

Sun City has debated for 30 years

By JACQUE PAPPAS
Daily News-Sun staff

SUN CITY — Even though Sun City is not amid the whirlwind of incorporation tempests now, Sun City West's older sibling is no novice to the issue.

Discussion on whether the community should incorporate emerged shortly after Del Webb Corp. sold the first home in Sun City in January 1960.

The first effort to incorporate Sun City began in April 1963 when the Civic Association (now the Sun City Home Owners Association) started a petition drive to hold an election.

But the drive came to a standstill a month later when proponents of incorporation decided it would be best to wait until the community's population was tabulated in a special census in 1965. Municipalities are given state shared revenues, based in part on their populations, and Sun City's population according to the 1960 census was zero.

By September 1963, the Civic Association launched a drive to hold an incorporation election. After getting approval from neighboring cities and towns, the group was successful in bringing the issue before the voting community.

The state law requiring any area within six miles of a municipality to get that town's or city's approval before incorporating prompted some local communities to incorporate.

On Dec. 12, 1961, Youngtown approved incorporation by a 2-1 margin.

Surprise, fearing the possibility of being annexed by nearby El Mirage, incorporated in 1960. El Mirage incorporated in 1950.

But Sun City, devoid of any threat of annexation by an adjacent city, heard other reasoning by residents as to why or why not the retirement community should incorporate.

Many of the same arguments that prevailed in the 1960s are still debated today.

Incorporationists said Sun City was throwing away thousands of dollars in state shared revenue the community would receive if it became a municipality.

Those opposed to incorporation said residents would see a dramatic increase in their taxes because the cost of running a city would far outweigh state revenues.

In the Dec. 1, 1964, the only official election to incorporate Sun City, the question was defeated 2,558 to 1,036.

Despite the election being the only official vote on record, newspapers and individual groups in the community have since then taken unofficial polls to test the pulse of local residents on the issue.

The Sun City Home Owners Association membership voted on the incorporation issue in December 1971.

Anti-incorporationists said the group election's astounding 5,563 to 258 defeat showed that the community was not ready for incorporation.

The League of Women Voters in 1983 issued a detailed study of what Sun City would have to do if incorporated. Although the group did not take a stand, it concluded Sun City could incorporate without increasing taxes.

Although incorporationists were led by the HOA in the early 1960s, the group eventually terminated its affiliation with any such drive and decided to remain neutral on the issue in future years.

NEWS-SUN

The Combined YOUNGTOWN NEWS and SUN CITY SUN

Arizona's Pioneer Retirement Community Newspaper

VOLUME IX, NUMBER 20

SUN CITY, ARIZONA

THURSDAY, DECEMBER 3, 1964

Center Board Elected

Sun City Civic Association members Tuesday elected a nine-member board of directors to assume operation of the Community Center in 1965. The ballot listed 17 nominees.

Three of the four incumbents seeking reelection were returned to office. They are Prime Bartley, Leslie Monell, and Emil John. Andy Gram was not re-elected.

Other successful candidates were: John Drenth, Eugene Hallberg, Albert Rebol, Carl Edgren, Mrs. Isabel Barry, and Mrs. Grace Maddux.

Top vote-getters with 496 apiece were Drenth and Hallberg. Bartley received 482 votes, John 435, Rebol 419, Monell 411, Edgren 373, Mrs. Barry 371, and Mrs. Maddux 367.

The unsuccessful candidates and their vote totals were: William Whisner 553, Mrs. Ber-

Proposed incorporation of Sun City was rejected overwhelmingly in a referendum Tuesday by a vote of 2,558 to 1,036.

The turnout was regarded as substantial in view of estimates ranging from 700 to 2,000 of the number of Sun Citizens ineligible to vote. Lowest estimates of the ineligible were made by incorporation supporters; highest estimates by incorporation foes.

Many Sun Citizens were ineligible because they had not been Arizona residents for one year, others because they rent and are not property owners, and others because they have not changed their voter registration from their former home states.

The vote at Town Hall opposed incorporation, 1,419 to 414.

Incorporation fared slightly better at the Community Center. Here it was rejected by a 1,139 to 622 count.

The election climaxed a hotly waged battle between incorporation friends and foes which traces its roots back three years to a Sun City Homeowners Association decision to investigate the pros and cons of forming a municipality in Sun City.

A subsequently appointed fact-finding committee determined that incorporation was desirable and through a metamorphosis became the incorporation committee of the Homeowners Association.

An attempt in June 1963 to get incorporation on the ballot was

VOTERS REJECT INCORPORATION

frustrated by the formation of a citizens committee opposing incorporation before 1965, when a special census could be taken to obtain a full share of state taxes which are distributed among Arizona cities. Until a special census could be taken, Sun City's share would be based on the April 1, 1960 census, which showed no residents here.

Pro-incorporation forces campaigned strongly over the past two months on contentions that \$165,000 yearly in available state tax money will be going down the drain, that the state funds plus a \$1 tax rate would combine to give Sun Citizens self-government at no increase over present taxes plus cost of needed services, and that incorporation would allow a favorable settlement to Sun City's water and sewer rate problems.

Incorporation opponents contended that the proposed municipality's budget estimates were unrealistic and that mounting taxes would be in the offing, that present services from the county and the Del E. Webb Corp. are extremely favorable, and that the introduction of politics would disrupt happy living here.

They also claimed that improvement districts could be formed to achieve many of the benefits which incorporation offers.

Several incorporation foes contended that incorporation will become a necessity tax until the Webb firm has completed its building projects within the proposed city boundaries.

There were 3,598 votes cast in Tuesday's election, with four ballots disqualified.

Daily News-Sun

NO GO IN 1964 — The headlines told residents rejected incorporation during the first and only incorporation vote. the story in 1964, when Sun City resi-

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But despite the neutrality of these groups, the incorporation debate in Sun City has lingered on.

Meetings, fliers, paid advertisements and letters to the editor have helped pro- and anti-incorporation groups spread the word.

Almost inevitably, accusations of trickery, half-truths and misleading figures have accompanied debates on the incorporation issue.

The Town Meeting Association and the Retirement Community Association de-

veloped in the 1970s to fight attempts to incorporate Sun City.

Meanwhile, members of Citizens for Self-Government (formerly the Charter Government Association) are active in advocating Sun City become a municipality.

Since the mid 1970s, several petition drives to place the incorporation issue before voters have failed. Incorporation advocates say the drives were unsuccessful because they were held in the summer months when many residents are away.

In the summer of 1987, the incorporation controversy heightened in Sun City when

a report showed that Maricopa County could have saved more than \$5.2 million in fiscal years 1986 and 1987 if the Sun Cities were incorporated.

Then county Supervisor George Campbell, R-Dist. 2 who requested the study, said the Sun Cities were subsidized by the county and should incorporate to save money.

Many other studies, surveys and unofficial polls have been held in Sun City to test the waters of incorporation.

But the incorporation issue has not been put to an official test in Sun City since the 1964 election that resulted in an incorporation defeat.

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Appraiser: Sun City should incorporate

By MIKE GARRETT
Daily News-Sun staff

SUN CITY — A real estate appraiser says Sun City home values will continue to decline unless residents accept incorporation as the remedy for controlling their destiny.

Joanna Conde, owner of Conde Appraisal Associates Ltd., 10451 Palمراس Drive, Suite 217, has been appraising hundreds of Sun City homes for the past two years after previous experience as a market analyst.

Conde said Sun City is in decline because of falling home values, businesses closing their doors and residents moving out, many to nearby luxury life care and retirement complexes.

Conde supports her statements with Sun City Area Board of Realtors Multiple Listing Service value and sales statistics.

"The good news is there is time and a means to change that trend.

"I know I'm going to have the roof come down on me (for her pro-incorporation views)," Conde said. "But if you're going to live in a community, you have to take responsibility for it."

"Big Brother Del Webb (Del Webb Communities Inc., builder of Sun City) is gone. If you want the community to survive, I feel you're going to have to incorporate and make it a community.

"You just can't let five supervisors who don't live here and are younger than you, make

decisions for you," Conde said, referring to the five-member Maricopa County Board of Supervisors, which governs all unincorporated areas of the county such as Sun City.

Conde said Sun City businesses and shopping centers will continue to close or deteriorate "if you don't incorporate and set up your own planning and zoning regulations."

"You won't be able to control the kinds of businesses that come in here and the types of buildings that are built," she said. "Then I think you'll be very sorry."

'Personally, I think incorporation is the only way that Sun City will survive in the lifestyle that you like.'

Joanna Conde
real estate appraiser

To raise funds to support any incorporation effort, Conde suggested that doubling the \$100 annual recreation fee would put needed funds into a Sun City promotion-advertising budget.

"If you can stop that \$12,000 to \$13,000 decline in your housing values, would it be worth it? It would take you 120 years to make up that \$100 difference," Conde said. "Personally, I think incorporation is the only way that Sun City will survive in the lifestyle that you like."

Conde's comments about incorporation brought cheers and rounds of applause at a recent Rotary Club meeting.

Lakeview Rotary President Stan Hungerford said Conde has given Sun City-Sun City West Rotary members an opportunity to think about the future of their communities.

"We're not a political group but it's something we should all think about," he said.

When asked whether the Sun City Ambassadors are the best hope for saving Sun City, Conde said she has asked to join them.

"I would say right now the best hope Sun City has is the Ambassadors," she said. "I haven't seen their marketing plan but I would hope they would not just tap the businesses. I would hope they would go to the residents."

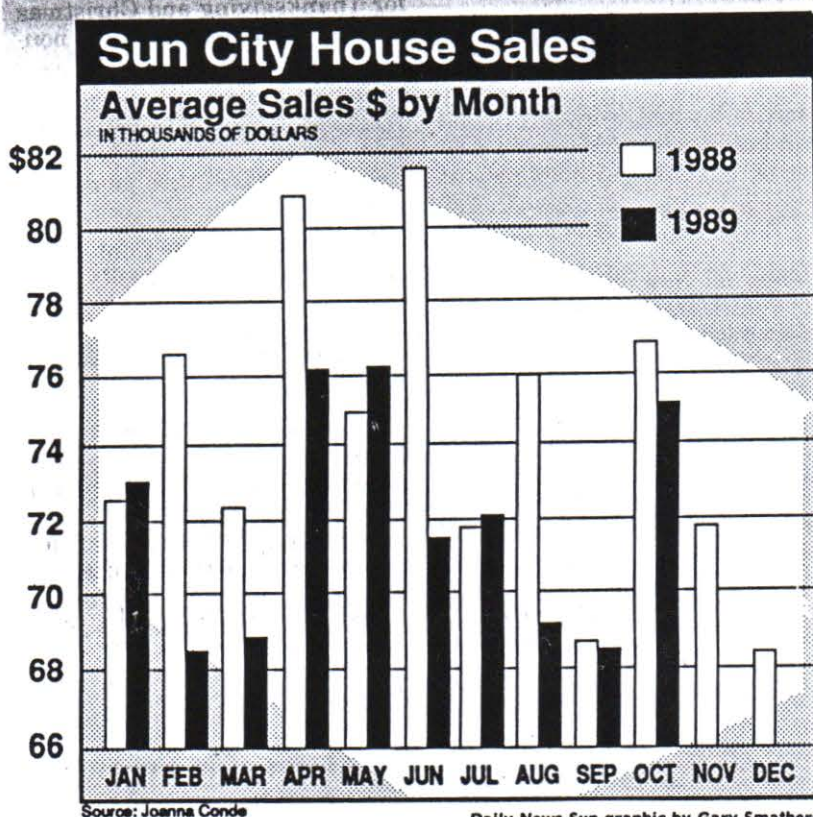
The Ambassadors have not come up with a specific fund-raising plan yet, but their officials say any fund-raising-promotion plan will have to include resident contributions. Ambassadors board member Bob Turner said an annual contribution of \$25 from every Sun City resident would fund the new Sun City Visitors Center for a year.

It's either spend money to help promote the area or continue to see a decline in Sun City home values, Conde said.

Local Realtors say the number of home sales is increasing again but prices are still declining.

"There are 30 percent more

OVER



MEASURING UP — Real estate appraiser Joanna Conde says Sun City should incorporate to avoid an overall decline in home values.

homes on the market now than in 1987, 70 percent more than 1986," Conde said. "Outgo has exceeded income."

"There has been a decline in population of approximately 800 people or 5 percent in the last two years and 10 months, according to rec centers figures."

"It's the law of supply and demand. Fewer people are coming to Sun City, more people are leaving due to death, illness or the attraction of the retirement centers; more homes are on the market and values are lower."

Conde said there were 49 Annapolis model resales in 1987 with an average selling price of \$94,300. At the end of October the average selling price was \$83,692.

"That is a \$10,600 drop in value or approximately 11¼ percent," she said.

She said the popular D35,

condominium's average 1987 selling price was \$83,853. "At the end of October, the average selling price was \$70,868, a drop of \$12,985 or 15.5 percent."

"Translated into meaningful dollars, those amounts would pay for six months stay in a nursing facility, a year's stay including meals at Desert Amethyst or approximately 20 percent of the entrance fee into a mid-sized apartment in Royal Oaks," Conde said. "If you needed to move into one of those, would that amount affect your lifestyle? You bet it would!"

When asked about the poor image that some people say Sun City has, Conde said some of it is deserved.

"I know full well that most of my neighbors will not go to the Greenway shopping center to shop because they have been

treated so poorly there by the residents," said Conde, a resident of the Desert Harbor subdivision in Peoria.

"To tell you the truth, a lot of the bad press that you've been receiving in the Arizona Republic is because Sun Citians have not been particularly nice to young people and the word has gotten back," Conde said.

"If you want the press to change, you're going to have to have some of your friends start changing their attitudes."

She said that means allowing outsiders to use Sun City's many fine golf courses because that's Sun City's chief selling point.

"The key to saving Sun City is to get younger, newer retirees in here," Conde said. "The bargains are here. But if you're told only old people live here, that's a big handicap."

Reader agrees: stop bickering

I join in D.H. Bouma's wish of April 1, to end the bickering by pro- and anti-incorporationists of Sun City.

However, only a vote for incorporation or annexation will accomplish this.

An abnormality, such as a county administrated metropolitan Sun City, will continually challenge community leaders to set things straight. Aberrations are transient, here today and gone tomorrow.

Perhaps all the arguments have been stated, but have they been understood? I agree with the writer who stated, "Local newspapers can and should get this most important issue back on track by exposing lies and overcoming apathy."

Consider the delays and confusing rhetoric that could have been prevented by the local newspapers accurately reporting the known facts of state shared revenue.

Assuming the sincerity of Mr. Bouma's criticism, I trust he will offer his professional ability to advise Citizens for Self-Government on how to achieve a better informed community.

That will be the time for voting.

Henry F. Erenz
Sun City

We should look beyond our walls

The residents of Sun City should look beyond our walls and see the growth taking place.

We are being surrounded very quickly and completely by developments that are not necessarily retirement communities.

What will happen when those communities get together and include Sun City in an area with a population large enough to outvote Sun City residents in a petition to be annexed by Peoria, for instance?

Sun City is limited in size to what it is now. Because of this fixed size, our budget as a city would be fixed to exactly what the county spends on us now, allowing for inflation.

We have very little say in what is done to us.

They raise our taxes, they raise our assessments, they chipseal our roads, they don't patrol our streets for speeders, they issue building permits for buildings we don't want in our area, they do exactly as they please with us because we are

not incorporated.

We will always be at their mercy because we are a non-entity.

If we become an incorporated city at least we will be responsible for what is done in our city. This is America. We will have the right to vote on the problems in the previous paragraph.

Henry F. Erenz
Sun City

Incorporation would only add to local troubles

Editor: 4-15-89

This is in reply to Mr. Guernsey's letter (*Independent*, April 5-11, 1989):

So, Mr. Guernsey is seeing red over Bill Spotts' poem, I

think it was a masterpiece. I laughed so much at the reply that I was blue in the face.

When are Mr. Guernsey and his cohorts going to stop trying to deceive and divide the good people of Sun City and, instead, keep our image and help improve our way of life?

These so-called incorporationists have been trying for over 25 years to incorporate Sun City and have failed.

The people understand very well that all the facts and figures being fed to us do not guarantee anything. The only sure thing we can count on is death and taxes.

I would like to remind everybody that, because of the slow-down in the economy, local governments that provide basic services are having a hard time making ends meet.

Overall spending by local and state governments will exceed revenues in fiscal 1989 and 1990. This will compound the problems of local government.

Virtually all cities, state and counties are required by law to balance their budgets. This will automatically eliminate any state rebate to local communities and would increase our taxes.

It would be a tremendous burden to the people of Sun City if we were to incorporate.

Louis Schweitzer
Sun City

Complaints cause SC lack of sales

In regards to a letter, "Sun Citians urged to see the light." The writer must really hate his lifestyle in Sun City, encouraging incorporation as the way to solve all of his problems and

ours about Sun City as it is now.

He states that there are citizens of Sun City who frequently refuse to be informed of the advantages of incorporation.

In my opinion this constant complaining about Sun City by those who want to incorporate Sun City is one of the big factors, in fact the biggest factor, in any lack of sales of homes. I received this information from a Realtor, who also stated that the homes for sale in Sun City number approximately 400 homes not 1,805 homes.

My suggestion is for the writer to enjoy all the good things that exist in Sun City.

Joseph Sentes
Sun City

We the people has its place

On Nov. 8th over 90 percent of the registered voters in Sun City voted. They voted for national offices, for state offices and for county offices. We did not vote for any local office.

In an incredible letter to the News-Sun, Nov. 22, 1988, Ned Jampel states, that is as it should be; for, I quote, "government...have (has) no place in the adult, unincorporated community of Sun City."

Our Founding Fathers must be in deep anguish. Never has their gift of government been so totally spurned. Spurned by someone who then quotes the first three words of the Preamble to our Constitution, "We, the people..."

But there is more to the Constitution. If the writer had read beyond those three words he would have discovered seven articles that the framers of our the basis of a new government for our new nation.

They had fought and sacrificed for eight years to win the right for self-government. Most Americans ever since have considered self-government an almost sacred concept. But the writer casually dismisses it as having, "no place in...Sun City."

Those who oppose self-government for Sun City see problems and failure. Their fears and doubts lead them to plead with the county government to take care of them; to maintain the present nursing-home dependency.

Those who favor self-government for Sun City view it as an opportunity to join with their fellow Sun Citians to solve their problems and to exercise their rights and responsibilities. By demonstrating our ability to govern ourselves we will gain the respect and dignity that comes to people who act responsibly.

If self-government belongs anywhere (and it belongs everywhere) it belongs here in an adult community where honest, talented people have earned the right to voice in their own government.

Please remember, the Preamble says, "We, the people...", not, "the county board of supervisors." Let's keep it that way, the American Way — self government.

Arch Jaecks
Sun City

Published by:
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P.O. Box 1411
Sun City, AZ 85372

CONTRACT CITY
SUN CITY'S MUNICIPAL BUDGET
OPINION POLL

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Page 1

Sun City OUTLOOK '89

Vol. 1 No. 7

March 22, 1989

Sun City, Arizona

What Should Incorporated Sun City Do With Its \$6,000,000 Budget Surplus?

Sun City Will Have a 6 Million Dollar Surplus After All Essential Expenses Are Paid The First Year Following Incorporation

Imagine that you are a newly elected Sun City Councilman, serving without pay, and you have to help decide what should be done with 6 million dollars this year.

Suddenly after 29 years, Sun City people will have a reliable, annually renewable source of public funds.

How would you allocate those funds?

How much should go into interest bearing reserve accounts?

Youngtown has two million and Paradise Valley twelve million.

How much should go to Dial-A-Ride, the Posse, the Prides?

How much do we need this year to fight our water battles in Superior Court - before the Corporation Commission - with the Department of Water Resources in the State Legislature?

Should Sun City spend public funds to improve its public image and the housing market? A Visitors Bureau? Brochures? Movies? Ads? The Ambassadors? Chamber of Commerce?

Should better materials be used in repairing our streets?

How many sheriff's patrol cars should be assigned full time to Sun City?

Should Sun City finance engineering studies of proposed Grand Ave. interchanges?

How much should be invested in community beautification? Flower beds? Palm tree preservation? 99 Ave. plantings?

Should Sun City buy strategic real estate like Sun City Stadium and the cemetery property as investments and to control land use?

Should Sun City have the world's first playground for grandchildren? Should Sun City's 77 little bureaucratic Street Lighting Districts that cost \$800,000 a year be eliminated.

Should Sun City have a City Center? Del Webb planned? Like Lake Havasu 12 Employees

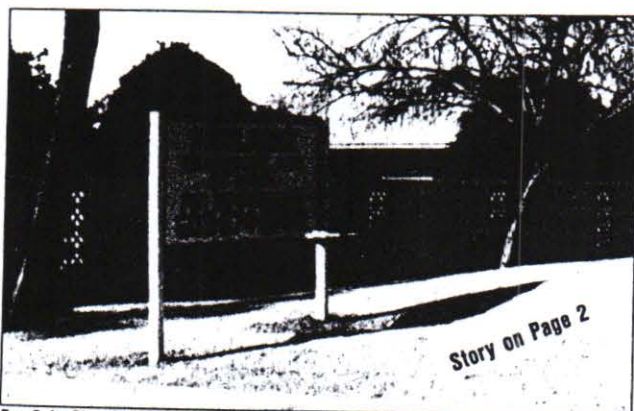
Should the city convert the Rec. Centers of that expense? relieve the

Should other ways be explored to use public funds to help the Rec. Centers?

Should Sun City revive Del Webb's plan for a Theatre for the Performing Arts?

Should Sun City Library be enlarged?

See Opinion Poll on Page 4.



For Sale Sign On Sun City Park

Story on Page 2

Sun City Papers Have Been Feeding You TMA's Lies About State Shared Revenues

For over ten years anti-incorporation spokesmen and their stable of letter writers have orchestrated a continuous stream of lies about STATE SHARED REVENUES and the local papers print their lies.

Here's What You Have Read In The Papers

State Shared Revenues Are:

- Pie In The Sky
- Manna From Heaven
- Imaginary
- Unreliable
- Undependable
- Government Hand-Outs
- Federal Grants

State Shared Revenues Will:

- Disappear At The Whim Of The Legislature
- Fade Away
- Have Strings Attached
- Bring In Low Cost Housing
- Open Our Rec. Centers To Outsiders
- Put Our Posse And Prides Out Of Business

State Shared Revenues Are An Inadequate Source Of Revenue

- A Drop In The Bucket
- Taxes Are Sure To Go Up
- No City Can Operate On State Shared Revenues Alone

Here Are The Facts On State Shared Revenues

What Are State Shared Revenues?

State Shared Revenues are CITY TAXES collected by the state.

In Arizona the state serves as a tax collection agency for the 83 incorporated cities and towns in Arizona. State law requires that a specific portion of five state taxes be returned to incorporated cities and towns each year.

Do Sun City People Pay These City Taxes Even Though We Have No City Government?

You bet! This year the state will collect \$8,141,200 in CITY TAXES from Sun City Taxpayers and not a cent of it comes back to Sun City because we do not have a city government to claim the money.

How Much Will Sun City's Share Of The Five State Shared Revenues Be This Year?

State Sales Tax... \$2,659,200
State Income Tax... \$2,317,200
State Gasoline Tax... \$2,274,400
Vehicle Licenses... 550,000
Lottery Funds... 340,400

Sun City's Share... \$8,141,200

See Revenues Page 3

In the last ten years the following cities incorporated and took advantage of Shared Revenues: Apache Junction, Bullhead City, Camp Verde, Carefree, Cave Creek, Colorado City, Lake Havasu City, Litchfield Park, Pinetop-Lakeside, Prescott Valley, San Luis, and Sedona.

The following still remain unincorporated: Pirtleville, Dudleyville, Polacca, Shungopavi and Sun City!

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of Sun City, Inc.

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Archy Jaacks, Vice President
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Henry Fokens	Doris Foster
Byron Guernsey	Thayer Hoff
Paul Horton	Michael Irvin
John Marischen	Miner Patton
William Thompson	Les Merydith
	David Berninghausen

Almost three thousand CSG members are actively supporting the cause of bringing local self-government to Sun City.

None of the officers or directors listed above seek any political or financial gain from their efforts. All have stated they will not seek or accept any paid position in Sun City's future municipal government.

For Sale Sign on Sun City Park

An enterprising real estate agent is offering for sale a 1.6 acre parcel of land surrounding the La Ronde Exxon Station on the corner of Del Webb and Thunderbird. At present the property is a small desert landscaped park with meandering walks, tables and benches.

The property is presently zoned for single family dwellings but is unsuitable for that use because of traffic congestion and limited street frontage. The sales agent assures prospective buyers that "it will be no trouble to get the county to rezone it for commercial use."

Neighboring home owners and business interests are concerned. They feel that commercial zoning, which might bring in a used car lot or three or four more small shops, will not be in the best interest of the neighborhood.

One suggested use for the property would be to create a Mother Goose Playground for Grandchildren. Such a facility would serve two purposes.

It would provide an interesting and attractive place to take visiting grandchildren where they could entertain themselves in a safe environment.

And, if exceptionally well planned and publicized, it would improve the public's perception of Sun City's attitude towards children.

.....
Incorporation can only come when we recognize the integrity and talents of our fellow Sun Citizens. When we demonstrate this respect for ourselves, it will be reflected by a higher level of esteem from those touched by Sun Citizens: the State Legislators, the County Board and the media.

Outlook '89 editorial

Stop this blood letting

During medieval times sick people were often treated by drawing blood. If that didn't restore the patient to good health, he was bled again, and if necessary, again and again. This practice was continued into the 19th century. The father of our country, George Washington, was bled four times the last day of his life. In the 20th century, science proved that blood letting weakened the patient, what was needed was an infusion of blood. Today blood transfusions are routine, life-saving measures.

The comparison to the condition in Sun City is clear and disturbing. The following symptoms indicate an ailing Sun City: Shopping centers only partially occupied; 583 vacant homes; 1260 homes listed for sale; proliferation of low-cost, high-density housing; rapidly deteriorating streets; under use of golf courses and rec centers, followed by opening the facilities to non-residents; absentee city management and control (County offices in down town Phoenix); abandonment of living (green) median strips and the lowering of Sun City's assessed valuation by \$1.3 million for 1987-88.

Sun City people have been called upon for a continuous regimen of blood letting: Pass the hat to mobilize opposition to high-density housing; pass the hat to finance a "Water Watch" program; pass the hat to support the "Ambassadors"; pass the hat to finance a court fight against the "Sun City School Tax"; pass the hat to stop Sun City Water Company from exporting Sun City well water. When the State saw our addiction to blood letting, they eagerly assisted by passing the "Sun City School Tax". This tax alone will create an out-flow of \$10,000,000 in Sun City money in the next ten years.

Clearly Sun City is being treated by medieval techniques — blood letting, taking money out of circulation. Professional studies have shown that what we need is a transfusion, an infusion of money into our city. The transfusion apparatus is hanging on the stand waiting to be activated. It is marked: \$8,141,000 in State Shared Revenues to be used for Sun City, INCORPORATED. The infusion of this amount of capital into Sun City would create an unmatched boom.

