirage 3,800	\$ 2,350,493.	\$ 618.55	\$ 372,371. or 15.84%
Youngtown 2,000	\$ 728,886.	\$ 364.44	\$ 194,693. or 26.71%

\* \* \* \* \*

Table III shows figures from Youngtown's budget. Youngtown is a retirement community with a somewhat austere city government. The residents are principally retired senior citizens. Even though Youngtown is smaller than Sun City, their budget presents a good basis for estimating, on a per capita basis, the cost of a city government in Sun City at the same level of services.

In making this comparison we deducted from Youngtown's budget the costs of those services that Sun City residents now pay for to private firms, (sewer, water, sanitation), and the Fire District and Recreation Centers. The balance is then divided by Youngtown's population to determine the per capita cost. This per capita cost is then multiplied by Sun City's population. The result is the cost of a city government for Sun City. This cost is *in addition* to the amount we now pay for the aforementioned private services; i.e., sewer, water, sanitation, Fire District, and Recreation Centers. *We would still be required to pay all of our present County Taxes.*

TABLE III

Youngtown — Population 2,000	Budget 1979/80	\$728,886.
Deduct the following:		
Fire Protection	\$ 19,248.00	
Parks	\$ 31,577.00	
Public Works Reserve	\$ 26,000.00	
Sewer & Water	\$249,995.20	
Special Assessment District	\$ 19,570.00	
Total Deductions	\$346,390.20	
Balance		\$382,495.80

\$382,495.80 divided by 2,000 Youngtown's population equals \$191.24 per capita cost. \$191.24 multiplied by 46,000 Sun City's population equals \$8,797,040.00 cost of a Sun City government similar to Youngtown's.

\* \* \* \* \*

**THE MARINETTE (Sun City-Youngtown) SCHOOL DISTRICT.**

In 1974 some of the leading incorporationists and two of Sun City's civic associations were instrumental in creating a school district in Sun City. They circulated petitions and were successful in having the new Marinette School District established.

A School Board was appointed and plans were made to build a school at 99th Ave. and Sun City Blvd. The Retirement Community Association of Sun City filed a suit in Maricopa County Superior Court challenging the legality of the petitions. On August 12th, 1974, Judge Lurie ruled in favor of RCA-SC. Judge Lurie ruled that due to insufficient valid signatures, the Marinette School District and its Board would no longer exist. Invalid signatures were those of persons who were not registered voters, persons who had signed more than once, persons who had signed their own and their spouses' names.

It was *only after* RCA-SC's successful court action prevented them from building the school in Sun City, that these two civic associations initiated the request to have Sun City declared an unorganized school territory.

NOTE: Sources of material for this history are: Public Records, Arizona Republic, News-Sun and Sun Citizen.

# THE TRUTH ABOUT A CITY CHARTER AND THE COUNCIL-MANAGER FORM OF CITY GOVERNMENT

The Incorporationists are now attempting to mislead Sun Citians into believing that a "City Charter" and/or a "Council-Manager" form of city government will prevent corruption, governmental waste, increased taxes, increased service charges, scandals, kick-backs, political pay-offs, employee strikes, bitter political fighting and all the other problems of city governments that we read of daily.

The Incorporationists are distributing a propaganda sheet that recites the *theory* of the Council-Manager form of city government as a safeguard against corruption. This sheet is very vague and non-specific and is pure text book theory as opposed to the facts based on actual practice. There is a vast difference between this text book theory and actual practice. In theory, all of our levels of government are supposed to serve the best interests of all the people. In theory, there should be no political corruption, graft, wasteful spending, thefts by elected officials or employees, etc. Yet in actual practice, even the most naive person knows that corruption has become a political fact of life.

Don't be hoodwinked by their propaganda. Parkinson's Law applies to all levels and to all forms of government. It states that once created, government will increase in size and cost, and there is no way for the people to control it.

The Incorporationists try to make Sun Citians believe that the residents can write a "City Charter" prior to becoming an incorporated city and that this "charter" would control the city officials who would be elected after incorporation. They also mislead people by claiming that this "charter" would give "Local Determination" to Sun City, and therefore Sun City would be administered free from the actions of the State Legislature and the Federal Government.

Such claims are contrary to the facts, to the Arizona State Constitution, to the Arizona Revised Statutes and to many court decisions relating to this matter. Actually, becoming a "Charter City" gives "Self Determination" in a very limited way and has failed to solve the multitude of problems, corruption, increased costs, etc., that have plagued cities in the past two decades.

The Arizona Constitution Article XIII, Sections 1 and 2, provides that *first* a community must become a city (incorporate) before a charter can be written. Sun City would first have to incorporate, have a Mayor, City Council, City Clerk, Treasurer, Police Chief or Marshal, City Engineer, and would be required to provide police protection, street maintenance, planning and zoning, maintenance of parks and parkways, etc. It is only after Sun City is a city that we can decide if we want to elect a 14 member Board of Freeholders whose duty would be to prepare and propose a "Charter" for incorporated Sun City. Thus, the "Charter" would be written by the Board of Freeholders, *not* by the residents of Sun City. No one can at this time state who the Freeholders would be, nor can they guarantee what they would propose. All that Sun Citians can do is vote to ratify the "Charter" as presented or vote to reject it. There is no provision in the State Constitution for the people to amend or change the "Charter" as presented for adoption. If approved by Sun Citians, then the Governor of Arizona shall review it to make sure it is not in conflict with the State Constitution or the laws of the State.

The control of the State Legislature over all cities in Arizona, including these "charter" cities of Phoenix, Tucson, Avondale, Casa Grande, Chandler, Flagstaff, Glendale, Mesa, Nogales, Prescott, Scottsdale, Tempe, Tombstone, Winslow and Yuma, is deeply rooted in the State Constitution and court decisions that affirm and reinforce this Legislative control. See; Notes of Decisions, Municipal Corporations, Article 13-1 Arizona Constitution.

(Over)

These cases illustrate the authority of the State over cities;

*"Municipal Corporations are creatures of the state and possess only such powers as the state confers upon them, subject to addition or diminution at the state's discretion. McClintock V. City of Phoenix (1922) 24 Ariz, 155.207. P 601."*

*"Municipalities have only such legislative powers as have been expressly, or by necessary implication, delegated to them by legislature, and such powers will be strictly construed. City of Flagstaff V. Associated Dairy Products Co. (1953) 75 Ariz, 254,255. P2d-191."*

*"Municipality has no power not expressly conferred or reasonably implied. Buntman V. City of Phoenix (1927) 32 Ariz, 18-255 P-490. See also, Terrell V. Tempe (1929) 35 Ariz, 120.274 P786, Woodward V. Fox West Coast Theaters (1930) 36 Ariz, 251-284 P350."*

*"The Legislature's broad powers of regulation over municipalities cannot be delegated to any other body but must be exercised by Legislature in terms which are not reasonably susceptible of any other interpretation. Menderson V. City of Phoenix (1938) 51 Ariz, 280-76 P-2d 321."*

*"The powers of all municipal corporation exist only by authority of the state, and subject to the constitutional limitations, the Legislature may erect, change, divide, and abolish such corporations at pleasure. Blount V. MacDonald (1916) 18 Ariz, 1, 155 P. 736."*

*"In the absence of constitutional restrictions, the power of the Legislature over Municipal Corporations is practically unlimited. Udall V. Severn (1938) 52 Ariz, 65.79 P.2d 347."*

*"The power to create and to destroy municipal corporations and to enlarge and diminish their boundaries is solely and exclusively the exercise of legislative power . . . id . . ."*

*"The authority of the Legislature over boundaries of subdivisions of the state is absolute, and it may consolidate, add to, or take from the territory of a municipality or district, without consent of or notice to municipality or district affected. Skinner V. City of Phoenix (1939) 54 Ariz, 316-95. P2d-424."*

The pamphlet, *Home Rule Government in Arizona Cities* clearly points out that Charter Cities are under the control of the State Legislature.

*"For example, the municipal budget—what and how much a city includes in its budget—logically appears to be of local concern. However, the Arizona Supreme Court has determined that the municipal budget is of statewide concern, therefore the State budget law cannot be superseded by a City Charter."*

Having a "Charter" and a "Council-Manager" Government will not control the ever increasing spending of your city funds by local politicians and bureaucrats. Here are a few hard facts about the cities of Phoenix and Tucson; both are "Charter" cities, and both have the "Council-Manager" form of government.

Examine the great increase in their budgets for the 10 year period from 1965 to 1975. Phoenix, after deducting 99% from the increase for inflation and population growth, still had an increase of 409%. Tucson was even worse; after deducting 69% for inflation and population growth, Tucson's budget increased by 553%.

Daily we read of the problems of these and other cities that are "Charter" cities and have the "Council-Manager" form of government. City officials and employees are arrested, scandals in building inspection and other departments, increased taxes, increased service charges, cutting back on city services, police and firemen going on strike or staging a "sick-out", bitter political fighting, etc., ad nauseum.

Do not be fooled by this latest "Pie in the Sky" propaganda. Visit some of the "Charter" and "Council-Manager" cities. Compare them with Sun City. Then make up your mind as to what you want.

*Retirement Community Association of Sun City*

P. O. BOX 745 • SUN CITY, ARIZONA 85372

Introduction

1) For at least 10 years the citizens of Sun City have looked at the question of whether to incorporate as a city, and the consensus has been they prefer to remain unincorporated. As Sun City has now grown into a community of 33,000 plus persons, <sup>a more responsible form of government has been found</sup> The Board of the SCTA requested its Committee on Home Rule to study the problem in depth and report back to them their conclusions.

3) The Committee decided to break down the work among several subcommittees, with the Committee Chairman overseeing and coordinating the work. These subcommittees and their membership are included at the end of this Report.

4) <sup>involved</sup> In order that the reader may make reasonable comparisons, the Report <sup>will be better understood the issues</sup> includes <sup>three types of</sup> a description of a possible city government structure <sup>(see page 8)</sup> in detail along with estimated income from city sources, revenue sharing from the state and the expenses of city government.

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General Summary and Conclusions

(To be written at end of study)

*Comm recommends city mgr. type of Government*

SUN CITY TAXPAYERS ASSOCIATION, INC.

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Report of Board of Directors  
on the Pros and Cons  
of the Incorporation of Sun City, Arizona

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Prepared by the  
Association Home Rule Committee

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Date: 1974



Pros and Cons of Incorporation  
of Sun City, Arizona

Some important reasons for and against the incorporation of Sun City are:

Pros:

1. Planning

The County provides only a minimum in the way of planning to guide the growth of Sun City. The Del Webb organization has done fine planning, but the citizens of Sun City have had no voice in its future development. With the zoning and building code controls that are possible under incorporation, Sun City would have the opportunity to require that buildings, signs, and other developments remain in harmony with the atmosphere of our community, thus preserving the principal advantages of our retirement community in the face of future developments.

All types of controls, codes and ordinances could be appropriate to the needs of Sun City instead of the county-wide controls to which we are now subject.

2. Police Protection

Sun City does not have adequate police protection. As an incorporated city, Sun City would have its own police force answering directly to the City Council and citizens of Sun City.

3. People Can Better Influence Local Government.

Local government is closer to the citizens they represent, which would give a better opportunity for control and participation. Also, it should provide a greater awareness in the minds of citizens of the conduct of their local government. Hopefully, a more unified spirit would result.

#### 4. A Stronger Voice in Dealings with Other Governmental Bodies.

An incorporated city would have more influence in its dealings with school districts, county, state and federal agencies. In addition, some state and federal funds are available to incorporated cities which are not available to unincorporated communities.

#### 5. Contacts with Government would be in Sun City.

Most contacts between Sun City citizens and government will be in Sun City rather than 25 miles away in Phoenix. It will no longer be necessary to travel to Phoenix to participate in hearings, conferences or business transactions.

#### 6. Action by State Legislature.

Finally, the State Legislature may decide at some time that Sun City is just too large for county government, and enact legislation giving Sun City the option of incorporation or being taken over by another nearby incorporated community.

### Cons

#### 1. Possible Increase in the Cost of Government.

If incorporated as a city, the cost of local government may rise. Usually this takes place because certain groups of citizens ask for additional services from government, and councilmen are unable to say "No." They may not be able to resist pressures to increase salaries or other expenses. Whether the citizens of Sun City would be sufficiently active and vigilant to keep city government on its toes is a question no one can answer affirmatively.

#### 2. Controls May Prove Onerous to Some Citizens.

The codes and controls a city may impose, which in effect safeguard the property values, quiet and safety of all citizens, could prove onerous and restrictive to some citizens and businesses. Such persons have come to Sun City to escape the restrictions of the bigger cities and the relative freedom they now enjoy is cherished more than the benefits a more controlled community would give them.

### Town Description

The heavy black line on the following map would be the boundary of the community proposed for incorporation.

The description of the land included in the community is as follows:

Methods of Incorporation

Under the laws of Arizona, Sun City a "community" of about 33,000 inhabitants may incorporate as a city. (ARS, Article I, Sect. 9-101 A). The term "community" is defined by the law as a "locality in which a body of people reside in more or less proximity having common interests in such services as public health, public protection, fire protection and water which bind together the people of the area, and where the people are acquainted and mingle in business, social educational and recreational activities." (ARS, Art. I, Sect. 9-101D). The law provides that the area to be incorporated must be "urban in nature and not include large areas of uninhabited rural or farm lands" (ARS, Art. I, Sect. 9-101E). The law further requires that the "community" must designate its name and its metes and bounds, that is the area and boundaries and limits of the city to be incorporated. (ARS, Art. I, Sect. 9-101E). Finally, the law provides that an unincorporated area (Sun City) may not be incorporated if it lies within (1) six miles of an incorporated city having a population of 5,000 or more, or (2) within three miles of an incorporated city having a population of less than 5,000 (i.e. Mirage, Surprise, Youngtown and Peoria), unless each such town or city either (a) pass resolutions approving the proposed incorporation or (b) a petition has been presented to each such town requesting annexation of the area proposed for incorporation and such petition is not approved by a valid ordinance of annexation within 120 days. (ARS, Art. I, Sect. 9-101.01 A).

The incorporation could be accomplished by action of the citizens of Sun City through one of two methods provided by the law:

1. The first method requires that 66-2/3rds of the qualified voters residing in Sun City sign a petition addressed to the Board of

Supervisors of Maricopa County which would set forth the metes and bounds of the community, its name and a prayer that the community be incorporated into a city. If the Board is satisfied with the legality of the petition it must by order declare the community incorporated as a city. (ARS, Art. I, Sect. 9-101A).

2. The second method requires that 10% of the qualified voters residing in Sun City sign a petition addressed to the Board of Supervisors of Maricopa County setting forth the boundaries of the community, its name and a prayer for the calling of an election for the purpose of voting on the question of whether to incorporate or not. In this event the Board must within 60 days after the filing of the petition call the election with the election taking place not later than 120 days after the petition was filed. If there had been a previous election for incorporation of substantially the same community, the election must be held a year or more later. If a majority of the Sun City qualified voters voting on the question vote for incorporation, then the Maricopa County Board of Supervisors must by an order declare the community incorporated as a city. (ARS, Art. I, Sect. 9-101B).

Whether the incorporation is accomplished by the two thirds of the citizens requesting it or by a majority vote approving incorporation the order of the Board of Supervisors must designate the name of the city (Sun City), set forth its boundaries and state that the people of Sun City shall be a body politic and corporate. (ARS, Art. I, Sect. 9-101B). Thereafter Sun City will have all the rights and obligations accorded a city under Arizona law.

Finally, the law provides that all codes, rules and regulations made, established, adopted or enacted by Maricopa County relating to zoning, building, plumbing, mechanical, electrical and health and sanitation shall apply within a newly incorporated city and shall be enforced by county officers. All county services previously provided within the city including, but not limited to, law enforcement, public safety, maintenance of streets and public improvements and drainage shall be continued through county officers and at county expense from the date of incorporation until July 1, next following incorporation or until such date prior to July 1 that the city provides by ordinance for such services. (Sect. 9-104 A.R.S.)

Forms of Government

The laws of Arizona prescribe for cities several forms of government. The first is known as the Common Council consisting of seven members elected at large. Initially these members are appointed by the Board of Supervisors of Maricopa County. Successor members are to be elected at an election to be held on the 4th Monday in May following such initial appointments, and on the 4th Monday in May every two years thereafter. The Council may fix some other date for general elections. The mayor is chosen from among the members of the Council by them. (Sect. 9-231, ARS)

Staggered terms of 4 years, three at one election and four at the next, for members of the Council may be approved by a majority of the qualified electors voting on the proposal. (Sec. 9-272, 232.02, ARS)

A city may subdivide its community into seven wards, with each ward to contain a nearly equal number of inhabitants and consisting of contiguous territory in as compact a form as is possible. Each of the seven wards is then represented by one councilman. (Sect. 9-473, ARS)

A second form of government is a council-manager form under which such manager is retained and given specific powers which otherwise are exercised by the Council. (Sec. , ARS)

A third form is the charter form of government. An election is necessary on both the creation of a board to draft a charter for the city and again on the final charter itself. (ARS Sec. 281-285)

### Powers and Limitations

If the citizens of Sun City voted to incorporate, the city of Sun City could commence as a common council form of government, the first council of seven members being appointed by the Maricopa Board of Supervisors. The mayor would then be chosen by the council members from among themselves.

The corporate powers of the municipality are vested in the Council which would have power to pass, amend and repeal ordinances necessary to exercise the corporate powers. Limitations on such powers are found in the State constitution and its statutes. Most powers available to a municipality are delegated by the state, so they obviously may be restricted or terminated by the legislature.

The council will have power to pass and enforce ordinances pertaining to master plans, zoning, building codes, drainage and others.

It will have power to appoint and remove municipal officers and employees.

City expenditures will be controlled by an annual budget. One must be adopted for each fiscal year. A single year's budget is subject to certain limitations as to any increase which can be made over the preceding year's budget. A public meeting is required to be held after due publicity, before the final budget is adopted.

No municipality may incur indebtedness to an amount in excess of 4% of its assessed valuation without approval by a majority of the electors voting at an election. Thus, such indebtedness is ordinarily represented by bonds which would have to be approved by the electors of Sun City.

If Sun City were to be incorporated, the assessments of property for purposes of taxation would continue to be made by the Maricopa County Tax Assessors.

### Functions of Government

The functions of local government can be divided into 3 classes:

1. The mandatory functions.
2. The not affected functions.
3. The optionally affected ones.

### The Mandatory Functions

The new City government would be required by the Arizona Statutes to have these city officials:

- (a) City Clerk who will also serve as Treasurer.
- (b) City Marshall or Police Chief.
- (c) City Engineer

and provide these services: police protection, street and road maintenance, planning and zoning and maintenance of any parks.