The prognosis for Sun City, with its incomparable recreation facilities already in place, is excellent. We would not only receive millions of dollars in revenue, we would also receive local control of Sun City. We would be able to revitalize a sagging city, beautify our city and finance the needs of our people, and still have a huge annual surplus. Remember this infusion is blood (money) the State has been collecting from us and now is ready to begin returning to an INCORPORATED Sun City.

By moving into 20th century practice we will become a city of 43,000 self-governing people with no city taxes and an annual surplus of over \$6,000,000 — and no more blood letting. We would be the envy of every active retirement community in America. It's yours — demand it!

MORE AND MORE SUN
CITIZANS ARE BEGINNING TO
SEE THAT IT IS UN-
AMERICAN TO REJECT THE
GIFT OUR FOUNDING
FATHERS FOUGHT AND DIED
FOR — SELF-GOVERNMENT.

Sun City is unique; it has no city government but it has a city property tax, \$1.36 per \$100 of assessed valuation.

In 1988, city property taxes in Sun City were 18.3% higher than in Peoria, 36% higher than in Scottsdale and 99.9% higher than in Surprise.

INCORPORATION
COULD ALSO ELIMINATE
OUR CITY PROPERTY TAX.

How Does a Contract City Work?

The traditional city has a full stable of city "departments" — a public works department, parks and recreation department, etc. Each department has a head, assistants, clerks and staff. The department head's salary and "perks" depend on the size of his budget and staff. Therefore, he spends a good deal of his time thinking up reasons for a bigger staff and budget. At the end of the year, there is a push to spend the remaining money in the budget so a bigger budget can be justified for the upcoming year.

In a contract city, the city has no operating departments. Instead, it contracts for services with other governmental units, like the county; or, with private contractors. Street maintenance, police protection, trash collection, sewer and water are some of the services that would be provided by contractors. The contractor hires the work force, provides the equipment, supervises the work and covers his workers with insurance and retirement benefits.

The contractor's success is measured by how much he can cut costs, not inflate them. So he sees that the job is done efficiently and well. He knows he can't fail.

The city manager orchestrates the competitive bidding, the heart of the Contract City. This is also why Contract Cities are more responsive to the needs and wishes of the people. A contract can be terminated but a sanitation department can't be fired.

Cities with established departments have vested interests that are deeply entrenched. To change these are virtually impossible. It is Sun City's good fortune to start from scratch. We are already almost 100% a contract operation.

Sun City will need only a small professional staff with clerical help. Their main job would be to solicit competitive bids and to let contracts. Then, to monitor performance and to see that the wishes of our people are provided. Contracting municipal services has proved to be more efficient, more responsive and less costly than the traditional bureaucratic departments.

PROPOSED SUN CITY MUNICIPAL BUDGET Fiscal Year 1988-89

This budget assumes that Sun City had a city government in place in the current fiscal year and the services we receive continue at present levels except where added services are indicated below.

Revenue Sources	Per Capita	Total
Highway Users Fund (gas tax)	\$66.48	\$2,659,200
State Income Tax	57.93	2,317,200
State Sales Tax	56.86	2,274,400
Vehicle License Tax	13.75	550,000
Trans. Asst. Fund (lottery)	8.51	340,400
TOTAL STATE SHARED REVENUES	\$203.53	\$8,141,200
Additional Income		
Fines, Fees, and Permits		\$442,645
Utility Franchise Fees		550,000
Interest (for 6 months on reserve fund)		50,000
TOTAL INCOME		\$9,183,845

MUNICIPAL EXPENSE BUDGET

Essential services that we need but do not receive now are marked with (*):
PERSONNEL

	SALARIES
Legislative Mayor/Council (7 volunteers)	-0*
Secretary	25,000*
City Manager	75,000*
Executive Secretary	25,000*
City Clerk	35,000*
Assistant	25,000*
City Magistrate (Part Time)	30,000
Cashier-Clerk	20,000
City Attorney (Retainer - P/T)	40,000*
Finance Manager	40,000*
Clerk	20,000*
City Engineer	60,000
Secretary	25,000
TOTAL PAYROLL (12 Paid Employees)	\$420,000

EMPLOYEE BENEFITS

Social Security	12 Employees	23,000
State Retirement	12 Employees	23,000
Health/Life Insurance	12 Employees	10,000
Liability Insurance	12 Employees	100,000
TOTAL BENEFITS	12 Employees	\$156,000

Continued from Page 1

Revenues

What Happens To Sun City's Share?

Sun City's share goes back into the pot and is divided up on a per capita basis among the 83 incorporated communities in Arizona.

(Because of its large population the City of Phoenix will get to spend \$2,818,000 Sun City Tax Dollars this year to mow the grass in their parks or add new bus lines to their system.)

Will State Shared Revenues Fade Away?

Let's look at the record.

Sun City's Share of State Shared Revenues

Fiscal Year	\$ per capita	million dollars
79/80	103.06	4.17
80/81	115.15	4.66
81/82	125.17	5.07
82/83	135.43	5.49
83/84	148.13	6.00
84/85	175.28	7.10
85/86	177.51	7.35
86/87	181.96	7.53
87/88	188.42	7.80
88/89	196.62	8.14

State Shared Revenues have DEFINITELY NOT FADED AWAY. Sun City's annual share of State Shared Revenues has practically doubled in the last ten years while our population has

CONTRACTURAL SERVICES WE HAVE BEEN RECEIVING FROM THE COUNTY THAT WE WOULD NOW HAVE TO PAY FOR:

(Employee benefits and insurance included)	
Law Enforcement (contract with Sheriff)	\$1,163,000
Streets/Medians (County's present cost)	732,000
Building Inspection	36,000

CONTRACTURAL SERVICES THAT WE NEED BUT DO NOT RECEIVE NOW

Legal and lobbying services	200,000
(No public funds available now)	
Sun City Promotion & Advertising	100,000
Engineering consultants	40,000
(No public funds available now)	
Bonds	2,000
Pool vehicles - Annual lease - 3 vehicles	25,000
Automobile insurance	2,000
City Hall Rent	85,000
Janitorial Service	25,000
Utilities	25,000

MATERIALS AND SUPPLIES

Office supplies, printing, duplicating, postage, telephone, subscriptions	50,000
---	--------

MEETINGS and TRAVEL EXPENSE

Elections, memberships, travel	70,000
TOTAL CONTRACTURAL SERVICES	\$2,555,000

TOTAL EXPENSES	\$3,131,000
-----------------------	--------------------

\$9,183,845 INCOME less \$3,131,000 EXPENSES =
FIRST YEAR SURPLUS \$6,052,845

remained almost static.

Will State Shared Revenues To Incorporated Cities Disappear At The Whim Of The Legislature?

Not a chance! THREE FOURTHS of Arizona people live in incorporated communities and they elect an overwhelming majority in the state legislature.

The League of Arizona Cities and Towns is the most powerful lobby in Arizona. The people who live in unincorporated areas like Sun City have no lobbying organization, no public officials to speak up for them and no public funds to hire lobbyists, lawyers, and expert witnesses to plead their case and protect their interests.

Can Incorporated Sun City Get Along On State Shared Revenues Without Additional Taxes?

Without a doubt! Every objective study that has ever been made confirms that Sun City people could finance their city government WITHOUT ADDITIONAL TAXES and with a SUBSTANTIAL SURPLUS left over, (SEE PAGE 1 for detailed analysis.)

How Can Sun City Finance Its City Government On

State Shared Revenues Alone While Most Arizona Cities Require A City Sales Tax Or A Property Tax To Balance Their Budgets?

Because Sun City is not like other cities in Arizona.

First - As you know, almost all of Sun City's municipal services are provided by private corporations like the Sun City Water Co., Arizona Public Service, Recreation Centers of Sun City, Inc., Parks & Sons Sanitation, Inc. and Sun City Volunteer Fire District. This would not change following incorporation.

Second - Sun City's streets, sidewalks, parks, recreation facilities, water and sewer lines, and storm drains are already in place and paid for. Unlike other Arizona cities, Sun City will need no bonded indebtedness or interest payments for a constantly expanding municipal infrastructure.

Instead, an incorporated Sun City will have a generous surplus to be used to provide improved law enforcement and street maintenance and a community identity that we are now sadly lacking.

Sun City's municipal government will have a substantial reserve fund drawing interest while most cities are burdened with bonded indebtedness.

Slogans Are A Poor Substitute For Thinking

- If it ain't broke, don't fix it.
- Let's keep Sun City like it is.
- If you don't like Sun City, go back where you came from.
- Sun City is perfect.
- The County will take care of us.
- We don't need an extra layer of government.
- City governments are bad - full of crooks and politicians.
- County governments are good. Conscientious - frugal

Look Around You. Have These Slogans Kept Sun City From Changing Since Del Webb Moved On?

Do You Remember What Del Webb Planned For Sun City?

Del Webb's Master Plan, approved by the Maricopa County Board of Supervisors in 1973 included the following:

--Webb's plan called for no multi-story apartment buildings.

Enterprising developers, encouraged by the County Planning and Development Dept. have built over 1800 two and three story apartments in Sun City since 1980

--Webb's plan called for an overall housing density of 4 dwellings per acre and a maximum density of 14 dwellings per acre.

Lax County zoning practices have allowed developers to stack as many as 24 little low cost apartments on an acre of land. Assessed valuations on Sun City homes started falling in 1987 for the first time in Sun City history.

--Webb's Master Plan called for seven neighborhood supermarkets.

There are now four supermarkets in Sun City. One was rezoned for low cost rental housing and two have closed.

--Webb's Master Plan called for a 35 acre Regional Shopping Center at 99th and Bell with two major department stores.

The county rezoned the northern half for high density housing and the southern half for more small unneeded shops that are mostly vacant.

Sun City's department store complex will end up in Peoria. A Sears subsidiary is grading for an impressive new Regional Shopping Center just two miles east on Bell Road.

Incidentally, TMA president Nat Jampel (whose favorite slogan is "Keep Sun City Like It Is") gave an impassioned speech before the Board of Supervisors IN FAVOR of a California developer's unsuccessful plan to crowd 144 little rental apartments on 6 acres at this site.

--Webb built Sun City Stadium and brought in the Milwaukee Brewers and the World Champion Sun City Saints.

An unorganized Sun City, without even a telephone or mailing address and no public funds, watched helplessly as the Brewers were lured to Chandler, the Saint's disbanded and a Glendale speculator bought the Stadium for \$400,000. He asked \$2,000,000 the following year.

--Webb's Master Plan called for a 22 acre CIVIC CENTER across from Lakeview Rec. Centers at the junction of Sun City's two major boulevards. This spacious central location was ideal for a City Hall, Post Office, License Bureau, Magistrate Court, Sheriff Substation, Posse Headquarters, Chamber of Commerce, and Visitor's Bureau.

County zoning has permitted this site to fill up with health related facilities and Sun City's governmental services are now located in the far corners of Sun City, the Town of Surprise, the City of Peoria and 24 miles away in congested downtown Phoenix. That is DEFINITELY NOT the way Del Webb planned things.

--Del Webb installed several hundred thousand dollars worth of beautiful median landscaping along Thunderbird and Del Webb Boulevards.

The Board of Supervisors ordered in the bulldozers and the attractive grass and shrubbery was replaced with bare ground. The alcove shrubbery along 99th Ave. was also removed and our major expressway became a barren concrete canyon.

Repeating Silly Slogans Like - "Keep Sun City Like It Is" and "The County Will Take Care Of Us" Is Not Keeping Sun City Like It Is.

Our Treasured Life Style And Our Property Values Are Slipping Away And The Only Way We Can Save Them Is To Organize As A City And Start Deciding For Ourselves What Is Going To Happen Here In Our Beautiful City.

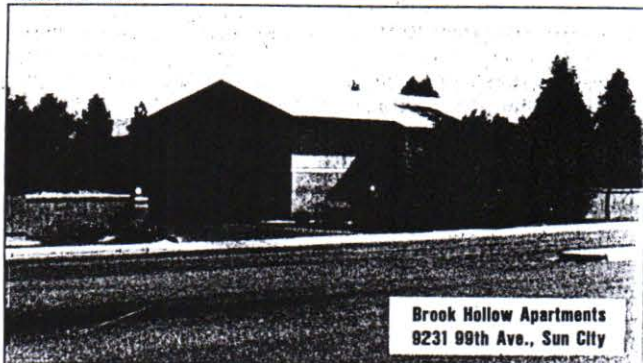
OPINION POLL

Which of the following items do you consider worthy of available public funds after all essential expenses are paid?

Please mark items ☒ YES or ☒ NO

- ☐ Create interest bearing reserve funds.
- ☐ Assist Dial-A-Ride ☐ Posse ☐ Prides
- ☐ Protect our water rights - Stop water exports
- ☐ Improve public image ☐ Improve housing market
- ☐ Improve street maintenance and traffic controls
- ☐ Improve law enforcement - More sheriff patrols
- ☐ More local input in highway engineering decisions
- ☐ Community beautification - Flower beds - Plantings
- ☐ Buy strategic real estate for investment and to control land use.
- ☐ Buy little park area back of LaRonde Esso and install Mother Goose Playground for grandchildren.
- ☐ Eliminate 77 wasteful and inequitable street lighting districts and contract directly with APS.
- ☐ Make numerous governmental services available at an attractive central location we can be proud of
- ☐ Make Sun Bowl a City Park to lower Rec. Ctrs. expense
- ☐ Explore ways for City to assist Rec. Ctrs. financially
- ☐ Revive Webb plan for Theater for the Performing Arts
- ☐ Enlarge Sun City Library
- ☐
- ☐

Please fold and mail in enclosed envelope



Brook Hollow Apartments
9231 99th Ave., Sun City

--Del Webb built no housing for the rental market. He believed home owners made better citizens than renters.

Over 1000 low cost rental units have come on the market since 1980 with Recreation Center privileges available.



Eldorado Apartments
10330 Del Webb Blvd., Sun City

--Webb's Master Plan set aside the lake front property adjacent to the Lakes Club for health related services.

this site to fill up with several hundred largely vacant El Dorado apartments which the neighbors derisively call "The Penitentiary".

County zoning has permitted

Sun City OUTLOOK '89

Volume 1, No. 6

February 1, 1989

Sun City, Arizona

Sun City People CAN Lick the School Tax

One letter from hundreds of Sun Citians will do it

Arizona's Senators and representatives have been brainwashed by Benson, Montini and assorted disc jockeys. Many of them believe that Sun City people:

- 1)...are wealthy loafers who waste children,
- 2)...avoid city taxes by remaining unincorporated,
- 3)...avoid school taxes by not living in a school district.

None of these charges are true and Sun City people must make a organized effort to refute them.

The grossly unfair Sun City School Tax is the problem of the moment. This tax can be reduced from a tiger to a pussy cat if enough Sun Citians participate in letter writing campaign directed to the State Senators and representatives who will be considering amendments to the initiative Sun City School Tax Bill this week.

The three Senators and six representatives who represent various sections of Sun City are doing their best to convince their fellow legislators that Sun City people are already paying more than their fair share of taxes but they will need lots of help from Sun City people to do the job. The other legislators must be

made aware of these facts.

POINT ONE:

The average Sun City family is already paying more than \$800 a year to educate Arizona's youth.

POINT TWO:

The \$21,000,000 a year in education taxes that Sun City people are paying now leaves Sun City and never comes back. In other cities, a large portion of education tax money stays in the cities where the schools and colleges are located. This money is spent and respent in the community and this churning effect contributes substantially to the general prosperity of the area.

POINT THREE:

Many Sun City people on limited incomes can not afford annual increases in their property tax bills over the next nine years.

Citizens for Self-Government is willing to provide the leadership needed to mobilize this massive response requested by our legislators. We see this protest as a means to meet an immediate problem.

This present crisis is further proof that Sun City problems can only be solved by Sun Citians. The county has not said a word. Clearly, Sun City will remain helpless and vulnerable until we unite under our own locally elected city government with the authority to speak for all of us and with adequate public funds to provide for our defense.

Your participation is Important

Turn to Page 4 for tips on how to go about writing your letter.

Dr. Elton says:

A Condominium Governs Itself; Sun City Could Do The Same

There are 386 condominium groups in Sun City. The size of these groups ranges from 2 to well over 100 units. It is estimated that possibly as many

See Elton Page 2

A DECLARATION OF INDEPENDENCE

It's Time For All Sun Citians To Unite and Declare Their Independence From a Remote and Ineffective County Government

THE COUNTY CAN'T DO THE JOB

By refusing to organize as a city, Sun City people are forcing Maricopa County to assume responsibilities for a variety of municipal services that counties in Arizona are not qualified to provide.

Sun City's unprecedented experiment in substituting for a local government has failed, not because many conscientious county employees haven't tried to make it work, but because county governments in Arizona are not empowered by Arizona's constitution and the legislature to perform most of the services that Sun City people expect to receive from their local government.

How Did We Get Where We Are?

For almost 20 years, Del E. Webb's splendid organization of planners, builders and salesmen did an excellent job of substituting for a normal city government in Sun City. When Devco moved on to Sun City West about nine years ago there was no city government in place to take title to public properties like streets, medians, traffic controls and drainage systems. Sun City had no elected officials with the responsibility and authority to speak up for Sun City in high places and no public funds to hire lawyers, engineers and lobbyists. No individual or organization in Sun City had the legal authority and responsibility to oversee the delivery of the many governmental services that city governments normally provide.

The TMA-RCA political machine (led by a wiley graduate of the infamous Philadelphia school of machine politics.) went into high gear and sold the

people of Sun City on two totally false ideas.

FALLACY NUMBER 1:

Maricopa County government can provide all the services Sun City needs that are normally provided by an elected city government.

FALLACY NUMBER 2:

Sun City will save the cost of a city government if it can get the county to substitute for a normal city government.

Let's take a look at the record

On FALLACY NUMBER 1: Maricopa County has failed on all counts:

Permissive county zoning practices have opened the door to new developers, bringing in more than 1800 multi-story, high-density, rental housing units...The county cares nothing about Del Webb's master plan or previously maintained standards of community excellence...The county admits that it cannot enforce deed restrictions...It is doubtful the the county has the will to enforce age restrictions in Sun City...The county can't require developers to install sidewalks...The county has thrown up its hands on sign control.

The county provides no water, sewer, parks, recreation, rubbish collection, library, hospital, cemetery, or public transportation services in Sun City.

Our street lighting taxes are scandalously high and unevenly assessed...Police protection provided by the county is so woefully

See Independence Page 3



Dr. Richard Elton

**SUN CITY
OUTLOOK '89**

February 1, 1989

Published by
Citizens for Self-Government
of Sun City, Inc.

P.O. Box 1411, Sun City, AZ 85372
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nk Manspeaker	Archy Jaecks
in Marischen	Miner Patton
liam Thompson	Les Merydith
David Berninghausen	

Almost three thousand CSG members are
loyally supporting the cause of bringing local self-
government to Sun City.
None of the officers or directors listed above
have any political or financial gain from their
positions. All have stated they will not seek or accept
paid position in Sun City's future municipal
government.

Elton

Continued from page 1

16,000 persons have opted
the condominium style of
living. That would be more than
one third of our Sun City popula-
tion who think it is a good way to
live and get the most for their
money and effort.
There is also the Sun City
Condominium Chairman
Association to which the con-
dominium groups may belong for
\$100 per unit. The Association
has an eleven member board
which is elected from all of the
groups, and whose only goal
is to help the chairmen govern
the condominiums.

**Are So Many Satisfied With
Condominium Living Style?**

The main reason people have
selected this style of living is that
they can participate in the old-
fashioned American, democratic,
even method of being locally
represented and heard on issues
affecting their lives and their
futures.
Each of the condominium
groups elects its own Board of
Management from within its own
membership. These board
members are only a few doors
away. They can be contacted
quickly and easily. Through the
actions of the board, the rules
& regulations are modified,
changed and enforced according
to the wishes of the con-
dominium membership.
Members are assured that their
homes will be kept up and their
lives maintained. They decide
their own fate. They select com-
mittees to establish policy, and to

Outlook '89 editorial

Nowhere in the civilized world is there a community of 42,000 people without a government. It is either a government elected by the people and responding to the needs of the people; or, it is imposed on the people and is indifferent to their needs. But a government there will be.

The government of Sun City is the latter. No one in Sun City ever voted to be governed by the five members of the Maricopa County Board of Supervisors. Of these five board members we are permitted to vote for only one; and we are but a very small fraction of the total constituency of that Supervisor. None of the Board members live in Sun City. Is this democracy? Is this the way to meet the needs and concerns of our community? For example:

1. What has the county done to represent us in the Sun City School Tax issue?
2. What has the county done to protect our valuable water rights?
3. What has the county done to promote the unmatched attractions of Sun City?
4. What has the county done to protect us from the spread of high density housing?
5. What has the county done to protect us from over-built shopping centers? (Four centers now average 50% vacancies)
6. What has the county done to assist our financially stressed recreation centers and golf courses?

Everyone knows the answer — nothing. In some cases the county created the problem. However, we should not blame the county, for it is not legally constituted to handle the affairs of a metropolitan community of 42,000 people. Also, they have made it clear they think it is time for Sun Citians to govern themselves. The blame rests on spokespersons for the anti-incorporationist organizations, TMA and RCASC. These individuals have misled Sun Citians by falsely extolling the merits of the county as our government. They have convinced some Sun Citians it is better to trust politicians we don't see, know or vote for, than to trust our friends and neighbors. The legacy and lessons of our Founding Fathers are ignored.

Clearly, Sun City needs a representative government that will not only respond to the above listed needs but will collect our rightful Shared Revenues of \$8,100,000 plus miscellaneous income. Money that will be used to eliminate the taxes we now pay for street lighting and fire protection (\$2,000,000). Money that, prudently used, will enable Sun City, Inc. to build up a substantial cash reserve. In addition to the security we will thus gain, an incorporated Sun City will be evidence of our faith in the American System and our confidence in our own abilities and willingness to govern ourselves.

Only incorporation will make this possible and only you can make it happen. Join us — CITIZENS FOR SELF-GOVERNMENT.

contract for work.

Some condominium groups have tried to use outside management to operate their condominiums. It has not worked as well as having that management close to home.

**The Parallel to Self-Government
For Sun City?**

Some people say that they do not want to govern themselves and instead they will leave it to Maricopa County to take care of us. Maricopa County is an area larger than the state of Connecticut. It is small wonder that the county supervisors can spend very little time on the needs and concerns of Sun City. They have too large an area to govern. Any rules and regulations they make are for the county needs and not for the needs we have here.

Like the condominiums, we need self-government for Sun City. Like the condominiums, self-government can keep our

expenses low as we contract for services. Like the condominiums, the small number of "government officials" we elect will be neighbors. Like the condominiums, we have found that outside management (the County) can not work as well as self-government. Just as the condominiums assure that their homes will be kept up and value maintained, self-government will assure that our community is kept up and its value maintained. Like the condominium board, self-government's only purpose will be to maintain and improve upon the marvelous life-style as envisioned by Mr. Del E. Webb. Like the condominium, self-government will allow us to continue to enjoy living in Sun City as a group of Americans believing in the right to govern ourselves and to make decisions affecting our own destiny.

MORE AND MORE SUN
CITIANS ARE BEGINNING TO
SEE THAT IT IS UN-
AMERICAN TO REJECT THE
GIFT OUR FOUNDING
FATHERS FOUGHT AND DIED
FOR — SELF-GOVERNMENT.



**Sun City loses Incorporation
leader Jack deWard**

Jack R. deWard, dedicated and longtime leader of the incorporation movement in Sun City, died at his home in Sun City on November 18, 1988. Jack was born in Paris, France of English parents. He was educated in British public (private) schools. He moved to Canada in his youth and in 1953 joined Mutual Benefit Insurance Co. of New Jersey. As vice-president, he set up and assisted general agents throughout the United States.

Jack deWard came to Sun City in 1973 and soon became involved in the movement to bring self-government to Sun City. He was one of the "Committee of Eight" which thoroughly researched the advantages and disadvantages of incorporation and then wrote and had published a number of "Position Papers" which strongly advocated a Council-Manager form of government, with powers limited by a Charter approved by the electorate and using contractors rather than city employees to provide most of the municipal services.

Jack realized that the incorporation movement, in order to be successful, must itself be incorporated; so he led the actions that resulted in the formation and eventually the incorporation of the Charter Government Association, Inc. on August 23, 1979. He was elected the first president of CGA and served as president or first vice-president until that organization merged with Citizens for Self-Government in 1984. He continued to serve as vice-president of Citizens for Self-Government for the remainder of his life.

Independence

Continued from page 1

efficient that we are forced to quit and support by public entities a 250 man auxiliary police.

The county eliminated the active landscaping along Del Webb and Thunderbird Boulevards and the pretty alcove driveway along our 99th Ave. Our towering palms along Grand Ave. are disappearing.

The county refuses to adequately clean and weed our parks and public areas and we depend upon our fantastic police to keep them from becoming littered eyesores.

Imagine what would happen if Paradise cut its maintenance costs and asked its citizens to clean and weed its public areas. It probably would be a recall election within months.)

The county shows little interest in cultural projects, such as a new auditorium for the performing arts...the county did not know what happened to the Sun Bowl, the Stadium, the Brewers, the Sun City Saints...The county permitted APS to barter Del Webb Boulevard for months over the holiday season and provides inadequate control of cable TV and other utilities. We have to go to Phoenix to conduct business with the county. Most county officials and bureaucrats do not live in Sun City. They are elected by two million distant residents, and have little interest or knowledge of Sun City residents. They have responsibilities in a huge county larger than most states and Sun City's problems are just minor irritations to them.

The county has limited legislative, administrative, negotiating and licensing powers.

The county has no legislative powers to enact locally specific ordinances to control parked vehicles, weedgrown premises, pollution water in the streets, unsafe structures and other public nuisances...The county has no executive powers to determine the will of the majority of Sun City residents and carry out that will; for

example: make the Sun Bowl a city park or buy Sun City Stadium for \$400,000. The county has no negotiating power to intercede for Sun Citizens in relations with neighboring communities and other government entities; examples: The county has no legal authority to file water rights claims in behalf of Sun City property owners. The county cannot intercede for Sun City people in actions before the Arizona Department of Water Resources or the Arizona Corporation Commission or the State Legislature on the School Tax issue...The county has limited licensing power to negotiate with public utilities and has inadequate control over undesirable businesses.

On FALLACY NUMBER 2:

Sun City people don't save taxes, they lose tax dollars by not having a city government because:

In Arizona, the state collects taxes for the city governments.

Specific portions of the principal state taxes are set aside for incorporated cities and towns. According to the League of Arizona Cities and Towns, which keeps track of such things, Sun City's share of these revenues for the 1988-89 fiscal year would be:

State Sales Tax....	\$2,274,400
State Income Tax....	2,317,200
State Gas Tax.....	2,659,200
Vehicle License.....	550,000
Lottery Funds.....	340,400
TOTAL SHARED	

REVENUES... \$8,141,200

Because we do not have a city government, our \$8 million goes back into the pot and is distributed on a per capita basis to the 83 cities and towns in Arizona that are incorporated.