### Police

Police protections can be furnished in two basic ways:

- (a) Contract with Maricopa County on an annual basis.
- (b) Establish a City police department and arrange for the necessary personnel, equipment and facilities.

While either way of furnishing police protection could be satisfactory, it is the judgment of the Committee that establishing a Sun City Police Department is the best way because the level of protection and the element of local control could be better suited to the needs of Sun City (and at lower expense). This recommendation has been built into the Revenue and Expense figures covered later in this Report.

### Streets and Roads

A portion of the state taxes on each gallon of gasoline sold is returned to each municipality for use on its streets and roads. ( )

An incorporated Sun City would have the same legal responsibility for street and road maintenance that Maricopa County now has. Any substantial road improvements normally are funded by a local improvement district thru the general fund. ( ) The Committee estimates that the gasoline tax money would permit the City to provide a higher level of road maintenance than Sun City now receives from Maricopa County.

### Planning and Zoning

Up to now the Del Webb organization has in effect assumed this function and has done it well. But as the Del Webb Company completes its building, they obviously will not continue in this role. The citizens of Sun City must collectively assume the responsibility of protecting their properties. Thus, the City government must assign major importance to this function and staff itself accordingly.

The purpose of land use planning as implemented by zoning in Sun City should be at least threefold:

1. To keep Sun City the finest retirement community in the U.S.
2. To control the amount, places of growth and development of the land in the community.
3. To control the type of dwelling available in the city.

### Functions Not Affected by Incorporation

Sun City's incorporation would not affect schools or the fire districts.

#### Schools

School districts formation and financing are governed by State law. ( ) The boundaries of such districts do not usually follow the boundaries of cities or towns. Sun City would remain in the Peoria School District



unless the voters decide on a separate school district for Sun City. The point is incorporation of Sun City would have no direct effect on school costs, nor on how such costs are divided among the various revenue sources.

#### Fire District

Sun City as proposed would lie within the \_\_\_\_\_ Fire District. This is a legal entity, owning buildings and equipment. At the moment there seems to be no advantage in trying to form a Sun City fire department. The Fire District can remain as it is with its costs and financing not affected by incorporation.

#### Functions Optionally Affected by Incorporation

##### Sun City Recreation Centers

This substantial organization holding title to the Centers has done a fine job. The one concern is whether it can exist in the future without the power to raise its revenue thru taxation. At present there seems to be no reason for city government to take this over.

##### Sun City Public Golf Courses

This profit center for the Del Webb organization is well run, but the City government might be able to provide lower cost service if it were to purchase the courses.

##### Sun City Library

This organization is a nonprofit corporation, supported substantially by contributions from the public and occupies space allotted by the Recreation Centers. It gives fine service and need not be affected by incorporation.

##### Private Utilities

It would be possible for the City of Sun City to purchase and operate a trash disposal service, a water system and the sewer system. While the trash collection service by a private company has been satisfactory, prompt consideration would have to be given by the new City Council to the matter of either acquiring the private utility serving water and sewers to the community in view of recent unjustified increases in charges. Alternatively an "improvement district" could be established for this purpose. ( )

Proposed City Organization

In order to forecast expenses for the proposed city government, a <sup>city</sup> town manager form of govt is recommended organization is herein suggested. The following is a list of initial officials and employees of the proposed city government:

Unpaid officials (can be paid, if desired)

Council - elected

Mayor - chosen by Council from its members

Planning & Zoning Commission - Appointed by Council

Public Safety Commission - Appointed by Council

We have assumed that there will be available many qualified individuals in Sun City who will be willing to serve in the above capacities without pay. The law permits nominal payments of up to \$600 per year for councilmen and \$1200 per year for a mayor.

Part-time employees

Attorney - Council appointed

Magistrate - Council appointed

Full Time employees

City Clerk - Treasurer and secretary

City Engineer, draftsman and secretary

Department of Streets - Foreman, Equipment operators and laborers

City Planning Director, draftsman and secretary, Building inspector  
Health Officer & Inspector

Police Department

Chief, Captain, Lieutenant, Sergeants and \_\_\_\_\_ Patrolmen.

or  
Contract with County Sheriff's Office  
for 5 cars around the clock

## ATTENTION ALL SUN CITIANS!

In the coming months you will be subjected to another propaganda effort, an expensive publicity campaign designed to convince you that Sun City should incorporate or adopt some form of local government. The principle reason for this added layer of government would be to take over certain services now provided by Maricopa County; i.e., Police, street maintenance, care of median strips, etc. Presently, in an unincorporated community (Sun City), it is the county's responsibility to provide these services. The streets and medians are owned by Maricopa County.

**Do you want to still pay all your county taxes and also pay the added costs of another level of government?**

You are entitled to know the history of repeated attempts to incorporate Sun City. You should also know of the attempt to create the Marinette (Sun City) School District and to build a school at 99th Ave. and Sun City Blvd.

**April 9, 1963** — The Sun City Homeowners Association filed Articles of Incorporation with the Arizona Corporation Commission. Among other provisions, these contained "*Article III, 2, To gather information and data for the benefit of the members of the corporation with respect to: [a] the proposed incorporation of Sun City as a municipal corporation*".

**November 1964** — The INCORPORATION COMMITTEE OF THE SUN CITY HOMEOWNERS ASSN. conducted a publicity campaign urging the residents to vote FOR incorporation at the election to be held December 1st, 1964. They distributed a report titled "*The Facts Are Different Than a Whole Lot of People Think: Why Should We Incorporate?*". This report listed NO reasons against incorporation and EIGHT (8) reasons FOR incorporation; such as "*to have better control over utilities, electric, gas, telephone . . .*" (This was misleading because city governments do not control these utilities, they are controlled by the Arizona Corporation Commission).

**December 1, 1964** — The election on incorporation was held and the proposed incorporation of Sun City was defeated by a margin of two and one-half (2½ to 1).

**November 19, 1969** — The HOA published another report on incorporation of Sun City in the local newspapers.

**November 11, 1971** — The HOA Local Government Study Committee issued another report on Incorporation of Sun City. It contained nine (9) arguments FOR and only five (5) AGAINST incorporation. — A committee of the Sun City Taxpayers Assn. reviewed this HOA report and found "*Glaring omissions, scare tactics*" and an "*entirely opposite set of figures*" than those in the 1969 report issued by HOA. — SCTA was also critical of the fact that only HOA members would be permitted to vote on incorporation at the straw vote of December 8, 1971. SCTA was critical of the tricky wording of the ballots. To vote against incorporation a person was required to vote YES on the first question, vote NO on the second question and vote NO three (3) times on the third question.

**December 8, 1971** — The election was held and the members overwhelmingly rejected the HOA Directors and committees proposal to incorporate Sun City. The vote on question #1, "*Do you favor continuing to have Sun City governed by Maricopa County, our present local governing body, indefinitely?*" was, YES 5563 — NO 258 or 95.5% against incorporation. The vote on question #2, was 96.9% against incorporation and on the three part question #3, the vote was 92% against incorporation.

(over)

**January 1975** — Contrary to the mandate of their members as expressed in the December 8th, 1971 election and without prior approval of their members, the HOA Directors and the Special Research Committee again pressed for incorporation of Sun City. They distributed a SUMMARY REPORT of the 1974 STUDY OF HOME RULE — SUN CITY, ARIZONA --- This report listed nine (9) reasons favoring incorporation and none against. Certain HOA Directors spoke at various clubs and other meetings urging incorporation of Sun City.

**February 1975** — The Board of Directors of the HOA passed a resolution recommending incorporation of Sun City.

**April 1975** — This latest attempt by the Board of Directors of HOA to push for incorporation of Sun City was ended when a membership meeting of about 375 voted, about 90%, against incorporation.

**December 1974** — The Sun City Taxpayers Association's Home Rule Committee issued its report on "Incorporation of Sun City". This report was made the subject of a debate at a SCTA membership meeting, and in March of 1975 SCTA conducted a telephone poll of its members. Of the members who answered "yes" or "no", about 85% were opposed to incorporation of Sun City. The Board of Directors of SCTA stated they would abide by the members opinions as defined by the survey.

After reviewing the record any reasonable person must conclude that despite their claims of being neither for or against incorporation, the Board of Directors of the Sun City Homeowners Assn. (HOA) are not impartial. It is reasonable to conclude they are very strongly committed to incorporating Sun City. They refuse to abide by the wishes of their members who have repeatedly rejected incorporation.

#### MARINETTE [Sun City-Youngtown] SCHOOL DISTRICT

**June-July, 1974** — The Sun City Homeowners Assn. and the Sun City Taxpayers Assn. circulated petitions and were successful in having the new Marinette School District established. A School Board was appointed and plans were made to build a school at 99th Ave. and Sun City Blvd. The Retirement Community Association of Sun City filed a suit in Maricopa County Superior Court challenging the legality of the petitions. On August 12th, 1974 Judge Lurie ruled in favor of RCA-SC. Judge Lurie ruled that due to insufficient valid signatures, the Marinette School District and its Board would no longer exist. Invalid signatures were those of persons who were not registered voters, persons who had signed more than once, persons who had signed their own and their spouses's names.

*Note: Sources of material for this history are: Public Records, Arizona Republic, News-Sun, Sun Citizen and reports issued by the HOA.*

\* \* \* \* \*

The Retirement Community Association of Sun City (RCASC) is dedicated to keeping Sun City as an Adult Retirement Community and keeping Sun City Unincorporated.

IF YOU ARE NOT A MEMBER—PLEASE JOIN US. IF YOU ARE A MEMBER—PLEASE HELP BY GIVING THIS MATERIAL TO A FRIEND OR NEIGHBOR.

*Retirement Community Association of Sun City*

P.O. BOX 745 • SUN CITY, ARIZONA 85372

## Sun City's leader pledges fight against incorporation

By THELMA HEATWOLE

SUN CITY — Ellis Danner, elected Tuesday as president of the Sun City Home Owners Association, said he is against incorporation of this retirement community.

"I ran for the Home Owners Association board of directors on the basis I did not see a need for incorporation here now, or in the near future," said Danner, a former city councilman in Champagne, Ill.

Danner will take office Jan. 1 after which the board will determine its program of action. He replaces Mike Komar.

"The association will be doing everything possible to expedite the construction of the 99th Avenue sewer interceptor (a project now sought by Glendale). This is the only complete answer to the sewer problems here," Danner said.

A resident here since June 1973, Danner came from Champagne-Urbana, Ill., where he taught civil engineering for 27 years at the University of Illinois. Previously, he served with the Illinois Department of Transportation as a civil engineer.

Other officers elected were Ed Prouty, vice president; William Haskell, second vice president; Helen Valee, secretary, and Fred Huber, treasurer.



Ellis Danner

The board approved this program of legislation it will pursue with the 1978 Arizona Legislature.

—A bill that would provide more substantial property and income tax relief for persons over age 65 on the "basis of need" to compensate for inflationary increases in property values and costs of living in relation to income level.

—A bill that would establish legislative authority for age restrictions covering the rental, leasing, purchase or sale of residential property in subdivisions planned, designed, advertised and used as exclusive adult retirement communities.

The association will oppose as detrimental:

—Any bill that would allow counties to require certain unincorporated areas to make additional

payments for services rendered by the county, over and above those payments normally made by such areas, in the form of taxes levied for services rendered by the county to such areas.

—Any bill which would compel incorporation of any community area without the right of self-determination by the voters of such areas.

Komar said a test case of a current property deed restriction that makes it illegal to park a camper at a residence more than 48 hours is scheduled for hearing in Superior Court Jan. 25.

A test case of a deed restriction against putting a prefabricated shed on a lot was settled out of court when the owner agreed to remove the shed and pay court costs.

Komar said the association will move against the prefabricated building violations and pursue deed-restriction violations in court after certain formalities are met, including written complaints.

The Home Owners Association received 421 complaints of deed-restriction violations ranging from overparking of campers and untidy yards to household pets and laundry complaints with 409 complaints closed. Most residents comply upon receipt of complaint, it was reported.

# Sun City groups stir incorporation talk

By THELMA HEATWOLE

SUN CITY — Residents here are embroiled in a controversy over incorporation, although no election is planned.

The controversy has spilled over into two community organizations in a dispute as to which group should speak for the 40,000 residents here who have no formal local government.

The Sun City Town Meeting Association is conducting a door-to-door canvas to determine if residents want to keep Sun City unincorporated under county government without the "added city taxes to pay the cost of city officials and bureaucrats."

And, the Del E. Webb Development Co. (DEVCO) has hired a Los Angeles consultant to help Sun City determine its economic and political future — including incorporation and its alternatives.

Mike Komar, president of the Sun City Home Owners Association (HOA), said the move supporting incorporation is aimed at his group.

"The incorporation issue generated by the Town Meeting Association is really a power play to destroy the HOA," he said.

Komar said Al Brown, research director for the Town Meeting Association, said on a television program that the HOA and two other associations should be dissolved and the Town Meeting group take over as the only civic organization to represent all Sun City.

"While Town Meeting is fomenting the turmoil of incorporation, we have the day-to-day work of handling civic affairs of the community," Komar said.



Al Brown



Mike Komar

"The Town Meeting wants to take over the responsibilities and accountability of what the HOA is doing. They do not have the organization, personnel and facilities to be the spokesman for the community."

Brown, however, denies the charge. He said his group would be willing to work with the HOA on such issues as getting age restrictions written into deeds and to help solve water, sewer and recreation problems.

He said the HOA board operates the organization in an "autocratic, dictatorial way to perpetuate in office persons who think like themselves."

Brown said Sun City needs a group that is the voice of the people and that

Town Meeting was formed to fill a vacuum.

He said the group obtained 20,000 signatures in its house-to-house census with these results: 90.1 per cent endorsed Town Meeting and opposed incorporation; 4.8 per cent favored incorporation, and 5.1 per cent were undecided.

Brown said that since DEYCO announced plans to conduct a study, canvassers also asked the question, "Do you approve of the study?" Ninety-eight per cent disapproved, he said.

"The most common remark," he said, "is why should a developer spend money for this study unless they have

Continued on Page B-2

VF - INCORPORATION

OVER

## More about Sun City incorporation

Continued from Page B-1

an ulterior motive for their benefit and not ours?"

Komar says the HOA board applauds DEVCO for getting an outside firm to study the pros and cons of incorporation or types of government, if any, needed in Sun City. "Why be against trying to get information that presents all sides?" he asked.

Komar said the HOA would continue its own study of alternative governments.

"You can't put your head in the sand and say nonincorporation or incorporation is the answer," Komar said. "You have to look at both sides of the issue. The HOA is neither for nor against incorporation."

The DEVCO study would include: Unincorporation under the present county government with some provision for street-median maintenance and bus service; incorporation under present statutes; and "formation of new legislation for a new entity."

Brown stated that under state law, there are only three levels of government — state, county and cities and towns.

"To become a city or town you have to incorporate," he said. "This talk about a special kind of local government is hogwash under existing state laws and state constitution."

Brown said the HOA has brought up the question of incorporation in the past and their membership overwhelmingly rejected it.

There has been only one formal vote on incorporation. That was in 1964, when Sun City had about 7,500 residents. The vote was against incorporation.

In a straw vote among HOA members

in 1971, incorporation was turned down, and in 1974. HOA members overwhelmingly turned down the question of incorporation.

HOA by-laws include the provision that it "gather information and data for the benefit of members with respect to the proposed incorporation of Sun City as a municipal incorporation."

Brown, who is also president of the Retirement Community Association, said the major concern with incorporation is that people do not want their life-styles changed. "They came here to an adult retirement community and they don't want to live in an open, general-purpose community," he said.

Asked if Sun Citians want to govern themselves, Brown said, "Yes, through not incorporating. If you take federal funds, you take the control that the federal government bureaucrats put on you, and are not running your own city."

"In today's climate any community like Sun City that would incorporate and leave themselves open to suits in federal court by liberal groups is giving up their freedom to the federal big brother," he said. Federal edicts, he said, could bring in construction of federal low-cost housing projects and welfare programs.

Dollars and cents are a factor too.

Brown claims Sun Citians pay in \$3.04 in county taxes for every dollar they get back in county services. He contends that the bulk of county services is provided to residents of cities and towns, not to unincorporated areas. He cited such services as community action, Neighborhood Youth Corps, county health services, courts, juvenile and adult probation, county prisons and drug abuse programs.

"We are virtually crime free, so therefore we don't use those related services," he said. "Sun Citians do not commit crimes. That is where the big costs come in. The bulk of criminals processed in both adult and juvenile criminal courts are from cities — but not Sun City."

"It's a myth that Sun City gets a free ride," he added.

Brown said county services Sun City receives are police protection, street maintenance and some library service. As an unincorporated community, Sun City has its own street lighting and fire protection districts for which residents pay separately.

"If we incorporate," he said, "we will still pay the county taxes but lose the police protection and street maintenance and, no doubt, the fire district."

Komar said the issue of incorporation is dividing the community. It is "neighbor against neighbor," he said.

"Why can't we sit down and talk about the problem and together work out a mutual solution?" Komar added.

*Retirement Community Association of Sun City*

P.O. BOX 745 • SUN CITY, ARIZONA 85372

Dear Sun Citian:

The purpose of the Retirement Community Association of Sun City (RCASC), is to keep Sun City as the Adult Retirement Community we were promised when we purchased our homes here, which was: No sales to anyone under 50 years of age and no one under 18 years of age could be a resident here.

RCASC has no paid staff, we do not maintain a costly office. We are a civic association whose affairs are conducted by Sun Citians on a voluntary basis. RCASC is a civic association that is dedicated to keeping Sun City as an Adult Retirement Community and keeping Sun City UNincorporated.

RCASC is associated with Adult Action, which is a statewide organization of over 150,000 members working to keep Adult Retirement Communities as such. We in Sun City are faced with the problem of resales to persons under 50 years of age, with young children. *Please read your deed*, you will find it contains no age restrictions. RCASC intends to correct this by working to have our deeds amended by placing therein legal, binding age restrictions.

RCASC has successfully opposed and will continue to oppose the incorporation of Sun City.

RCASC, in 1974 took the required legal action to fight against building an elementary school in Sun City, this after two other civic associations had circulated petitions; had the Marinette (Sun City) School District created; had a school board appointed and picked a building site on which to build a school. RCASC's legal action resulted in abolishing the school district.

To reach our goals and keep Sun City the kind of community you want, the community that was so attractive to you that you decided to move here, we need your full support. If we all work together, we can win and put an end to the efforts of a small group of people who want to destroy Sun City as an Adult Retirement Community.

JOIN US: our membership dues are \$2.00 per person. This is a very small price to pay for the peace, contentment and freedom of an Adult Retirement Community.