State Shared Revenues alone would be more than enough to pay for Sun City's municipal government. Sun City is unique among large Arizona communities because we pay directly to our suppliers for our water, sewer, street lighting, parks, recreation, rubbish collection, library, hospital and public transportation services. For that reason, the expense side of our municipal budget would be only

a fraction of the budget of the typical Arizona city.

Furthermore, Sun City is the only large community in Arizona that is completely built up and would have none of the financial and administrative growing pains that are associated with rapidly growing cities.

Research Studies Show a Surplus for Sun City's Government

Four thorough and objective studies of Sun City's municipal finances have been made since 1975 and each study has concluded that projected income would exceed essential expenses by a substantial margin. The available surplus has increased dramatically during this period.

Sun City Taxpayers Association. In 1975, a special committee of SCTA made a year-long study of Sun City municipal finance and concluded that anticipated income would exceed essential expense by \$449,310 without any additional taxation.

Sun City Home Owners Association. HOA made a similar study over a period of almost a year which concluded that income would exceed expense by \$693,463 for fiscal year 1975-76.

M.R. Farrell & Associates. In 1978 the Del E. Webb Development Corporation commissioned the prestigious Farrell consulting firm to study "alternate forms of government for Sun City." The report recommended a **charter city government** operating on a "contract basis" and projected a surplus of \$1,554,270. The report concluded: "It would, therefore, be in a position to increase levels of service where

warranted, and/or make a financial contribution to Recreation Centers of Sun City, Inc., or the Volunteer Fire District, which could relieve some of the assessment or tax burden of the community's residents."

League of Women Voters of Sun City.

A seven month's study by the League published in December 1983 concluded that municipal income would exceed expenses by slightly over \$2,000,000 without any additional taxation.

Bringing the League's figures up-to-date, our city government, in the current fiscal year, would have essential expenses of \$3,000,000, an income of \$8,000,000, yielding a surplus of \$5,000,000. This \$5,000,000 annual surplus would be available to improve services, cut property taxes and establish an interest bearing reserve fund.

The people of Paradise Valley, Sedona, and Litchfield Park understand these municipal facts-of-life and have already DECLARED THEIR INDEPENDENCE. Now Sun City West people have looked at the facts and decided to put the incorporation issue to a vote.

Twenty five years ago a few thousand Sun City residents voted on the incorporation issue and decided to remain under Del Webb's paternal care. Now Del Webb is gone and Sun City is drifting; helpless, unorganized, and leaderless in an increasingly hostile world.

Isn't it time for Sun City people to hold another election and decide for themselves how Sun City will be governed in the years to come?

You can help bring this information to your fellow citizens by joining Citizens for Self-Government.

Fill out and mail the Membership Application below and join the thousands of Sun Citizens that want to get Sun City moving forward again.

Sun City Outlook '88 Meets A Need

Four issues of "Sun City Outlook '88" were published and distributed in 1988. The response in letters of encouragement, new memberships and contributions has persuaded us to continue with "Sun City Outlook '89".

The record of almost 700 new members convinces us that there is a large and growing number of Sun Citizens beginning to see the wisdom and the need for incorporation. Unexpectedly, but most encouraging, has been the interest expressed by the business people of Sun City. They clearly see the choice is remain under County control and stagnate; or, *Incorporate and Invigorate!*

We are shooting for 1500 new members in '89. With your help we can do it.

MEMBERSHIP APPLICATION

I/We want to help get Sun City moving forward again.
Please enroll me/us as member(s) of Citizens for Self-Government of Sun City.

Name _____

Name _____ Phone _____

Street Address _____ Zip _____

Enclosed is check for 1989 dues: ☐ \$5.00 single. ☐ \$8.00 family.

Continued from Page 1

Letter Writing Tips

Don't Delay!

Pick your legislator and get your letter sent off today!

In order to be sure that all legislators get their share of Sun City letters, please write to one of the legislators listed below. Choose one of the individuals with the number corresponding to your birth date. For example, if your birth date is the 12th of the month write to one of the three legislators listed with the number 12 in front of the legislator's name.

Suggestions for your letter:

1) Clip and enclose the "SUN CITY'S SCHOOL TAXES" report in box below.

2) Attach a short note giving your reasons why you object to adding hundreds of dollars to your property tax bills over the next nine years.

If your medical expenses are high, or your income is limited due to inflation or you are worried about future expenses, be sure to mention it.

Sign your note and give your address. You will probably receive a reply.

Address the following Representatives:

Rep. _____
House Wing -
Capitol Complex
Phoenix, AZ 85007

- 1 Don Aldridge
- 1 Dave Carson
- 1 Karen L. English
- 2 John Wettaw
- 2 Benjamin Hanley
- 2 Jack C. Jackson
- 3 Jack A. Brown
- 3 Polly Rosenbaum
- 3 Herb Guenther
- 4 Robert J. McLendon
- 4 Henry Evans
- 4 Jim Hartdegen
- 5 Art Celaya
- 5 Dick Pacheco
- 5 Ruben F. Ortega
- 6 Mike Palmer
- 6 Bart Baker
- 6 Bill English
- 7 Carmen Cajero
- 7 Phillip Hubbard
- 7 Peter Goudinoff
- 8 John Kromko
- 8 Ruth E. Eskesen
- 8 Jack B. Jewett
- 9 Patti Noland
- 9 Eleanor Schorr
- 9 Cindy Resnick
- 10 Ruth Solomon
- 10 Kyle Hindman
- 10 Bob Williams

- 11 Dave McCarroll
- 11 Karen R. Mills
- 11 Brenda Burns
- 12 Bob Burns
- 12 Susan Gerard
- 12 Don Kenney
- 13 Nancy Wessel
- 13 Debbie McCune
- 13 Bobby Raymond
- 14 Stan Barnes
- 14 Leslie W. Johnson
- 14 Art Hamilton
- 15 Earl V. Wilcox
- 15 Sandra Kennedy
- 15 Armando Ruiz
- 16 Chris Herstam
- 16 Candice Nagel
- 16 Sue Laybe
- 17 Margaret Updike
- 17 Jim Meredith
- 17 Jim Miller
- 18 Bev Hermon
- 18 Jenny Norton
- 18 Heinz R. Hink
- 19 John R. Wrzesinski
- 19 Lela Steffey
- 19 Jim Skelly
- 20 Mark W. Killian
- 20 Bill Mundell
- 20 Jane Dee Hull

Address the following State Senators:

- Senator _____
Senate Wing
Capitol Complex
Phoenix, AZ 85007
- 21 Jeffrey J. Hill
 - 21 John T. Mawhinney
 - 21 Jones Osborn
 - 22 Tom Patterson
 - 22 Lester Pearce
 - 22 Manuel Pena
 - 23 Peter Rios
 - 23 James J. Sossaman
 - 23 Jacque Steiner
 - 24 Alan J. Stephens
 - 24 Wayne Stump
 - 24 Doug Todd
 - 25 Robert B. Usdane
 - 25 Carolyn Walker
 - 25 Pat Wright
 - 26 Lela Altson
 - 26 Gus Arzberger
 - 26 Jesus Higuera
 - 27 David Bartlett
 - 27 Janice Brewer
 - 27 Leo Corbet
 - 28 Pete Corpstein
 - 28 Bill De Long
 - 28 Bob Denny
 - 29 Tony Gabaldon
 - 29 Jerry Gillespie
 - 29 Jaime Gutierrez
 - 30 Bill Hardt
 - 30 John Hays
 - 30 James Henderson
 - 31 Pat Wright

Lee Iacocca says, "If you can find a better car — BUY IT!" CSG says, "If you can find anyway to bring \$9,000,000 into Sun City and have a \$6,000,000 annual surplus after all expenses are paid and have Sun Citizens in charge — GO FOR IT!"

OUR READERS RESPOND:

Congratulations on the fine, informative and positive information in the December "Outlook". Trust the enclosed \$25 will help you keep it up.

Your "Outlook" section of the Independent was excellent.

Enclosed \$8 check is for our membership. After the first of the year we will donate to the cause.

I am a widow, 86 years old, with arthritis and doctor bills, sorry I can't make a large contribution.

Sorry I can't afford more. Go for it! Sic 'em!

Your newsletter was very informative and should convince those on the borderline to realize incorporation is the only sensible thing to do. Thank you for all your untiring, thankless work. God bless you all.

Enclosed is my check in the amount of \$25. \$8 to cover membership dues and the balance is a donation for your fine work.

An 87 year old reader writes: Too many old fogies still think Del Webb will take care of them. If you boys could have gotten the old folks to incorporate 10 years ago, we might have had a chance to avoid the demise of OLD Sun City.

Please find check for ten dollars. Add my name to the list for incorporation. Keep up the good work. Good luck.

I thank you and all good wishes for success of the organization.

Enclosed find our check for \$20, we now support incorporation. The sooner the better.

Keep up the good work!

Did You Know Lottery Receipts Are Distributed To Incorporated Cities?

Sample distributions for 1986-1987):
Apache Junction...\$ 135,753
Bullhead City.....167,116
Flagstaff.....363,010
Glendale.....1,159,122
Mesa.....2,196,352
Phoenix.....8,277,392
Scottsdale.....1,019,457
SUN CITY.....-0-

Sun City's School Taxes

	Sun City's Share	per hh*
State Aid to Local School Districts	12,180,862	466
NEW SCHOOL TAX — First Year	1,060,627	43
Total to SCHOOL DISTRICTS	13,241,489	509
State Aid to Maricopa Comm. Colleges	1,035,713	40
Property Tax to Maricopa Community Colleges	1,373,088	53
State Aid to Universities	5,610,095	213
Total to COLLEGES & UNIV.	8,018,896	306
SUN CITY'S TOTAL ANNUAL AID TO EDUCATION	\$21,260,385**	\$815

If not amended, in the next 9 yrs. the NEW SCHOOL TAX WILL ADD an accumulated total of \$48,000,000 or \$1,850 per family to the property tax bills of Sun City residents.

*Note: The above per household figures assume that the average Sun City resident pays the same share of state taxes as the average Arizona resident. Actually, Sun City people pay more sales taxes, income taxes, gas taxes and license fees than children.

** Note: Practically all of Sun City's \$21,000,000 aid to education leaves Sun City and never comes back. In contrast, a large part of other communities' education tax money is spent right in the community where the schools and colleges are located. This money goes to teachers, administrators, construction and maintenance workers and businesses and is spent and spent again to bolster the economy of the local community.

Citizens for Self-Government

1988

Daily News-Sun, Sun City, Ariz. Thursday, Dec. 15, 1

Incorporation talk sparks hot emotions

By CHRISTINE SELIGA
News-Sun staff

SUN CITY — Incorporation of the community would increase taxes and residents should speak out against it, a speaker at a meeting of the Retirement Community Association said this morning.

Larry Allen made his comments in the Sun City Room behind Menke Funeral Home to about 75 people.

Allen is a past president of the Prides and a World Safety Organization consultant to the United Nations.

He said he thinks his views against incorporation reflect the views of a majority of Sun City residents.

"I feel it is time for those who oppose incorporation to speak out against it," he said.

He said that he doesn't accept the figures and claims about incorporation presented by people who are for incorporation.

"Somewhere between what is said and what is perceived is the truth," Allen said.

Revenue-sharing funds, which all municipalities get from the state, only cover about 30 percent of a city's governmental expenses no matter what size the city is, he said.

He challenged anyone in the audience to find one city in Arizona that uses just revenue-sharing funds to operate city government and said that additional money for city expenses comes from levying taxes paid for by the community's residents.

Incorporating to better be able to control the community's destiny was an argument for incorporating that Allen rejected.

"Do you honestly believe that tripe?" he said.

After Allen's talk, the audience got to ask him and the association's board members questions.

One Sun City resident, Sam Ingram, said he opposes incorporation and said he would do

anything to help the community stay the way it is.

"What are we going to do to show these people that the large majority of people here don't want it and they should shut up and move out if they want incorporation?" he asked.

Someone in the crowd suggested putting the issue to a vote to settle it once and for all.

But Retirement Community Association member Joe Sentes said a vote wouldn't deter people in favor of incorporation.

"That will not stop anything because next year they'll do the same thing and the next year they'll do the same thing," he said.

Allen was asked about what the Sun City Prides would do if the community incorporated. He

'What are we going to do to show these people that the large majority of people here don't want it and they should shut up and move out if they want incorporation?'

Sam Ingram

said he wasn't sure what the Prides would be allowed to do in an incorporated community.

Merv Nielsen, a Sun City resident for a year, came to the meeting to find out more about the incorporation issue. He said he doesn't know much about the issue and didn't realize it was such a debated issue in the community.

"I came here trying to find out facts and all they wanted to do was shut you down . . . I think that most of them were running on emotion more than



News-Sun photo by Mollie J. Hoppes

SPEAKS OUT — Larry Allen told a group of residents this morning that he thinks his views against incorporation reflect the

views of a majority of Sun City residents. "I feel it is time for those who oppose incorporation to speak out against it."

fact," he said of the group's members.

Kay Sentes, president of the Retirement Community Association, said people could get more information about incorporation

from the League of Arizona Cities and Towns, 1820 W. Washington St., Phoenix, 85007.

To: All Citizens for Self-Government Members
From: Les Merydith, President

Sun City is closer to being incorporated than most people realize.

An opinion survey conducted last fall together with a 60% surge in Citizens for Self-Government membership in recent months indicates that fully one third of Sun City's registered voters now favor incorporation.

The difference between 1/3 and 1/2 of the voters is 1/6. If the present trend continues, some time next fall Sun City people will be ready to convert Del Webb's completed development into a well financed, self-governed city.

Instead of being a leaderless, powerless, perpetually broke subdivision of Maricopa County, we will become Arizona's tenth largest incorporated city. We will part company with little unincorporated villages like Pirtleville, Polacca and Shungopavi and join forces with 88 other municipalities in the League of Arizona Cities and Towns. Three fourths of Arizona's people live in incorporated cities and towns. Sun City will benefit from the League's centralized research and its powerful lobby will be working for us.

Instead of being considered odd balls and tax dodgers to be maligned and ridiculed, we will be accepted as equals and active participants in the affairs of the region and the state. Our official delegates will, for the first time, establish communications between Sun City and organizations such as Maricopa Association of Governments (MAG), Regional Public Transportation Authority (RPTA), Water Users Association and the Northwest Development Group.

Our lobbyists and attorneys before the state legislature, the Department of Water Resources and the Corporation Commission will be as well qualified and financed as those of our adversaries.

How soon shall we launch our petition drive and schedule an incorporation election?

It would be legally possible to complete our petition drive in October and November of this year, hold our incorporation election in February or March of 1990 and establish our city government on July 1, 1990. (City governments must begin operations on July 1.)

This procedure would enable us to catch up with Sun City West and establish our city government on the same date of July 1 of next year.

There is no question that Sun City West's drive for incorporation is helping our cause tremendously. The PORA team is doing everything right. In spite of what you read in the papers, there is **no organized opposition**. The Westers are on their way and the people here in Sun City are beginning to pay attention and ask questions.

Your board of directors has decided against the accelerated schedule that could bring self-government to Sun City in July of next year for two reasons.

One — We want to be almost guaranteed that 51% of the voters want incorporation. An extra six months of campaigning and public education with several more issues of the OUTLOOK will almost insure victory.

Two — If we did call for and win an election next February or March we would have only three months to get ready to take over from the county and begin operations by July.

For these reasons, the time-table favored by the board is:

May through December this year — Build CSG membership from 2600 to 3600 so we can get the required 3600 signatures on our petitions in a matter of weeks.

February 1990 — Secure signatures, notarize our petitions and prepare for filing — Obtain council resolutions from eight neighboring communities approving incorporation for Sun City.

August 1990 — File petitions and council resolutions with the County.

November 1990 — Hold election and win over 50% of the votes.

December 1990 — County declares Sun City incorporated.

January 1991 — County supervisor Carole Carpenter appoints interim City Council

July 1, 1991 — Maricopa County relinquishes control and Sun City's municipal government starts managing Sun City's civic affairs.

All these good things will not happen, however, without the full support of Citizens for Self-Government members like you.

There are two actions you can take right now that, if carried out by all 2600 CSG members, will practically insure self-government in 1991.

One — Please use the enclosed yellow remittance envelope to renew your membership and also include as generous a contribution as you can afford. CSG urgently needs funds. Our treasury is depleted. We have published seven issues of Sun City OUTLOOK at a cost of \$3800 each, which have been financed largely by contributions. Our modest membership dues barely cover office expenses and mailing costs. Think of your contribution as an investment in Sun City's future.

Two — Use the enclosed copy of the OUTLOOK to open a discussion and sign up one or several of your friends, neighbors or associates. There is a second remittance envelope inside the OUTLOOK. Some of your friends now favor incorporation but have not joined CSG. We should have their names on our roster so they can be reached by phone or mail as the campaign progresses.

We are off and running. Let's get this incorporation thing settled and start enjoying some of the things that we have been paying for but not getting in the past.

Sincerely,

Les Merydith

Les Merydith, President

Enclosures:

Extra copy of the last OUTLOOK

Two membership remittance envelopes

Report on Public Funding Poll

Ballots for election of Directors

Published by:
Citizens for Self-Government, Inc.
P.O. Box 1411
Sun City, AZ 85372

SPECIAL TAX EDITION

Save for future reference

Sun City OUTLOOK '88

Volume 1, No. 5

December 6, 1988

Sun City, Arizona

Benson Cartoon

Censored

by

Phoenix Newspapers, Inc.

Read on...

Is Big Bad Benson A Cry Baby?

Steve Benson, the talented but controversial cartoonist for the Arizona Republic, outdid himself last spring when he depicted Sun Citians as fat, wealthy loafers who shoot children. He labeled Sun City:

UNINCORPORATED — UN-TAXED — UNGRATEFUL. An avalanche of protests brought no response except a second cartoon with essentially the same message.

Last week the editors of "Sun City OUTLOOK '88", produced and had printed at considerable expense 25,000 copies of the November issue of OUTLOOK. On the front page was a reprint of the first Benson cartoon with a caption: BENSON IS UNINFORMED — UNTRUTHFUL — UNBEARABLE.

Also on the front page were four carefully researched articles listing the various taxes Sun City people pay which thoroughly debunked Benson's statement that Sun City people do not pay their fair share of taxes. The tax

facts presented also brought out that it is Phoenix and the other cities in the state who should be grateful to Sun Citians for the millions of dollars of tax subsidies that we provide to educate their kids and finance their city governments.

The editors of OUTLOOK sent Benson a copy, hot off the press, with a note suggesting that he take a second look at the tax situation in Sun City and hopefully change his previously held opinions of Sun City and its people.

What did Benson do? He went to the Phoenix Newspapers legal office, and an attorney there threatened suit for copy right violation and forced Citizens for Self-Government to withhold distribution of the already printed November issue of OUTLOOK '88.

It is obvious that Benson can be cruel in his criticism of others but he is very sensitive (and cruel) when criticism comes his way.

ZONING

Sun City is the only U.S. city of 43,000 residents in which final zoning decisions are made by a five member county board of supervisors — none of whom live in Sun City!

A recent survey showed almost 17,000 Sun Citians consider local control of zoning our greatest need. ONLY through incorporation can we gain that much-needed control. (See P.4, "Local Inn")

TAX FACTS

Sun Citians will pay \$21,200,000 in education taxes this year

TOTAL STATE TAXES PAID BY SUN CITIANS	\$42,781,000
COMBINED EDUCATION TAXES PAID BY SUN CITIANS	
State Aid to School Districts	\$11,800,000
County Aid to School Districts	1,100,000
Jr. College Property Tax	1,300,000
State Aid to Jr. Colleges	600,000
State Aid to Universities	5,400,000
Total	\$20,200,000
New Additional "Sun City School Tax" (for 1988)	1,000,000*
Grand Total	\$21,200,000

*This is scheduled to reach \$10,000,000 in nine years

Sun Citians will also pay \$8,100,000 to support other city governments this year

It should be noted that because Sun City is Unincorporated we cannot claim our tax refund of \$8,100,000 (State Shared Revenue). This money is divided among the 88 incorporated cities and towns and is used to help pay their city expenses. Adding this gift of \$8,100,000 to our \$21,000,000 in school taxes brings Sun City's total contribution to other communities to almost \$30,000,000. Peoria, with a large school enrollment pays \$4,000,000 less in school taxes than we do!

Are we untaxed and ungrateful? Clearly the answer is NO. It is equally clear we are unrepresented. No one speaks for Sun City. Incorporated, with an elected, volunteer city council and mayor and a professional city manager and staff, the truth about Sun City taxes would be researched and released. Sun Citians, the County, the State and the media would have the facts. Respect for Sun City would be in — discriminatory taxes would be out. The answer is INCORPORATION.

More Tax Facts

Sun City has no city government but we pay more than enough city taxes to pay for one

County will collect \$2,500,000 in City Property Taxes from Sun City this year

State will collect an additional \$8,100,000 in City Taxes from Sun City Taxpayers this year

Sun City Ranks High in City Property Tax rates

Sun City people pay more city property taxes than most other urban communities in Maricopa County. (See TAX TABLE 1, page 4.)

Little Youngtown is one of 8

see property taxes page 4

Sun City people will pay \$8,100,000 in various state taxes that are returned to incorporated cities and towns to be used for municipal purposes like fire protection, street lighting, law enforcement, street maintenance, parks and recreation and the like but we don't get a cent of our \$8,100,000 back because we

see added city taxes page 4

THE BOTTOM LINE:

WE WILL RECEIVE \$8,100,000 IN TAX REFUNDS (STATE SHARED REVENUES) IF WE INCORPORATE THIS YEAR — GUARANTEED!

Who Opposes Self-Government?

When the benefits of self-government are understood the question arises: who in Sun City could possibly oppose self-government?

The answer is interesting. The organized opposition to self-government is the same group that: (1) endorsed and worked for the removal of alcove plantings along 99th Avenue and our beautiful, landscaped green median strips; (2) supported the failed effort by an outside developer (Pacific Scenes) in their attempt to establish high-density housing in the area north of Bell; (3) opposed construction of a super market to serve the people north of Bell; (4) consistently try to explain and excuse Citizens Utilities sale of millions of gallons of Sun City water to surrounding communities; and, (5) eagerly agreed to accept Rural-Metro's substantial support for soliciting names on a petition at \$2 a signature.

Clearly an anti-Sun City pattern is evident. It is: Sun City vs TMA. The leadership of the TMA and its companion organization RCA is still living in the 1960's. Still repeating meaningless clichés and slogans. For example, in September of 1978 a spokesperson for these organizations said, I quote, "The Incorporationist claim that Sun City would receive \$3,000,000 in state shared revenues if we incorporated...is subject to change and these pie-in-the sky revenues could be drastically cut or even eliminated entirely in future years."

Only TMA and RCA could be so far from the truth. The record of the League of Arizona Cities and Towns shows that our \$3,000,000 tax refund of 1978 increased each of the following years and reached \$8,100,000 this year. Our total uncollected refunds for that period would be a whopping \$55,000,000! Our "pie-in-the sky," because we did not claim it, was shared by the 88 Arizona cities that are incorporated. To them it became pie on the table. When you add our loss of franchise fees and incidental revenues to our uncollected tax refunds you discover we lost over \$65,000,000 in the past decade. We paid a terrible price for listening to the siren songs of simplistic slogans. Perhaps more important, we forfeited our American right to self-government.

ONLY IF WE INCORPORATE

Can we adequately fund professional promotion for Sun City.
THERE IS NO OTHER WAY.

Editorial

Outlook '88 editorial

The future of America depends on the educational opportunities we provide for the children of America. Most Americans want to contribute toward that goal. As the table on page 1 indicates we are presently making a meaningful contribution. Why then are so many Sun Citizens enraged with the, "Sun City School Tax?" The following are some of the reasons: (1) it seemed to delight some of the legislators to have found a way to get into the pockets of Sun Citizens; (2) it was labeled a school tax, but the proceeds will go into the general fund; (3) the tax seemed to be a response to the tasteless, irresponsible Benson cartoons rather than a serious effort at levying a fair tax and (4) Sun City taxpayers, unlike other taxpayers, were not granted the 56% home-owner rebate.

It should be pointed out that of the \$21,100,000 in school taxes we presently pay (table page 1), none of it returns to our community. For us it is strictly an extractive process. By contrast when Peoria pays its \$17,000,000 to the state for various school taxes, a large portion is returned and spent and respent in Peoria for salaries, supplies and services. This

churning of money is an economic stimulus for Peoria — and her children are educated. Not so for Sun City!

We must also recognize we play a part in being victimized. We are certainly old enough to accept responsibility. Particularly the responsibility of self-government. Had we accepted that responsibility and been incorporated this year our tax refund (shared revenue) would be more than 8 times the amount the state will collect this year from the "Sun City School Tax". If we were incorporated we could retain the finest legal talent and pursue the matter in the courts and our \$8,100,000 tax refund would eliminate the unpleasant chore of passing the hat. Finally, if we were incorporated today we could escape the ambush of County Home Rule that lies just beyond the horizon.

Incorporation is Sun City's hope for the future, our safety net. From an insecure, vulnerable position we will become strong and secure. It is ours for the asking. We must not be deterred by the scare tactics of the uninformed and misinformed. Join CITIZENS FOR SELF-GOVERNMENT and add your support to the growing momentum for Incorporation.

Taxes Arizona Style

Many of us come from states where schools were supported largely by local taxes. This meant property taxes. We still remember those high property taxes. Arizona is different. Two thirds of elementary and secondary school tax revenues come from state aid. And, the state gets 37% of its revenue from sales taxes, 24% from property taxes, 10% from gas tax and 10% from motor vehicle licenses, luxury and estate taxes and lottery.

So, even if you live in an area outside a school district, as we do, a significant portion of your taxes go to support education in Arizona. The table on page 1 shows our tax support for the various branches of education. It is based on the most recent verifiable data.

SUN CITY OUTLOOK '88

November 1988

Published by
Citizens for Self-Government
of Sun City, Inc.

P.O. Box 1411, Sun City, AZ 85372
Phone 802-974-4064

Citizens for Self-Government
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Citizens for Self-Government now number in the thousands. Over two thousand, five hundred we actively worked and contributed to support the cause of bringing local government to the people of Sun City.

None of the Board of Directors listed above are seeking any political or financial gain from the effort. All have stated that they will not seek positions on the first city council.

Quotations

Ed Sommers, publisher of the News-Sun, September 5, 1987 "I can only say one thing. While there are certain financial considerations to the incorporation issue, I don't see how the Sun Cities can refrain from incorporating in the coming years.

"Its as simple as this: Who is going to speak for Sun City?"

John Baudek, city manager of Paradise Valley; November 9, 1987. "Incorporation is the best thing that ever happened to Paradise Valley, and it would be equally beneficial for Sun City.