Yours for happy retirement,

*Albert N Brown*

Albert N. Brown  
President



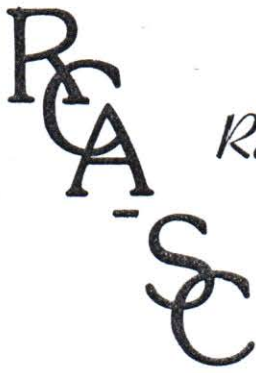
## THESE ARE SOME OF THE REASONS WHY RCASC OPPOSES INCORPORATION

- FACT** Incorporation would destroy Sun City as an Adult Retirement Community and change it into a general purpose community just like any other city. Incorporation would change the quality of life we all now enjoy.
- FACT** Incorporation of Sun City is not inevitable. There is no law that requires incorporation when a community reaches a certain size or population.
- FACT** Sun City cannot be annexed by any other community without the approval of Sun City Residents. Arizona State Law requires such approval.
- FACT** The Del Webb Company will be in Sun City for many years to come. The Del Webb Corporation's large financial investments in office buildings, shopping centers, etc., insure this. Completion of Sun City West is scheduled for 1999.
- FACT** At the present time (without incorporation) the county is responsible for Sun City street maintenance, traffic lights, police protection, zoning and planning, etc.
- FACT** Local governments (incorporated cities) are created through the political process. You cannot have the political process without the politicians and bureaucrats.
- FACT** There is no incorporated city without local taxes, or without additional costs to the taxpayers. More government costs more money. Once created government growth cannot be controlled, it increases its size through government's power to tax and coerce.
- FACT** Incorporation simply super-imposes another level of government, another tax burden, on top of and in addition to the state and county governments.
- FACT** Obtaining "Self Rule—Home Rule" through incorporation is not possible because Federal, State and County laws prevail over incorporated local governments and local laws. Today cities are controlled and dictated to by the Federal bureaucrats and the Federal Courts.
- FACT** Sun City is alive, healthy and prosperous without any of the major problems or difficulties being experienced by incorporated cities. Let's pool our efforts and keep Sun City uncomplicated and unburdened by politicians and bureaucrats and strive to make it the best Adult Retirement Community in the whole world.

*Join with us in this endeavor !!!*

*Retirement Community Association of Sun City*

P.O. BOX 745 • SUN CITY, ARIZONA 85372



*Retirement Community Association of Sun City*

1975

P.O. BOX 745

9908 OAKSTONE DRIVE, SUN CITY, ARIZONA 85351

Dear Sun Citian.

The purpose of the Retirement Community Association of Sun City is to keep Sun City the Adult Retirement Community we were promised when we purchased our property here, which was; No first or subsequent sales to anyone under 50 years of age and no resident 18 years of age or under .

R C A will take any action that may be needed to give Sun City true Retirement Status and to maintain such status once it has been achieved.

R C A has joined Adult Action Inc, this is a state wide organization of over 100,000 members dedicated to keeping Adult Retirement Communities as such. R C A and Adult Action Inc, have prepared legislation to be introduced in the Arizona Legislature this session. This legislation will provide legal safeguards to protect our Retirement Community status.

It was R C A, alone, that took the legal action that kept schools out of Sun City.

WE OPPOSE AND WILL FIGHT AGAINST INCORPORATION

Incorporation would change Sun City from an Adult Retirement Community and make it a general purpose community, open to anyone and everyone. It will increase your taxes and create an unnecessary level of government that duplicates the services that the county can and should provide. It will bring schools into Sun City. Incorporation has many other features that are not in the best interests of adult retirees.

We will give you all the facts and you will understand why Sun City should not be incorporated. To reach our goals and keep Sun City as the kind of community you want, we need your full support . We need sincere and interested workers. If we all join together we can win and put an end to the efforts of a small group of people who want to destroy Sun City as an Adult Retirement Community.

Join us - our Membership Dues are \$2.00 per person out of which 25¢ goes to Adult Action Inc, for legislative costs.

This is a small price to pay for the peace, contentment and freedom of an Adult Retirement Community.

Yours for a happy peaceful life,

Lucile Schaefer

President.

BY-LAWS

OF

THE CHARTER GOVERNMENT ASSOCIATION OF SUN CITY

The Board of Directors in executive session approved the following revised By-Laws of the Association:

ARTICLE I

PURPOSE

To enroll members and educate them as to the benefits of a home-rule Sun City.

To take all measures necessary to bring about the incorporation of the unincorporated community generally known as Sun City.

Once Sun City is incorporated as a municipal corporation to take all measures necessary to bring about a city charter in the manner prescribed by law.

Once Sun City is operating under a city charter, to take all measures necessary to research and present to the city government programs for the benefit of the citizens of Sun City.

To act as watchdog as regards the performance of the City Government.

ARTICLE II

MEMBERSHIP

Any person who subscribes to the purpose may join, subject to the approval of the Membership Committee. Dues shall be set by the Board of Directors. Membership shall start on approval of the Membership Committee and must be renewed each year.

ARTICLE III

MEETINGS

The regular annual meeting of the Association shall be held on the last Thursday in May of each year. The entire membership shall be advised of the forthcoming meeting at least two weeks in advance. A list of the proposed nominees to the Board shall be distributed with the advance notice. At the annual meeting in May, the members shall vote to fill vacancies on the Board; a report from the President and a financial report shall be presented; and such other matters shall be discussed as will keep the membership informed of current progress toward the purposes set forth in Article I.

Special meetings may be called on not less than five days notice by the President; and shall be called for stated purposes upon written request of 50 or more members.

ARTICLE IV

BOARD OF DIRECTORS

The affairs of the Association shall be conducted by a Board of Directors, consisting of 18 members. The Board, elected by the membership, shall establish all policies for the Association and shall direct the activities of all Officers and the Executive Committee--all of whom serve at the discretion of the Board of Directors.

There shall be three groups of six Directors, each serving a three-year term; these terms overlap and terminate seriatim, so that six Directors shall be elected each year to replace those six whose terms are ending.

The Board of Directors shall: a) Choose the Officers of the Association, as described in Article V; b) Establish and execute all policies of the Association; c) Manage the business and affairs of the Association; d) Exercise all such lawful acts as are not by statute, the Articles of Incorporation, or these By-Laws directed or required to be exercised by the members.

In the event of a vacancy on the Board for any reason, the remaining Directors shall appoint a successor Director to serve for the balance of the term of the vacating Director. Such appointment shall be made by a simple majority, subject to a quorum being present.

The Board of Directors shall appoint a Nominating Committee, consisting of three members, in February. The Committee shall consider for nomination any member of the Association whose interest in serving is made known to the Committee. Additional nominations may be made upon petition of any 50 members filed with the Nominating Committee prior to April 15. The Committee may consider only members of the Association as prospective candidates. The Committee shall evaluate candidates for nomination, and by May 1 shall select the requisite number of nominees to fill the vacancies.

Directors who have been appointed to replace other Directors, and who have had no more than one year of tenure remaining when appointed, shall be eligible for nomination to succeed themselves. An appointed Director is deemed to have taken office no later than the regular Board meeting, following the Board meeting at which the vacancy is officially recognized.

No other Director shall be eligible for re-election until one year after the end of his or her term of office (except those elected for one or two-year terms in May 1980).

A quorum shall consist of at least ten members of the Board of Directors. The concurrence of a majority of Directors present shall be sufficient to conduct the business of the Board.

The Directors shall serve without compensation.

No member of the Board may hold or run for public office.

The Board may remove Officers or Directors for cause and after a hearing by a majority vote of all Directors. A Director who is absent from three consecutive meetings of the Board or Executive Committee, without advance notice of good reason, shall be dropped automatically.

The Board shall meet monthly--except during July and August if more than 50% is absent from Sun City--or oftener as it may determine. Special meetings may be called by the President. Should five or more Directors sign a request for a special meeting, the President must call that meeting within two weeks.

## ARTICLE V

### OFFICERS

The officers of the Association shall be a President, a first Vice-President, a second Vice-President, a Secretary and a Treasurer. The Board may also choose one or more Assistant Secretaries and Assistant Treasurers; they must be members of the Association but need not be Board members.

The Board of Directors at its first meeting after each annual meeting of members shall choose the five Officers, each of whom shall serve for one year or at the pleasure of the Board.

All Officers shall serve without compensation.

A vacancy in any office because of death, resignation, removal, disqualification, or otherwise may be filled by the Board of Directors at any time.

The President shall be the chief executive officer of the Association. The President shall have general and active management of the business of the Association, and shall see that all policies, orders, and resolutions of the Board of Directors are carried into effect. The President shall preside at all meetings of members, and at the meetings of the Board. The President shall execute all contracts and agreements requiring execution on behalf of the Association except to the extent that the execution of such documents shall be expressly delegated by the Board of Directors to some other officer or agent of the Association.

The first and second Vice Presidents shall perform such duties as from time to time may be assigned to them. The first Vice President shall have all the powers and perform all the duties of the President in case of the temporary absence of the President or in case of the temporary inability of the President to act. In the absence or inability of both the President and the first Vice President to act, the second Vice President shall then have all the powers and perform all the duties of the President. (In case of the permanent absence or inability of the President to act, the office shall be declared vacant by the Board of Directors and a successor chosen by the Board.)

The Secretary shall see that the minutes of all meetings of members, of the Board of Directors, and of any standing committees are kept. The Secretary shall give or cause to be given required notices of all meetings of members and of the Board of Directors. The Secretary shall have charge of all the books, records and files of the Association except the books of account, and in general shall perform all the duties incident to and such other duties assigned to the office of Secretary.

The Treasurer shall have custody of all the funds of the Association and shall see to the deposit of funds in such bank or banks as the Board of Directors may designate. Regular books of account shall be kept under the direction and supervision of the Treasurer, who shall render financial statements to the President, Directors, and members at proper times. The Treasurer shall have charge of the preparation of the annual budget for the Association and submit it for approval by the Board of Directors as soon as possible after the Annual Meeting. The Treasurer shall arrange for an independent audit of the Associations books. The Treasurer shall give to the Association such fidelity bond as may be required, and the premium therefor shall be paid by the Association as an operating expense.

ARTICLE VI  
EXECUTIVE COMMITTEE

Within two weeks after its election, the Board shall name several of its members to serve with the Officers as an Executive Committee.

The Executive Committee shall act for the Board of Directors in the management of the affairs of the Association, mindful that it may not contravene the policies and directives of the Board. The absence of a specific policy or procedure approved by the Board is not to be construed as a mandate to the Executive Committee to act on its own authority.

The Executive Committee shall meet once a month or oftener, as it or the President may decide.

A quorum shall consist of a majority of the members of the Executive Committee.

The Executive Committee (or the full Board if it chooses) must review, in advance of issuance, any brochure or pamphlet or mailing and any public statement to be released by any committee or Officer of the Association.

ARTICLE VII  
COMMITTEES

Permanent or temporary committees shall be appointed for specific purposes upon authorization of the Board. At the discretion of the President, non-members may be asked to serve. Committees shall keep regular minutes of their proceedings and report on them to the Board.

ARTICLE VIII  
FINANCIAL MATTERS

The fiscal year of the Association shall end on April 30th of each year.

No funds may be expended unless they appear in the annual budget approved by the Board, or as supplementary items voted upon subsequently by the Board. If the supplementary items involve expenditures of \$250 or less they may be approved by the Executive Committee. Any such items expended, or appropriated, must be presented to the Board at the next meeting after such decision(s) by the Executive Committee.

Under no circumstances is any Officer or the Executive Committee empowered to contract for anything that might render the individual members of the Board personally and individually liable unless such contractual obligation is first approved by the Board.

Any Officer or member of the Executive Committee who disregards this restriction may be held personally liable for any damage suffered by any Board member.

Checks drawn on the Association's bank account shall be subject to the following signature requirements: up to and including \$500 for any single budgeted or approved item - single signature of either the Treasurer or the President; for single items in excess of \$500 signatures of any two of the following officers: the Treasurer, the President, or either first or second Vice President.

ARTICLE IX  
REPEAL, ALTERATION OR AMENDMENT

These By-Laws may be repealed, altered or amended, or substituted By-Laws may be adopted at any time only by a majority of the Board of Directors.

I, Ruth D. McDonald, Secretary of the Charter Government Association of Sun City, an Arizona corporation, do hereby certify that the foregoing By-Laws were duly adopted as the By-Laws of said Association by the Board of Directors at a regular meeting thereof, duly and regularly called and held on the 8th day of January, 1981, and that the same do now constitute the By-Laws of said Association.

Dated this 8th day of January 1981

Ruth D. McDonald  
Secretary

AMENDMENT

The following Amendment to Article III, Meetings, was adopted February 11, 1981:

A quorum shall consist of at least one hundred (100) members and the decisions of a majority of these members at a meeting shall constitute the will of the organization.

OF

## THE RETIREMENT COMMUNITY ASSOCIATION OF SUN CITY

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, having associated ourselves together for the purpose of forming a non-profit corporation under and by virtue of Article 16 Chapter 1 Title 10, of the Arizona Revised Statutes, do hereby adopt the following articles of incorporation;

ARTICLE I

The name of this corporation shall be THE RETIREMENT COMMUNITY ASSOCIATION OF SUN CITY and its principal place of business shall be Sun City, Maricopa County, Arizona.

ARTICLE I I

The names, residences and post office addresses of the incorporators are, as follows;

<u>NAME</u>	<u>RESIDENCE AND POST OFFICE ADDRESS</u>
Lucile M Schaefer	9908 Oakstone Drive, Sun City Arizona 85351
Dr Leo M Coleman	9261 111 th Ave Sun City Arizona 85351
Freda R Crane	10412 Saratoga Circle Sun City Arizona 85351

ARTICLE III

The purpose and objectives of the corporation are as follows;

- 1, To do anything and everything lawfully necessary to protect the interests of the residents of Sun City Arizona, in maintaining an adult retirement community.
- 2, To promote legislation and take all other necessary measures to protect the rights and welfare of retirees.
- 3, To promote legislation and take other necessary measures to provide lower property taxes on the homes of adult retirees. This in conformance with the principal established by other states.
- 4, To co-operate with and support other organizations of retirees, retirement community associations and any other organizations whose purposes and objectives are to provide benefits for adult retirees.



ARTICLE IV

This corporation shall have no power to issue capital stock, and no dividends of pecuniary profits shall be declared or inure to any member, director, officer of the corporation, or any private individual ( except that reasonable compensation may be paid for services rendered to or for the corporation affecting one or more of its purposes ) , and no member, director, officer of the corporation, or any private individual , shall be entitled to share in the distribution of any corporate assets on dissolution of the corporation.

ARTICLE V

The time of the commencement of this corporation shall be the day the Arizona Corporation Commission shall issue to the corporation a certificate of incorporation and the termination shall be twenty-five years thereafter , with the privilege of renewal as provided by law.

ARTICLE VI

No membership of certificate of membership shall be transferable and no assignee or transferee thereof, whether by operation of law or otherwise , shall be entitled to membership in this corporation or to any property rights or interest therein, except as shall be provided in the by-laws of the corporation. Any person ceasing to be a member voluntarily, or by expulsion or by death, shall forfeit all rights and privileges of membership and all rights or interest in the corporation absolutely, except as shall be provided in the by-laws of the corporation.

ARTICLE VII

The affairs of the corporation shall be conducted by a board of directors and such officers that the board of directors may elect or appoint from amongst their members. The number of directors shall be no less than five ( 5 ) and no more than fifteen ( 15 ) and shall be elected by the members at the annual meeting of the corporation to be held during the first two ( 2 ) weeks in December of each year, beginning with the year 1975 ; provided however that such date may be changed from time to time by the board of directors. The directors shall hold office for the period of time specified in the By-laws and until their successors are elected and qualified.

The fiscal date of this corporation for report purposes shall be June 30 th of each year.

SHOUTS JAR MEETING

# Citizens' fight forming against incorporation

BY GENO LAWRENZI  
News-Sun News Editor

Hundreds of Sun Citians showed their displeasure with an incorporation study made by the Home Owners Association at a meeting in Town Hall South Tuesday.

The large crowd, estimated near 900, remained mostly pacified while HOA committee chairman Lincoln Race answered questions submitted in writing on a study into the feasibility of incorporating the retirement community.

FIRST indication of fireworks came shortly after Roy Marquardt, 10956 Tropicana Circle, was asked by Race to answer several questions.

Marquardt, a member of Race's committee, was interrupted by yells and applause when he read a question aloud: "What is wrong with the way things are at present?"

Cheering, yelling, and hand-clapping filled the large auditorium as the crowd shouted, almost in unison, "Nothing!"

RACE AND several of the HOA board members seated at the podium joined in the applause.

When the shouting died, Marquardt said, "About 99 and nine-tenths per cent of Sun Citians want the city to continue as is."

He was again interrupted by applause.

"The question we've got to answer," said Marquardt, "is, 'What is the best way for citizens to keep Sun City

from deteriorating into just another city?'"

CHANGE is inevitable, he declared.

"We've got to channel it into a proper direction. We can't afford to sit on our hands."

The audience sobered when Marquardt asked, "Do you want to trust the control of Sun City to local representatives over whom you have control, or to a much larger body of government?"

William Dewey, HOA president, called Sun City Rep. Jim Ratliff to the microphone.

The Republican lawmaker said Maricopa County supervisors would need extra money if Sun City continued to require more services.

HE REPEATED a statement he made to the News-Sun—that a bill which would require privately-owned sewer companies to answer to the State Corporation Commission—would be placed before voters in the next election.

More fireworks erupted as Willard Allen, a member of the audience, lashed against incorporation.

Shaking his finger, Allen told the crowd, "You are enjoying your retirement in the most unique community in the U.S.A."

"We came here from Connecticut, leaving behind our friends and acquaintances of 50 years. The statement (by Race) that incorporation would give us local control over a mayor and council is an absolute fallacy."

HEAVY APPLAUSE nearly drowned him out. Allen continued criticizing the incorporation study.

Banging the gavel, Dewey said, "Mr. Allen, you've been talking five minutes."

"Let him talk," somebody yelled. Dewey sat down.

Allen concluded with, "The devil you know (status quo) is better than the devil you don't know" (incorporation).

IRVING LaBaer, 10220 Cumberland Dr., was granted permission to speak.

Sun City has "no crowding, no commerce, no traffic problems," said LaBaer. "Other cities receive their share of the tax dollar—yet they have their share of financial problems."

What indication is there that Sun City would be any better off by incorporating, LaBaer asked. Applause followed him to his seat.

W. Wesley Hill, 10603 Kelso Dr., who said he worked as a municipal attorney in New York for nearly 30 years, went on record as favoring incorporation.

"A GENERAL ordinance here would regulate speed of vehicles, dogs running wild, open trucks, people hanging out their wash, and a lot of

other nuisances," Hill said.

"I'm very much in favor of incorporation . . . I think as you learn more about it, and contemplate the question, you'll be for incorporation, too."

Reaction to Hill's stand was evenly divided between boos and cheers.

Some questions asked and answered during the two-hour meeting were:

CAN you vote in the Dec. 8 "straw vote" election if you are registered out-of-state? (Answer: "Anybody belonging to the HOA can vote, no matter where he is registered. However, if the incorporation question is eventually submitted to the voters officially, they would have to be registered in Arizona.")

over

WILL incorporation permit industry to locate here? (Answer: "The area is presently well-zoned to protect residents. There is no thought among HOA members to bring industry to Sun City.")

WOULD incorporation affect the 'Retirement City status'—including a requirement that a person be 50 years old to purchase a new home here? (Answer: "Incorporation would have no affect on it.")

WHAT trouble would Sun City face if it doesn't incorporate? (Answer: "We don't know. Possibly an increase in local problems. There isn't any city council to turn to. The nearest governing body is the County Board of Supervisors.")

WHAT assurance is there to Sun Citians that the Del E. Webb Development Co. will continue to provide recreation and other benefits as it constructs new residences? (Answer: "A common sense approach is needed here. The Webb company has a good thing going, so why change it?")

WOULD lack of a property tax here have any effect on other tax bills? (Answer: "Generally speaking, no. The present specimen budget doesn't include any real estate taxes to cover expenses.")

CAN taxes be placed on golf carts, bicycles, etc.? (Answer: "No taxes can be levied until the city incorporates.")

Two questions received "No" answers: Would incorporation exclude the Peoria School District, and would incorporation mean Sun City would get a school.

A question dealing with whether the present recreation facilities would be opened to "outsiders" drew a "No" from the HOA.

"The city would have no say on the operation of Sun City recreation facilities," said Robert Millingham.

"Under our non-profit corporation status, we would continue to keep our recreation and Country Club facilities for our members."

Another meeting to answer questions on incorporation is scheduled for 1:30 p.m. Tuesday at Town Hall South.

The Home Owners Association has consistently refused to take a stand either for or against incorporation. As Race and Dewey put it, "We just want to present the facts and let the membership decide which way to go."

SUN CITY SUN CITIZEN

20 \* November 19, 1969

Last year the HOMEOWNERS BOARD OF DIRECTORS promised that a Brochure would be issued concerning INCORPORATION OF SUN CITY.

Considering the short time before the end of the year, the expense of printing, mailing, etc., and the importance to all Sun Citizens, it was deemed better to have this report inserted as a paid advertisement in both Sun City newspapers.

No other publication of this report will be made, so, if you are truly interested (and we think you should be) read it completely; clip and retain it and attend the meeting on November 24, 1969 at Town Hall, South at 2:00 P.M.

SUN CITY HOMEOWNERS ASSOCIATION REPORT ON INCORPORATION

The Association's only object is to give you a truthful and unbiased report, without any recommendations FOR or AGAINST INCORPORATION.

After reading and studying this Report, which we believe is honest and thorough, you can make up your own mind and take such action as you deem appropriate.

This report is made up in three parts:

- First: Arguments in FAVOR of INCORPORATION
Second: Arguments AGAINST INCORPORATION
Third: BUDGET

Arguments FOR Incorporation; Arguments AGAINST Incorporation; NONFINANCIAL ADVANTAGES AND RESPONSIBILITIES OF INCORPORATION; and FINANCIAL ASPECTS OF INCORPORATION ARE COPIED VERBATIM FROM THE Booklet published by the League of Arizona Cities and Towns.

This is an Association concerned with the publication of information covering the Incorporated Cities of Arizona.

At the outset of this manual, it was noted that the question of whether or not to Incorporate was primarily a matter of timing. Incorporation per se, is a good thing and the only questions concerning Incorporation that may be appropriately raised by persons considering this change in status relate to whether the present time is propitious for incorporation. Additionally, it was noted that the privilege of Incorporation carries with it certain responsibilities. Students of government list a number of arguments for incorporation, which are summarized below:

- (1) Incorporation will provide a city or town government through which a community may express itself, meet its problems and supply necessary services to the area.
(2) Traditionally city and town governments are more responsive to the people living within the community than is the county government.
(3) An incorporated city or town possesses police power; consequently, it may take action against a number of nuisances.
(4) An incorporated city or town is able to plan for the future growth of the community and may adopt planning and zoning regulations which will provide for controlled land use while protecting the area against undesirable uses of land.
(5) Incorporation increases the community's political effectiveness and confers added powers for self-determination in local affairs.
(6) A separate city or town preserves the unity and pride of a particular community and maintains local individuality.
(7) As a government unit, the city or town can better represent citizens in relations with the County, the State and the Federal governments.
(8) Municipalities may be the instrumentality for providing numerous utility services, such as water; sewer; garbage and trash collection, and gas and electricity service, if the area desires to enter into these municipal operations.

ARGUMENTS AGAINST INCORPORATION

A complete picture would not be possible unless some reference be made to the arguments generally advanced in opposition to incorporation efforts. These general disagreements to immediate incorporation are set forth below; however, the order in which they appear does not necessarily indicate the frequency with which the argument in opposition to incorporation is used by opponents.

- (1) Incorporation may be unnecessary if the particular needs of a community are limited in scope.
(2) Separate incorporation of an area which is both economically and physically part of a larger community may produce what is known as a "rump" incorporation of a city or town.
(3) The area proposed for incorporation also may be too small to be an efficient and effective unit of government.
(4) Individual incorporations of small areas which are integral parts of a larger metropolitan area will create a duplication and a duplication of local services.
(5) An area possessing certain rural or farm characteristics may wish to retain these features, and incorporation may be viewed by residents of the area as an unwanted step toward urbanization.

FINANCIAL ASPECTS OF INCORPORATION

Recently, incorporations have failed to meet certain expectations due to the lack of financial ability on the part of the residents. It is extremely important that the area proposed for

incorporation look at its financial structure, including potential and possible tax sources of revenue. The local citizens desiring incorporation must be willing and able to pay for additional services. IT IS ALMOST SELF-EVIDENT THAT AN INCORPORATED AREA WILL EVENTUALLY COST THE RESIDENTS LIVING WITHIN ITS BOUNDARIES MORE IN TAX DOLLARS ONE WAY OR ANOTHER FOR PROVIDING THE ADDITIONAL SERVICES IN THE AREA.

The privilege of creating a local government however, entails a corresponding set of responsibilities.

THE BUDGET

Before showing the Budget, an explanation is in order.

A member of our Board, experienced in Budgets, prepared a preliminary Budget.

He was furnished the current budgets of about ten Arizona Municipalities; schedules of taxes collected by the County and State on such items as sales tax; auto lieu tax; gasoline taxes, etc.

A book (the Municipal Year Book, 1967) covering the entire United States indicating sources and types of income, salaries of officials, salaries of various categories of personnel; data on police; fire; and numerous other categories.

The information was classified into Cities of 10,000; 25,000 to 50,000, etc., to those over 1,000,000.

After he compiled the tentative Budget, it was submitted to the entire Board which reviewed each segment.

Thereafter a Committee was formed of four Board members - Verner Olson, an Engineer; Hugh Bouton, a Lawyer; John Prather, a City Auditor and Finance Director and George G. Meade, a public Accountant and tax advisor. Every one of these men had over 25 years experience in their respective fields.

These men were authorized by the Board to consult and engage outside Accountants; Engineers; Planners, etc., who had experience in preparing Budgets.

All four members conferred with a large firm of Certified Public Accountants (who had formed budgets for four other cities and now are Auditors for the City of Phoenix) and the four also conferred with large firm of Consulting, Civil and Planning Engineers (who also had formed Budgets for four other cities and are now consultants on water and sewer utilities for the City of Phoenix and others).

Each prepared a budget without any consultation with the other. These have been combined into a Budget by increasing amounts of income omitted by one or more and also including expenditures omitted by one or more.

The following is the Tentative Budget as determined after conferences with all the Accountants; Engineers and Board Members:

SCHEDULE OF EXPENDITURES:

Table with columns: Section Title, Salaries, Supplies Services, Capital Expenditures. Rows include Mayor, City Clerk; City Treasurer; City Court; City Attorney; City Manager; Public Works Dept.; Insurance; Special Services; Civil Defense; Police Dept.; Fire Dept.

GRAND TOTALS \$181,648.00 \$91,407.00 \$74,272.00 (total) \$633,327.00

Table with columns: Item, Percentage, Amount. Rows include Fringe Benefits (Social Security & State Retirement 9.80%, Retirement 9.80%, Industrial Insurance 1.94%, Health & Medical Insurance 1.45%, Bonds (Surety, etc.) 1.00%), Office Rent 16,000.00, Storage Space 2,490.00, Special Election 3,000.00, Total Expenditures \$679,442.00, 10% Contingency 67,944.00, Grand Total \$747,386.00

It is to be noted that Buildings to house City Offices; Library; Court rooms; garage and storage have not been included in the first year. This could amount to \$350,000 and more, and will be built in the future.

Also, some have requested an ambulance and service be included. This could add another \$40,000 each year to the EXPENDITURES.

SCHEDULE OF REVENUES:

ESTIMATED REVENUES Sun City, Arizona

Table with columns: Item, Amount. Rows include STATE TAX \$216,000.00, GASOLINE TAX FOR STREETS AND HIGHWAYS \$2,640.00, GASOLINE TAX FOR ARTERIAL STREETS \$2,680.00, AUTOMOBILE LIEU TAX \$45,720.00, BUILDING PERMITS \$100,000.00, FINES AND FORFEITURES \$10,000.00, DIRECTORY \$2,000.00

Table with columns: Item, Amount. Rows include PRIVILEGE LICENSES 2,000.00, FRANCHISE (ARIZ. PUBLIC SERVICE) 2% OF INCOME 35,000.00, INSPECTION FEES: WATER, SEWER AND STREETS 25,000.00, TOTAL ESTIMATED REVENUES: \$521,040.00, TOTAL PROPOSED EXPENDITURES: \$747,386.00, DEFICIT \$226,346.00

The Income items are based upon a population of 12,000 and at the average rate of income presumed to be for the current year.

However, one report calculates a lower income for the year July 1, 1970 to June 30, 1971.

Information contained in the Publication printed by the League of Arizona Cities and Towns lists the total per capita per year collection on the average yield of \$25.51. Using the same items, the estimated yield in this Budget amounts to \$28.92 per person, or approximately \$40,000 more than if the income were computed at the League of Arizona Cities and Towns Booklet suggested rate.

By the use of the rate used in this Budget an increase of 1,000 population would increase the Revenue approximately \$29,000.

The question of owning the water; sewer and garbage companies is a point of argumentation and advocated by persons having absolutely no knowledge whatsoever.

Although the best method is by Incorporation, these people without any knowledge, advocated Improvement Districts and later, discovered you cannot get one cent of government grant to purchase such companies, after misleading you with statements of Government grants.

From information gathered from the Reports filed with the Corporation Commission, it appears that the fair value of the Water Company now is over \$3,000,000, and also by the rate of additions indicated, it will exceed \$3,500,000 at December 31, 1969 and probably exceed \$4,000,000 at December 31, 1970.

From conversations with Engineers it appears that the Sewer companies costs are slightly lower.

Again from the reports filed, it appears that if no Federal Income Tax; State Income Tax or Real Estate Tax is paid, the Income (for 1968) is approximately \$300,000 (after the deduction of taxes - the income of the Water Co. is \$130,000.

Income from Sewer Company is estimated the same - \$300,000. As to the Garbage Company - fair value of Assets is approximately \$100,000, & income before taxes \$20,000. Both items estimated.

It is to be noted that inhabitants of Phoenix and other Cities have been paying taxes for a great many years in order to pay for their water and sewer installations.

ESTIMATED SUMMARY OF WATER, SEWER AND GARBAGE OPERATIONS

Table with columns: Item, Amount. Rows include Income of Water Company \$300,000.00, Income of Sewer Company \$300,000.00, Income of Garbage Company \$20,000.00, Bond Retirement Water & Sewer (10 yr. basis) \$600,000.00, Interest at 6% \$360,000.00, Bond Retirement Garbage (5 yr. basis) \$20,000.00, Bond Interest \$6,000.00, For 1st year both are paid \$986,000.00, Deficit \$366,000.00

This is based on the assumption of bonds being issued for the acquisitions and we feel sure all legal questions concerning the issuance of Bonds will be straightened out.

This also is based upon the requirement you pay the same rates for water; sewer and garbage as now until the bonds are redeemed. Based on a \$20,000,000 assessed value, it would be \$1.83 per hundred or \$54.90 a year of the often quoted \$3,000 valuation.

This is of course in addition to the tax assessment based upon the deficit shown without the Sewer; water and Garbage in the amount of \$1.13. Using the combined deficits of \$2.96, and the \$30.00 valuation per 100, your tax will be increased by \$88.80.

It must be clearly borne in mind that practically all items of Income and Expense will vary in every year.

Of course the acquisition of these companies will increase the school tax to make up for lost school tax paid by these companies.

The following is the exact wording used in the Statutes relating to incorporation.

ARS 9-101 A 9-101 B RELATING TO INCORPORATION ARTICLE 1. Incorporation, Disincorporation and Reincorporation. 9-101 INCORPORATION

A. When two thirds of the real property taxpayers residing in a community containing a population of five hundred or more inhabitants petition the board of supervisors, setting forth the metes and bounds of the community, and the name under which the petitioners desire to be incorporated, and praying for the incorporation of the community into a city or town, and the board is satisfied that two thirds of the real property taxpayers residing in the community have signed the petition, it shall, by order entered of record, declare the community incorporated as a city or town.

B. When ten percent of the real property taxpayers residing in a community containing a population of five hundred or more petition the board of supervisors in the manner prescribed in subsection A, praying for the calling of an election for the purpose provided in this section, the board shall within sixty days after filing the petition call the election, and the election shall take place on the fourth Tuesday after the next following state general election. Only real property taxpayers who shall also in all respects be qualified electors of the state and community, shall vote on this question. If a majority of real property taxpayers voting thereon vote for Incorporation, then the board of supervisors shall, by an order entered of record, declare the community incorporated as a city or town.

A possible change could be the elimination of the requirement that the signature or vote of real property taxpayer is necessary.

No provision is made for facilities now under the jurisdiction of the Community Association as this is considered to be a Private Club.

Also the Sun Bowl and Golf Courses are considered at this time, owned and operated by the Del E. Webb Development Company. A federal census will be taken about April to June, 1970.

Since much of the income depends on the population figures, determined by the Bureau, a revision of the figures can be made, especially as there is no possibility of a vote, if desired, before November, 1970.

YOU MUST SHOW YOUR 1969 OR 1970 MEMBERSHIP CARD TO BE ADMITTED TO THIS MEETING.

1968

PRESENTATION ON EXTENSION OF SUN CITY COMMUNITY  
ASSOCIATION TO COVER PHASE II AREA  
SUN CITY, ARIZONA

MEMBERS OF SUN CITY COMMUNITY ASSOCIATION:

This meeting today was held solely for the purpose of informing you of the agreements signed by your Board of Directors and which you will be voting on December 5, 1968.

You were informed at our November 12th Corporation meeting that your Board had entered into an agreement with the Del E. Webb Development Company, which is subject to your approval, for the acquisition of the exciting new Lakeview Center recreational complex and the extension of the Sun City Community Association to cover the new residential areas ..... thus making all of them available for all Association members. Now, without getting into the whereases of the agreement, we would like to explain the nature of the agreement and how it will make all of this possible.

There are two areas which will make up the total area involved. One is the area presently covered by your Association and, for simplicity sake, we will call it PHASE I. This area, of course, now covers from Grand Avenue to Olive and all our various present Town Hall facilities. The second, or new area involved, is what we will call PHASE II and represents the area to be covered by the new agreement and extends north to Beardsley Road. So the two areas, if you approve, will then all be one for the benefit of all members.

Now, let's look at the purpose of this agreement as it is stated above. For the purpose of brevity, we will use the words "Webb" and the "Association".

Without copying all of the agreement, we will cover the highpoints as simply as possible. First, the agreement basically states that

"Webb INTENDS TO FURTHER DEVELOP SUN CITY, ARIZONA AS AN ACTIVE RETIREMENT COMMUNITY IN A NEW AREA REFERRED TO HEREINAFTER AS PHASE II"

and

"IT IS DESIRABLE FROM TIME TO TIME, THAT ADDITIONAL RECREATION AND CULTURAL FACILITIES BE BUILT:

- (a) TO ACCOMMODATE THE RESIDENTIAL UNITS IN PHASE II, AND
- (b) FOR THE BENEFIT OF ALL MEMBERS OF THE ASSOCIATION"

and

"IN ORDER TO PROVIDE THIS ON A PLANNED AND ORGANIZED MANNER, THE PARTIES DEEM IT ADVISABLE TO COOPERATE IN ACCOMPLISHING THESE PURPOSES."

That tells the story in a nutshell of why this agreement - - - Here is how the agreement does this.

"WEBB WILL DEVELOP AND CONVEY TO THE ASSOCIATION, WITHOUT EXPENSE TO THE ASSOCIATION, NEW COMMUNITY FACILITIES TO ACCOMMODATE THE GROWING POPULATION IN SUN CITY, ARIZONA ON THE BASIS OF CERTAIN INCREMENTS.

- A. THE FIRST SUCH NEW FACILITIES FOR THE FIRST 7500 RESIDENCES IN PHASE II.
- B. THEREAFTER, ADDITIONAL NEW FACILITIES WILL BE CONSTRUCTED ON THE BASIS OF NEED AND DESIRABILITY."

The reason for this is written in the agreement as outlined next.

"IT IS THE PURPOSE AND INTENT OF ALL PARTIES TO PROVIDE A UNIFIED MANAGEMENT AND CONTROL BY THE ASSOCIATION FOR ALL PRESENT AND FUTURE MUTUALLY APPROVED COMMUNITY FACILITIES WITHIN SUN CITY AND TO HAVE A UNIFIED MEMBERSHIP FOR ALL QUALIFIED RESIDENTS AND/OR HOMEOWNERS IN BOTH PHASE I AND PHASE II AREAS."

Naturally, along with this, the Association accepts upon completion, the ownership and responsibility for maintenance and operation of such mutually approved community facilities that may be developed from time to time. Adequate provisions are made, as you will see later, for the subsidizing by Webb of such costs of operation and maintenance of the new facilities as may be required.