"You have the opportunity here (through Self-government) to save some money. Citizens for self-government are on the right track and going in the right direction. Of course, it (self-government) is the only way to secure self determination."

Maricopa Country provides us with \$1,600,000 in services. We forfeit \$8,100,000 in uncollected tax refunds. Isn't it time to end that fiscal insanity? Unite with thousands of your fellow Sun Citizens and work with CITIZENS FOR SELF-GOVERNMENT for a financially sound Sun City.

ONLY IF WE INCORPORATE

Will we be able to financially help our golf courses.
THERE IS NO OTHER WAY.

THE BOTTOM LINE:

\$8,100,000 IN TAX REFUNDS + \$1,900,000 FRANCHISE FEES & PERMITS = \$10,000,000 GROSS INCOME - GUARANTEED!!!

INCORPORATION FABLE:

The Rec Centers would be open to non-residents.

INCORPORATION FACT:

The Rec Centers are chartered by the State of Arizona. Their charter states membership is based on home ownership in Sun City. Incorporation could not change that.

John Meeker, Pres. Del Webb Corp 1965-1981 Re: Golf Course

Without being partial to one side or the other, the controversy now going on regarding the golf courses could easily be solved by incorporation. A legal opinion had indicated money from state shared revenues could be used to maintain the golf courses. Then it would not be necessary to open our courses up to outsiders. There is no greater authority on this matter than John Meeker, President of Del E. Webb Development Corporation, 1965-81. For the April issue of the "Outlook" he wrote:

"Sun City's eight golf courses were an essential element in the Sun City success story and it is in the interest of every property owner to see that community assets are not allowed to deteriorate."

"The subject of municipal subsidies to the Recreation Centers was studied by Devco's attorneys and they advised that municipal support of the centers was legally feasible. I understand that Sun City's share of state shared revenues is now up to about eight million dollars a year, so it should not be necessary to increase green fees or rec. center dues to keep Sun City's golf courses in tip-top shape."

Concluding his article in the "Outlook" he wrote:

"A city of 40,000 people just can't get along without a city government under the direction of an elected council with a full time professional city manager and staff."

Sun City Businessman Sees Need To Incorporate

Last week Joe, (not his real name) a Sun City businessman, complained to me of his recent steep tax hike. When I suggested incorporation would ease the blow, he said, "How can incorporation lessen the bite, when the incorporated city would have to pass tax bills to raise money to run the city?" The answer was, no it wouldn't. An incorporated Sun City would annually receive a tax refund from the state. Only incorporated cities get this refund; this year Sun City, Inc. would get \$8,100,000. I wrote him in big numbers on Joe's order blank.

Joe's next question was how much would police protection and care of our streets cost. The county says it costs \$1,600,000 to provide these services and they would continue to provide the services at that price. Now the businessman's mathematics was at work. "Hey," he said, "we would have 6½ million left. I get around Sun City every day and I now we aren't building any more roads, sidewalks, sewers or public buildings. Our city is all built up and we've got 6,500,000. Let's set aside a million to run the city, including incidental expenses — we've got

ourselves a surplus of \$5,500,000. Look, we could lower taxes for everyone!"

Now Joe started to explain to me, "You see Sun City being all built up, all we have to do is maintain it. We've got what you could call a 'maintenance city'. All we need are a few firm contracts and some good supervision, and Sun City would be running smooth, safe, and with a surplus of money. Let's go get our tax refund. Got any brochures on incorporation?"

This relates the substance of an actual experience with a Sun City businessman. It took him less than five minutes to understand our unique situation, a 'maintenance city' and the consequent benefits we would all get from incorporation. In answer to Joe's last question, "Got any brochures on incorporation?" Yes, and at your request we will be glad to send one to you. Even better, mail in your enclosed application for membership in the very rapidly growing CITIZENS FOR SELF-GOVERNMENT and we will include a brochure (for your friends) with your receipt. Together we'll gain security, respect and the right to govern ourselves. Thanks, Joe, for making it all so clear.

THE BOTTOM LINE:

10,000,000 GROSS INCOME - \$3,000,000 IN OPERATING EXPENSES = \$7,000,000 ANNUAL SURPLUS — GUARANTEED!!!

Congratulations

Our kid brother on the other side of the Agua Fria River just concluded several years of professional study on alternative choices. The clear winner: incorporation. An incorporated Sun City West would end year '1' with a bank account of \$1,000,000 — and all bills paid.

What are you kids waiting for?

Local Inn's Future is Undecided

A News-Sun story on Nov. 11 reported:

"Negotiations were still continuing Friday afternoon to decide who might be the future owners of the Sun City Comfort Inn."

The Naydon Corp. and Cardon Oil are the Comfort Inn (formerly Kings Inn) co-owners involved in discussions with the two potential buyers...an investment group from El Salvador or Salt Lake City — based Smith's Food King, that wants...the possible demolition of 14 Sun City Condominiums near the back of the property site to make way for the grocery store and parking lot."

This is further evidence of Sun City's impotence and vulnerability. Unincorporated, all we can do is sign petitions, write letters-to-the-editor and pass-the-hat. Decisions involving Sun City's only hotel and historical landmark are being worked out in Salt Lake City and El Salvador. The final decisions involving zoning will be made by 5 non-resident county supervisors on the sixth floor of the County Building in downtown Phoenix.

Our community — ruled by outsiders — will read about it in the papers.

With a city government in place Sun City's planners would have proposals to make to the owners and would assist in the negotiations. And the final zoning decisions would be made by Sun City people right here in Sun City with Sun City's long term interests in mind.

Our Readers Respond:

'Here is my check for \$50. Keep up the good work.'

...

'We own a home on Union Hills as well as a condo; so, we are doubly concerned. We are sending along \$8 to further the cause of Sun City's future.'

...

'In the past I have been a member of, 'The Retirement Community Association,' I am enclosing my check for \$5 for membership in 'Citizens for Self-government.'

...

'\$100 check enclosed, you do excellent work.'

...

'Up to the last couple of months we did not support incorporation. Now we feel we are losing our paradise and want to support incorporation. To this end find enclosed \$8 for dues 4/1/88 - 4/1/89.'

...

'I have seen your first 'tabloid'—great! It would convince anyone with an open mind. Keep up the good work.'

...

'Good idea — long over due.'

...

'I am recovering from a second stroke but still feel we should have a say in our destiny. I feel we must assume some responsibilities. Enclosed is our check for \$100. Been here since 1963.'

...

'Here is my check for \$100. Incorporation is at least 10 years over due. We are in danger of being absorbed by our neighbors. Hope its not too late.'

...

'I am housebound with cancer. Here is my check for \$5.'

...

'Thank goodness for people like you with perseverance. Please hang in there. \$25 enclosed.'

...

'Please add my name to your roster of Concerned citizens of Sun City.'

...

We appreciate your response — keep sending them.
Box 1411 Sun City, AZ 85372

INCORPORATION FABLE:

Crooked politicians will take over and our Shared Revenues will end up in their pockets.

INCORPORATION FACT:

This is a terrible insult to our fellow Sun Citizens. It is also totally false. We have dozens of organizations; e.g. Sun Health Foundation, Sunshine Services, Rec Centers, Fire District Board, Library museum, posse, golf courses and many others who have handled millions of \$ without a single misappropriation.

• Property Taxes

continued from Page 1

incorporated cities and towns in the Valley that have no city property taxes at all. Why will Sun City people pay a \$1,200,000 million property tax for street lighting and a \$1,300,000 million property tax for fire protection this year and yet Youngtown people will pay no city property taxes at all?

Youngtown gets its fire protection from Rural/Metro and its street lighting service from Arizona Public Service just like Sun City. Sun City people pay the same county tax rates and state tax rates as Youngtown.

Youngtown has a city government and pays no city property tax. Sun City has no city government yet it pays more city property taxes than 17 other valley cities. What's going on here? How does this happen?

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3	Phoenix	1.83
4	Buckeye	1.80
5	Gila Bend	1.78
6	Sun City	1.36
	(Fire Dist. .62)	
	(Str. Lights .74)	
7	Wickenburg	1.29
8	Sun City West	1.28
	(Fire Dist. .71)	
	(Str. Lights .57)	
9	Gilbert	1.25
10	Peoria	1.15
11	Chandler	1.12
12	Scottsdale	1.00
13	Tolleson	.77
14	Avondale	.56
15	Surprise	.03
16	Mesa	None
17	Apache Junction	None
18	Paradise Valley	None
19	Guadalupe	None
20	El Mirage	None
21	Youngtown	None
22	Carefree	None
23	Cave Creek	None

ONLY IF WE INCORPORATE

Can we keep our well water in Sun City and CAP water out.

THERE IS NO OTHER WAY

• Added City Taxes

continued from Page 1

have no city government to pick up the money. If you want to see what happens to our \$8,100,000 see TAX TABLE II below

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If Sun City were incorporated we could use franchise fees to pay for street lighting and one sixth of our State Shared Revenues to pay for fire protection. This would eliminate completely our two city property taxes and cut \$2,500,000 off our total tax bill.

Incorporation will reduce our tax burden not increase it.

Tax Table II Here's where Sun City's \$8,100,000 goes

Here's where Sun City's \$8,141,000 goes

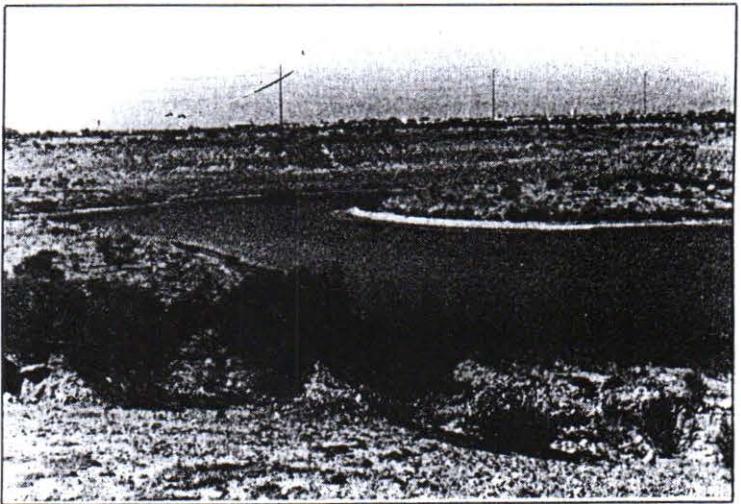
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73 Other Cities	1,902,000
TOTAL	\$8,141,000

Sun City West when incorporated will also benefit from our neglect by...\$43,713

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While some Sun City home owners are taking out their grass, trees and shrubs and are installing rock and gravel (desert landscaping) in order to save water; Sun City Water Co. is piping water from Sun City to fill 3 lakes on the property of the Brookview Country Club Estates north of Bell Rd. In addition to the Brookview Country Club Estates pipeline, Sun City Water Company has already installed four additional 12-inch pipelines leading out of Sun City toward the north, east and west.

The Sun City Condominium Association, in its monthly information letter to the 385 condominiums, stresses the urgency to conserve water and includes suggestions on conservation methods. The September, 1988 letter included a separate memorandum entitled, "Water Savers". Already the condominium at 99th Dr. and Royal Oak Road has torn out the grass

and installed rock. (See photograph). Sun City condominiums comprise about 10,000 dwelling units.

When we take out grass, shrubs and trees and replace them with desert landscaping the cost of air conditioning our homes is raised. The reason: golf courses and other vegetated plots such as cemeteries and parks are known to keep city temperatures lower through evaporation. When radiation from the sun hits a street or building, some of it is reflected back into the sky, but most of it is transformed into heat. The streets and buildings act as heat sinks and even after the sun sets they continue to release heat. Plants release water to the air through pores in the leaves. This is called transpiration. When this water evaporates, it not only cools the plant but has a cooling effect on the adjacent area. Thus, a tree is, in effect, a miniature evaporative cooler. Some water evaporates from the soil also and adds to the cooling caused by the transpiration.

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Published by:
Citizens for Self-Government, Inc.
P.O. Box 1411
Sun City, AZ 85372

SPECIAL TAX EDITION

Save for future reference

Sun City OUTLOOK '88

Volume 1, No. 4

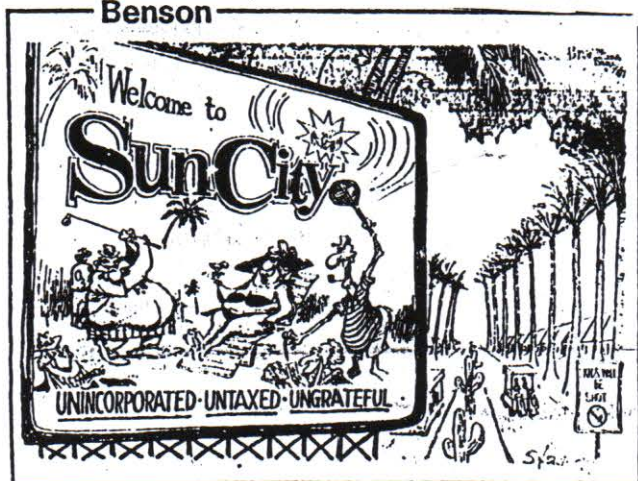
November 29, 1988

Sun City, Arizona

SUN CITY PAYS AND PAYS

Myth Fact

Benson



Sun Citians will pay \$21,200,000 in education taxes this year

TOTAL STATE TAXES PAID BY SUN CITIANS	\$42,781,000
COMBINED EDUCATION TAXES PAID BY SUN CITIANS	
State Aid to School Districts	\$11,800,000
County Aid to School Districts	1,100,000
Jr. College Property Tax	1,300,000
State Aid to Jr. Colleges	600,000
State Aid to Universities	5,400,000
Total	\$21,200,000
New Additional "Sun City School Tax" (for 1988)	1,000,000*
Grand Total	\$22,200,000

* This is scheduled to reach \$10,000,000 in nine years

**BENSON IS:
UNINFORMED-UNTRUTHFUL-UNBEARABLE**

More Tax Facts

Sun City has no city government but we pay more than enough city taxes to pay for one

County will collect

\$2,500,000 in City Property Taxes from Sun City this year

Sun City Ranks High in City Property Tax rates

Sun City people pay more city property taxes than most other urban communities in Maricopa County. (See TAX TABLE 1, page 3.)

Little Youngtown is one of 8

see property taxes page 4

State will collect an additional \$8,100,000 in City Taxes from Sun City Taxpayers this year

Sun City people will pay \$8,100,000 in various state taxes that are returned to incorporated cities and towns to be used for municipal purposes like fire protection, street lighting, law enforcement, street maintenance, parks and recreation and the like but we don't get a cent of our \$8,100,000 back because we

see added city taxes page 4

Sun Citians will also pay \$8,100,000 to support other city governments this year

It should be noted that because Sun City is Unincorporated we cannot claim our tax refund of \$8,100,000 (State Shared Revenue). This money is divided among the 88 incorporated cities and towns and is used to help pay their city expenses. Adding this gift of \$8,100,000 to our \$21,200,000 in school taxes brings Sun City's total contribution to other communities to almost \$30,000,000. Peoria, with a large school enrollment pays \$4,000,000 less in school taxes than we do!

Are we untaxed and ungrateful? Clearly the answer is NO. It is equally clear we are unrepresented. No one speaks for Sun City. Incorporated, with an elected, volunteer city council and mayor and a professional city manager and staff, the truth about Sun City taxes would be researched and released. Sun Citians, the County, the State and the media would have the facts. Respect for Sun City would be in - discriminatory taxes would be out. The answer is INCORPORATION.

ZONING

Sun City is the only U.S. city of 43,000 residents in which final zoning decisions are made by a five member county board of supervisors - none of whom live in Sun City!

A recent survey showed almost 17,000 Sun Citians consider local control of zoning our greatest need. ONLY through incorporation can we gain that much-needed control. (See P.4, "Local Inn")

THE BOTTOM LINE:

WE WILL RECEIVE \$8,100,000 IN TAX REFUNDS (STATE SHARED REVENUES) IF WE INCORPORATE THIS YEAR - GUARANTEED!

NOTE: 27,000 COPIES OF THIS EDITION WERE DESTROYED WHEN PHOENIX NEWSPAPERS, INC., THREATENED TO SUE FOR COPYRIGHT VIOLATION ON BENSON'S CARTOON.--Les Merydith

Who Opposes Self-Government?

When the benefits of self-government are understood the question arises: who in Sun City could possibly oppose self-government?

The answer is interesting. The organized opposition to self-government is the same group that: (1) endorsed and worked for the removal of alcove plantings along 99th Avenue and our beautiful, landscaped green median strips; (2) supported the failed effort by an outside developer (Pacific Scenes) in their attempt to establish high-density housing in the area north of Bell; (3) opposed construction of a super market to serve the people north of Bell; (4) consistently try to explain and excuse Citizens Utilities sale of millions of gallons of Sun City water to surrounding communities; and, (5) eagerly agreed to accept Rural-Metro's substantial support for soliciting names on a petition at \$2 a signature.

Clearly an anti-Sun City pattern is evident. It is: Sun City vs TMA. The leadership of the TMA and its companion organization RCA is still living in the 1960's. Still repeating meaningless cliches and slogans. For example, in September of 1978 a spokesperson for these organizations said, I quote, "The Incorporationist claim that Sun City would receive \$3,000,000 in state shared revenues if we incorporated...is subject to change and these pie-in-the-sky revenues could be drastically cut or even eliminated entirely in future years."

Only TMA and RCA could be so far from the truth. The record of the League of Arizona Cities and Towns shows that our \$3,000,000 tax refund of 1978 increased each of the following years and reached \$8,100,000 this year. Out total uncollected refunds for that period would be a whopping \$55,000,000! Our "pie-in-the-sky," because we did not claim it, was shared by the 88 Arizona cities that are incorporated. To them it became pie on the table. When you add our loss of franchise fees and incidental revenues to our uncollected tax refunds you discover we lost over \$65,000,000 in the past decade. We paid a terrible price for listening to the siren songs of simplistic slogans. Perhaps more important, we forfeited our American right to self-government.

ONLY IF WE INCORPORATE

Can we adequately fund professional promotion for Sun City.
THERE IS NO OTHER WAY.

THE BOTTOM LINE:

\$8,100,000 IN TAX REFUNDS + \$1,900,000 FRANCHISE FEES & PERMITS = \$10,000,000 GROSS INCOME - GUARANTEED!!!

Editorial

Outlook '88 editorial

The future of America depends on the educational opportunities we provide for the children of America. Most Americans want to contribute toward that goal. As the table on page 1 indicates we are presently making a meaningful contribution. Why then are so many Sun Citizens enraged with the, "Sun City School Tax?" The following are some of the reasons: (1) it seemed to delight some of the legislators to have found a way to get into the pockets of Sun Citizens; (2) it was labeled a school tax, but the proceeds will go into the general fund; (3) the tax seemed to be a response to the tasteless, irresponsible Benson cartoons rather than a serious effort at levying a fair tax and (4) Sun City taxpayers, unlike other taxpayers, were not granted the 56% home-owner rebate.

It should be pointed out that of the \$21,100,000 in school taxes we presently pay (table page 1), none of it returns to our community. For us it is strictly an extractive process. By contrast when Peoria pays its \$17,000,000 to the state for various school taxes, a large portion is returned and spent and resented in Peoria for salaries, supplies and services. This

churning of money is an economic stimulus for Peoria — and her children are educated. Not so for Sun City!

We must also recognize we play a part in being victimized. We are certainly old enough to accept responsibility. Particularly the responsibility of self-government. Had we accepted that responsibility and been incorporated this year our tax refund (shared revenue) would be more than 8 times the amount the state will collect this year from the "Sun City School Tax". If we were incorporated we could retain the finest legal talent and pursue the matter in the courts and our \$8,100,000 tax refund would eliminate the unpleasant chore of passing the hat. Finally, if we were incorporated today we could escape the ambush of County Home Rule that lies just beyond the horizon.

Incorporation is Sun City's hope for the future, our safety net. From an insecure, vulnerable position we will become strong and secure. It is ours for the asking. We must not be deterred by the scare tactics of the uninformed and misinformed. Join CITIZENS FOR SELF-GOVERNMENT and add your support to the growing momentum for Incorporation.

Taxes Arizona Style

Many of us come from states where schools were supported largely by local taxes. This meant property taxes. We still remember those high property taxes. Arizona is different. Two thirds of elementary and secondary school tax revenues come from state aid. And, the state gets 37% of its revenue from sales taxes, 24% from property taxes, 10% from gas tax and 10% from motor vehicle licenses, luxury and estate taxes and lottery.

So, even if you live in an area outside a school district, as we do, a significant portion of your taxes go to support education in Arizona. The table on page 1 shows our tax support for the various branches of education. It is based on the most recent verifiable data.

ONLY IF WE INCORPORATE

Will we be able to financially help our golf courses.
THERE IS NO OTHER WAY.

SUN CITY OUTLOOK '88

November 1988

Published by
Citizens for Self-Government
of Sun City, Inc.

P.O. Box 1411, Sun City, AZ 85372
Phone 802-974-4084

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John Stewart	William Thompson

Citizens for Self-Government now number in the thousands. Over two thousand, five hundred we actively worked and contributed to support the cause of bringing local government to the people of Sun City.

None of the Board of Directors listed above are seeking any political or financial gain from the effort. All have stated that they will not seek positions on the first city council.

Quotations

Ed Sommers, publisher of the News-Sun, September 5, 1987 "I can only say one thing. While there are certain financial considerations to the incorporation issue, I don't see how the Sun Cities can refrain from incorporating in the coming years. "Its as simple as this: Who is going to speak for Sun City?"

John Baudek, city manager of Paradise Valley; November 9, 1987. "Incorporation is the best thing that ever happened to Paradise Valley, and it would be equally beneficial for Sun City.

"You have the opportunity here (through Self-government) to save some money. Citizens for self-government are on the right track and going in the right direction. Of course, it (self-government) is the only way to secure self determination."

Maricopa County provides us with \$1,600,000 in services. We forfeit \$8,100,000 in uncollected tax refunds. Isn't it time to end that fiscal insanity? Unite with thousands of your fellow Sun Citizens and work with CITIZENS FOR SELF-GOVERNMENT for a financially sound Sun City.

• Property Taxes

continued from Page 1

incorporated cities and towns in the Valley that have no city property taxes at all. Why will Sun City people pay a \$1,200,000 million property tax for street lighting and a \$1,300,000 million property tax for fire protection this year and yet Youngtown people will pay no city property taxes at all?

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continued from Page 1

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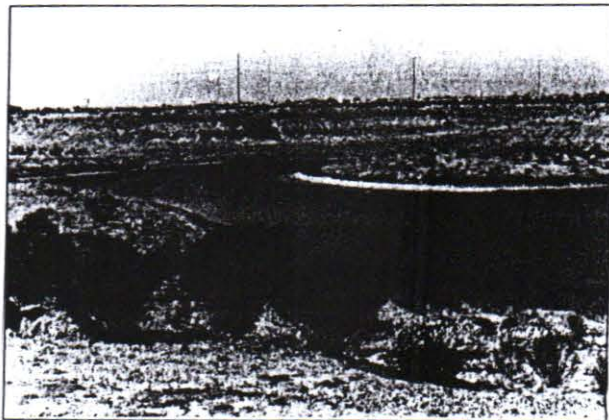
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The Rec Centers are chartered by the State of Arizona. Their charter states membership is based on home ownership in Sun City. Incorporation could not change that.

John Meeker, Pres. Del Webb Corp 1965-1981 Re: Golf Course

Without being partial to one side or the other, the controversy now going on regarding the golf courses could easily be solved by incorporation. A legal opinion had indicated money from state shared revenues could be used to maintain the golf courses. Then it would not be necessary to open our courses up to outsiders. There is no greater authority on this matter than John Meeker, President of Del E. Webb Development Corporation, 1965-81. For the April issue of the "Outlook" he wrote:

"Sun City's eight golf courses were an essential element in the Sun City success story and it is in the interest of every property owner to see that community assets are not allowed to deteriorate."

"The subject of municipal subsidies to the Recreation Centers was studied by Devco's attorneys and they advised that municipal support of the centers was legally feasible. I understand that Sun City's share of state shared revenues is now up to about eight million dollars a year, so it should not be necessary to increase green fees or rec. center dues to keep Sun City's golf courses in tip-top shape."

Concluding his article in the "Outlook" he wrote:

"A city of 40,000 people just can't get along without a city government under the direction of an elected council with a full time professional city manager and staff."

Sun City Businessman Sees Need To Incorporate

Last week Joe, (not his real name) a Sun City businessman, complained to me of his recent steep tax hike. When I suggested incorporation would ease the blow, he said, "How can incorporation lessen the bite, when the incorporated city would have to pass tax bills to raise money to run the city?" The answer was, no it wouldn't. An incorporated Sun City would annually receive a tax refund from the state. Only incorporated cities get this refund; this year Sun City, Inc. would get \$8,100,000. I wrote this in big numbers on Joe's order blank.

Joe's next question was how much would police protection and care of our streets cost. The county says it costs \$1,600,000 to provide these services and they would continue to provide the services at that price. Now the businessman's mathematics was at work. "Hey," he said, "we would have 6½ million left. I get around Sun City every day and I know we aren't building any more roads, sidewalks, sewers or public buildings. Our city is all built up and we've got \$6,500,000. Let's set aside a million to run the city, including incidental expenses — we've got

ourselves a surplus of \$5,500,000. Look, we could lower taxes for everyone!"

Now Joe started to explain to me, "You see Sun City being all built up, all we have to do is maintain it. We've got what you could call a 'maintenance city'. All we need are a few firm contracts and some good supervision, and Sun City would be running smooth, safe, and with a surplus of money. Let's go get our tax refund. Got any brochures on Incorporation?"

This relates the substance of an actual experience with a Sun City businessman. It took him less than five minutes to understand our unique situation, a 'maintenance city' and the consequent benefits we would all get from Incorporation. In answer to Joe's last question, "Got any brochures on Incorporation?" Yes, and at your request we will be glad to send one to you. Even better, mail in your enclosed application for membership in the very rapidly growing CITIZENS FOR SELF-GOVERNMENT and we will include a brochure (for your friends) with your receipt. Together we'll gain security, respect and the right to govern ourselves. Thanks, Joe, for making it all so clear.

THE BOTTOM LINE:

\$10,000,000 GROSS INCOME - \$3,000,000 IN OPERATING EXPENSES = \$7,000,000 ANNUAL SURPLUS — GUARANTEED!!!

Congratulations

Our kid brother on the other side of the Agua Fria River just concluded several years of professional study on alternative choices. The clear winner: incorporation. An incorporated Sun City West would end year '1' with a bank account of \$1,000,000 — and all bills paid.

What are you kids waiting for?

Local Inn's Future is Undecided

A News-Sun story on Nov. 11 reported:

"Negotiations were still continuing Friday afternoon to decide who might be the future owners of the Sun City Comfort Inn."

The Naydon Corp. and Cardon Oil are the Comfort Inn (formerly Kings Inn) co-owners involved in discussions with the two potential buyers...an investment group from El Salvador or Salt Lake City — based Smith's Food King, that wants...the possible demolition of 14 Sun City Condominiums near the back of the property site to make way for the grocery store and parking lot."

This is further evidence of Sun City's impotence and vulnerability. Unincorporated, all we can do is sign petitions, write letters-to-the-editor and pass-the-hat. Decisions involving Sun City's only hotel and historical landmark are being worked out in Salt Lake City and El Salvador. The final decisions involving zoning will be made by 5 non-resident county supervisors on the sixth floor of the County Building in downtown Phoenix.

Our community — ruled by outsiders — will read about it in the papers.

With a city government in place Sun City's planners would have proposals to make to the owners and would assist in the negotiations. And the final zoning decisions would be made by Sun City people right here in Sun City with Sun City's long term interests in mind.

Our Readers Respond:

'Here is my check for \$50. Keep up the good work.'

...

'We own a home on Union Hills as well as a condo; so, we are doubly concerned. We are sending along \$8 to further the cause of Sun City's future.'

...

'In the past I have been a member of, 'The Retirement Community Association,' I am enclosing my check for \$5 for membership in 'Citizens for Self-government.'

...

'\$100 check enclosed, you do excellent work.'

...

'Up to the last couple of months we did not support incorporation. Now we feel we are losing our paradise and want to support incorporation. To this end find enclosed \$8 for dues 4/1/88 - 4/1/89.'

...

'I have seen your first 'tabloid'—great! It would convince anyone with an open mind. Keep up the good work.'

...

'Good idea — long over due.'

...

'I am recovering from a second stroke but still feel we should have a say in our destiny. I feel we must assume some responsibilities. Enclosed is our check for \$100. Been here since 1963.'

...

'Here is my check for \$100. Incorporation is at least 10 years over due. We are in danger of being absorbed by our neighbors. Hope its not too late.'

...

'I am housebound with cancer. Here is my check for \$5.'

...

'Thank goodness for people like you with perseverance. Please hang in there. \$25 enclosed.'

...

'Please add my name to your roster of Concerned citizens of Sun City.'

...

*We appreciate your response — keep sending them.
Box 1411 Sun City, AZ 85372*

INCORPORATION FABLE:

Crooked politicians will take over and our Shared Revenues will end up in their pockets.

INCORPORATION FACT:

This is a terrible insult to our fellow Sun Citians. It is also totally false. We have dozens of organizations; e.g. Sun Health Foundation, Sunshine Services, Rec Centers, Fire District Board, Library museum, posse, golf courses and many others who have handled millions of \$ without a single misappropriation.

Published by:
Citizens for Self-Government, Inc.
P.O. Box 1411
Sun City, AZ 85372

**SELF-IMPOSED POVERTY
WILL INCORPORATION RAISE TAXES
ATTENTION ALL WIVES**

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Page 4
Page 4

Sun City OUTLOOK '88

Volume 1, No. 3

May 17, 1988

Sun City, Arizona

\$250,000 Needed To Fight Water Battles

There is general agreement that Sun City people are going to have to raise a war-chest of at least \$250,000 if they are going to have a chance of winning their battle to retain their water rights, insure the high quality of their water and hold the cost of their water at reasonable levels.

No one has yet proposed an itemized budget but Sun City people must raise public funds sufficient to pay for qualified staff and legal counsel to carry forward the following water related activities:

1. Contest Sun City Water Company's claim that it owns the water rights appurtenant to the land under Sun City homes.

The case is now pending in
See \$250,000 Page 3



Get The Facts says Professor

By DAVE BERNINGHAUSEN
(Reprinted from NEWS-SUN)

SUN CITY — Do you remember who said, "Just give us the facts, ma'am"?

Well, of course, it was Jack Webb on "Dragnet," a popular radio show.

Another Webb, this one named Del, dreamed of a community for retired citizens. It would have libraries, recreation centers, golf courses, bowling lanes, tennis courts, swimming pools and other amenities.

Del Webb not only dreamed;

See Professor Page 2

Water Company's Rip-Off Plans Exposed

At a public hearing on April 20, the Arizona Corporation Commission granted a Certificate of Convenience and Necessity to the Sun City Water Company which gives that company exclusive right to provide water service to Rancho Cabrillo Norte for a period of 25 years. Cabrillo is a large mixed use development being planned on desert land north of Sun City West.

At two Corporation Commission hearings on the Cabrillo proposal held in January and April the proceedings revealed the

details of Citizens Utilities expansion plans in the Northwest Valley. Citizens Utilities is a large utility holding company based in Stamford, Conn. The utility's market expansion plans deeply involve the people of Sun City, and if allowed to proceed without interference will allow Citizens Utilities to walk off with our water rights, escalate our water bills and drastically lower the quality of our tap water.

The expansion plan as originally conceived had seven principal objectives.

Objective 1 — Establish its subsidiary, the Sun City Water Co. as its primary Marketing Organization — its Expansion Vehicle — its Cutting Edge in the Northwest Valley. (Approved by the Commission on 4/20/88.)

Objective 2 — Establish a uniform rate structure throughout

the expanded Sun City Water Company market. (Disallowed by the Commission in the Cabrillo case.)

Objective 3 — Direct the Sun City Water Co. to sign a take or pay contract for a large quantity of Colorado River (CAP) Water sufficient when blended with Sun City well water to double or triple the utility's present sales. (Accomplished on 10/24/85.)

Objective 4 — Load the cost of unsold CAP water on to the water bills of Sun City customers while the market is developing.

Objective 5 — Establish a large diameter interurban pipeline network throughout the northwest valley. (Five large diameter pipelines are already in place and have delivered considerable quantities of Sun City well water to developments outside of Sun City. The water company's plan to link Sun City with Cabrillo and the CAP canal was put on hold by the Commission.)

Objective 6 — Take over the grandfathered water rights of Sun City property owners; blend the

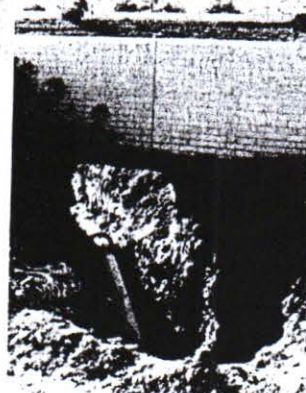
See Rip-Off Page 4



Pipeline to the Northeast

County franchise kept secret

On December 24, 1986, the Sun City Water Company applied for a Franchise from Maricopa County to provide water service to Rancho Cabrillo Norte, a large real estate development in unincorporated Maricopa County north of Sun City West. Official notices were published in the official newspaper of Maricopa County and on April 20, 1987 the Maricopa County Board of Supervisors granted a 25 year Franchise to Sun City Water Co. to provide water service to Cabrillo. There was one condition. The water company must secure a Certificate of Convenience and Necessity from the Arizona Corporation Commission within six months or the Franchise would be null and void. No notice was received in Sun City and no one appeared in



Pipeline to the North

opposition.

In October the Corporation Commission had not yet granted a Certificate of Convenience and Necessity (CC&N) to the water company. In mid October the Board of Supervisors granted a six months extension of the Sun City Water Co. Franchise. Again no one in Sun City received notice and no one appeared in opposition.

In early December Citizens for Self-Government learned of the existing County Franchise and asked Supervisor Carole Carpenter to get word to Sun City people when water related actions were being considered by Maricopa County. Supervisor Carpenter sent CSG a copy of a memo addressed to the Asst. County Manager requesting that



Pipeline to the West

she be informed of "any requests or documents filed relating to Sun Cities Utilities, Sun City Water Company or Rancho Cabrillo Norte."

Something slipped, however. On April 19, one day before the County Franchise was to expire, Sun City people received their first knowledge that a second Franchise Extension had already been granted to Sun City Water Co. by the Board of Supervisors. Again no notice was received in

See Franchise Page 4

SUN CITY OUTLOOK '88

May 17, 1988

Published by
Citizens for Self-Government
of Sun City, Inc.

P.O. Box 1411, Sun City, AZ 85372
Phone 602-974-4064

Citizens for Self-Government Board of Directors

John Borders	Archy Jaacks
Jack deWard	John Marischen
Harry Eichin	Frank Manspeaker
Sarah Fleming	Les Merydith
Henry Fokens	Miner Patton
Doris Foster	Michael Irvin
Byron Guernsey	John Stewart
Paul Horton	Ruth Arentsen
Richard Elton	Thayer Hoff

David Berninghausen

Citizens for Self-Government now number in the thousands. Over two thousand, five hundred have actively worked and contributed to support the cause of bringing local government to the people of Sun City.

None of the Board of Directors listed above are seeking any political or financial gain from the effort. All have stated that they will not seek positions on the first city council.

DIRECTOR PROFILES (Continued)

Grace Arentsen
Native of Chicago. Columbia Business College. Employed as Adm. Aide to U.S. Senator Paul Douglas. Came to Sun City in 1973. Founding member of Unitarian-Universalist Church and Sun City Chapter of N.O.W. Editor Recording for the Blind.

David Berninghausen
Born in Iowa. English teacher and football coach. Chief librarian. The Cooper Union for the Advancement of Art and Science, New York City. Harvard Fellow in Education. Consultant and Professor, National Taiwan University, Taipei, Taiwan. Came to Sun City 1983. Vice Pres. University Club of the Sun Cities; Member Northwest Valley Press Council.

Richard Elton
B.S. — State Univ. of New York, Masters — Stanford, PHD — Univ. Buffalo. Professor and Adm. S.U.N.Y. 1974 Founder & Dean of Maricopa Community College at Sun City. Dir. Condo. Ch. Assoc. Ret. Lt. Cmdr. U.S. Navy. Backpacker.

Thayer Hoff
Native of Nebraska. B.S. University of Nebraska. Graduate work at U.N. Omaha and Univ. Kentucky. Science teacher and later industrial engineer. Came to Phoenix in '67 and Sun

Editorial

Outlook '88 editorial

United We Stand — Divided We Fall

Many Sun Citians are disturbed by the numerous and apparently irreconcilable factions in our midst. We have the many, speaking for a multitude of diverse causes. We have no one speaking for Sun City. The attitude of our neighbors in the Valley has changed from respect and admiration to hostility and ridicule because we have inadequate communications with them.

Our well-meaning, hard-working volunteers have no legal authority to represent Sun City and protect our vital interests. Governmental authorities, enterprising developers and those that control our water resources know this. We need legally vested authority to speak for our common needs and our common goals. This can only be achieved by INCORPORATION. In Sun City, Inc. our diverse elements would find a government of our peers; who live here, understand our problems and share our concerns. With the authority and funds to take concerted action we can solve our problems and as our problems are solved we will resolve our differences.

INCORPORATION would also provide, through State Shared Revenues, the millions of dollars needed to fulfill our dreams for Sun City. Almost everyone is upset by the humiliating experience of soliciting aid for our golf courses and rec. centers by opening them to outsiders. Humiliating and unnecessary.

While listening to the misinformed, Sun City spurned a return of over \$50,000,000 of our tax money in the past 10 years. It was called "pie in the sky". It is estimated our piece of that "pie" will amount to over \$100,000,000 in the next decade. If we don't claim it, Scottsdale, Paradise Valley and all other incorporated cities will get our share. The "pie in the sky" will become money in the bank for all those cities.

Will we stand up for our rights and use our money, Shared Revenues, to solve our problems; or, will we stoop to solicit strangers to help us out? Join the rapidly growing Citizens for Self-Government in the move to restore our dignity and pride and to rebrighen the image of Sun City. The future of Sun City is in your hands. Act today, send in the return envelope inserted in this issue of OUTLOOK '88 and join with your fellow citizens in the exciting move to incorporate.

City in '87. Computer buff.

Michael Irvin
Born in Nebraska. M.D. University of Nebraska College of Medicine. Six years Army service during and after WW II. Anesthesia residencies in Seattle, practiced in Seattle-Tacoma area 30 years. To Sun City 1979. Has served on board of Volunteer Bureau, active in church affairs.

Miner Patton
A graduate of Brown, Boston & Harvard Universities bachelor, masters and doctorate

respectively. Teacher and administrator in public schools. Professor in nine graduate schools in U.S. and Canada. Anti-submarine expert. Officer Navy Intelligence.

John Stewart
Born in Indiana. Graduate of Walsh Institute of Accountancy. CPA for Price Waterhouse in Detroit office. For 30 years had his own accounting practice in Port Huron, Mich. Came to Sun City in 1976. Plans to give up his tax work and auditing this

Local man turns tables on car salesman

There's a story going around about the canny Sun Citian who recently contracted a severe case of new car fever. A visit to a show room and he was almost sold by the sparkle, new-car smell and feeling of luxury. The wise car salesman suggested a test drive. That would cinch the deal, he thought.

The salesman knew he was dealing with a shrewd customer, so he told the customer he could forget the sticker price. The company had just authorized a \$2000 rebate. When the customer didn't respond, he added that the dealer was adding an additional \$1000 rebate.

Our Sun City customer didn't bite. He said, "Nothing doing, it's a fine car, just what I want, but you're not trapping me with your "pie-in-the sky" rebates. Write up the contract for the full sticker price." "You see," he explained, "some of us in Sun City can't be suckered by "pie-in-the sky" schemes like rebates or State Shared Revenues. We're too smart to be fooled by that stuff. You can fool the people of Sedona, Litchfield Park, Paradise Valley, Scottsdale and others but you can't fool us. We pay full sticker price. Bet you thought I was dumb enough to fall for your "pie-in-the sky" scheme."

• Professor

Continued from page 1

he built Sun City. We who live here are enjoying what he built.

Now, without Del Webb, Sun City is faltering. To keep his dream alive, Sun City needs our help.

We should take a careful look at the facts that the Citizens for Self-Government are putting before us. For example, have we actually been losing nearly \$8 million per year?

The Sun City Outlook, published by this group, on March 14 presented a report from the League of Arizona Cities and Towns. This report documents the fact that for 1987-88 there was available to Sun City the sum of \$7,801,719.

Until this document was before our eyes we may not have been sure that this money was really there for us to use. Now, however, the Citizens for Self-Government have documented their claim.

What does it mean to say they have "documented" their claim?

It means that we have seen solid evidence that proves their point.

In this case, it demonstrates that those who argued that this money was not available were

See Professor Page 3

• Professor

Continued from page 2

wrong. The opponents on incorporation have thus taken on a burden that few can be comfortable with; they are preventing all Sun Citizens from using \$7,801,719 that belongs to us.

There are other facts to consider.

One is that we have no school taxes, as most incorporated cities do. This will be true after we incorporate.

Another is that we are already paying individually for sewer, water and trash collections.

A most significant fact is that we have no local, grass-roots agency to look after our interests.

Every living creature, and every city, if it is to thrive must have an accurate picture of its situation. If its picture is false-to-fact it will not act appropriately.

When a city follows a slogan, refusing to examine and evaluate the facts, it gets into trouble.

For instance, one of the facts that some don't want to see is that, while Del Webb built for homeowners, not for renters, we now have 2,000 multi-story, high-density units. An incorporated city could have held to Webb's dream and kept Sun City the way it was.

Of course, there are always some who say: "Oh, don't bother me with facts. I know what's what."

And they repeat: "Keep Sun City the way it is."

This is a slogan. Slogans are substitutes for thinking, and they are dangerous. They tempt us to ignore the facts.

Perhaps opponents of incorporation do not understand the difference between documented facts and slogans.

Surely there are many Sun Citizens who are able to make this distinction.

If we appreciate living in Del Webb's city, we should look at and evaluate the facts of today. We should plan for tomorrow.

We need a local governmental agency with the legal authority and the resources, say \$8 million a year, to protect our interests.

John Meeker, who shared Webb's dream and helped build our city, was president of the Del E. Webb Development Co. from 1965-81. We should heed his opinion. He says:

"I'm sure there are enough smart people out there in Sun City to get their heads together, organize a city and put their \$8 million a year to work preserving Del Webb's heritage for the long term future."

The writer was formerly a professor at the University of Minnesota. He is presently a director of Citizens for Self-Government.

• \$250,000

Continued from page 1

Superior Court and Sun City people have been advised by everyone familiar with the procedures that it is absolutely necessary that a top quality law firm specializing in water law must be engaged to prepare Sun City's case and fight it through the prolonged litigation which may take several years.

2. Contest the Sun City Water Company's current attempt to cancel the water rate reduction that cut \$1,500,000 off our water bills in the past year.

3. Monitor the Sun City Water Company's corporate records on a continued basis to bring our water bills more in line with pumping and delivery costs.

4. Complete a comprehensive Water Resources Inventory and Analysis for Sun City.

We must know if we really have a 100 year supply of high quality groundwater under our properties. Will extended drought, export to other areas, or drainage by excessive

withdrawals in neighboring cities deplete our reserves?

5. Determine how much CAP water, if any, Sun City should contract for, and pay for, even though we may not use it?

6. Assemble a comprehensive file of water related documents, water laws and water regulations. Arrange to receive official notice of all proposed water related legislation, court proceeding and regulatory actions.

It will take at least \$250,000 a year for the next few years to do all the above. Millions of dollars are at stake. How can Sun City people raise that much money and who will hire the lawyers and boss the job?

State law provides public funds for such purposes. The financial statement on Page 3 entitled: "STATE SHARED REVENUES CAN END OUR SELF-IMPOSED POVERTY" explains where our \$250,000 will come from. Read it.

Sun City is already incorporated

Sun City is incorporated up to its ears. Every group of Sun Citizens who ever wanted to accomplish anything worth while incorporated. The Home Owners, the Rec. Centers, the Posse, the Prides all incorporated.

The only group of Sun Citizens who are impotent, leaderless, incapable of taking any concerted action and perpetually broke* are all the people of Sun City. We can't even raise enough money to defend our water rights.

(Incidentally the two groups who oppose incorporation for all Sun City people were themselves incorporated shortly after they were taken over by a slick, slogan shouting, big city politician from Philadelphia back in 1977.)

STATE SHARED REVENUES CAN END OUR SELF-IMPOSED POVERTY!

We can continue to "pass the hat" when we need public funds or we can bring our Shared Revenues back home and use them to pay for the things we want and need.

Income:	State Shared Revenues.....	\$7,802,000
	Other municipal income.....	1,220,000
	Total Estimated Income.....	9,022,000
Expense:	Total Estimated Expense.....	2,647,000
Surplus:	Total Estimated Surplus.....	\$6,375,000

WHAT COULD WE DO WITH THIS SURPLUS?

Our elected City Council operating under restrictions contained in the City Charter and guided by volunteer Citizen Advisory Boards and open Council Meetings, will decide how our \$6,375,000 surplus will be used.

POSSIBLE OPTIONS that have been proposed:	YOUR PROPOSALS
Reserves banked for future needs....	\$1,500,000
Reserves banked for contingencies....	1,000,000
Eliminate street lighting tax.....	800,000
Improve street maintenance.....	500,000
Improve police protection.....	1,000,000
Subsidy for golf course preservation....	500,000
Subsidy for Rec. Centers, parks and landscape beautification.....	500,000
Subsidy for Dial-A-Ride.....	125,000
Promotion; Sun City, Inc.....	200,000
Water Rights Defense Fund.....	200,000
Water Resources Analysis.....	50,000
FOR A BRIGHTER SUN CITY FUTURE	
.....	\$6,375,000
.....	\$6,375,000

WHAT ARE WE WAITING FOR?

John Meeker Suggests Answers For Golf Finance Problem

On April 5th nearly a thousand golfers showed up at the SUNDIAL auditorium to hear the Rec Centers Board of Directors explain the financial problems facing the golf courses and present several plans for raising money to solve the problems. It was obvious that the Rec Board had done a lot of work researching different options that included raising annual fees, raising golf cart fees, permitting outsiders to play, closing some courses, filling in the ponds to save water, and so on.

A week after this meeting, John Meeker, longtime president of Del Webb Development Co., proposed a plan for rescuing the Rec. Centers' golf courses that should be given serious consideration. In the April issue of OUTLOOK '88, Mr. Meeker said,

"Sun City's eight golf courses were an essential element in the Sun City success story and it is in the interest of every property owner to see that these community assets are not allowed to deteriorate."

"The subject of municipal subsidies to the Recreation Centers was studied by Devco's attorneys and they advised that municipal support of the centers was legally feasible. I understand that Sun City's share of state shared revenues is now up to about eight million dollars a year, so it should not be necessary to increase green fees or rec. center dues to keep Sun City's golf courses in tip-top shape."

"I'm sure there are enough smart people out there in Sun City to get their heads together, organize as a city, and put their eight million dollars a year to work preserving Del Webb's heritage for the long term future."

It has already been determined that a city council could legally appropriate money from shared revenues to the Rec. Centers. Many Arizona cities make regular appropriations in support of sports, recreational and cultural facilities. An incorporated Sun City could do likewise.

As golfer Al Foster puts it, "Let's face it. Those golfers who oppose incorporation, who will not even listen to a discussion of

using shared revenues, are taking money out of the pockets of all us to play golf. This includes their own pockets."

Will Incorporation Raise Taxes?

Every Sun Citian who takes a stand for or against incorporation should know the answer to this question: Will incorporation raise taxes?

Four thorough and objective studies in the past have all concluded that the answer is "no", but to be sure, the prospective voter should study the financial feasibility study published in the March OUTLOOK '88 before making a decision. Are the figures reasonable and documented? Do they add up?

But there are other tax questions that need answering too.

What will happen to Sun City taxes if we remain under county rule?

Supervisor Carole Carpenter is pushing her version of County Home Rule which would include authority for the county to levy new kinds of taxes to remedy what she considers inadequate current county tax revenues.

Supervisor George Campbell thinks that Sun City people should pay for the "free" municipal services they receive from Maricopa County.

How much do Sun City people save by not paying city property taxes?

Brace yourself! We are paying \$2,000,000 a year in city property taxes now for fire protection and street lights. The towns of El Mirage, Youngtown and Surprise levy no city property taxes at all. We could eliminate our city property taxes too if we were incorporated and thus reduce our total taxes by \$2,000,000.

What would happen to the taxes we pay to the state if we incorporated?

Here comes the good news! Sun City people pay an estimated \$1253 per person per year in state sales tax, income tax, gas tax, license fees and lottery. Incorporation would not change that. However, as soon as we incorporate, our city government would start getting a state tax refund called State Shared Revenues amounting to \$188 per person. This would bring back to Sun City \$7.8 million of our tax dollars we are not getting now.

This is a typical example of what is wrong with Sun City's intergovernmental relations. There is no comprehensive law that requires federal, state or county officials to communicate with anyone in Sun City about anything. Who would they talk to? Sun City people have no corporate identity.

• Rip-Off

Continued from page 1

pure Sun City well water with poor quality CAP water; and sell the more costly mixture to Sun City customers and to the expanding market. (In protracted litigation before Superior Court.)

Objective 7 — Double or triple the market by offering an assured water supply of blended water adequate for domestic use to developers of desert land with no groundwater or surface water rights. Negotiate profitable contracts with the developers who must have a Certificate of Assured Water Supply from the Department of Water Resources before they can proceed with their developments. (Approved by the Commission in the

Cabrillo case 4/20/88.)

The Cabrillo case was a test case for Sun City; it was Rip-Off No. 1. What did Sun City's amateur intervenors learn from the Cabrillo experience?

They learned that the water company's battery of highly competent attorneys and experienced witnesses are going to win the big ones unless matched with equally qualified attorneys representing Sun City.

They also learned that an alert and aroused citizenry can get the attention of the Commissioner and nibble away some of the more outrageous proposals of the utility.

Attention All Sun City Wives! Can you explain State Shared Revenues to your husband?

Slip this information into your purse and you will be an instant expert.

Q What are State Shared Revenues?

A State Shared Revenues are taxes collected by the State and then turned over to incorporated Cities and Towns to be used for municipal services.

Q What would Sun City's share be if we were incorporated?

A \$7,801,719 this year.

Q What about next year? Will Shared Revenues dwindle away?

A Not a chance! Sun City's share of State Shared Revenues has increased from \$2.5 million to \$7.8 million in the last 10 years. Our State Legislature writes the tax laws and 75% of Arizona voters live in incorporated Cities and Towns.

Q Is this money free? Where does it come from?

A No, it is not free. Shared Revenues come from taxes we have already paid into the State.

Q What kind of taxes?

A State Sales Tax — State Income Tax — State Gasoline Tax — Vehicle Licenses — Lottery Funds.

Q What happens to our \$7.8 million now?

A It is divided up and distributed on a per capita basis to the 83 incorporated Cities and Towns in the state. We will contribute \$70,000 to Peoria and \$2,700,000 to Phoenix this year to help them care for their parks, add new bus lines and the like.

Q What do City governments do with the State Shared Revenues they receive?

A They use them for any municipal purpose which includes parks and recreation, street lights, fire protection, rubbish collection, public transportation and the like.

Q Would our \$7.8 million of State Shared Revenues be enough to cover all the expenses of our city government?

A Absolutely! Our city government would only need about \$2.6 million to pay for the level of municipal services we are getting now, provided we continued to operate as a "contract city".

Q What do you mean, "contract city"?

A Use private enterprise contractors, not city employees to provide our services. We are already paying for 90% of our municipal services to contractors like Parks and Sons for our rubbish collection, APS for our street lights and Rural Metro for our fire protection.

Q They say every other city has to have a city property tax and a city sales tax. Why wouldn't Sun City need those kind of taxes too?

A Sun City is not like any other city in the state. We are a "contract city". We pay for our services in a different way: directly to our suppliers. Furthermore, we are not growing anymore. All of our streets, sewers, and sidewalks are fairly new and paid for.

Incidentally, all incorporated communities do not have a city sales tax or a city property tax. Youngtown, El Mirage and Surprise have no city property tax at all! Sun City people pay more than \$2,000,000 each year in city property taxes for street lights and fire protection.

NOW YOU ARE AN EXPERT, NOT ONLY ON STATE SHARED REVENUES BUT MUNICIPAL FINANCE IN GENERAL. YOU ARE READY TO TRY THIS QUESTIONNAIRE ON YOUR HUSBY.

• Franchise

Continued from page 1

Sun City and no one appeared in opposition.

Did this tardy information come from the County Building? No. It was announced in the Hearing Room of the Corporation Commission and who broke the news? An attorney for the Sun City Water Co.

From: Citizens for Self-Government, Inc.
P.O. Box 1411
Sun City, AZ 85372

BULK RATE
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SUN CITY, AZ
PERMIT NO. 198

Sun City OUTLOOK '88

Vol. 1 No. 2

April 12, 1988

Sun City, Arizona

Meeker says: Use Shared Revenues to preserve Del Webb's Heritage

I'm sure there are enough smart people out there in Sun City to get their heads together, organize as a city, and put their eight million dollars a year to work preserving Del Webb's heritage for the long term future.

For the first 20 years of Sun City's existence I was closely associated with its development and its people. Everything was going our way. Our neighbors in the Valley and the world watched in admiration as Sun City blossomed into a beautiful city with over 40,000 proud, competent and moderately affluent homeowners. Anything Del Webb and Sun City people wanted they got. Public officials and the media never missed an opportunity to associate themselves with an obviously successful new kind of city. The people elsewhere in the Valley respected and admired Sun City people for their good judgement, vigor and volunteerism. A bright future for Sun City seemed assured.