We would also like to point out another important paragraph in the agreement, and that is -

"WEBB AGREES TO USE ITS BEST EFFORTS TO PLAN, WITH THE COOPERATION OF THE ASSOCIATION, SAID FUTURE FACILITIES TO INCLUDE, TO THE EXTENT COMPATIBLE WITH REQUIREMENTS OF THE NEW AREAS TO BE SERVED THEREBY, IN ADDITION TO TYPES OF COMMUNITY FACILITIES AT CURRENTLY EXISTING CENTERS, SUITABLE TYPES OF DESIRABLE FACILITIES NOT PRESENTLY AVAILABLE TO THE RESIDENTS OF SUN CITY."

A method is provided for determining the total amounts that would be available for construction, equipping and subsidization of operating and maintenance costs on any facilities built. Currently, this is based on an amount equal to \$200.00 per residential unit for the first seventy-five hundred homes. Thereafter, money will be made available for any additional facilities, etc., based on certain increments of residences to be built. The amount would be modified in relation to changes in the Department of Labor, Bureau of Statistics "Consumer Price Index". For your information, this is the Index most large corporations use, as well as the United States Government.

The agreement provides for a committee to be appointed by the Association when any new facilities are being planned, to represent it in reviewing such preliminary plans and specifications and, in addition, will provide factual operating and maintenance cost information that will allow for the projections of such expense and income relative to the new proposed facilities. Said committee shall work with Webb to assure that the facilities being planned meet the needs of the community, in as far as possible within the funds available.

Such final plans and specifications shall be submitted to the Association for its review and acceptance or rejection. This also applies to proposed fixtures and equipment and maintenance and operating guarantees. This is the exact procedure followed by your Board in the negotiations on Lakeview Center and gives a sound basis for all future developments of new facilities.

There is a complete explanation in the agreement covering the Webb guarantee of construction, equipment, maintenance, etc.

There is also a complete procedure set up for reimbursing the Association for the amount by which the costs of operating the facilities referred to, on a sound, prudent and business-like basis, exceed the income from Phase II operations.

Provisions have also been made for a quarterly review by both parties of expense and income and such payments or adjustments as required by the agreement.

The final important paragraph of the agreement provides a method of setting up supplemental agreements covering specific new facilities, and the first supplemental agreement covers the details of the beautiful new Lakeview Center.

Now that we have given you the resume of the master agreement, at this time we are going to present to you the information on Lakeview Center -- a beautiful, exciting, new recreation facility concept loaded with many new things for Association members.

We are not in a position to reproduce the picture of the main building, as shown in the color slide at the meetings, but, truthfully, the building and surroundings are beautiful. The beauty of this building and its setting is amazing - with the lake, the hill, and waterfalls as a background.

To start at the beginning, let us give you a brief picture of all of the facilities that will be available in the Lakeview complex. For your information, this site adjoins the new model homes on the south and has over 1500 feet of shore line on the lake including the high observation hill.

The main activity building is circular in design and includes all the arts and crafts, and many items which we will enumerate later.

The swimming pool is in the center of this main building area.

There is a shuffleboard and lawn bowls storage and public restrooms building.

Twenty-four shuffleboard courts are provided.

The lawn bowling green is going to use the new Monsanto Astro Turf or similar synthetic turf.

There is a boat dock for Association members only equipped with six boats.

There is a fishing pier, again for members only.

The top of the observation terrace gives a view all over the valley.

A series of ponds from waterfalls coming down the hill enhances its beauty and creates a beautiful background.

A miniature golf course for members only is provided.

A large maintenance yard and building houses equipment.

Two new tennis courts provide this sport for the first time for members.

A large parking area will accommodate about 350 cars inside the grounds.

There are public rest rooms and a monitor station for control of the boats and miniature golf.

A beautiful picnic area extends up to the lake.

The landscaped hill we have been referring to has numerous paths and observation points of interest.

Altogether there are 16 areas of interest for all Association members.

Now let us tell you what is provided in the main building and how this is all covered in the Lakeview Center Supplemental Agreement:

A large circular, two level building will be constructed with air conditioning, underwriters approved fire sprinkler system, and rooms for various arts and crafts, offices, lounges, storage, showers and toilets, therapy pools and unassigned spaces as are shown on the plans. Both levels are to be finished and turned over ready for use, including storage cabinets, plumbing and wiring facilities and outlets where indicated on the plans.

The floor plan of the two levels and the various facilities included show, in the center, a large swimming pool which will have cool decking, and attractive planting areas surrounding it. There is a covered walk way around the inside of the building with an overhead balcony. The swimming pool area is well protected from winds, etc., by the circular building.

We will try and explain what is included in both levels of the main building, and suggest you visit the Town Hall Center office, where the plans are available for more detail.

On the first level is the billiard room, with billiard and pool tables for the players and kibitzer chairs for others around the walls.

Next, following clockwise on the plans, shows the ramps with storage space below on the one side. Each ramp only goes up or down about five feet.

The mechanical equipment room houses all the pool equipment, including heater, chlorinator pumps, filters, etc.

The lapidary area is next, followed by the woodwork and then the ramps and storage which is at the front of the building.

Going around to the left at the bottom is an office and reception room with a large unassigned space adjoining. This space, it was felt, would probably contain all of the Association offices later on as Phase II is developed.

Next are the showers, toilets and dressing rooms for the swimming pool, and then another ramp with storage.

The upper left is the large therapy pool area containing two therapy pools and men's and women's massage rooms. Showers and toilets -- Yes -- provisions are made so if you decide you want a masseur and a masseuse later, they have rooms to work in.

That gives you briefing of the lower level - so let's enumerate the upper level of this plan and following the same clockwise procedure ---

At the top is a large social area which can be divided into three separate areas for smaller meetings, parties or such. On the right is a large service kitchen which will be equipped and have plenty of storage space. Next are the ramps and men and women's toilets. Then in order are a crafts room with storage, art room and storage,



ceramics with separate casting and pouring room and firing room. A ramp and then a beautiful lounge with a fireplace and many other things.

On the left, is the sewing room and storage and then a general storage and a ramp.

At the top, or north end, of the building is a very large sun deck which will overlook the lake and have deck furniture, etc., to relax in.

Time does not permit discussing details of each space but we are giving you a few examples of how each room is equipped.

The billiard room is planned for up to eight pool and billiard tables with

- 5 wall mounted cue racks
- 8 overhead rail score markers
- 8 smoking receptacles and
- 20 "easy sittin'" chairs for kibitzers and just plain sitters.

In addition, the room is being supplied with a table vacuum cleaner

- 2 wall rack costumers
- 2 table brushes
- 8 table covers and a supply of billiar repair cloth.

Now, for the women, a good example is the sewing room, and here is what will be supplied:

- 4 cutting tables - 36" high - same length as ones in Town Hall Center sewing room.
- 16 work tables - not including cutting tables
- 6 sewing machines
- 1 blackboard 4'x8'
- 3 steam irons
- 3 ironing boards
- 1 sink and drainboard
- 1 clock
- 1 instructor's cupboard
- 150 chairs (padded seats with backs)
- Outlets for sewing machines should be flush with floor.
- Larger Dressing Room
  - 1 folding table like one at Town Hall Center
  - 1 raised platform for fitting
  - hooks for ironing board
  - rod for hanging dresses
  - 3-way mirror
  - full length mirror

These are two typical examples of how all facilities will be properly equipped -- but before we leave this subject, we can't resist telling you that the lounge will be equipped with a fine color TV and entertainment center, a fireplace, carpeting, writing desks, overstuffed davenports and occasional chairs, and the miscellaneous end tables, etc., that will make it a most attractive place for members to relax in.

All areas are covered in detail in the agreement, with detailed lists of equipment and supplies to be furnished.

Floor plans showing each of the various layouts and lists of the equipment and supplies to be furnished through the agreement will be posted in our Association offices at Town Hall Center for any member to look at.

We want to stress that all facilities will be equipped at least equal to what we have in Town Hall now.

The master and Lakeview Center agreements establish a financially sound basis for the operation of Lakeview Center through the development of these major points:

WEBB PROVIDES CERTAIN FUNDS FOR THE OPERATION AND MAINTENANCE OF LAKEVIEW CENTER.

DETAILS OF THE ANTICIPATED EXPENSES FOR THE OPERATION OF LAKEVIEW CENTER AND THE ANTICIPATED DELIVERY SCHEDULES FOR THE RESIDENCES IN THE PHASE II AREA ARE PROVIDED AND MADE A PART OF THE AGREEMENT.

ANY SAVINGS IN THESE FUNDS THROUGH PRUDENT MANAGEMENT AND/OR INCREASED DELIVERY SCHEDULES CAN BE USED BY MUTUAL AGREEMENT FOR OTHER FACILITIES OR PURPOSES.

These expenses and income will be reviewed quarterly by Webb and the Association and such adjustments will be made as mutually agreed on -- one very important point is the flexibility of the guarantee of subsidization so that it is adjusted with any change in residence deliveries to assure the necessary funds until income reaches expense.

This is in substance the meat of both the master and Lakeview Center agreements. Now here is how these agreements have to be validated by the members:

Your Board of Directors have the authority to enter into agreements for the benefit of the members within the areas defined in the Articles of Incorporation. At the present time, the Articles of Incorporation of the Sun City Community Association cover only the area from Grand Avenue to Olive Avenue, as Phase I. To include any facilities in Phase II, which is from Grand Avenue north to Beardsley Road, the Articles of Incorporation must be amended accordingly -- the ballot will specifically cover this, as shown in the sample:

BALLOT

SHALL ARTICLE I, of THE ARTICLES OF INCORPORATION OF THE SUN CITY COMMUNITY ASSOCIATION BE AMENDED SO THAT THE BOUNDARIES WITHIN WHICH THE ASSOCIATION MAY OPERATE WILL INCLUDE CERTAIN AREAS NORTH OF GRAND AVENUE, PARTICULARLY DESCRIBED IN THE DULY PUBLISHED LEGAL NOTICE OF THIS ELECTION?

A FAVORABLE MAJORITY VOTE WILL MEAN THE ASSOCIATION WILL OPERATE AND ITS MEMBERS ENJOY, RECREATION FACILITIES TO BE KNOWN AS LAKEVIEW CENTER, AS WELL AS OTHER FACILITIES TO BE BUILT LATER IN SAID AREA.

YES

NO

A YES vote is recommended by your Board.

November 18, 1964

**INCORPORATION: THE FACTS ARE DIFFERENT THAN A WHOLE LOT OF PEOPLE THINK!****WHY SHOULD WE INCORPORATE?**

1. - To give the unity that will help us protect the character of our community. A community with the courage to accept its responsibilities has an immeasurably better chance to retain its character, improve its services, and protect its people.
2. - To have governing officials who will be Sun City people; who know Sun City problems; who you can know - and with whom you can discuss local problems. To govern ourselves instead of depending on the county board of supervisors who are responsible to 750,000 people.
3. - To have better control over utilities - electric, gas, telephone, water and - in particular, sewers. Are you content to pay \$40.80 a year or \$52.80 a year for sewerage in a 1 or 2 bath home while the citizens of Glendale pay only \$18.00 regardless of the number of baths? Do you know that while we have only temporary lagoons with limited time permits Glendale has a long term contract with a modern, permanent system - and is making a profit at its low rates? Did you know that when, with metropolitan growth, a permanent plant or metro tie-in is required, as a municipality we could get a federal grant-in-aid to cover about 30% of the cost up to a specified amount - but that such grants are not made to a private company like Sun City Sewer Co? Do you know that the Final Sub-division Public Reports issued by the Real Estate Department of the State of Arizona for most units through #5 read, under Sewage Disposal, "Public sewers will be installed (in some units the wording is "are") and the cost will be included in the sales price of lots?" In view of those statements do you think the developer had a right to sell the sewer system to another company?
4. - To have our own police department - spending its entire time in the protection of Sun City. While we have good protection now we do not have a patrol car on Sun City streets 24 hours a day. Don't you think that in a community that has had one burglary of over \$2,000 and one of over \$4,000 in less than 9 months, plus lesser robberies and break-ins, one car of our own on our streets 24 hours a day supplemented by radio contact with the sheriff's department and the highway patrol would be a sound precaution? It could also be assigned to areas where excessive speeding occurs regularly.
5. - To have ordinances that would protect us from unsightly alterations, fire hazards, etc. that destroy property values.
6. - To have ordinances and an enforcement body that would protect us from unscrupulous peddlers and other nuisances - while not interfering with legitimate business.
7. - Incorporation is a device through which, subject to the will of the people, the golf courses could be protected in the interests of the users, those who paid premium prices for golf course lots, and the entire community to which they add beauty and support property values.
8. - To have better control over fire protection; the present fire protection company has assured us of much lower costs through municipal contracting.

**WHAT WILL IT COST -- AND WHERE WILL THE MONEY COME FROM?**

A question that enters everyone's mind is "How much will it cost?" Many of us live on fixed incomes; we have to think of our income before we approve expenditures. So let's talk money.

Let's assume that you have not been told anything about where the money for local government comes from in the State of Arizona. Every month every incorporated city and town in the state gets a refund of a portion of certain taxes that have been paid. These refunds come from the vehicle license - or "auto lieu" tax, the motor vehicle fuel tax, and the arterial gas tax. In 1964 they will amount to about \$8.60 per capita for the year. If we have a population of 7,600 when our special census is taken that would amount to over \$65,000.

Then there would be income from building permits, which Webb would pay to us instead of the county, and business license fees and so forth. These, added to the tax refunds that have been mentioned, would bring us in over \$94,000. That's all what we might call "outside money".

Now let's talk about what you would pay. To balance the budget that has been suggested by the incorporation committee there would be a real property tax of \$1.00 per \$100 of ASSESSED value. The assessed value of your property is about one quarter of its actual cost. A home assessed at \$3,000 would have a property tax of \$30.00. A home assessed at \$4,200 would have a property tax of \$42.00.

Now comes the nice part! The suggested budget includes the cost of fire protection and garbage service. There are a few exceptions, but most homes have been paying private companies \$30 a year for garbage service and \$12 a year for fire protection. That's \$42 a year. But, if we incorporate, you won't pay that any more. As an incorporated municipality we can contract for both of those services at very considerable savings. So if you have a home assessed at \$3,000 you would pay \$30 property tax but you would no longer pay private companies \$42 for garbage service and fire protection - and you would have a cash saving of \$12 a year. If you were assessed \$4,200 and paid \$42 property tax but no longer paid \$42 for garbage service and fire protection your cash position would come out even; incorporation would actually cost you nothing. If you were assessed \$5,000 and paid \$50 property tax but no longer paid out \$42 for garbage and fire the net cost to you of incorporation would be \$8 for the year.

Here's a specific example. The X's 3 bedroom 2 bath home with refrigeration cost \$14,350. It is assessed at \$200 land and \$3,100 improvements, a total of \$3,300. The X's would pay \$33 town property tax but they would no longer pay \$42 for garbage and trash to private companies so that at the end of the year they would have \$9 left in their pockets. Those who say that we would have a town tax are correct. But the X's are businesslike enough to realize that if by paying \$33 more in taxes they can save paying \$42 to someone else they have gotten a mighty good bargain. And by the way, since the X's pay income tax and itemize their deductions their income tax bill will be lower by at least 14% of their town taxes because such taxes are deductible. They don't get any deduction on the \$42 they now pay to private companies for garbage and fire services. Their \$33 town tax bill would save them \$9.00 plus \$4.62 income tax - a total of \$13.62 for the year.

Starting July 1st, 1966 there would be a lot more money coming to Sun City from the state sales tax refund. That has been averaging between \$12 and \$13 per capita per year. By taking another special census in the fall of 1965 we should receive approximately \$90,000 to \$110,000 more per year for the next five years. When that money starts coming in it is quite possible that the property tax could be reduced.

**IF WE CAN GAIN ALL OF THESE ADVANTAGES - AND IN MOST CASES SAVE MONEY - WHY SHOULDN'T WE INCORPORATE?**

**P.S.: CAN WE AFFORD TO THROW AWAY APPROXIMATELY \$165,000 A YEAR FOR EACH OF THE NEXT 5 YEARS?**

**THAT'S \$825,000 OVER THE 5 YEAR PERIOD!**

You are paying that money in taxes now. And it's all being refunded to someone -- but not to you. It's being split among the other incorporated cities and towns in the state in proportion to their populations. If you don't want it for Sun City the other municipalities will grab it in a hurry!

Those are the estimated amounts we would be entitled to, if we were incorporated, from motor vehicle fuel, auto lieu, arterial gas tax, and (starting July 1, 1966) state sales tax refunds.

If we don't incorporate by 1965 we won't get any of the state sales tax refund even if we do incorporate in '66 or '67 or '68 as some have suggested. The sales tax is the BIG refund, estimated between \$90,000 and \$110,000 a year based on a fall, 1965 census. We cannot, as others have suggested, take a special census in 1965 to be used as the basis for sales tax refund if we do not incorporate until one of those later years.

So, if we decided to incorporate in '66 or '67 or '68 we would still get the 3 smaller refunds (estimated total about \$65,000 annually) but we would miss the roughly \$100,000 per year sales tax refund - and to do that just doesn't make monetary sense. If it doesn't make monetary sense you would likely conclude that you'd better wait until the next federal decennial census in 1970. Then you'd miss the total of \$165,000 in annual refunds - which the other Arizona cities and towns would have a gay time using.

**CAN WE AFFORD TO THROW AWAY \$165,000 A YEAR FOR EACH, OR ANY, OF THE NEXT 5 YEARS? IF YOU VOTE AGAINST INCORPORATION YOU WILL BE SAYING THAT YOU'D RATHER HAVE IT GO TO SOMEONE ELSE. IF YOU VOTE FOR INCORPORATION YOU WILL BE SAYING THAT IT DOESN'T MAKE SENSE TO YOU TO GIVE IT AWAY TO SOMEONE ELSE --- THAT INASMUCH AS YOU HAVE ALREADY PAID THE BILL YOU WANT SUN CITY TO GET ITS SHARE OF THE REFUNDS.**

THINK before you vote on incorporation. Arizona tax refund laws have made the financing of incorporation much easier than your emotional prejudice against that word "tax" may have lead you to expect. And remember, in addition to the tax refund help you wouldn't be paying out \$42 to private companies for garbage and fire protection any more. THINK before you vote!

THE ELECTION ON INCORPORATION WILL BE HELD IN THE COMMUNITY CENTER AND TOWN HALL LOUNGES ON TUESDAY, DECEMBER 1st, 1964 FROM 6:00 A.M. TO 7:00 P.M.

**VOTING QUALIFICATIONS:**

ARS 9-101-B "Only real property tax payers who shall in all respects be qualified electors of the state and community, shall vote on the question".

A qualified elector must be "---resident of state one year; and of the county and precinct in which he claims the right to vote 30 days next preceding the election".

Evidence of property ownership: a person wishing to vote on Dec. 1st will be handed an affidavit form on which he will list his voter qualifications. No other evidence of ownership is necessary.

Where property is owned jointly or as community property by husband and wife payment of taxes by either qualifies both as "real property taxpayers".

Where names of both husband and wife appear on the property tax bill both will, if otherwise qualified, be entitled to vote.

We are advised by the office of the Board of Supervisors that because of community property laws both husband and wife may vote so long as the name of either appears on the assessment and tax rolls, as long as either is a real property taxpayer in the State of Arizona, and so long as either has paid the taxes on such property.

Excluded from the above are widows and veterans who have claimed exemption from taxation and have paid no taxes on realty.

When property is owned by non-resident children but occupied by the parents we are advised that neither is entitled to vote.

**REGISTRATION:** If you are otherwise qualified but have failed to vote in both the last primary and general election your name will have been cancelled from the county register. You may still qualify by registering before entering the polls on December 1st.

**THE INCORPORATION COMMITTEE of the Sun City Homeowners Association**

Nov. 6, 1964

## SUN CITIANS AGAINST INCORPORATION

SUN CITY, ARIZONA

November 6th 1964

Dear Supporter:

Inasmuch as many of you signed the original petition a year ago, opposing incorporation of SUN CITY, we wish to inform you that this is an outgrowth of that Committee which was headed by COL. X. L. HORN. As you know, at that time, it stalled the attempt to hastily incorporate SUN CITY. More recently, many more of you signed a register, and many MANY more of you phoned, to indicate your support of our position.

We feel, that as long as the WEBB COMPANY is still developing and enlarging SUN CITY, - even to the north of us, - that we should leave well enough alone! We ALSO feel, that the County is doing a wonderful job for us, and HOW COULD WE DO BETTER? WHY TAKE A CHANCE ON SO MANY UNKNOWN FACTORS?

Sure, - buying the WATER AND SEWER COMPANIES might save us a little money. BUT the many other demands could easily eat this up and undoubtedly would ADD to our monthly expenditures. DON'T FORGET! We SUN CITIANS are the kind of people who will never be satisfied with the minimum of services; we will want - AND EXPECT - the MAXIMUM.

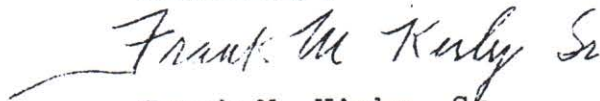
Generally speaking, we are in a unique position. SUN CITY is a unique community. We are NOT trying to build a place for the future generation; to create a town for our children to live and grow up in. We TRUTHFULLY are trying to keep our SUN CITY a comfortable and reasonable place for easy living.

We have heard that SUN CITY is divided socially. WHY then, make still ANOTHER division by dividing it politically? We want to finally UNIFY SUN CITY: to keep bickering and political disputes at a minimum; to remain good neighbors and good friends. SUN CITY is not the place for name-calling. If we were the usual type of town with business and industry, we would no doubt consider incorporation in a different light. BUT WE ARE NOT! We are a community of homes and people. We are not trying to attract investments in business here. We want a SUN CITY that is a wonderful place to LIVE IN - NOT TO EARN IN!

We have a tough campaign on our hands. WE NEED YOUR SUPPORT! WE NEED YOUR HELP! WE NEED YOUR MONEY! - WILL YOU CONTRIBUTE NOW? Isn't it better to spend a few dollars NOW, than to be confronted with increasing taxes for years to come? PLEASE SEND YOUR CHECK TODAY, AND MAKE IT PAYABLE TO "SUN CITIANS AGAINST INCORPORATION" and mail to BURR WELCH, TREASURER, 10828 PEORIA AVE. ANY AMOUNT - EVEN A DOLLAR OR TWO WILL BE APPRECIATED. (Any monies left after December 1st, will be returned on a pro-rata basis, or given to a local charity.)

In our opinion, IF SUN CITY IS INCORPORATED, it will take away the beautiful way of life we now have. - DON'T LET THIS HAPPEN TO US!

Sincerely,



Frank M. Kirby, Sr.  
CHAIRMAN, FINANCE COMMITTEE

P.S. We propose to have a full-page spread in the local papers, and wish to list the names of all of our contributors. Unless we hear to the contrary, we will assume that we have permission to use your name as one of our sponsors of this page.

October 19, 1964

DO YOU WANT TO LEAVE THINGS AS THEY ARE?  
By The Incorporation Committee.

ADVANTAGES OF INCORPORATION

- 1 - To give the unity that will help us protect the character of our community.
- 2 - To have governing officials who will be Sun City people; who know Sun City problems; who you can know - and with whom you can discuss our local problems. In short, to govern ourselves and not have to depend upon the county board of supervisors who are responsible to 750,000 people.
- 3 - To have better control over the spending of our money than we have now.
- 4 - To have better control over utilities - electric, gas, telephone, water and - in particular, sewers.
- 5 - To have our own police department - spending its entire time in the protection of Sun City, including protection from reckless driving on our streets.
- 6 - We could adopt building, plumbing and electrical codes.
- 7 - To have ordinances that would protect us from unsightly alterations, fire hazards, et cetera that destroy property values.
- 8 - To have ordinances and an enforcement body that would protect us from unscrupulous peddlers and other nuisances - while not interfering with legitimate business.
- 9 - We could plan for the future growth of our community, adopting zoning restrictions that would provide for controlled land use and would protect the area against undesirable uses of land.
- 10 - Incorporation is a device through which, subject to the will of the people, the golf courses could be protected in the interests of the users and those who paid premium prices for golf course lots, and through which the beauty they contribute to our community could be preserved. Single purpose zoning, which has been suggested, is highly vulnerable.
- 11 - To have better control over fire protection.
- 12 - The cohesive action possible under incorporation would give us a political strength that should help protect our interests in county, state and federal governments.
- 13 - It is unrealistic to expect the developer to retain a perpetual, paternalistic attitude once he has sold out the area. A community of seven or ten or some day 12,000 people that leaves responsibility for its care to someone else is heading down hill. A community with the courage to accept its own responsibilities has an immeasurably better chance to retain its character, improve its services, and protect its people.

OVER

WHERE WILL THE MONEY COME FROM?  
AND  
WHAT WILL IT COST?

Now - a question that probably enters everyone's mind is "How much will it cost?" Many of us live on fixed incomes. In handling our financial affairs most of us have to think of our income before we approve expenditures. So let's talk money.

Let's assume that you have not been told anything about where the money for local government comes from in the State of Arizona. Every month every incorporated city and town in the state gets a refund of a portion of certain taxes that have been paid. These refunds come from the vehicle license - or "auto lieu" tax, the motor vehicle fuel tax, and the arterial gas tax. In 1964 they will amount to about \$8.60 per capita for the year. If we have a population of 7,600 when our special census is taken that would amount to over \$65,000.

Then there would be income from building permits, which Webb would pay to us instead of the county, and business license fees and so forth. These, added to the tax refunds that have been mentioned, would bring us in over \$94,000. That's all what we might call "outside money."

Now let's talk about what you would pay. To balance the budget that has been suggested by the incorporation committee there will be a property tax of \$1.00 per hundred dollars of ASSESSED value. The assessed value of your property is about one quarter of its actual cost. A home assessed at \$3,000 will have a real property tax of \$30.00. A home assessed at \$4,200 will have a property tax of \$42.00.

Now comes the nice part! The suggested budget includes the costs of fire protection and garbage service. There are a few exceptions, but most homes have been paying private companies \$30.00 a year for garbage service and \$12.00 a year for fire protection. That's \$42.00 a year. But, if we incorporate, you won't pay that any more. As an incorporated municipality we can contract for both of those services at very considerable savings. So if you have one of those homes assessed at \$3,000 you would pay \$30.00 property tax but you would no longer pay private companies \$42.00 for garbage service and fire protection - and you would have a cash saving of \$12.00 a year. If you were assessed \$4,200 and paid \$42.00 in property tax but no longer paid \$42.00 for garbage and fire service your cash position would come out even; incorporation would actually cost you nothing. If you had an assessed valuation of \$5,000 and a \$50.00 real property tax but no longer paid out \$42.00 for garbage and fire the net cost to you of incorporation would be \$8.00 for the year. These figures are based on the suggested budget. The actual figures, if they vary at all, will do so by a negligible amount. Sun City can operate soundly on these figures.

Starting July 1st, 1966 there would be a lot more money coming to Sun City from the state sales tax refund. That has been averaging between \$12.00 and \$13.00 per capita per year. By taking another special census in the fall of 1965 we should receive approximately \$90,000 to \$110,000 more per year for the next five years. When that money starts coming in it is quite possible that the property tax could be reduced.

IF WE CAN GAIN ALL OF THESE ADVANTAGES - AND IN MOST CASES SAVE MONEY - WHY  
SHOULDN'T WE INCORPORATE?

# Sun City Petitions Being Checked Now

The Maricopa County Board of Supervisors last Monday turned over Sun City's petitions, containing about 2800 signatures, to the

Assessor's office and the election department, to ascertain if at least 10 percent of Sun City's real property owners and registered voters are contained therein. These were accompanied by the resolutions approving incorporation of Sun City from Youngtown, Surprise, Phoenix, Peoria, Glendale and El Mirage.

If the required number of valid signatures are found among the 2800, the Board is required by law to enter the matter of incorporation on the ballot on the fourth Tuesday following the next State general election which will be held on November 3.

This would bring the matter of incorporation of Sun City before the voters on December 1, 1964.

# Petitions To Incorporate Sun City

## Will Circulate At Once

### HOMEOWNERS BOARD DECIDES TO ACT MINIMUM BOUNDARIES AGREED UPON

A decision to begin immediate circulation of petitions for incorporating Sun City was reached last Thursday at a meeting of the Homeowners Association.

The Association board had already agreed unanimously to recommend immediate incorporation to the membership, with specific boundaries set.

When the approximate three hundred members present ratified the boundaries presented, Board President Louis Inwood announced the decision to go ahead with circulating the petitions.

Later he named Phil Campbell and Bernard Rosene as co-chairmen to set up a training class for the one hundred volunteers it is hoped will pass the petitions through the town.

The boundaries as set are: corner 115th Ave. and Olive Ave. (approximately where the Agua Fria River touches Olive)—north to Peoria Ave.—east to 114th Ave.—north to Grand Ave.—east to 1 lot dept beyond 99th Ave.—South to Olive Ave., and west to starting point.

There was prolonged debate over the boundaries, several speakers contending that the area to be incorporated should go beyond the railway tracks.

Inwood acknowledged that there had been some division on this point among board members, but he said in reaching a consensus, the board felt it was taking in the five sections of land which should be controlled by Sun Citizens to maintain their way of life, and that the railway forms a natural barrier against an area which, possibly containing factories and young peoples' homes, Sun City should not include. Later, he said, if the area beyond the tracks proves to be desirable for including in an incorporated Sun City, it can be annexed.

Inwood stated that the board's proposal has the blessing of the Del Webb Company, which has offered its cooperation.

Bernard Rosene, who has headed fact-finding committees on incorporation for more than two years, gave his approval to the specified boundaries.

He admitted that he himself preferred to take in more area, and that his committees had so recommended, and he thought that time would prove them right, but as the board had reached a unanimous decision, in order to get incorporation going he was

willing to go along with its recommendation.

An attempt was made to delay action for 30 days through parliamentary procedures, possibly in the hope that sufficient winter residents would have left town to make it impossible to obtain enough signatures on the petitions.

This move was blocked when it was pointed out that the board was merely presenting its proposal to the membership in order to have an expression of opinion, and that a formal 30-day notification was not required. The chairman reminded the obstructionists, however, that he had announced at the last meeting that the subject would be raised this month, that he has posted a notice on the bulletin board to that effect, and that there had been great publicity in the press, all evidenced by the fact that three times as many people had turned out as usually did.

The most frequent criticism of incorporation heard was against the haste with which it is being attempted, and the answer to this point was always the same: that it is necessary to incorporate in order to preserve Sun City's way of life; that without incorporation the town is a target for annexation by Phoenix, Scottsdale, or Glendale, and a lucrative source of income ready for milking by greedy utility companies.

A friendly disagreement between President Inwood and Vice President Campbell over whether an incorporated Sun City should have a city tax was aired. Inwood does not believe a tax necessary or desirable. As his views on this point have been given extensive coverage in the SUN CITIZEN, Campbell's contrary opinion is listed separately in this issue.

The meeting was frequently benefitted by the free legal advice offered from the floor by a new Sun City resident, Amelia Lewis, a practicing attorney who cited chapter and verse from her experience and legal books to keep the board on the right track.

The long involved meeting reached a fitting climax when board member Henry Kleemeyer quoted from Shakespeare's Julius Caesar to the effect that, "There is a tide in the affairs of men, which, taken at the flood, leads on to fortune." Then, in most un-Shakespearean language he said, "We had better get going quick. We'd better."



## INCORPORATION

### PHIL CAMPBELL STATES VIEWS

During the Home Owners meeting last Thursday, Pres. Louis Inwood at one point said that in the event Sun City is incorporated, he wants no city tax, but he said that Vice Pres. Phil Campbell does favor a small tax ranging from about \$7 per home a year to \$11. He said further that Campbell would give his views on this subject later in the meeting.

The meeting was unusually long and adjourned before Campbell made any statement. However, he had some notes embodying his ideas. They are of more than usual significance because Campbell has been one of the most conservative members of the board on the subject of incorporation, and he once said that although he favored it he was at first inclined to wait until 1965. His statement should be viewed with that background in mind. It follows:

#### CAMPBELL'S STATEMENT

For more than a year there have been a great deal of time, study, and talk devoted to the question whether Sun City should incorporate or not. Up to this moment there has been no way of determining how many are for incorporation or how many do not wish it. I feel that those on both sides of the question should now be given the opportunity to express themselves.

One attitude that has frequently been expressed to me by those who oppose incorporation is that the Del Webb Company started Sun City: It is doing pretty well with it: let them finish the job. I have been in several conferences with Mr. Tom Breen, the Del Webb vice president who is most intimately concerned with Sun City's development, and I have never heard him oppose the idea of incorporation of Sun City. He expects that an incorporated Sun City would work understandingly with the Del Webb Company as we now, and will in the future, expect Del Webb to work understandingly with us. I have heard him on several occasions say that incorporation might be a good thing for us: and I have heard him within the current week say that it UNDOUBTEDLY would be a good thing for us — and

(Continued On Page 4)

## INCORPORATION

(Continued from Page 1)

might be a good thing for the Del Webb Company too.

The chief objection of those who oppose incorporation is the matter of cost. If you ignore the matter of cost the advantages of incorporation far outweigh its few disadvantages. I am now willing to go along with those who suggest that, to obtain certain pressing advantages of incorporation, we operate, until sales tax refunds become available in mid-1966, on a minimum budget. I believe that even a minimum budget that maintains that quality of services we are now receiving will cost each of us a small amount. I can accept as realistic a minimum budget that would cost the owners of our smallest homes approximately \$7.00 per year (or 59c a month), of our middle bracket homes approximately \$9.00 per year (or 75c a month), and of our largest homes approximately \$11.00 per year (or 92c a month). I will not burden you now with budget details — but they are available.

This cost, averaging about 59c to 92c a month, you should, I feel, look upon as a very low priced insurance premium to help you keep what you now have, protect your heavy investment in your home and our community.

While retaining the services that we now have what would this insurance provide us?

1st. A chance to pursue, in such manner as is deemed best, the sewer rate increase case — which, if not pursued, will cost Sun Citizens (based on the current 90c rate increase, approximately \$35,000 in increased charges in 1963, \$40,000 in 1964, \$45,000 in 1965 — or a total of \$120,000 in the three years.

2nd. A chance to combat the suit that has been promised when our sewage lagoon temporary permit expires this fall and that will attempt to force us into a far more expensive type of sewer operation.

3rd. Protection from the threat of annexation within the next few years by one of the bigger cities. The recent Phoenix-Scottsdale contest over annexation of large areas should be adequate warning to us.

4th. The opportunity to control nuisances, zoning infractions, provide better fire protection, etcetera.

5th. The opportunity to, if we are in time, materially help the Del Webb Company to successfully fight the current plan of one of the large public utilities to run a high voltage power transmission line diagonally across the southwestern section of the acreage upon which the Webb Company has planned the development of Sun City south of Peoria Avenue.

Ladies and gentlemen, it would be very pleasant if the community problems of 7,000 people could be solved by letting every one of us just sit and rock and play games. But our community problems will NOT be solved that way. Webb, with complete justice, expects us to face our problems maturely and not run to it with every pain that we have. It still looks upon us with the consideration of a close relative — but we have passed the nursing stage. And we have to look no farther than the Citizens Utilities Co. to know that by some, at least, we are looked upon as a community to be milked — and that we WILL be milked unless we become mature enough to fight for our rights, knowing that we are in a MAN'S contest — not a small boy's scuffle. Ours is an amazing fast growing community — and the history of growing communities does not indicate that problems disappear with growth. They are more likely to increase: certainly they will do so until we coordinate our thinking and our efforts: until we develop judicious and vigorous protective devices: until we unite as an effective community.

Though I would have preferred to wait until 1965 I am convinced that the trifling figure that I feel we must pay to obtain the objectives that I have outlined would be very small cost indeed to assure the protection of our homes and our community. It would be, literally, pennies a month — to enable us to fight a sewage increase of \$120,000 in three years time, an unwarrantedly expensive change in our sewage plant, the threat of annexation, the threat of a power transmission line running across a corner of the planned Sun City, and the dozens of minor perplexities that are a constant part of our community life.

The people are entitled to express themselves NOW on the question of incorporation.

I urge as forcefully as I can that the people of Sun City will accept their responsibilities. They are extremely modest. The reward — which is the protection of our homes, our way of life — is a very high one.

I urge you to support a petition to incorporate Sun City now, while time still affords us opportunities, of which we will be deprived if we wait too long, to protect this wonderful community of ours.

OVER

## LEO B. WILSON

### OPPOSES IMMEDIATE INCORPORATION

Sun City Home Owners Ass'n  
10825 Oakmont  
Sun City, Arizona  
Gentlemen:

At the general meeting of the former Sun City Civic Ass'n held 4 April 1963 in the Town Hall of

Sun City, the writer feels he was not afforded an opportunity to express his views on the incorporation of Sun City. So, to make it a matter of record, I am using my privilege as a member of the  
(Continued on page 4)

## WILSON

(Continued from page 1)  
association to inform the Board and members of my views in writing.

Assuming that the home owners of Sun City do approve incorporation and it is granted, the following offices will be immediately necessary: Administration, Judicial, Attorney, Tax assessor, Sanitary engineer, Highway engineer, Building inspector, Police, Fire.