Since 1980 my contacts with Sun

See Meeker, Page 3



John Meeker — President Del E. Webb Development Co. 1965-81.

Sun City to pay for CAP Water

It appears now that, starting in 1991, customers of the Sun City Water Co. will be required to pay for an excessively large allocation of Colorado River water even though they didn't order the water and have no use for the water.

On October 10, 1985, David Chardavoyne, Asst. Vice President of Sun City Water Co., and now Vice President of Citizens Utilities of Stamford, Conn., signed a contract with the Central Arizona Water Conservation District to purchase 5,160,000,000 gallons per year of Colorado River Water (CAP water). This is one and a third billion gallons or 35% more than Sun City uses in a year.

The contract is a take-or-pay contract. Sun City Water Co. (SCWC) is required to pay for the water whether it uses it or not. The take-or-pay provision will become effective when the CAP canal is completed to Tucson and it is anticipated Sun City Water Co. will start paying for its allocation.

See CAP, Page 4

Freireich says Incorporate



Burt Freireich, Publisher NEWS-SUN 1960-1984

During the almost two dozen years in which I published the News-Sun, I first opposed municipal incorporation for Sun City, then supported it.

My original position was based on my opinion that the incorpora-

tion idea was premature. But times changed, conditions changed and, most importantly, a tremendous surge in population took place which brought about needs that only a locally controlled municipal government could adequately handle.

A similar situation has developed in the much smaller community of Litchfield Park where we have our home.

Incorporation of Litchfield Park became a serious proposal for the first time last year. An election was held in July. I endorsed it, supported it, voted for it. It passed. Two weeks ago at this writing we held our first city council election.

Now we in Litchfield Park will be benefitting from revenue sharing. That's a program in which the state takes money from all the people and divides it among those who live in municipalities. The folks who live in municipalities like Gila Bend and Phoenix owe a great big thank-you to the residents of Sun City, the largest community in Arizona which contributes to revenue sharing while getting nothing in return.

How Does a Contract City Work?

The traditional city has a full stable of city "departments" - a public works department, a sanitation department, parks and recreation department, etc. Each department has a head, assistants, clerks and staff. The department head's salary and "perks" depend on the size of his budget and staff. Therefore, he spends a good deal of his time thinking up reasons for a bigger staff and budget. At the end of the year, there is a push to spend the remaining money in the budget so a bigger budget can be justified for the upcoming year.

In a contract city, the city has no operating departments. Instead, it contracts for services with other governmental units,

like the county: or, with private contractors. Street maintenance, police protection, trash collection, sewer and water are some of the services that would be provided by contractors. The contractor hires the work force, provides the equipment, supervises the work and covers his workers with insurance and retirement benefits.

The contractor's success is measured by how much he can cut costs not inflate them. So he sees that the job is done efficiently and well. He knows he can lose the contract. The city manager orchestrates the competitive bidding, the heart of the Contract City. This is also why Contract

See Contract, Page 4

Meet the Directors
Lawyers are Expensive
More Water Problems

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SUN CITY OUTLOOK '88

April 12, 1988

Published by
Citizens for Self-Government
of Sun City, Inc.

PO Box 1411, Sun City, AZ 85372
Phone 602-974-4064

Citizens for Self-Government
Board of Directors

John Borders	Archy Jaecks
Jack deWard	Robert Lane
Harry Eichin	John Marischen
Sarah Fleming	Frank Manspeaker
Henry Fokens	Les Merydith
Doris Foster	Miner Patton
Byron Guernsey	John Stewart
Paul Horton	Bill Thompson

Citizens for Self-Government now number in the thousands. Over two thousand have actively worked and contributed to support the cause of bringing local government to the people of Sun City.

None of the Board of Directors listed above are seeking any political or financial gain from the effort. All have stated that they will not seek positions on the first city council.

CITIZENS FOR SELF-GOVERNMENT is proud of its concerned, talented and dedicated members. Last month we introduced you to our officers. This month we will have you meet one of our directors and the remaining three next month.

BOARD OF DIRECTORS

John Borders

From Belville, Ill. Attended University of Ill. Ext. With Mobil Oil 31 years, management. Established his own company Tank Liners, Inc., Portland, Oregon. Expanded operations to California, Nevada & Arizona. Sun City in 1979.

Harry Eichin

From Western Springs, Ill. Registered Patent Agent for Union Carbide. Has 13 patents in his own name, mostly dealing with polyethylene film. Presently V. President of SCORE-Service Committees of Retired Executives.

Sarah Fleming

Born in Georgia. M.A. in mathematics, University of Alabama, graduate studies U. of Wis. Instructor of math U. of Alabama. Employed by G.E. to convert engineering problems to computer software. Same for Honeywell. Vol. for Meals-on-Wheels.

Henry Fokens

Long career with National Cash Register. At NCR office in Rockefeller Center headed Corporate Electronic Data Systems. At NCR headquarters, Dayton, O. involved in domestic and foreign marketing, including Automated Banking Terminals.

Byron Guernsey

Waterloo, Iowa. He was high school wrestling champ for the state. At U. of Iowa he was Big Ten

Editorial

Outlook '88 editorial

Time is running out

The major obstacle to Self-Government is— time! In December of 1985 the Arizona Department of Economic Security listed Peoria's population as 25,101. By July 1, 1986, only six months later, Peoria's population was given as 31,020; and was estimated to reach 93,860 by the year 2000. By next Christmas (1988) Peoria will surpass Sun City in population. Given that condition, Peoria might decide to deny us the right to incorporate. Arizona law grants that right to cities within six miles of the community desiring to incorporate. Our community Christmas present could well be the news that we may have lost forever our basic American right to self-government. Our choices then would be: (1) to remain the ward of an over-burdened Maricopa County; or, (2) to accept annexation by Peoria. Our chances to control our zoning and water rights and to collect and use, as we see fit, our portion of State Shared Revenues would disappear— forever.

Unincorporated, without a collective voice each of us will be isolated and helpless; vulnerable to whatever charges might be raised against us for services such as: water, sewer, street lighting, trash collection, street maintenance, police and fire protection. This could come at a time of economic hardship, especially for retirees.

We must grasp this last opportunity to incorporate. Our elected city government, using professional managers, will bargain for 42,000 united Sun Citizens. In addition we will then be able to collect our rightful and needed portion of State Shared Revenues, estimated at \$8,000,000 in 1988. Incorporated we will also be able to collect approximately \$1,000,000 in utility franchise fees. Thus a total of \$9,000,000 is waiting for Sun City, Incorporated! We must not close this window of opportunity.

It is true the limited time each of us has left tends to create inertia and indifference, but our homes are a significant part of our legacy to our children. Or, the sale of our home might well be needed to finance unforeseen needed care. Like any investment, the value of our homes should be carefully tended. Will we sit idly by and watch our homes and our community deteriorate; or, will we unite and head for a safe port— Incorporation? The choice is yours. The time is short. **CITIZENS FOR SELF-GOVERNMENT** will help you. Join today. Over 2,000 Sun Citizens already belong. You too will be proud to be helping Sun City. More than ever we need each other. Join today!

wrestling champ. President, Waterloo Real Estate Board. First Iowan to receive the Commercial Investment Designate Pres. Mid-West Pres. Exchange.

Paul Horton

Ph D. Professor Western Michigan University. Author of more than a dozen text books in the area of social and urban problems, also called on as speaker of authority. Came to Sun City in 1979. Active in church and civic affairs.

Robert Lane

Bob was a lawyer for Mobil Oil Corp. in New York City. Retired to Sun City 1973. Has been a member of Sun City Fire District, director of Taxpayers', and the Lakes Club. Currently director of

Sun Health Corporation (Boswell Hospital).

Frank Manspeaker

Topeka, Kansas, B.S., Kansas State University. U.S. Army Coast Artillery Corps. 6 years ETO. Certified Property Manager. Member of Topeka Planning Commission. Reg. Com'der Military order of W. Wars. Retired rank of Colonel. Sun City 1972.

John Marischen

From Milwaukee, Wis. to Sun City 1979. Specialized in design of Electrical and Hydrokinetic Machinery. Managed a centrifugal pump division. With another CSG engineer designed & built a pump system at Quail Run Golf Course which became a prototype for other installations.

Doug Morris speaks out for incorporation



Doug Morris — Editor and Community Leader.

For most of my fifteen years in Sun City, I have been an active advocate of incorporation. Some of my best friends are opposed to incorporation. I think they are wrong; they think I'm wrong. Our discussions carefully avoid the subject of incorporation because it leads inevitably to abrasiveness and rancor. This is unfortunate and unnecessary among intelligent people.

We've been told that an incorporated Sun City would be "inevitably corrupt," at the mercy of "dirty politicians" comprising a "City Hall gang." Why anybody could be persuaded by such insults to our integrity is beyond my understanding.

One fact is uncontested; surrounding communities are using millions of our dollars to their benefit, not ours. That makes absolutely no sense at all. We pay those millions in, we get very little back.

The process of incorporation is not a finality; it gives us the right to adopt a Charter. The Charter is the importance of incorporation. That's where we would spell out the details of how we would prefer to manage our future. A lot of government? Minimal government? That would be specified in the Charter. Do we, as individuals, want to continue paying for trash removal, for fire protection, for street lighting, etc? Or do we want to use the money that belongs to us to provide those services at no cost to us.

That's right... no cost! After we've paid for police protection and street maintenance, there'll be a lot of money— actually millions— year after year, to do the things that we agree need doing. Why are we reluctant to trust each other?... to elect one of our neighbors to a governing Council. That's all Incorporation means. For a community of intelligent people, we're not being very smart.

If we allow facts to take precedence over emotions, we will incorporate. I believe that's inevitable.

MEEKER

Continued from Page 1

City and Sun City people have decreased but I have become increasingly concerned about Sun City's future. I am dismayed by some of the changes that have taken place in Sun City and by Sun City's diminishing reputation outside Sun City.

Sun City's master plan called for no multi-story dwellings and Del Webb did not build for the rental market. Now I'm told that over 1000 multi-story, high-density housing units have been built in the last seven years and the selling price of existing homes are falling for the first time in history.

Last April Maricopa County granted a franchise to Sun City Water Co. to serve a large new development north of Sun City. Hearings were held, advertisements were put in the official county journal and no one in Sun City knew about it until it was discovered by accident in December.

Why are Sun City's interests being ignored? Why are critical decisions being made concerning Sun City with little or no input from Sun City people? Why has the media's appraisal of Sun City people changed from respect to criticism and ridicule?

It is because Sun City people have lost communication with the

outside world. Sun City's interests cannot be protected and its objectives attained unless those interests are identified and communicated.

Del Webb's battery of planners, engineers, lawyers, and public relations people moved on to Sun City West in 1980 and Sun City was left with no mechanism for receiving information, studying its impact, devising plans, conferring with governmental entities and informing Sun City people and the public at large.

Who in Sun City has the information and the authority to answer the questions of a reporter, a County Supervisor, a legislator, or a concerned citizen?

A city of 40,000 people just can't get along without a city government under the direction of an elected council with a full time professional city manager and staff.

I have gone over the municipal income and expense figures prepared by Citizens for Self-Government and I believe them to be well documented and realistic. They correlate very well with the Farrell Report commissioned by Devco back in 1978.

And a final word about the golf courses. I understand that Sun City's golf courses are in financial trouble. Sun City's eight golf courses were an essential element in the Sun City success story and it is in the interest of every pro-

perty owner to see that these community assets are not allowed to deteriorate.

The subject of municipal subsidies to the Recreation Centers was studied by Devco's attorneys and they advised that municipal support of the centers was legally feasible. I understand that Sun City's share of state shared revenues is now up to about eight million dollars a year, so it should not be necessary to increase green fees or rec. center dues to keep Sun City's golf courses in tip-top shape.

Your honor, who owns the water rights — the man who owns the land or the man who owns the pump?

A judge of the Superior Court of Arizona will decide. For over a hundred years there was never any question. Water rights went with the land. However, when the Groundwater Management Act of 1980 went into effect, a carelessly written section in the regulations may take away from Sun City landowners the Boswell Farms groundwater rights they thought they acquired when they bought their properties.

The Sun City Water Co. claims it owns the grandfathered ground-

water rights appurtenant to all the land in Sun City. Over 8000 Sun City residents signed petitions saying they own the water rights. WHO WILL WIN?

Back in Stamford, Conn. in the corporate offices of Citizens Utilities, a battery of top notch lawyers started working two years ago preparing the Sun City Water Company's case. Here in Phoenix, in the law offices of Evans, Kitchell & Jencke, P.C., top experts in Arizona law have been doing the same thing for the water company.

Who is working on Sun City's case? SUN CITY PEOPLE DO NOT HAVE A SINGLE ATTORNEY ENGAGED TO PREPARE SUN CITY'S CASE AND PRESENT IT TO THE COURT.

The Water Resources Committee of Sun City Home Owners Assoc. under the able leadership of Gene Jensen has filed the only brief with the Court to date. Home Owners have engaged a competent water attorney on a consulting basis but does not have the funds to engage a qualified law firm to take Sun City's case to court.

The Research Committee of Citizens for Self-Government which prepared this newspaper believes that Sun City people should have a legal defense fund of at least \$200,000 to properly prepare and present Sun City's case before the Superior Court which is expected to drag on for several years. If the case is appealed it might cost another \$200,000.

How can Sun City raise that kind of money? Who will collect the funds and engage the law firm?

Incorporated cities provide for such contingencies in their budgets. The City of Peoria, to avoid a protracted legal battle, settled a dispute with the Sun City Water Company in 1985 for \$311,000. Ironically Sun City people forfeited \$7,000,000 in state shared revenues in 1985 and \$70,000 of that went to the City of Peoria to help pay off the Sun City Water Company.

Two centuries ago there were a lot of people who believed that England could govern us better than we could govern ourselves. They were called "Tories."

Citizens Utilities - Tops in profits

(From Citizens Utilities most recent Report to the Stockholders.)

Fellow Shareholders:

I am very pleased to tell you that, for the 42nd year in a row, our revenues, net income, per-share earnings and dividends all were again at record highs.

Our 1986 results extend once more an unmatched corporate performance. There is now comparable record among all other publicly traded companies.

Cordially,

Ishier Jacobson

Ishier Jacobson
President and
Chief Executive Officer



Ishier Jacobson

For the 42nd year in a row, our revenues, net income, per-share earnings and dividends all were again at record highs. There is no comparable record among all other publicly traded companies.

Editors note:

There are over 5,000 publicly traded companies listed daily in the Wall Street Journal

42% of Citizens' income comes from the State of Arizona.

Sun City Water Co. is Citizens' largest operation in Arizona.

CAP WATER

Continued from Page 1

tion on January 1, 1991.

Since SCWC will have practically no market for CAP water in 1991, Sun City customers will start paying for CAP water that they didn't order and will never need.

CAP water is highly mineralized and requires expensive treatment to make it acceptable for household use. In 1976, Wm. Raymo, local manager of SCWC, estimated that CAP water would cost about four times as much to purchase, purify and deliver as Sun City well water. Mr. Raymo also said in 1976, one year after the CAP contract was signed, that Sun City would not need CAP water and the company had no plans to bring CAP water to Sun City because the water level in Sun City wells was rising.

Boswell farms used about eight times as much water per acre to grow cotton as Sun City homes use now. The grandfathered groundwater rights of Sun City property owners (if they can hold on to them) far surpass the domestic needs of Sun City residents including golf courses and lakes.

John Marischen, Research Director of Citizens for Self-Government, says it is imperative that Sun City people engage competent legal counsel to explore ways to shift the cost of SCWC's CAP allocation back to the parent company which signed the contract and off the bills to Sun City water users.

CONTRACT CITY

Continued from Page 1

ities are more responsive to the needs and wishes of the people. A contract can be terminated but a sanitation department can't be red.

Cities with established departments have vested interests that are deeply entrenched. To change these are virtually impossible. It is Sun City's good fortune to start from scratch. We are already almost 100% a contract operation.

Sun City will need only a small professional staff with clerical help. Their main job would be to solicit competitive bids and to let contracts. Then, to monitor performance and to see that the wishes of our people are provided. Contracting municipal services is proved to be more efficient, more responsive and less costly than the traditional bureaucratic departments.

Incorporation Fable

The Rec. Center would be open to all residents.

Incorporation Fact

The Rec. Centers are chartered by the State of Arizona. Their charter states membership is based on home ownership in Sun City. Incorporation could not change that.

Calling Sherlock Holmes

The Case of the Deadbeat Customer

Several million gallons of Sun City water has been pumped from Sun City wells to keep three Brookview Country Club golf course lakes full to protect the plastic lining in the lakes. The developer has run out of money, construction has stopped and six model homes are completed and standing empty.

Can you solve the mystery? Who pays for the water? The water company? The people of Sun City? Is this water charged against Sun City's water consumption quota? Will Sun City people have to reduce their consumption several million gallons more to keep Brookview's lakes full?

The Case of the Missing Policemen

During the past two years millions of gallons of Sun City Well water have been delivered to Brookview Country Club Estates to settle the dust during extensive earth moving operations and to fill and keep full three large golf course lakes and two ponds. Evaporation and seepage losses from the lakes would require several million gallons a year.

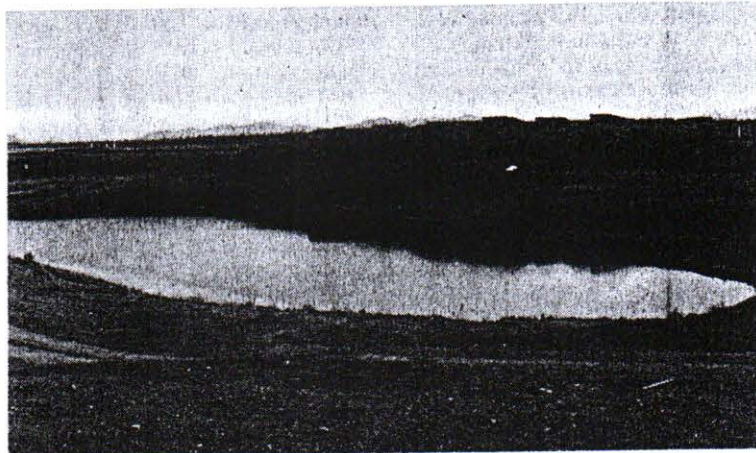


Maricopa County's Bootleg Pipeline

The Case of the Phantom Pipeline

Several years ago a crew of ditch diggers and pipe layers appeared at the northwest corner of Sun City and buried a 12 inch diameter water main west along Union Hills from the tank farm of the Sun City Water Co. to the premises of Brookview Country Club Estates located in the Town of Surprise across 115th Ave. from the Sun Cities Art Museum.

Obviously the pipeline couldn't



Middle Lake - Brookview Country Club Estates

The Superior Court of Arizona has not yet ruled on who owns the water that is pumped from Sun City wells, the owners of the land or the owners of the pumps.

There is no record of a franchise ever being issued by the Town of Surprise to any water company to serve the Brookview area and no Certificate of Convenience and Necessity from the Arizona Corporation Commission has been issued which includes the Brookview area. Furthermore, the Groundwater Act of 1980 requires a developer to secure a Certificate of Assured Water Supply from the Department of Water Resources before a development

plan can be approved. The Brookview property has no grandfathered water rights attached to the land.

Can you solve the mystery? Was the water stolen from Sun City property owners? What happened to the policemen who are charged with enforcing the laws?

The Case of the Missing Document

The City of Peoria has issued some Revenue Bonds to finance municipal expansion. A prospectus issued by the bonding company contains this statement:

"The second agreement is between Peoria and Sun City Water Company. This agreement provides a source of supply rated at 1,000 gpm to the City."

1,000 gallons per minute equals 60,000 gallons per hour or 1,440,000 gallons per day.

Last November a private investigator reported that there was no current contract between the City of Peoria and the Sun City Water Company in the possession of the City of Peoria Clerk's office that specifies any specific pumping rate or specific quantity of water.

The two contracts that were on file were dated 1982 and 1983 and presumably have lapsed.

Since 1983 at least two 12 inch water mains have been built connecting real estate developments in the City of Peoria to Sun City's distribution system and unknown quantities of Sun City well water have moved through these lines.

Can you solve this mystery? Does a 1,000 gallon per minute contract exist? How much Sun City water has moved to Peoria customers since 1982? How much is going to Peoria today? What happens if the Superior Court rules that the water pumped from Sun City wells belongs to the property owners and not to the operator of the delivery system?

There is no one we can depend upon to look after our interests. We must organize to look after ourselves.

From:
Citizens for Self-Government, Inc.
P.O. Box 1411
Sun City, AZ 85372

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Sun City OUTLOOK '88

Vol. 1, No. 1

March 14, 1988

Sun City, Arizona



Who is planning Sun City's future?

There are reports that the Kings Inn property is about to be sold and the hotel demolished and replaced with a grocery supermarket and shopping center.

Sun City people are naturally concerned. It's the old story. Outsiders are planning Sun City's future and Sun Citizens wait apprehensively to read in the papers what is going to happen next. Sun City people are beginning to recognize the need for local planning and action.

Will it help Sun City property values to have no hotel accommodations whatever in the community? Or should a city of 45,000 people have at least one hotel with first class guest rooms, lobbies, conference rooms, private dining rooms and banquet facilities?

From a broader perspective, how can Sun City people solve problems like land use, high density housing, vacant stores and declining property values?

Will the Presidents Council, the

Ambassadors, or the Real Estate Board solve these problems? Hardly.

Other communities like Paradise Valley, Scottsdale, Carefree and now Sedona have found ways to work with property owners and developers to develop plans for the betterment of their communities. They don't just accept what happens, they make things happen. They have volunteer Planning and Zoning Commissions to study and make recommendations and elected City Councils with the authority to put the brakes on undesirable developments and the funds to implement plans formulated at the local level.

Sun City has plenty of talent and millions of Sun City tax dollars are being spent elsewhere. All that is needed is the proper organization to put that talent and money to work reversing the current trend and insuring a brighter future for Sun City.

Will the taxpayer's \$35,000 go down the drain?

Over a period of more than two years the Sun City Taxpayer Association conducted a legal and accounting battle with Citizens Utilities Company of Stamford, Conn. and its wholly owned subsidiary, the Sun City Water Company, which resulted in the first water and sewer rate reductions that ever took place for the Sun City customers of the utility.

The rate reductions became effective in April 1987. The Taxpayers Assoc. estimates that Sun City people will have saved \$1½ million on their water and sewer bills during the first year ending this March.

The Taxpayers Association solicited funds from its members, other Sun City organizations, and the public and

raised \$35,000 to carry on the successful effort. Individuals and organizations from Sun City West, contributed an additional \$20,000. Spending \$55,000 to win rate reductions of \$1½ million a year sounds like money well spent. However, the news for the future is not so bright.

Citizens for Self-Government has just learned that, during the spring and summer of last year, Citizens Utilities and several subsidiaries have filed four law suits in Superior Court against the Arizona Corporation Commission charging that the rate reductions "were unreasonable and unlawful and must be vacated and set aside."

See Taxpayer, Page 4

Proposed pipeline threatens Sun City's water supply

Sun City Water Co. has filed an application with the Arizona Corporation Commission to provide water service to a new development north of Sun City West called Rancho Cabrillo Norte. The project covers 5000 acres and has a projected population approximately equal to Sun City when fully developed.

The water company says in its application that it may be required to build a pipeline between Sun City and Cabrillo "for technical reasons."

This proposed pipeline is a matter of great concern to the Sun City customers of Sun City Water Co. Obviously the pipeline would either bring water into Sun City or take water out of Sun City— or both.

Sun City has a more than adequate supply of good clean well water. Cabrillo's land has no significant grandfathered groundwater rights and the Sun City Water Co. has entered into an agreement with Cabrillo to provide sufficient Central Arizona Project (CAP) water to meet the entire requirements of the fully developed new city. The CAP canal is less than a mile north of the new development and the water company has signed an agreement with Cabrillo to install a water treatment plant and distribution system which will eventually be paid for by the new

home owners.

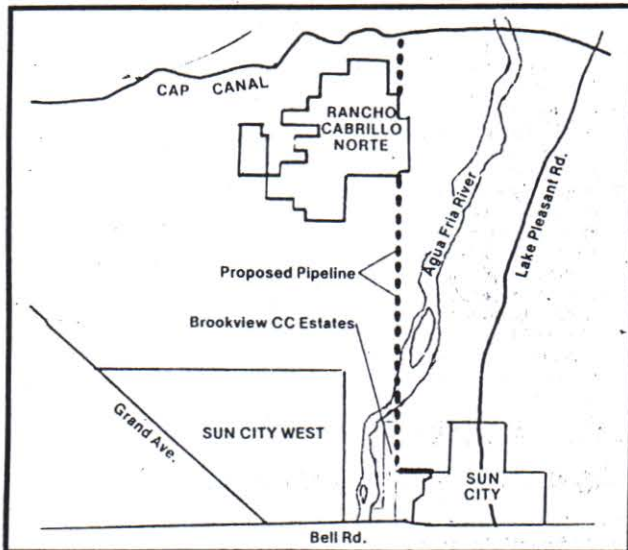
However, CAP water is about four times as expensive to buy, treat and deliver as Sun City well water. Even after treatment it is still low quality and should be blended with well water to make it satisfactory for household use.

Looking at the situation from the water company's viewpoint; why not blend inexpensive and high quality well water from Sun City with its large surplus of expensive low quality CAP water and sell the resulting product throughout the Northwest Valley to developers of desert land who must have an assured water supply before they can develop their land?

A pipeline that could bring CAP water to Sun City or take well water from Sun City to Cabrillo and other desert developments is obviously unacceptable to Sun City people.

Sun City Water Company's Cabrillo application is pending before the Corporation Commission now and will probably be decided before April. If the Commission decides in favor of the water company it may be necessary to go to court to stop the pipeline.

Who will hire the law firm and put up the money to fight the pipeline? Only an incorporated S.C. would have the funds and the legal authorization to protect us.



Financial Feasibility Study
State Shared Revenues
More Water Problems

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Page 3
Page 4

SUN CITY OUTLOOK '88

March 4, 1988

Published by
Citizens for Self-Government
of Sun City, Inc.

PO Box 1411, Sun City, AZ 85372
Phone 602-974-4064

Citizens for Self-Government Board of Directors

Jack Borders	Paul Horton
Jack deWard	Arch Jaacks
Harry Eichen	Robert Lane
Sarah Fleming	John Marischen
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Bill Thompson

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CITIZENS FOR SELF-GOVERNMENT is proud of its concerned, talented and dedicated members. We can't introduce you to all 2000 members, but we can have you meet our officers and board members. We invite you to join us.

President

Les Merydith. Cum laude in mathematics, Marietta College, 1927. Employee Standard Oil of Ohio for 37 years. Was Director of Management Development and later regional operations manager for SW Ohio, Kentucky and Indiana. He is a trustee of Marietta College and has funded a Chair in Economics there. He has lived in Sun City 19 years.