These offices will be augmented by others as the needs require. I feel that it is not necessary to go into detail as to manning, duties and responsibilities of these offices. However, the residents must be made aware that immediately upon incorporation they, the residents, must immediately es-

ablish, man and finance these offices.

The first problem upon incorporating will be to provide proper housing for these offices and it will entail an initial outlay of an estimated at least \$100,000. This need was not included in the published report of the committee on incorporation.

Perhaps the Board is depending on the possibility of Del Webb making available the present Town Hall. This I sincerely doubt as the Town Hall is primarily a recreation center. I also doubt that the Community Center members will turn over their recreation center. Remember, these recreation centers are Sun City's biggest attraction; without them there would be no Sun City.

It was reported on the radio

5 April that petitions for incorporation were to be circulated for signatures within a week. I feel that this action is an arbitrary move by the Board to impose their wishes on the members of the Association prior to the approval of the members at a publicized meeting. Surely it is not the conception of the Board that a meeting such as was held at Town Hall on 4 April should authorize circulation of these petitions. At this meeting less than 150 persons were present, many of whom may not have been members as no check was made as to the qualifications of persons speaking or voting. Incorporation is too important a matter to the members of the Association to be decided by so few voting for an organization of over 2,000.

The boundaries as recommended by the committee were ignored and new boundaries established by the Board. Much can be said in support of the committee's recommendations for the benefit of Sun City. This is a matter which should be opened at a representative meeting.

The incorporation committee recommended two dates for incorporation — one, as soon as practicable and the other, 1965. The Board is arbitrarily acting on "as soon as practicable." I feel that this is another matter to be decided at a representative meeting.

Personally, the writer is for the incorporation of Sun City. However, I am of the opinion that Sun City is ill-prepared for such action at this time. I feel that

much more time and information should be given to the residents so that Sun City will, upon the date of incorporation, be in a position to immediately assume its added financial and civic duties.

Sun City can not be compared with Youngtown due to the great difference in size, the difference in streets, sewerage, e.c. Sun City will have problems peculiar to Sun City alone.

I feel that it is the responsibility of the Association to ascertain that all residents of Sun City are as fully informed on all facts of incorporation as possible, prior to the circulation of any petition for incorporation. To adequately carry out this responsibility will require more time.

Respectfully,  
Leo B. Wilson, Member

# Discussion Of Incorporation Draws 600 To Civic Ass'n Meet

## ANOTHER MEETING PROMISED SOON AT WHICH BOARD WILL OFFER ITS RECOMMENDATIONS

Every spot in Town Hall was occupied, with people standing in the aisles, when incorporation was discussed Thursday at the Civic Ass'n board meeting.

Mrs. Kathleen Austin read a resolution, which was adopted, paying tribute to board member Preston Pew, who died recently. The resolution was unanimously adopted and a copy sent to Mr. Pew's widow.

John T. Finley, 12020 Hillcrest Dr., was appointed to the board to fill the vacancy. A retired engineer who was one of the early residents of Sun City and is active in church work, he is considered to have the qualifications and experience that are most essential to the board in its present negotiations.

In order to devote most of the two hours to the principal subject, board President Louis Inwood cut the formal session to a minimum.

Summarizing very briefly recent activities of the board, Inwood said that the members had had several meetings on urgent matters.

Most of these, he said, concerned utility problems.

### Garbage Service

For example, a request by the Garbage Service Co. for an increase in its rate is now under consideration. The board has made some alternative proposals, and the matter is now being negotiated.

Board members have also met with Del Webb Co. Vice Pres. Tom Breen and discussed seeking a site on Webb property for garbage disposal so that Garbage

Service Co. will not have to pay for the privilege of dumping at Glendale. Breen is reported to have said that he would study the company's property and try to secure the consent of the Dept. of Health for a sanitary fill.

Several meetings have been had with the Arizona Corporation Commission regarding the sewer rate question, and Inwood said he could not predict how it would come out. The matter is still far from being resolved, and the board is working actively on it.

The board is also working on the question of water rates.

Reports of all the meetings that the board has had are on file at the Civic Ass'n, Inwood said, and residents are welcome to read them.

### Incorporation

Having explained what the board is currently doing, Inwood turned the meeting over to the Fact-finding Committee on Incorporation.

The previous civic board, Inwood explained, when it left office last month, had asked the new board to take up the question of incorporation as soon as possible. It was for this reason that an entire meeting was being devoted to the subject.

It was explained that at a later meeting the board would make a definite recommendation regarding incorporation, and if the recommendation does not have the unanimous backing of all board members, a minority report with dissenting views will also be presented.

### Fact-finding Report

Additional important information has been turned up by the board since the Fact-finding Committee on Incorporation presented its report, and Inwood stated that the board had not quite completed its study. It will do so soon, he added, and will then make up its mind as to what stand it should take. At the moment, the members are unanimous in their views.

Upon adjournment of the board meeting, the Fact-finding Committee, took over, turning itself into a panel to answer ques-

tions from the floor, with Inwood acting as moderator. It was explained that to save time no debate would be permitted at the meeting, although there will be a future meeting at which all points of view can be expressed.

At the Thursday meeting the audience was limited to asking questions—which those who were hesitant about talking were asked to put in writing—and members of the Fact-finding Committee, headed by B. N. Rosene, attempted to answer.

The extensive report prepared by the committee after weeks of

investigation and study covered both the pros and cons, and the residents were asked not to judge individual committee members on the basis of the facts presented by their subcommittees. The latter were assigned to the task of obtaining factual information, and it was pointed out that just because a member might have been assigned to getting information favorable to incorporation was not necessarily to be taken to mean that he personally was in favor.

The explanation was also made that the committee had been requested to seek facts rather than make a recommendation, so that as a group the committee was not to be considered as either advocating or denouncing incorporation.

Rosene opened the discussion by saying that copies of his committee's report had been delivered to every home in Sun City, and that an extensive file of material on which the report was based is available and can be inspected by anyone who wishes to do so.

### Possibilities Now

He then said that incorporation could be accomplished in 1963 if desired that soon, but that it would have to be done at once in order to get on the tax rolls by May 1st.

Inwood added that the longer the town waits, the more it will cost to incorporate.

John Corbin, a retired attorney who was called by Inwood the Dean of the Arizona Bar, used more earthy language. "I want to add one thought," he said. "If you delay until 1965 or 1966, the deck will be so stacked you will be sorry you waited."

### Added Costs

Eugene Butler replied to a question about added costs under incorporation.

Spot checks of 14 homes, he said, showed an average assessed valuation of \$3100, and under incorporation there will be a net tax increase on that valuation of \$29.66 a year.

An alternate plan, outlined in the fact-finding report, involves operating the Community Center and Town Hall facilities, adding the cost of operation to a projected budget and deducting certain credits. Under this plan, the net

increase per home per year would be \$24.96.

Taxes would not be reduced by incorporation, Butler said.

But Phillip Campbell, association vice president who had worked with the Fact-finding Committee, explained that as an incorporated area Sun City would receive tax refunds that now go to other cities and towns.

The cost of services now received but which would be discontinued under the incorporation he put at \$51,900. Offsetting this would be auto lieu and gas taxes amounting to \$35,500. Added revenue from sales tax refunds, which by 1966 would put total refunds over the \$100,000, would leave a good margin on which to operate. Meanwhile, he said, regardless of added cost, the utility picture may make it advisable to incorporate quickly. Just how much the immediate added cost would be depends, he stated, on what the people would want, on what services they would require.

#### Added Services

Butler elaborated on some of the extra services that the community would get for the higher costs, citing, for example, better fire protection.

But one of the principal advantages, he said, would be that the community would be better organized to show its opposition to steady increases in utility rates.

A projected \$40,000 a year fire protection contract would be based on 3,300 homes. With additional homes, the cost would be likely to grow, but so would revenues.

On the subject of fire protection, Campbell stated that Phoenix officials had been queried and had said that if Sun City incorporated it could probably continue to use the services of the Rural Fire Dept. at no additional cost, and would have the protection of an experienced company.

Later, if the town grew sufficiently, it might be able to save money by having its own fire department.

Butler added that the proposed town budget includes additional features for police protection, public health and public works, such as zoning restrictions and building inspection.

To a limited degree, he said, the community is already receiving some of these services from the county, but he felt that the town could probably do a better job under its own control than the county is now doing, and he reverted to the increased authority the town would wield in combatting demands for increased utility rates.

On the subject of county services, Inwood said that there have been complaints to county officials from other Maricopa communities that Sun City is receiving too much favorable treatment. The board does not agree that this is the case, considering the extent to which Sun City contributes to the county in comparison with what is paid by more sparsely settled areas.

(Continued on Page 4)

## STATEMENT REGARDING INCORPORATION

At the Civic Ass'n meeting, Mrs. Kathleen Austin, a board member, read the following from a statement made last year by John J. DeBolske, executive secretary of the League for Arizona Cities and Towns:

"I think it is a somewhat mistaken idea to state that there are disadvantages to incorporation, because when you say 'disadvantages' you mean things that are wrong with incorporation.

"Incorporation in itself is an expression of the people in a particular area desiring to have their own local government. This is democracy in its highest sense. Where else in the world can people living within an area decide by themselves to have and to set up and run their own local government? As our forefathers have told us numerous times democracy and our way of government entails considerable responsibility, and without this responsibility in the local community, there is no need to incorporate. In fact, if an area should incorporate without due consideration and a sense of responsibility by the local citizenry, the area can be a lot worse off than it is under the present system."

# Fact Finding Committee Reports To Association

B. N. Rosene, chairman of the fact-finding committee studying the merits and demerits of incorporation, presented his report to the Civic Ass'n Dec. 7, 1962.

The text of the report, dated Dec. 3, 1962, follows:

## Report of the Incorporation Fact-finding Committee

This committee has made a thorough study of the various plans outlined in this report and submits the following information that it has found available, for your consideration:

The committee was divided into four separate committees.

Committee No. 1: headed by W. Phillips Campbell, assisted by John Corbin, Paul Farnham, Col. Horace V. Turvene and Col. Arthur Whitesell, studied reasons for incorporation.

Committee No. 2: headed by Jim Jones, assisted by Mrs. Kathleen Austin, A. W. Lass, Jens Jensen and Herbert Merman, studied reasons for not incorporating.

Committee No. 3: headed by Eugene Butler, assisted by Earl R. Atkins, Arthur Reed, Earl Emerson and Miss Esther R. Bentley, studied budgets of revenues and expenses.

Committee No. 4: headed by Ray Conrad, assisted by John Lanni, Warren Rogers, David Gerig and James Van Horn, studied governments of selected Arizona cities and towns.

Information was obtained by meetings held with the Secretary of State, the Attorney General, Tax Commissioners, County Comptroller, County Treasurer, County Assessor, County Engineer, County Highway Engineer; the Assistant Manager, Budget Director and Finance Director of the City of Phoenix. Visits were made to Phoenix, Scottsdale, Mesa, Glendale, Youngtown, Surprise, El Mirage, Peoria and Avondale; also to the Board of Supervisors of Maricopa County, and the Arizona League of Cities and Towns. An opinion was obtained from Perry and Perry, Attorneys, as to refunds of various taxes. A meeting was had with Tom Breen, vice president, and Wm. G. Barnes, attorney, of Del E. Webb Development Company. The United States Census Bureau was contacted as to the cost of taking a census, which would be required in case of incorporation of the community.

The full report of this committee, comprising the work of the four sub-committees, is on file, with all supporting details, in the office of the Sun City Civic Association. Condensed reports are herewith.

Sub-committee No. 1 — To study the reasons for incorporation. If we incorporate we can do the following:

1. Though our first council would be appointed by the Board of Supervisors, thereafter we can elect and appoint the persons we feel are qualified to govern our affairs.

2. We can provide such services as we feel are necessary and we can afford to pay for.

(a) Ordinances could be legislated to protect the area and its residents to a greater degree.

(b) We can provide such police protection as we deem necessary, including control of nuisances of all kinds.

(c) We can provide such fire protection as we deem necessary, the cost to be borne by all property owners rather than by considerably fewer than 100 per cent of the property owners as is the situation under the present voluntary basis.

(1) We could install stand-pipes with resulting insurance savings that would in a very short while offset the installation and maintenance costs and, thereafter, result in net savings. More importantly, we would have better fire

protection for our homes. Our recreational buildings and shopping center would be immeasurably safer.

3. We could repair and repave our streets when such work becomes necessary. By proper maintenance we could avoid unnecessary major repaving bills. We could assure their proper cleaning.

4. We could maintain our parkways so that they would be a credit to Sun City.

5. We could install street lights for the safety of pedestrians, the convenience of motorists and protection of our homes.

6. We could plan for the future growth of our community, adopting zoning restrictions that would provide for controlled land use and would protect the area against undesirable uses of land.

7. We could adopt building, plumbing and electrical codes.

8. We believe that it is possible that the recreational facilities can be handled by, or through, an incorporated Sun City in such manner as to: (a) Assure their availability to all residents of Sun City. (b) Restrict their use to residents of Sun City. (c) Divide their costs equitably among the residents of Sun City. (d) Possibly eliminate present county and state taxes and federal excise tax.

9. It is likely that we could reduce both sewage and water costs and it is unquestionable that we would have far better control over such services.

10. We would have far better voter control over the spending of our money than we now have.

11. The cohesive action possible under incorporation should give us a political strength that should help protect our interests in county, state and federal governments.

12. We would be able to obtain a franchise tax from both the Arizona Public Service Company and the privately owned water company of 2 per cent per annum. There would be some minor privilege tax income from local business sources.

**SUMMARY:** It is the opinion of this sub-committee that incorporation of Sun City at the earliest practicable time would be highly desirable. Sharp increases in tax refunds available in 1966, based upon a permissible 1965 census, point to 1965 as such a practicable time.

Incorporation could be approved in 1965 upon proper petition by two-thirds of the real property tax payers. Incorporation approval based upon a 10 per cent petition followed by an election could be obtained only in state general election years— as 1964 or 1966.

The type of governing bodies that might be adopted under incorporation: **CITIES** — are required to have seven councilmen, one of whom is chosen to be mayor by the others. Except in cities using the system of overlapping terms councilmen serve two year terms and are elected at large. The mayor is not only the chief executive officer but is a member of the council as well. The city council is required to appoint the following officers: a city clerk an ex-officio treasurer, a city attorney, a city marshal or chief of police, a city physician or health officer, and a city engineer. Additional officers such as a fire chief may be appointed by the council as approved by ordinance.

**THE FIRST COUNCIL IS NOT ELECTED; IT IS APPOINTED BY THE BOARD OF SUPERVISORS.** They serve until the next election as set by law— or until a special election is held on June 1st.

Several variants of the above statutory form of City Govern-

ment may be adopted, but they are not initial options. They may be adopted only by action of the council, or electors, after the statutory form has come into existence. These optional variants are: (1) Optional ward system of council selection; (2) Optional overlapping terms for councilmen; (3) Optional council-manager organization; (4) Optional charter government.

The legal and practical steps necessary to the act of incorporation: In as much as this is an act contingent upon a decision to incorporate those interested in this technical subject are referred to the full committee report.

The legal and practical alternatives for ownership and operation of our recreational facilities under incorporation: There are currently, in Michigan, several cities operating water front parks, and even a camp, with limited access and admission by permits issued to residents only. They have been operating for many years and such restrictions have never been challenged. We have no information relative to taxes, but believe they are relieved of federal excise tax and such county taxes as gain exemption under incorporation as a city. Maintenance and operating costs are divided equitably among the real property taxpayers of the municipalities. It has been suggested by a highly competent official of an Arizona city that the problem of assessment and restriction could be handled by having the present owners convey the recreational facilities to the city under a trust. Availability to residents only could be a condition in setting up the trust. The tax status under such an arrangement is not known. Those interested in further discussion of the subject are referred to the full report of the committee.

**SUB-COMMITTEE No. 2 —**  
Advantages of maintaining status quo—or not incorporating:

1. Police protection: Now being furnished by Sheriff's Office and Highway Patrol, and has been adequate. City police force would be expensive.

2. Fire protection: Now furnished by Rural Fire Department City fire department could be contracted for with Rural Fire Department, or city department could be organized. Cost would depend upon service demanded. Might have better control through incorporation, but would pay in proportion through city taxes. Could have better fire protection through installation of fire hydrants or stand-pipes, and this could be accomplished through the formation of an improvement district under supervision of the County Supervisors. The cost of such installation would be about \$5 per home plus about 48 cents annual maintenance charge and could possibly save approximately \$5 per home per year in insurance rates. Under an improvement district the cost of fire protection would be borne by all property owners instead of by only 85 per cent as under the present voluntary plan. A slight saving might be realized through reduced collections costs.

3. Regulation of water, electric, gas and sewer services and rates: Under present set-up handled by Citizen's Committee or Civic Association. Under incorporation would be handled by city administration.

4. Public buildings, parks, recreation areas and facilities: At present handled by private corporation. Could be turned over to county to operate, or there is a possibility that legislation might be passed to handle as an improvement district. Under incorporation would need to have municipal buildings, city hall, various offices, etc., which would entail considerable expense, initial cost, maintenance, etc.

5. Street cleaning and maintenance: Now being handled satisfactorily by the county. In case of major repairs the cost would be the same with or without incorporation.

6. Street lighting: If desired, could be installed and cost spread equitably under an improvement district.

State sales tax money is being collected by the state and allocated back to incorporated cities and towns and counties and to various funds. The percentage allocated to cities and towns is based on the 1960 population and amounts to about \$13 per capita. However, the Arizona law specifies that this must be based on the Federal census and does not permit or recognize any census except the 1960 regular census and a special census that may be taken in 1965 at the expense of the city or town. On this basis Sun City could only receive an allocation based on the 1960 census—and at that time the population was around 200—so that Sun City's allocation would be about \$2,600 annually until July 1, 1966. Based on best estimates of 1965 population, our 1966 allocation of sales tax refunds would be approximately \$65,000—and thereafter approximately \$130,000 per annum through 1970.

In this connection the two following statements are pertinent and inter-related. Mr. John De Bolske, Executive Director of the Arizona League of Cities and Towns a leading proponent of incorporation, has stated: "I think it would be a mistake to lead anyone into incorporation without saying emphatically that in order to establish a local unit of government providing a higher level of service additional taxes will be necessary. The President of the Arizona League of Cities and Towns in his 1961 annual conference report stated, referring to the apportioning of state sales tax refunds, that as a result of failure to change the manner of apportionment—many of the cities and towns faced drastic curtailment of their revenues as a result of the 1960 census; these revenues could be offset in most cases only by corresponding decreases in the quantity and quality of city services offered, or by increasing the load of the already overburdened tax payer." In view of the almost negligible portion of state sales tax refunds that Sun City would receive prior to 1966 it would seem most impractical and expensive to consider incorporation before 1965.

Sub-committee No. 3 to study budgets of expenses and revenues; Budget "A"—on the assumption that neither the Community Center nor the Town Hall recreational facilities shall have become the property of the municipality.

General Government:

Mayor and Council	\$2,400
City Atty (retainer)	1,200
City clerk, staff	8,000
City manager, staff	24,000
Rent	9,000
Sub-total	44,600

Public Works:

City Engineer	8,400
Assistant	5,000
Staff	4,800
Auto allowance	1,200
Supplies	1,200
Sub-total	20,600
Police Dept.	30,000
City Magistrate	1,200
Streets & Highways	14,000
Fire Dept. (Note 1)	40,000
Pub. Health retainer	100
Federal census	1,200
Election exp.	600
Adv. and printing	2,000
Insurance	1,000
Contingencies	15,500
Sub-total	170,800

Capital outlay:

Trucks, pub. works	4,000
Office equipment	10,000
Total expense budget	\$184,800

Revenues:

Gas tax, for streets	14,000
Auto lieu tax	21,500
Franchise tax, elec.	12,000
Bldg. permits	7,500
Business priv. tax	1,000
Franchise tax, water	4,750
Total revenues	60,750
Prop. tax, at \$1.31	124,050
Total	\$184,800

Note 1. Expenses includes a contract with the Rural Fire Department and paying for it out of property tax, thus saving the peo-

ple \$12 per year per home subscription to Rural Fire Dept.

Statement "B" — on the assumption that recreational facilities will have been transferred to the municipality.

Budget	\$184,800
Operate Com. Center	33,600
Operate Town Hall	72,000
Total budget	290,400
Est. revenues	60,750

To be raised by property tax, at \$2.42 per \$100 a.v. based on \$9,469,000 av., \$229,650.

Note 2. This budget is based on a population at the beginning of 1963 of 3300 homes and 6,000 persons, and on 750 additional homes added per year.

Note 3. Starting in 1966, when the population would be approximately 10,000, the sales tax refund would net approximately \$130,000 per annum; however inasmuch as payments in 1966 would not begin until July 1st the refunds for that year would approximate \$65,000. Auto Lieu taxes would net approximately \$36,000 and gasoline taxes \$23,000 these two taxes would start from the time required following the census taken in 1965. Assessed valuation would probably increase to approximately \$13,500,000, and budget revenues would be based on a tax rate applicable to that date.

Note 4. Statement "B" is based on the city operating the two recreational facilities and the cost spread on the tax rolls, thereby saving the people the dues now being paid.

Committee No. 4—To study the governments of selected Arizona cities. Cities—Phoenix, Scottsdale, Mesa, Glendale, Youngtown, Surprise, El Mirage, Peoria and Avondale.

Types or forms of government: Because of their small populations Youngtown, Surprise, El Mirage have a council-mayor form of government. Cities with larger populations — Phoenix, Scottsdale, Mesa, Glendale, Peoria, and Avondale—have the council-mayor-city manager form of government. Of these Phoenix and Glendale have a charter form of government. Reason for charter is that they have more freedom in home rule. Cities in the preceding paragraph all have city managers. The advantages of this type of government set-up are as follows: (a) Separate policy and administration. (b) Responsibilities centralized. (c) A brake on spending (d) The city manager, as an administrator, is an employee and is hired and/or fired by the council at any time. (e) Consensus of those cities visited that the salary of city manager will be more than off-set by savings in administration.

**INCORPORATED CITY A LEGAL ENTITY:** It is established as legal entity that is recognized by the county and state. Its citizens take particular pride in home rule. Our city government would be composed of local people primarily in Sun City, whereas without incorporation the next interests are the county, then state. Phoenix, Scottsdale, Glendale and Peoria all have a property tax. Whether or not there would be a property tax in Sun City would depend upon the degree of extra service desired. As an incorporated city the homeowners would be able to establish through ordinances their own building codes, planning and zoning, etc.—thereby protecting their investment. Incorporation would provide good voter control on the spending of money. It would provide increased efficiency, better public services and easier voter control of government at the polls.

**COMMENT:** All of the cities visited were well pleased with their respective types of government; in all cases gave us the advantages of being incorporated. None gave us any disadvantages. It was the consensus of these cities that there would be a distinct advantage for Sun City to incorporate at an early date for the reasons given above.

**SOURCES OF REVENUE:**

State sales tax, auto lieu, gas tax, franchise, building permits, plumbing, beverage permits, dog tags, bicycles, fines, occupational or privilege tax. Note: Building permits should exceed cost of inspections and are merely supplementary income.

**SERVICES:** Water, sewer, trash and garbage; monthly: Youngtown, 4.08; septic tanks; 2.50—Surprise, 4.08; septic tanks; —El Mirage, 4.08; septic tanks —Mesa, 2.57; .50—Glendale, 2.65; 1.50—Scottsdale, plus 65%; 2.50—Phoenix, plus 65%; 2.50—Avondale, 3.50; 2.50; 1.00—Sun City, 5.08; 2.50 to 3.50; 2.50. For Mesa, Glendale, Scottsdale, Phoenix and Avondale, there is no distinction as to the number of baths.

**AREA OF INCORPORATED CITY:** (a) take in as much land as possible to avoid future problem (the more an area is developed the more the problems of annexation). (b) Industrial area provides more income relative to services required. (c) Annexation is a simple procedure. Hire a competent attorney. Obtain consent of owners. Assessed valuation of land annexed is an important factor to be considered. (d) Secure plat (to secure boundaries) furnished by the county planning and zoning commission.

**ARIZONA REVISED STATUTES** (set of books) may be obtained free from Wesley Bolin, Secretary of State, after incorporation.

**RECREATIONAL FACILITIES:** Phoenix officials suggest that recreational facilities be administered as a trust: draw up provisions under charter to take in facilities—then operate separately. Youngtown recreation center given to city which pays 50% of the maintenance costs; various clubs pay the balance on usage basis.

**TAXES IN INCORPORATED CITIES;** Property tax: Glendale 1.72; Phoenix 1.75; Scottsdale 1.18; Peoria .75—Sales tax: yes for Phoenix, Glendale and Scottsdale—School tax: Mesa 8.11; Youngtown 2.06; Surprise 6.18; El Mirage 6.18; Glendale 5.32; Phoenix 5.72; Scottsdale 6.63; Peoria 2.06; Avondale 5.35 — Totals: Mesa 11.36; Youngtown 5.33; Surprise 9.43; El Mirage 9.43; Glendale 10.29; Phoenix 10.72; Scottsdale 11.06; Peoria 6.06; Avondale 8.60.

**REPORT ON COST TO INDIVIDUALS OF THESE SERVICES:** Sun City—yearly: Garbage 30.00; water 60.00, minimum; sewer 42.00, for 2-bath home; fire 12.00, on a voluntary basis; total, 144.00.

**SUMMARY:** The advantages of incorporation are great. Better policing, control of nuisances, city-wide pressure upon those utilities that have not yet developed a public conscience, better fire protection for our homes and recreation and shopping centers, proper maintenance of our deteriorating parkways, the seeming solutions to our major recreational center problems.

Major disadvantages: additional cost to home owners. It remains for the people to decide whether they are willing to assume the responsibilities, among which cost is a major one, prerequisite to gaining these important benefits. The costs will vary depending upon which of these, or other, services the people require. Such costs need not be great—but neither will they be negligible. The assistance from tax refunds would, from the present through mid-1966, be modest. The assistance thereafter would assume sizable proportions. To delay incorporation beyond 1965 (when we may take a census upon which sharply increased 1966 tax refunds would be based) would seem to be a mistake.

Whether to incorporate or not prior to that time is a matter for the people of Sun City to decide.

The Incorporation Fact Finding Committee. Signed: B. N. Rosene, Chairman; Eugene E. Butler, Secretary.

SUN CITY

# SUN CITIZEN



WEDNESDAY, MAY 9, 1962

SUN CITY, ARIZONA

VOLUME NO. 1, NUMBER 6

## Incorporation - To Be Or Not To Be? Survey Suggested

### At Forum Club

#### SUGGEST ASSOCIATION ARRANGE FOR SURVEY

Incorporation—its merits and demerits as applied to Sun City — was the principal subject of discussion at the Friday session of the Forum Club.

On the merit side, Chairman John Lanni said, "One of these days if we do not get busy the people will have the cost of a sewage disposal plant dumped in our laps."

He read the opinion of a disinterested engineer who said that the type of plant now used by Sun City is adequate only for a community of up to 2,500 population, and added that at the Forum meeting last Feb. 19 on the program "Sun City—Whither Goest?" Wesley Mohr, research vice president of the Webb Corp., stated that the present oxidation plant was adequate for upwards of a population of 5,000. "Who," asked Lanni, "shall we believe?"

After a lengthy discussion in which several speakers acknowledged that the Forum Club itself is not sufficiently knowledgeable to reach an intelligent decision on the question, the following resolution was adopted:

"We members of the Forum Club with a quorum present suggest to the Sun City Civic Assn. that they contact the Political Science Dept. of Arizona State Univ. to inquire as to the cost of a survey of Sun City, Maricopa Co., Ariz., as to the advantages and disadvantages of incorporating the said city."

Eugene Butler, acting as recording secretary pro tem of the meeting, said that the cost might exceed the \$3,000 charged for the Peoria schools survey; and the tentative suggestion was advanced that for such an important question the homeowners of Sun City might be willing to contribute a dollar each to cover the cost.

On a show of hands, 16 of the 26 persons present said they would vote for incorporation. The extent of the opposition was not determined, as the number of those opposed was not counted.

Conceding that he was repeating only hearsay, a member said he was told that an attorney had informed some members of the civic association that while he was not advocating incorporation it was the only means by which Sun City could solve many of its problems.

It was generally agreed that the question of incorporation is one of the most important facing the community; that it needs to be thoroughly studied so that residents can be fully informed on the subject; and that the Forum Club should make it the first order of business when instituting its

(Continued on page 4) OVER



## INCORPORATION

(Continued from page 1)

new series of discussions next fall.

John Drenth was given an ovation when he spoke briefly on behalf of an idea that he presented to the effect that a council be formed of the president of all clubs and organizations in Sun City. Such a council he said would represent 95 per cent of the residents, so that it could act as a coordinating group which would be representative of the whole community when presenting ideas to the civic board. At present, Drenth said, when a club presents an idea, the recommendation carries only the weight of the individual club.

As a result of Drenth's proposal, the Forum Club adopted a second resolution as follows:

"We, the members of the Forum Club, believe that the people of Sun City need an organization of the presidents of all the clubs—social, religious, and fraternal—to disseminate information and coordinate activities, and recommend that such organization be formed."

Another subject which was suggested as appropriate for inclusion in the fall program was the promoting of greater membership in the Sun City Civic Assn.

One member related that persons seeking information for the Directory are repeatedly told that the homeowner does not have the foggiest idea of the difference between the association, the corporation, and the Town Hall activities group. The Directory workers, he said, have been told that they should not take time to try to explain the differences, but it was agreed that some means should be developed to dispel the confusion that

FACT FINDING COMMITTEE'S REPORT ON INCORPORATION

This Committee submits all the information and vital statistics that it has found available for your study and analysis. We hope this report relative to incorporation will be of assistance to you in making your decision. This information has been obtained from Peoria, Youngtown and the Arizona State League of Cities and Towns.

There are three options available to us.

1. We can continue as we are now and receive a minimum of services from from the County. It must be realized that the police protection is very sketchy. The streets would be maintained by the County. Our recreational facilities are subject to property tax by the County and State, as well as school tax. These recreational facilities taxes would, of course, be paid by the Association, Incorporated. Also all expense for the upkeep of these facilities would be paid by the Corporation.

2. We would have to petition all incorporated communities for permission to incorporate. This would include El Mirage, Glendale, Peoria, Phoenix, Surprise and Youngtown, as required by a state law first effective July 1, 1961. If resolutions were approved by each of the six towns mentioned, our next step would be to circulate a petition which would require two-thirds of the property tax payers in our community, or, as an alternative, to obtain 10% of the property tax payers to sign a petition to call for an election by the county board of supervisors. In the latter case, a majority of the tax payers voting in favor would carry the election. It is to be noted that the proposition would fail if a majority of the tax payers did not vote in favor. It is also to be noted that the election is considered to be more effective because anyone signing a petition may change his position at any time up to the deadline and have his name removed from the petition.

If we incorporate, we can do the following:

(a) We can elect and appoint the persons we feel are qualified to govern our affairs.

(b) We can provide such services as we feel are necessary and we can afford to pay for. However, certain personnel is required by law and, also by law, to be paid salaries. In our case these are: Town Clerk, Marshall and Police Magistrate.

(c) We would not be taxed on land and buildings (recreational facilities) if they were turned over to the city as city parks. It is a matter to be decided legally whether or not the use of the recreational facilities could be restricted to the use of our own people.

(d) We would receive our share on a per capita basis of the state sales and auto lien taxes, which would assist in the cost of the operation of our city. We would also get back a pro rata share of the state gasoline tax. This gasoline tax refund could be used only for streets.

It is estimated that the tax refunds would be as follows:

Sales Tax.....	\$12.95
Auto Lieu Tax.....	3.60
Gasoline Tax.....	3.80
TOTAL.....	\$20.35

We would also be able to obtain a franchise tax from the Arizona Public Service Company of 2% per annum, and from the privately owned water company of 2% per annum.

Based on an estimated 2562 homes in the four units, it is estimated that the revenue would be approximately \$120,000 on the tax refunds and the franchise taxes.

3. In the event any one of the six cities declined to pass a permissive resolution, we could petition that city for annexation. If the petition was declined, then we could incorporate without further application to any of the six cities. This petition for annexation to a city would require at least 51% of the assessed valuation of the property in our community. It is not likely that any of the six cities would accept annexation because of our population, as we could vote to change the name of their city and even move the seat of their government, with the exception of Glendale and Phoenix. In the case of Glendale and Phoenix, it is not foreseeable how they could extend their city limits to meet ours.

SUMMARY OF ADVICE GIVEN BY THE EXECUTIVE DIRECTOR OF THE ARIZONA STATE LEAGUE OF CITIES AND TOWNS ON SEPTEMBER 14, 1961

When you incorporate a community, you usually end up with paying additional taxes. It has been our experience that it will cost you more money than you will take in.

To offset this, the people within the area can decide what is to be done locally. A City is more responsive to the people than County government.

If you incorporate, you would inherit the streets only. The recreational facilities would have to be given to and accepted by the people.

If the recreational facilities are maintained on a "Country Club" basis; i.e., by voluntary contribution as at present; and one facility was turned back to the City, then the remainder would be taxed for the support of that one plus their voluntary contribution of their own.

Public buildings and swimming pools are public, and you cannot keep anyone out. Possibly it might be legal to issue permits to property owners only.

A city of 5,000 cannot operate on \$100,000 annually.

If you should incorporate, you should take in all the property the developer plans to develop.

You could be annexed by the city of Phoenix legally, but I don't know if it would be practical. And from a dollar and cents standpoint you would be better off annexing to Phoenix. You would legally lose your name, but you would still be known as Sun City as a political sub-division.

Under annexation to the City of Phoenix, the City would probably negotiate the purchase of the utility companies; i.e., water and sanitation and garbage collection.

Refund of the taxes mentioned in the early part of this report is based on Federal census reports, except at the beginning a Federal census must be taken at our expense, and subsequent census reports may be taken at 5 year intervals.

The league charges a fee for membership based on population. The league also would furnish standards of the many ordinances that might be required.

You are probably better off as you are at the present time, but when asked if we increased our population at the rate of say 3,000 per year how long could we go on the present basis, he said, "Not very long." He also stated that we should have legal advice pretty soon.

This is the end of the summary of the meeting with the League.

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A meeting was held on October 3rd with Mr. Wesley Mohr, Planning Commissioner of Del E. Webb Development Company, and their long-range planning was studied. It seems the immediate development lies South of Grand Avenue between 99th and 111th and between Grand Avenue and Olive Avenue. It seems the development North of Grand Avenue is too far distant for us to take into consideration at this time. Therefore, any consideration of incorporation should include only the area outlined above. The cooperation on the part of Mr. Mohr was excellent, and we can count on his continued help any time additional information is required.

Estimated cost of maintaining a City:

(Community Center and Town Hall, with buildings and facilities)

Town Clerk and Assistants.....	\$ 6,000.00
Custodian and Assistants for building and grounds.....	24,000.00
Swimming Pool Guards.....	9,000.00
Payroll Taxes and Benefits.....	4,000.00
Utilities (Gas-Electric-Water-Sanitation-Telephone).....	10,000.00
Insurance and Bonds.....	4,500.00
Office Supplies (Printing-Stationery-Postage).....	2,000.00
Legal Fees.....	1,000.00
Repairs.....	4,000.00
Supplies - Miscellaneous.....	3,000.00
Contingencies.....	<u>5,000.00</u>
	72,500.00
Police Department.....	32,000.00
Streets and Parkways.....	<u>19,000.00</u>
	123,500.00
Estimated Income Refunds from County and State.....	101,750.00
Based on 5,000 Residents @ \$20.35 (2562 Homes)....	
Utility Taxes 2% on Gross (Electric-Gas-Water Sales).....	<u>18,500.00</u>
	120,250.00
Estimated cost of maintaining City.....	123,500.00
Estimated @ Tax levy of 10¢ on the 100 Valuation.....	4,150.00

Present operation of New Life No. 1 and Sun City No. 1  
Civic Association, Incorporated

Budgeted Income of \$40.00 Per Unit NL #1 and SC #1 (1472)...	\$58,880.00
1105 Homes paid.....	44,200.00
Present Estimated Expenses for the Year 1961.....	41,000.00
This amounts to an estimated tax levy of \$1.42 per \$100.00 of valuation, on an estimated valuation of \$4,152,000.00..	58,958.00
Units Nos. 2 and 3: 1103 homes @ \$40.00.....	44,120.00
Estimated Expenses based on NL and SC 1.....	41,000.00

There would be no Police and Street & Parks expense, as these are furnished by Maricopa County.

This completes our findings, as based on the information we have received from the various sources.

PLANNING COMMITTEE

Signed

EUGENE E. BUTLER  
Secretary

B. N. ROSENE  
Chairman

By action of the members of the Sun City Civic Association, at a meeting held October 7, 1961, the Secretary was directed to have the foregoing report mimeographed and distributed to all residents of Sun City for their study and consideration.

LEO B. WILSON,  
Secretary-Treasurer