First Vice President

Arch Jaacks. Born in Wisconsin. M.A. degree, University of Iowa. Taught U.S. History and coached varsity basketball, football and tennis in Sheboygan and West Allis. With his wife, Joan, owned and operated resort in 3 Lakes, Wis. It was the first Wisconsin resort to convert into a condominium.

Who wants an "Extra Layer of Government"?

Three fourths of the people who live in Arizona have decided that a locally controlled municipal government is not "an extra layer of government," it is "an essential layer of government."

County governments are not empowered to perform many of the legislative and administrative functions that are essential to even a small urban community.

When urban problems: zoning, traffic control, street lighting, water supply, police and fire protection and other needs arise it is necessary to organize as a city or town.

No urban community in Arizona has ever reached a population of 10,000 before incorporating except Sun City and Sun City West.

Financial Feasibility Study

Income

State Revenue Sharing.....	\$7,802,000
Utility Franchises.....	1,000,000
City Permits, Licenses & Fines.....	220,000

TOTAL ESTIMATED INCOME \$9,022,000

Note: Over 90% of Sun City's municipal services are now provided by private enterprise corporations and not government employees. After incorporation our water, sewer, recreation centers, street lighting, fire protection, and rubbish collection services would still be provided by the same suppliers and be paid for as they are now unless the people voted to change suppliers. Our city government would monitor these services for us but these items would not be included in Sun City's municipal budget.

Expenses

Council & Mayor—(Expenses only).....	30,000
City Manager and Staff.....	100,000
City Clerk and Staff.....	53,000
City Attorney—Legal Counsel.....	50,000
City Magistrate & Office.....	291,000
Law Enforcement	
(Contract with Sheriff).....	1,110,000*
City Engineer—Plant records.....	70,000
Street and Median Maintenance	
(Contract with various suppliers).....	530,000*
Planning and Zoning—	
(Volunteer Board).....	30,000
Non-Departmental Expense	
(Rent, Supplies, etc.).....	283,000
General Liability Insurance.....	100,000
TOTAL ESTIMATED EXPENSES	<u>\$2,647,000</u>
ESTIMATED ANNUAL SURPLUS.....	<u>\$6,375,000</u>

* At present level of service

Second Vice President

Jack deWard. Born in Paris, France. Educated in British public (private) schools. In 1953 he joined Mutual Benefit Insurance Co. of New Jersey. As V. President he set up and assisted general agents throughout the U.S. He came to Sun City in 1973. Presently V. Pres. of Sun City Fine Arts Society.

Secretary

Doris Foster. Doris is almost a native Arizonan, she attended high school in Flagstaff. For a few years she was secretary and bookkeeper for Babbitt Brothers at Grand Canyon. Most of her career was as secretary for Burlington Northern R.R. in Seattle. Here she raised her four children.

Treasurer

Bill Thompson. Born in New York and a graduate of Cornell University with a M.E. degree specializing in automotive engineering. 24 years in Detroit with Chrysler, General Motors and Ford. 18 years manager of the U.S. Purchasing Office for Volvo. Sun City in 1975, very active in all areas.

What's happening to our state shared revenues?

Our Giveaway Keeps Climbing



\$59,000,000 forfeited in the last 10 years

Sun City water going to surprise lakes

Sun City Water Co. continues to pump Sun City well water into three golf course lakes in the Town of Surprise while Sun City people strive to reduce water consumption by 6%. The lakes are located in Brookview Country Club Estates in the Agua Fria River lowlands just west of the Sun Cities Art Museum. The lakes are being kept full to protect the plastic lining from the sun.

This is of concern to Sun City residents for several reasons. There appears to be no way that the people of Sun City can secure an allowance on their mandated 6% cut in water consumption for the water going into the lakes because the water company is in apparent violation of several state regulations when it supplies water to the lakes.

Brookview Country Club Estates is broke, construction has halted and six completed model homes are unoccupied and

deteriorating. It is possible that Sun City Water Co. will never receive payment for the millions of gallons of water already pumped to the development and the cost of the large 12 inch diameter pipeline that extends for a half mile from Sun City to the development.

In that case the cost of the water and the pipeline will be added to the water company's expenses as bad debt and thus increase the rate base that determines eventually how much Sun City people pay for water service.

A third concern is how much it would cost Sun City people to collect damages from Sun City Water Co. if the Superior Court rules that Sun City landowners own the grandfathered groundwater rights appurtenant to their properties and the water company violated their rights when it exported the water to Brookview.



It's Official!
Sun City's \$7,800,000 is there!
REPORT

**FISCAL YEAR 1987-88 STATE SHARED
 REVENUE ESTIMATES FOR SUN CITY**

REVENUE SOURCES	PER CAPITA	TOTAL
Sales Tax	\$53.99	\$2,235,510
Income Tax	53.03	2,195,760
Highway User Revenue Fund	58.97	2,441,712
Vehicle License Tax	13.34	552,356
Local Transportation Assistance Fund	9.09	376,381
TOTAL	\$188.42	\$7,801,719

1. Per your request, we have based these revenue projections on a population of 41,406 persons.
2. Newly incorporated communities will not receive State shared revenue immediately upon incorporation. Delay for census or census estimate.
3. State sales tax and State income tax are based on estimates for 1987-88 by the State Department of Revenue.
4. Highway User Revenue Fund (motor fuel tax) is based on estimates for 1987-88 provided by the Arizona Department of Transportation.
5. The Vehicle License Tax estimate is based on actual collections by selected cities for fiscal year 1985-86 as reported in their 1986-87 budgets.
6. Local Transportation Assistance Fund (lottery fund) estimate is based on share of \$23 million - the maximum distribution to cities and towns as guaranteed by State law.

Prepared by the League of Arizona Cities and Towns
 April, 1987

1820 West Washington

Phoenix, Arizona 85007

(602) 258-5786

A bigger reason!

Almost everyone has finally accepted the simple arithmetic that shows Sun City would be millions of dollars ahead under INCORPORATION — money we could spend to make this a safer, more beautiful and more livable community for all. But let's always remember the message in the following quotation.

"There would be more responsibility, more op-

portunity, more of that indefinable spirit of Americanism that has made this country great. It is well to keep in mind the truth that material gain, great as they may be, is only a small part of the endowment... the real gain comes in the full enjoyment of self-government." The Arizona Republic, February 14, 1912, as it editorialized on achieving statehood.

To: Citizens for Self Government
 P.O. Box 1411
 Sun City, AZ 85372

☐ I/we read with interest the information contained in the current issue of "Sun City - Outlook '88" and wish to encourage continued research and publication of such information.

☐ Enclosed is my/our check for \$_____ to help pay for current and future issues of "Sun City - Outlook '88".

Name _____

Street Address _____

Spouse _____

Phone Number _____

Better bring a lawyer

If you want to have your say at a Corporation Commission hearing, where water rates and regulations are being argued, take a lawyer. That is the advice of Sun Citian, Charles Sackett who sat through a recent hearing on Sun City Water Company's application to expand its service area to include Rancho Cabrillo Norte.

Sackett says lawyers have privileges that ordinary citizens do not have.

The Sun City Water Company and the developer had four attorneys and four expert witnesses including two corporate vice presidents. They sat up front next to the witness stand and the Commission Hearing Officer.

They had tables for briefcases and files and a microphone for their exclusive use.

Sun City was represented by three intervenors, one each from Citizens for Self-Government, Sun City Home Owners Association and Sun City Tax Payers Association. They sat with the audience with their brief cases on the floor and writing on their knees. They had no microphones. They spoke when they were called upon. They could not raise objections or cross examine witnesses.

The proceedings lasted a day and a half. Sun City's three intervenors were given their first opportunity to speak towards noon of the first day. In a little over an hour they were through. They were each permitted to make a brief statement shortly before the close of the hearing.

The Water Company's lawyers and witnesses were at their microphone for at least eight hours. Their testimony, cross examinations, exhibits, amendments, and corrections were repetitious and often irrelevant.

Sackett said, "They wore you down. After a day and a half, it was hard for those present including the Commission officials to even remember what the hearing was all about."

Sun City must have competent attorney representation and there is only one way to have it continuously available and that is establish a municipal government under the laws of Arizona.

The clumsy recruit thinks the whole army is out of step but him.

Those who oppose incorporation think that the three fourths of Arizona residents that live in incorporated cities and towns are all out of step.

Here's what Citizens for Self-Government told the Arizona Corporation Commission

1. Sun City people are not opposed to the owners of Rancho Cabrillo Norte developing their property.

2. Sun City people do not want to help pay Rancho Cabrillo Norte's water bills or to share our grandfathered groundwater water rights with Cabrillo. We do not want to be faced with the never ending, impossible job of sorting out our costs from Cabrillo's costs.

3. Sun City people are not opposed to Citizens Utilities serving Cabrillo providing they do it with a new subsidiary as they did when Sun City West was developed.

4. Sun City people are unhappy because their water rates are among the highest in the Phoenix Metropolitan Area. We want the Citizens Utility subsidiary that pumps and delivers our grandfathered groundwater for us to

keep its books in Arizona and our costs kept meticulously separate from other non-contiguous and dissimilar areas.

5. Sun City people are aware that a publicly regulated utility is entitled to a fair return on its investment. However, we call the Commission's attention to the following quote from Citizens Utilities 1986 Annual Report to the Stockholders: "For the 42nd year in a row our revenues, net income, per share earnings and dividends all were again at record highs. There is no comparable record among all other publicly traded companies." (There are over 5000 publicly traded companies quoted daily in the Wall Street Journal.) 42% of Citizens' revenues come from Arizona and Sun City Water Company is Citizens' largest operation in Arizona.

6. Sun City people do not object to Citizens Utilities having four water and sewer operations in the Northwest Valley and to the proposed addition of a fifth to serve Cabrillo's waste water needs. Why doesn't Citizens establish a Cabrillo Water and Sewer Co. like it did when it established Sun City West Utilities to serve Sun City West?

7. Sun City people object strenuously to the construction of a pipeline between Cabrillo and Sun City as proposed in the APPLICANTS' PROPOSED FORM OF OPINION AND ORDER. We do not want to be connected directly to a CAP water source or to the Cabrillo system which the Company states will be filled primarily with CAP water.

8. Sun City does not need and never will need CAP water because the water levels in Sun City wells are rising. We do not use as much groundwater as the Boswell Farms used. In other words our grandfathered water rights exceed our present consumption by a generous margin. Sun City's population has been practically static since 1980; we have practically no vacant land for expansion; so Sun City's total water consumption for the long term future will probably decline slightly due to water conservation measures.

9. Sun City people do not object to Sun City Water Company committing "up to 6,900 acre feet" of CAP water to Cabrillo. In fact we are seeking ways to induce Citizens Utilities to transfer at no charge Sun City Water Com-

pany's entire allocation of CAP water back to the parent company or to another subsidiary.

10. Sun City people object strenuously to Citizens Utilities plan to saddle the customers of SCWC subsidiary (Sun City people) with the cost of the unshared portion of SCWC's huge take-or-pay allocation of CAP water. SCWC's CAP allocation of 15.8 acre feet per year is 32% more than SCWC sold to all its customers in 1986. These CAP payments are scheduled to start in 1991 and the prospects for Sun City Water Company having a significant market for CAP water in the Northwest Valley in 1991 are practically nil.

Citizens Utilities knew when contracted for such a large quantity of CAP water that its Sun City customers had an assured supply of high quality ground water and would never need CAP water so it is obvious that its excessive large take-or-pay CAP contract was for market expansion purposes and not as a reserve for the benefit of its Sun City customers.

11. Sun City people are not sure at this time what action they should take to avoid being saddled with the cost of CAP water that they didn't contract for and will never need.

12. Sun City people want to make sure that the \$19 million that the Town of Surprise is supposed to pay to the Sun City Water Company for its properties within Surprise town limits is actually entered as income on Sun City Water Company's books here in Arizona and is not siphoned off to Citizens' treasury in Stamford Conn.

13. Petitions bearing the signatures of over 8000 Sun Citians have been delivered to the Department of Water Resources protesting Sun City Water Company's unlawful claim that it owns the water rights appurtenant to the land on which our homes are built.

14. A complaint has been filed with the Department of Water Resources charging that the regulations as written in the First Management Plan for the Phoenix Active Management Area fail to adequately protect the grandfathered groundwater rights of customers of private water companies and are therefore discriminatory and constitute confiscation without compensation.

• Taxpayer

Continued from Page 1

This news is particularly painful to Walter Bush, CPA and former Vice President of Sun City Taxpayers Association who led the successful effort.

Mr. Bush said the battle was against formidable opposition because the utility has unlimited funds (paid by the customers) to hire the best lawyers and specialists in the business. The cuts were unjustifiably low and refunds for past overcharges were not granted.

Mr. Bush explained that the corporate accounting of the Sun City Water Co. is done in the corporate headquarters of Citizens Utilities in Stamford, Conn. and it was necessary to employ a specialist in utility accounting to go to Stamford and demand specific records. It was a tedious and discouraging process and, a costly one. The accounting specialist testified as expert witness along with Bush and others before the Corporation Commission hearings and submitted voluminous documentation.

Mr. Bush does not plan to get involved in refighting the battle that seemed to have been won last year.

To keep the hard-won \$1½ million that was saved from our water-sewer bills will require much more money and more expert and dedicated leadership. An incorporated Sun City would have the authority, the responsibility and the funds to successfully resist such predatory tactics.

To: Citizens for Self-Government
P.O. Box 1411
Sun City, AZ 85372

☐ I/we believe Sun City people should organize as an incorporated city under the laws of Arizona and assume local control of our municipal affairs.

☐ Enclosed is my/our check for 1988 annual dues to Citizens for Self-Government.

Single \$5 ☐ Family \$8 ☐ Contribution \$ _____

Name _____ Street Address _____

Spouse _____ Phone Number _____

RECOMMENDATION:

In the interest of Sun City customers of Sun City Water Company we respectfully suggest the following:

The property owners of Cabrillo want an assured water supply to develop their property. Citizens Utilities Co. wants to serve them with CAP water. The two parties have signed an "Interim Agreement" to that effect. Go ahead, give them what they want. Give them a Certificate of Convenience & Necessity but make it in the name of the parties that signed the agreement and leave Sun City Water Company and Sun City people out of it.

To involve Sun City in this enterprise is to invite endless controversy and litigation. Sun City people are aroused. There is talk of raising a water rights legal defense fund. Why complicate things when there is a simple solution?

Report fans flames of incorporation

By Karen Kirk
The Phoenix Gazette

SUN CITY — Incorporation supporters say a report indicating that Maricopa County is subsidizing the Sun Cities by \$2.1 million a year has stoked the fires of the incorporation movement in Sun City.

Incorporation foes say that it is all a bunch of hot air.

The study, requested by Supervisor George Campbell and released Thursday by the county management-analysis office, said the county spent \$1.6 million providing such services as road repairs and police protection to Sun City and \$507,331 to Sun City West.

This is about \$150,000 less than what Citizens for Self Government, a pro-incorporation group, estimated the county spent on the community, according to Les Merydith, the organization's president.

"We are very gratified," Merydith said. "This confirmed the figures we have been using. We had estimated that the county spent \$1.75 million on Sun City.

"I think this will wake people up. The opposition has convinced people here that they are getting a free ride from the county. We are getting \$1.6 million and giving up \$7.5 million in taxes we pay because we are not incorporated. The more attention given to the financial aspects, the better."

Merydith also said his group would use the statistics from the report this fall during a campaign to convince Sun Citians to put the incorporation issue to a vote.

Community residents voted against incorporation in 1964 and 1971.

Citizens for Self Government also might combine

its efforts with those of another group started by Archy Jaecks, Merydith said. Jaecks is sending out questionnaires about incorporation to Sun Citians from his summer home in Wisconsin.

Meanwhile, Kay Sentes, president of the anti-incorporation Retirement Community Association, is disputing the county report, saying that Sun City gives the county much more than it receives.

"Campbell is saying we are costing the county money," Sentes said. "We have to pay the same taxes as everyone else. They are just having to give some of our money back to us. We are taking part of the money, but we are paying much more than that."

She also said that the benefits the county derives from Sun City go far beyond taxes.

"We put billions of dollars in banks and keep it there," she said. "We aren't like young people, we

battle

don't take it out. They loan this money to people all over the state. We also employ a lot of people from all over that wouldn't have specialties if we didn't need younger people to do these things for us."

Her organization is opposed to incorporation, saying it would disrupt the Sun City lifestyle, which is based on volunteerism. It also says that incorporation might jeopardize the area's senior overlay zoning status.

According to Sentes, the county report will give the incorporation proponents ammunition but will not make their battle to incorporate any easier.

"They have a big drive every year, and they haven't made it work yet," she said. "Two-thirds of the new people who move here say they came because it isn't incorporated."

Non-debate: Panel discusses hot incorporation issue

By LAURIE HURD-MOORE

Both sides of the Sun City incorporation issue came face-to-face before a full house May 15 in Swain Hall at the First Presbyterian Church of Sun City.

Nat Jampel, president of the Sun City Town Meeting Association (TMA), and Les Merydith, president of Citizens for Self-Government (CSG), both took part in a panel discussion to present and defend their views on the controversial subject.

TMA opposes incorporation of Sun City while CSG is in support of self-government.

The event stemmed from a letter to local newspapers by John P. Marischen, CSG research director.

In his letter, Marischen claimed Merydith was instrumental in stopping developers from altering the community's zoning without resident support and preventing water utility owners from receiving future "undeserved" profits.

Jampel challenged Marischen to a public debate on these comments, but the research director declined.

Merydith, however, accepted the "invitation to validate" Marischen's statements, but insisted that the meeting remain a panel discussion rather than a debate of the issues.

The CSG president spoke first, speaking on the advantages of an incorporated Sun City, including the money that could be generated under this type of government.

According to Merydith, incorporation means "to unite thoroughly with or work indistinguishably into something already existing ... to form a legal corporation, etc."

He says 12 corporations already exist within Sun City. "Even the two anti-incorporation groups are incorporated," says Merydith.

According to Merydith, residents pay a total of \$15 million each year for six different services. Only two services, he says, are offered by the county -- police protection and street and lighting maintenance.

Incorporated, Sun City would not be prevented by law to keep any of these services, including that of the sheriff's office which Merydith says will only charge residents the cost for law enforcement.

Salaries for a city staff have been itemized to be \$600,000, but should be rounded-off to \$1 million, he says.

Merydith cited four studies which he says all concluded that a limited administration -- 10-15 full-time employees -- "would suffice" for Sun City.

According to Merydith, total expenses of operating an incorporated Sun City would be \$2.5 million a year.

He says this would be "more than covered" by taxes which Sun City would receive from the state. Merydith claims an incorporated Sun City would receive shares of five separate state taxes which are currently "forfeited" because the community is not incorporated.

Sun City's piece of the tax pie would be approximately \$7.5 million, he says, leaving Sun City with a surplus of \$5 million after all bills are paid.

Merydith feels this "surplus" could be used in a number of areas, including repairing rec centers and building new community service centers.

"We have forfeited \$44 million in the past 10 years in state revenues," says Merydith.

When Jampel took the podium he directed his comments toward past actions of CSG, rather than the cost of running an incorporated city.

He criticized Merydith for not speaking on the two topics intended for the panel discussion: high-density housing and local water rights.

He claims both the high-density struggle and the Water Watch group were "deceptions" practiced by CSG leaders in their effort to promote incorporation.

Jampel says the squashing of a proposal by Pacific Springs to build a resort retirement complex on a six-acre site on Boswell Boulevard, north of Bell Road, was just another example of the way incorporation leaders "twist" facts.

He says incorporationists did a "disservice to residents" by campaigning against and ultimately preventing the construction of the apartment complex.

He feels residents no longer able to care for their homes could have benefited by the catered-lifestyle which would have been offered by Pacific Springs. During the meeting, he criticized CSG leaders for claiming the Pacific Springs defeat as a "victory."

As for the issue of filing for water rights, Jampel claims that, too, was a "ploy" designed to gain additional support for incorporation.

He claims that a majority of the members of Water Watch, a group formed to protect the water rights of residents, were also members of CSG.

The TMA president feels Water Watch confused residents by convincing them they needed to pay \$20 each to file for their water rights. He says only the water company needed to file.

He says individual residents never needed to file, "unless you were going to drill a well in your backyard."

"Incorporationists have made problems when no problems have existed and then claimed to have solved them," says Jampel.

Jampel concluded his 15-minute talk by saying "Sun Citizens have enjoyed 27 years of success and should prevent the parasitic virus of incorporation from spreading."

5/12/87

Carpenter says Sun Citians do pay fair share

By MIKE GARRETT

News-Sun staff

SUN CITY — Maricopa County Supervisor Carole Carpenter today criticized a fellow supervisor's recent comments that Sun City should incorporate and said that, contrary to some beliefs, the retirement community does pay its fair tax share for services.

Carpenter, addressing the



Northwest Valley **CARPENTER**

Chamber of Commerce's monthly breakfast meeting, said raising the emotional issue now is divisive and a distraction, coming at a time when everyone in the county is trying to work together to solve such major problems as transportation and air pollution.

"As far as I'm concerned, regardless of whether we're talking about Sun City or any other unincorporated community, the residents of the particular community have the right by state law to decide for themselves whether they're going to incorporate," Carpenter said.

"It is divisive and presumptuous of an individual on the other side of Maricopa County (Campbell, a Republican, represents Scottsdale, northeast Phoenix and northeast Maricopa County) to suggest how a community should act with regard to the incorporation issue," said Carpenter, a Democrat whose district includes the retirement communities of Sun City and Sun City West.

Campbell last week said that county taxpayers are subsidizing a disproportionate number of services to residents in the unincorporated retirement communities. He also said the areas should incorporate and begin paying for their own services through local municipal taxes.

"There's this feeling among

many people outside the Sun City communities that the Sun Cities somehow get more than they pay for out of the tax dollar," said Carpenter.

"There is literally no evidence I have seen of that. We all have to consider how much property tax we're paying to Maricopa County, how much sales tax we pay and how many other fees we pay to Maricopa County. Because part of that comes back to the county."

She mentioned the three basic services of law enforcement, local zoning control and road maintenance that unincorporated areas receive, which incorporated areas do not.

She said most of the dollars in Maricopa County go overwhelmingly to two areas — the criminal justice and health care systems.

Carpenter said that some Sun Citians tell her they pay a disproportionate share toward the criminal justice system (county jail, prosecutors, public defenders, probation department, and so forth) when Sun City generates so little crime compared to other incorporated communities of comparable size.

"My point is you can take any community, incorporated or unincorporated, in Maricopa County, and those people will feel in some area — roads, police protection, fire or whatever — that they're not getting their full share of the tax dollars they put in.

"I always thought we had a philosophy in this country that I'm willing to pay my fair share to fight crime, to provide health care for the poor, to make sure that children who don't have enough food get some and to provide other services that I personally and my family may not get directly but that help my community and the individuals in my community," Carpenter said.

"That philosophy means that I may not and probably will not
See Carpenter, A5

From A1

directly get back those dollars that I put in to my taxes. I believe in that philosophy and as far as I'm concerned, that is the attitude that I believe the people in Arizona and people in the United States ought to have."

Regardless of how strongly people feel about a certain issue, Carpenter said that people need to become more sophisticated in how

they deal with elected government officials.

She talked about the how, where and when to apply pressure to government to get it to act and respond to the majority opinion on an issue.

Carpenter said timing is critical in applying pressure or support to an issue and letters and phone calls are always effective if coordinated properly.

She said concerned citizens should take notes from various lobbyist organizations to see how they effectively deal with the government process, since "lobbyists understand where all the players and interests are."

2 lead May 15 incorporation debate

By BRIAN ALCORN
News-Sun staff

SUN CITY — Two leading figures in the debate over the incorporation of Sun City will meet again in a panel discussion next week.

Nat Jampel, president of the anti-incorporation Town Meeting Association, and Les Merydith, president of the pro-incorporation Citizens for Self-Government, will speak 10 a.m. May 15 at First Presbyterian Church's Swain Hall, 12225 N. 103rd Ave.

Each speaker will have 15 minutes to give his address. A question session will follow the speeches.

The forum next week marks the second time this year that the two men have squared off in a public forum.

The first debate, sponsored by B'nai B'rith at Temple Beth Shalom, drew only 40 people because of a lack of advance publicity.

Both Jampel and Merydith said they hope to attract a larger crowd to the next forum.

"Before people go away for the summer we want to have as many people there as possible so they can get the whole picture," Jampel said.

Merydith said, "From our viewpoint, the more people that are exposed to the facts, the better off we are. The more the merrier."

The anemic attendance at the first forum was the result of fears by B'nai B'rith officials that a large turnout would result in chaos, Jampel said.

Jampel said the group "made a big mistake" by not publicizing a debate on incorporation, what he called one of the most frequently and hotly debated topics in Sun City.

"People have questions and they are going to need answers," Jampel said.

Merydith said he hopes the pan-

el discussion next week will follow the example set by the B'nai B'rith audience.

"I was very pleased to prove that it is possible to have this subject discussed without fireworks," he said.

The discussion is the result of a battle of words that has taken place in the letter-to-the-editor columns of local newspapers.

The rash of letters began March 25, when Jampel challenged CSG research chairman John Marischen to a debate.

In a letter printed by the News-Sun, Marischen declined the invitation, saying that Merydith was the only person qualified to speak for CSG in a public forum.

So Jampel republished his challenge, this time aimed at Merydith.

Merydith responded in a letter that he would meet with Jampel "anytime and anyplace" to debate incorporation.

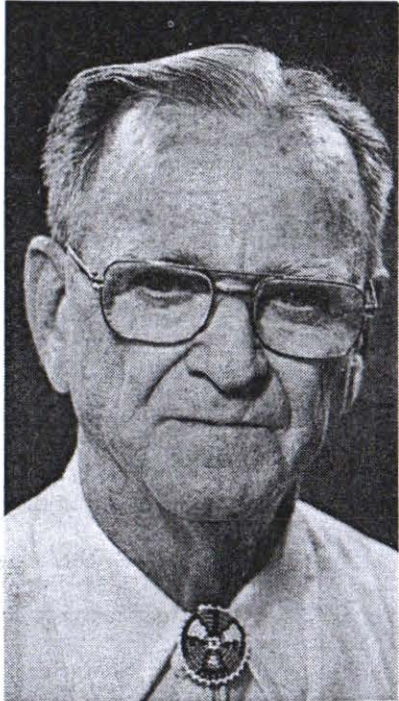
Jampel said that in his speech he will address the stance taken by Merydith on the issues of high-density housing and water use in Sun City.

"Water Watch (a group in which Merydith is involved to research water use in the Sun City area) and high-density represent the worst kind of deception that was ever practiced on Sun City and they are part and parcel of (Merydith's) program to incorporate Sun City," Jampel said.

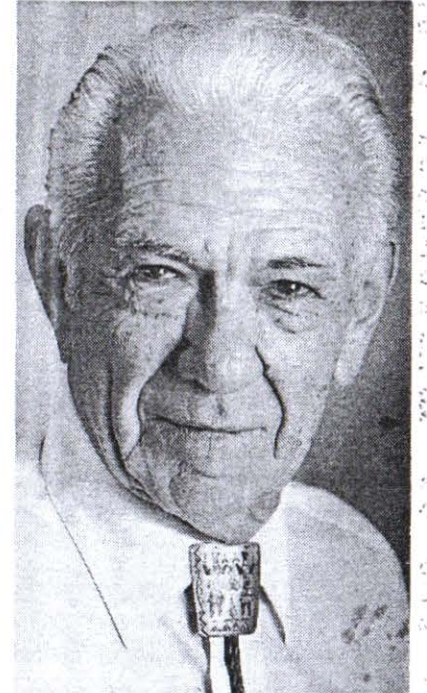
Merydith said he would confine his remarks to the financial benefits of incorporation, but added that he would answer any questions the audience may have.

Both men said they are eager to publicly state their positions one more time before the summer exodus.

"I'm very anxious," Jampel said. "Anytime I can talk one-on-one with Les Merydith, I'm happy."

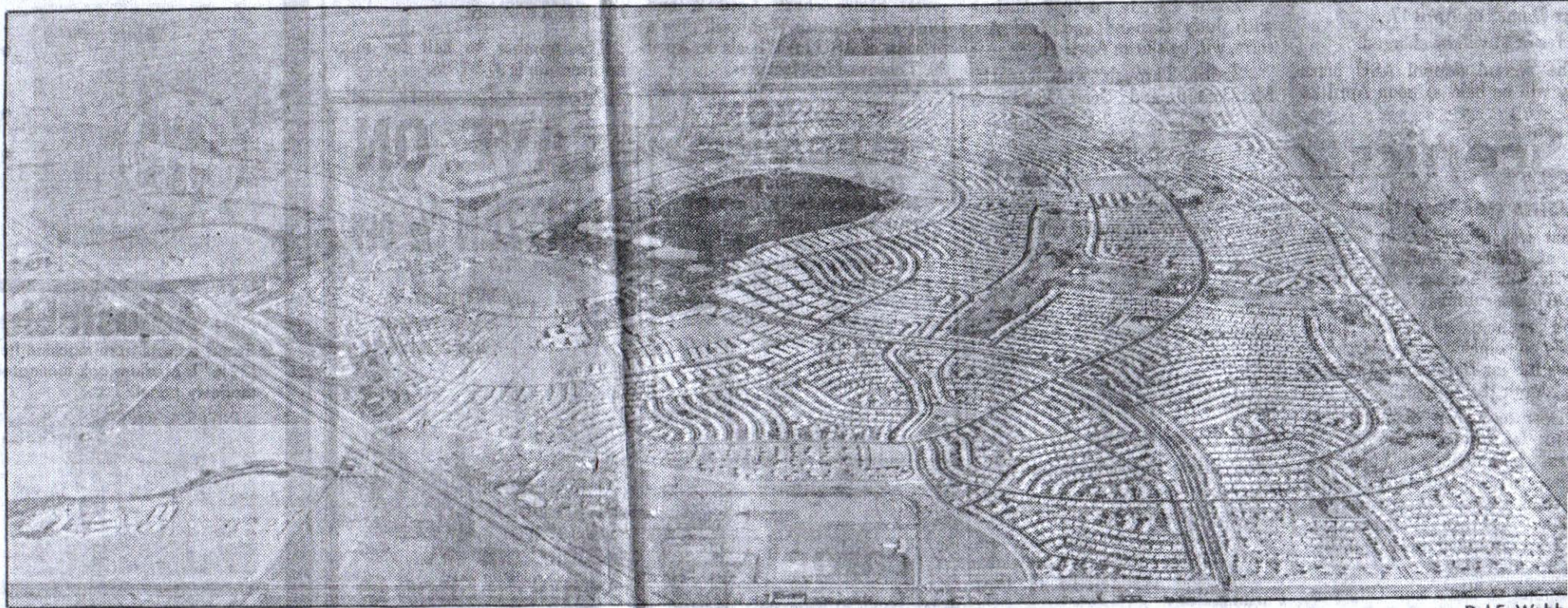


NAT JAMPEL



LES MERYDITH

ts of Sun City West prepare for 'self-rule'



More than 7,000 of a planned 13,000 homes have been finished in Sun City West.

Del E. Webb

By David Rossmiller
The Phoenix Gazette

SUN CITY WEST — The connection between this retirement community and Del E. Webb Communities, Inc., is like a parent-child relationship, but in this case it will be the parent who leaves home.

After Webb, the community's developer, has sold its 13,000th home, probably in 1992, the corporation will turn Sun City West over to its residents.

This prospect has residents apprehensive. Discussion of the Webb pullout is never far from the surface during Sun City West meetings and activities.

In eight years Webb has sold more than 7,000 houses in Sun City West in eight years. "As build-out becomes closer buying tends to speed up, and when all the homes are sold will determine when we get out of this community," said Ken Plonski, Webb spokesman.

"We are taking a neutral position on how the residents run the community after we leave, but we do plan to do everything we can to make sure they're prepared to take over," Plonski said.

"We will not pull out and leave the residents of Sun City West drifting."

Ben Davis, president of the Property Owners and Residents Association, which represents about half the community's population, said preparing now for the pullout is essential to avoid endless bickering later.

Waiting until after Webb leaves to debate the proper way to run the community would lead to the community being divided.

PORA commissioned a study of options last year and in November got the word there were two choices: incorporate or merge PORA and the presently powerless Recreation Board to form one political body.

Davis said he has no preference between the two choices, but said incorporation would be hard to bring about "because of what residents have heard from Sun City."

He was referring to the variety of groups vociferously opposed to Sun City incorporation.

"I'm neutral on incorporation. Over there (Sun City) they as a result of incorporation have very hard lines drawn. I attribute part of that to a lack of planning before Devco (another name for Del E. Webb) pulled out," Davis said.

"After watching what has taken place in Sun City, no one wants that to happen here."

Plonski said Webb will turn over more and more responsibility to the community, starting with giving members of the Recreation Board

some real power.

Currently Recreation Center decisions are made by Webb officials.

"By the time we leave the residents will be in complete control. It will amount to on-the-job training, and we will probably watch a couple of years to make sure the set-up is working fine," Plonski said.

Even after Webb leaves, the company will be able to help preserve the community's way of life, Plonski said.

An often-expressed fear has been that other developers will move into Sun City West and construct high-density housing for non-retired people.

The perception of such a threat has packed more than one meeting hall over the past several years.

"The fact is Webb has a 20-year

veto over developments that are incompatible with our zoning here," Plonski said. "We would be able to prevent this from happening, which we would do, because as a company that sells to the retired market we have an interest in preserving this way of life."

Perhaps a greater threat, one that has received little public attention, is posed by the possibility of courts overturning the principle of age-restrictive zoning, Plonski said.

No one knows how a judge would decide the issue, because no real test cases have arisen, Plonski said.

Calvin Brice, attorney for the retirement town of Youngtown, said it is possible courts would rule age-dependent zoning to be discrimination, but said so far no interest group has taken an interest in destroying retirement zoning.

Plonski said banning of age-restrictive zoning "would be a real disaster for Arizona. It seems to good to be true that some group like the ACLU (American Civil Liberties Union) hasn't tried to get it thrown out."

"If they did you'd see a tremendous economic impact on this Valley and the whole state," Plonski said.

But even without court challenges, the future of retirement communities will be far different from their past, Plonski said.

The example of Sun City West, which was envisioned as a community of 75,000 sprawling on both sides of Grand Avenue, has sealed that future, he said.

Plonski said Webb does not consider its efforts to build such a community a failure or mistake, even though present plans are to

limit population to 25,000 residents.

Rather, he said, the market has changed from the early 1960s, when Sun City was built.

"The future of this industry will be tied to smaller communities closer to metro areas" of about 1,000 acres and 5,000 people, he said.

However, the smaller size of new communities doesn't indicate there is a lack of interest in them. Plonski said market studies show that 20 years ago only 3 percent of the elderly would consider pulling up stakes and moving to a retirement community.

Today, with a much larger elderly population, both in numbers and percentage, that figure is close to 10 percent, he said.

"Arizona will continue to be a retirement mecca," Plonski said.

Citizens for Self-Government

WHAT EVERYONE SHOULD KNOW ABOUT INCORPORATION

Q. Why should Sun City Incorporate?

There are many reasons, one of the most obvious is that only through Incorporation can a community exercise its right to State Shared Revenues. The League of Arizona cities and towns, quoting State of Arizona statistics, shows we had over \$7,500,000 allotted to us in 1986-87 but were unable to collect because we were not incorporated.

Q. OK, so we lose \$7½ million this year but what if the state cuts the percentage going to the cities or even eliminates shared revenues?

Not at all likely. The amount we were entitled to has increased steadily from \$3½ million to \$7½ million in the last 10 years.

Q. What is the projection for the next 10 years?

We could receive well over \$100,000,000 in the next 10 years if we incorporate.

Q. Why are you so certain these revenues will continue?

Arizona State Legislature writes our tax laws. 75% of Arizona's people live in incorporated cities. They elect ¾ of our state legislators. These legislators are not likely to oppose the interests of their constituents?

Q. So, we'll receive millions of dollars but won't we pay for it in increased taxes?

We already pay the taxes: State income tax, sales tax, gasoline tax, plus vehicle license fees and state lottery. Not being incorporated, our share is apportioned among those communities that are incorporated. The slogan for CSG is: "Bring our money home."

Q. Do you know how much it would cost to operate an incorporated Sun City?

Professional studies show that our new city government could provide essential municipal services at present levels for \$2½ million. We would continue to pay directly to our suppliers for water, sewer, rubbish collection, parks and recreation, street lighting and fire protection which comprise 90% of the municipal services we receive now.

"Government of the People, by the People and for the People"

We receive \$7½ million from the state, subtracting our expenditures of \$2½ million leaves a surplus of \$5 million.

Q. What would you do with the \$5 million surplus?

That would be determined by the people, acting through their elected city council. Certainly we need more full time professional law enforcement officers on call. With more and more of our people unable to drive we need a first class public transportation system. A growing interest bearing reserve fund would be established. Strategic real estate could be purchased when in the public interest. (A Glendale contractor paid \$400,000 for Sun City Stadium in 1984 and asked \$2 million in 1986.) Sun City fire protection and street lighting now appears on Sun Citian's semi-annual property tax bill. Part or all of these two taxes could eventually be paid from the surplus funds - saving Sun Citians over \$2 million in property taxes each year.

We could establish and finance a program to promote Sun City, Inc. What an easy sell: a city without city property taxes, unmatched rec-facilities and governed in the American tradition - "By The People."

Q. Why is it that cities getting their cut of state shared revenues are sometimes having financial problems?

Other cities have a lot of expenses that our city would not have: We are already paying for 90% of our municipal services which we receive from private contractors. Most cities own the water and sewer lines, street lights, garbage and sewage disposal plants, rubbish trucks, lawn mowers, maintenance shops, billing machines, and payroll check writers. It takes hundreds of city employees to operate these facilities. Since individually we are already paying Sun City Water Co., Sun City Sewer Co., Parks and Sons, our Rec. Centers, APS and Rural Metro for 90% of our services

and would continue to do so, our city expense budget would be only a fraction of the typical city's budget. And of course since 1974 Sun City has not been in a school district and would remain so after incorporation.

Q. Are there any incorporated cities that are doing well?

Many. Nearby Paradise Valley for example, by wise use of contract services and Shared Revenues has accumulated a surplus reserve fund of \$11,000,000. It earns almost \$1,000,000 interest annually. Additionally, they collect an annual \$321,000 franchise fee from APS. And, they pay No city property tax. By contrast, Sun City has no surplus, receives no interest, collects no franchise fees and PAYS about \$2,000,000 in annual property taxes. Incorporation would change that and put us on a par with Paradise Valley.

Q. Wouldn't our many facilities be open to outsiders?

Absolutely not. Our rec centers, golf courses, Sunshine Services, libraries, etc. are Arizona corporations owned and operated exclusively by Sun City residents and are chartered to serve only Sun City residents. There is no way any government agency can take over these facilities or force them to be opened to outsiders without the consent of the present owners - the residents of Sun City.

Q. Won't we lose some of our volunteers?

On the contrary, it is entirely likely that there will be even more volunteers when Sun City is really ours to govern.

THINK INC.



LOVE SUN CITY

We don't want to fix it (our control by the Maricopa County Bureaucracy) we want to get rid of it. County governments in Arizona are designed to function in rural areas. They are not empowered to substitute for a city government. County governments are not permitted by law to furnish fire protection, street lighting, rubbish collection or water and sewer service. County governments have no legislative powers. County governments cannot pass zoning ordinances designed specifically for retirement communities like Sun City or ordinances to control recreation vehicle parking, unsightly premises or other public nuisances. Maricopa County has 8,000 employees busy with the affairs of one and a half million people. None of the five supervisors live in Sun City and Sun City people have no exclusive representation on the board. Zoning hearings are held in downtown Phoenix and protesting Sun Citians are not given an opportunity to adequately present their case.

Loud, vocal opponents give that impression. There is only one way to find out and that is to bring it to a vote. The last vote on incorporation took place 23 years ago when an efficient and benevolent Del Webb Corporation was performing most of the functions of a normal city government. Most people realize conditions are vastly different today, and a different response is needed—Incorporation.

Real Estate developers would find it more difficult to exploit our city if zoning decisions were made right here in Sun City by Sun City people. Del Webb did not build multi-story housing or cater to the rental market. In the last seven years enterprising

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develòpers, with encouragement from county zoning officials, have built 1500 little multi-story apartments in Sun City, many of them rentals. Sun City property values are falling. The News-Sun reports that "Maricopa County's assessed valuation of Sun City dropped nearly \$1.3 million over the past year." Is it a coincidence that the president of one anti-incorporation organization in town (TMA) made an impassioned speech before the County Board of Supervisors urging approval of a San Diego developer's plan to put 192 little rental apartments on six acres of commercially zoned land at 99th and Bell Rd?

All providers of municipal services would come under closer scrutiny after incorporation. Public utilities would have to negotiate a franchise with a government representing the people. It should be noted that the president of anti-incorporationist TMA strongly supports the Sun City Water Company's claim that it owns the water rights under all Sun City homes.

☐ I am in favor of incorporation for Sun City. Please enroll me as a member of Citizens for Self-Government.

☐ Individual membership \$5.00, ☐ Family \$8.00.

☐ I would like more information on the following:

Street address

Name

Q. Any other reason to incorporate?

Yes, our city would get revenues from licenses, fines, franchises and permits as well as interest on our deposits and investments. Perhaps most important, incorporation means to organize to speak with one voice. We are being surrounded by aggressive, better organized cities that will soon outnumber us four to one. Decisions on highway location, expressway design, water quality, water cost, water supply, waste water, rubbish disposal, utility rates and law enforcement are being made without any input from Sun City people because we have no elected city government authorized to speak for us. We have no mechanism to hire attorneys or engineering consultants to prepare and present our case.

But to many people Incorporation is an expression of our pride and appreciation for our democratic heritage. Now let us ask you a question: In this Bicentennial Year of the American Constitution, is this what you want to say to Washington, Madison, Franklin and the rest of our Founding Fathers? "Your sacrifice for the principle of selfgovernment means nothing to me. I'm satisfied being governed by a remote and indifferent Maricopa County bureaucracy."

Q. OK; I'm about convinced, but couldn't the Federal Government break our bubble by forcing low-cost housing on Sun City?

Absolutely No! That's the unequivocal word from the HUD office in Phoenix. So, welcome aboard.

WE WILL GLADLY ACCEPT YOUR INVITATION TO SPEAK TO YOUR GROUP: CHURCH, TEMPLE, HOUSE, SERVICE CLUB, SOCIAL OR FRATERNAL SOCIETY. CALL 974-4064.

WE INVITE YOU TO JOIN OUR MOVEMENT TOWARD SELF-GOVERNMENT. YOU ARE NEEDED! THINK INC.

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1787 "We the People ..." 1987

Top story in the News-Sun for Dec. 3, 1964, was the failure of a vote for incorporation. It was the only formal vote ever taken on the matter of making Sun City a city in deed as well as name.

NEWS-SUN

The Combined YOUNGTOWN NEWS and SUN CITY SUN

Arizona's Pioneer Retirement Community Newspaper

VOLUME IX, NUMBER 20

SUN CITY, ARIZONA

THURSDAY, DECEMBER 3, 1964

VOTERS REJECT INCORPORATION

Proposed incorporation of Sun City was rejected overwhelmingly in a referendum Tuesday by a vote of 2,558 to 1,036.

The turnout was regarded as substantial in view of estimates ranging from 700 to 2,000 of the number of Sun Citians ineligible to vote. Lowest estimates of the ineligible were made by incorporation supporters; highest estimates by incorporation foes.

Many Sun Citians were ineligible because they had not been Arizona residents for one year, others because they rent and are not property owners, and others because they have not changed their voter registration from their former home states.

The vote at Town Hall opposed incorporation, 1,419 to 414.

Incorporation fared slightly better at the Community Center. Here it was rejected by a 1,139 to 622 count.

The election climaxed a hotly waged battle between incorporation friends and foes which traces its roots back three years to a Sun City Homeowners Association decision to investigate the pros and cons of forming a municipality in Sun City.

A subsequently appointed fact-finding committee determined that incorporation was desirable and through a metamorphosis became the incorporation committee of the Homeowners Association.

An attempt in June 1963 to get incorporation on the ballot was

frustrated by the formation of a citizens committee opposing incorporation before 1965, when a special census could be taken to obtain a full share of state taxes which are distributed among Arizona cities. Until a special census could be taken, Sun City's share would be based on the April 1, 1960 census, which showed no residents here.

Pro-incorporation forces campaigned strongly over the past two months on contentions that \$165,000 yearly in available state tax money will be going down the drain, that the state funds plus a \$1 tax rate would combine to give Sun Citians self-government at no increase over present taxes plus cost of needed services, and that incorporation would allow a favorable settlement to Sun City's water and sewer rate problems.

Incorporation opponents contended that the proposed municipality's budget estimates were unrealistic and that mounting taxes would be in the offing, that present services from the county and the Del E. Webb Corp. are extremely favorable, and that the introduction of politics would disrupt happy living here.

They also claimed that improvement districts could be formed to achieve many of the benefits which incorporation offers.

Several incorporation foes contended that incorporation will become a necessity but not until the Webb firm has completed its building projects within the proposed city boundaries.

There were 3,598 votes cast in Tuesday's election, with four ballots disqualified.

SEPT. 1986

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Why Should Sun City Incorporate? There Is NO REASON On Earth Why We Should!

OPPOSE INCORPORATION OF SUN CITY

We have a truly good thing going for us here in Sun City — it has been going for us for nearly 27 years now. Why take a chance on ruining all we hold near and dear just to humor the whims of a few who under the guise of "improving" Sun City could in reality destroy it?

When the Citizens for Self Government (CSG) failed to get enough signatures last year to force a vote on the incorporation issue they offered several excuses for their failure. They said they started their drive at the wrong time of the year, when lots of people were away. This is pretty flimsy because a lot of the folks who spend their summers away aren't registered voters in Arizona anyway.

In any event, they promised they would start up their mischief again this fall and since that season has arrived we thought we would mention a few things they have said in the past, which aren't true, but we expect to hear them again.

First of all you'll probably hear something about, "Let's bring it to a vote and settle it once and for all." This would be fine but they won't do it that way. As soon as the 90% or so of us who want to remain unincorporated have voted it down, they will start agitating again. So we can forget that one.

You'll also hear them say that "it's the American way" accompanied by innuendoes that unless you sign their petition you are un-American. **THERE IS ABSOLUTELY NOTHING UN-AMERICAN ABOUT REFUSING TO SIGN A PETITION FOR A CAUSE YOU DO NOT SUPPORT!** After all, the reason for the petition is to show the Maricopa County supervisors how many of us really *want* incorporation. If you don't want incorporation don't sign the petition — it's just that easy. And don't let them coerce you into signing something you really don't want to sign. We would appreciate the names of those who use coercion tactics; please call us if someone starts using these techniques on you.

They're going to tell you how we're throwing 7-1/2 million dollars away each year by not being incorporated. They never mention how much more than \$7.5 million being incorporated will cost us; compare the budgets and situations of our neighboring cities and towns. Instead, they go the other way by saying we'll have a *surplus* of \$4 million a year after *all* our needs have been met. They seem to think when a statement gets into print, that makes it a fact!

One of their disciples, John Borders, attempts to make a case by challenging all of us to show him another city with everything Sun City has already in place, and he'll show us "a city that can operate on state-shared revenues and have a generous surplus left over." Among the things already "in place" he includes "entire city fenced in with attractive masonry walls." Really, now! How much of any city's budget does he believe goes to wall in the city? We haven't seen one yet!

Les Merydith laid another gem of wisdom on us peasants in the News-Sun, 5-31-86, with this startling statement, "Let's get it straight, once and for all. Sun City's share of state-shared revenues that we would receive to finance our own city government is as sure as death and taxes." Not too long ago an article appeared in the Arizona Republic about how Mesa's share of state-shared revenues is steadily increasing at the expense of the other incorporated cities because Mesa's population is growing faster than the others. *Incorporated or unincorporated our population cannot increase!* However, tens of thousands of new citizens are pouring into our state each year, and as the population of the other cities rise, so will their share of the revenues while Sun City's share could only go down. In the same article he referred to RCA/TMA as a political machine and says our main purpose in life is to keep county politicians and bureaucrats in power. If he would reflect for a moment he would realize we are the ones trying to keep politicians and bureaucrats *out* of Sun City while his organization (CSG) wants to initiate a completely new additional level of government. This at a time when our entire nation, from President Reagan down, is trying to reduce government. Yes sir! Everybody's out of step but our Les! We simply ignore his calling us a political machine since this so magnificently displays his ignorance of the meaning of the term, and then, we also consider the source.

We checked with our state legislators concerning his "sure as death and taxes" statement and found that they have the power to change the formula for determining each city's share, at any time, and could (although it's doubtful they would) eliminate them completely. Then how would we support a city budget? These are just two examples of how Merydith's "death and taxes" statement is exaggerated beyond any semblance of truth.

Across the years the CSG has published many untruths and although there isn't enough space to list them all, here are a few things they might come up with again, so be aware.

They have said we could wake up some morning and find ourselves living in El Mirage or Surprise. This is pretty silly. They are trying to scare us with annexation. We can't be annexed unless over half of us request it. Another one: our state legislature certainly *is not* working on a plan to require unincorporated communities to join existing incorporated cities as they implied in one of their publications.

The County's responsibility for our street repair *is not* limited to sealing as they say it is.

Our streets *are not* in the "horrible" condition they say they are; they are maintained in excellent condition at all times. Anyway, if you can find a problem area, one phone call to the Maricopa County Roads and Streets Division will get it fixed, usually the same day. A comparison of our streets with those of any other city will quickly expose this fallacy.

Crime *is not* rampant here as they say. The FBI and our Sheriff tell us we have one of the lowest crime rates in the nation.

Incorporating *would not* allow us to negotiate the rates for our street lights. All street lighting districts are billed at the same rate; variations in costs among districts occur because of differences in the number of lights, types of lights, length and size of wire, etc.

We *are not* exporting "our" water because it isn't "our" water. The Sun City Water Company is a privately owned company, with its district strictly regulated by the Arizona Corporation Commission and the Arizona Department of Ground Water Resources. Incorporating will in no way make changes in our water services or the business dealings of the Sun City Water Co.

The CSG claim that we could operate on a budget so much lower than other incorporated cities because "unlike them" we don't pay school taxes and again, "unlike them" we pay for over three-fourths of our services directly to our suppliers is completely false. As we all know, school districts are taxed separately and do not appear in a city's budget, and the citizens of our neighboring cities also pay directly to their suppliers for many of these same services, just as we do.

Before achieving half-century sedateness and the where-with-all to purchase our homes and establish our almost Utopian life here in Sun City, the majority of us worked long and hard. Most of us no doubt experienced times when things were not "too rosy" so we formulated budgets and did our very best to live within them. Remember how difficult it was to stay within that budget? Although we had planned for every exigency something totally unexpected always seemed to crop up and almost always at the most inopportune time. The CSG published a proposed budget for Sun City (in the News-Sun) that would be considered a disgrace to the intelligence level of an economics freshman in high school, and they want us to lay our future in Sun City on the line by betting that their figures are feasible.

Well, as they say, "Figures don't lie, etc."

They have accused us many times of not being willing to debate with them. At least Mr. Merydith knows this is not true because our vice president called him on the phone and requested him to debate the issues personally but Mr. Merydith said he didn't think he wanted to do that. So, that's the rest of the story! There appears to be a lack of communications between Merydith and the rest of CSG.

As for debates, our position now is that they would serve no useful purpose. The number of people attending a debate would be extremely limited when compared to the medium of the printed pages, and our main purpose is to reach as many of you as possible with the truth. To tell them, in a debate, the same things we say in print is merely being redundant.

(continued next page)

APPLICATION FOR MEMBERSHIP

Name_____

Address_____ Zip Code_____

Phone_____

☐ SEND BUMPER STICKER(S)

Make check (\$2.00 per person) payable to: RCASC

Retirement Community Association of Sun City
P.O. BOX 745 • SUN CITY, ARIZONA 85372

Since the CSG accuses us of being untruthful, we strongly and sincerely urge each of you to check out our statements for yourselves by calling the appropriate agency. We know you can immediately determine just who is and who isn't telling you the truth.

Most of us have probably been watching with alarm some of the unreasonable judgments courts have been handing down. As a result of these actions many cities can no longer afford adequate liability insurance. In a recent article Les Merydith (again) boisterously challenged TMA to show a budget that would show how shared revenues of \$7.5 million could possibly be used up, and if they could do this he (Merydith) would pay for a full page ad in the newspaper to disseminate the information. Well, save your money, Les; even the dullest of us can see that it wouldn't take many of these judgments to bankrupt an incorporated Sun City. As long as Sun City is not incorporated this can't happen. *Why take needless chances?*

A very important point for all of us to realize is that if we should incorporate and discover we don't like it — WE CANNOT DIS-INCORPORATE! The only city — in the history of Arizona — that has ever been dis-incorporated is Arizona City and they were incorporated illegally (fewer than the mandatory 1500 people) in the first place. Why would Maricopa County want to let us dis-incorporate? After all, they will still be getting our taxes and will have no responsibility to us for the services they are now providing. Once we incorporate brace yourselves for the long haul because it'll be from NOW ON. Why would we, like a cat jumping into a fight, want to lay our ears back and jump into that black hole of incorporation from which there can be no escape?

If you feel the way we do and want to keep Sun City the Retirement Capital of the World, we ask you to help us by becoming informed and being careful about what you sign. *If you don't want incorporation for Sun City, don't sign their petition.*

In unity there is strength and we would love to have you join us. We are nonprofit — our dues are very low; just enough to cover our operating costs. We are trying to preserve our Sun City way of life.

Politicians agree 'unique' is fitting word for Sun Cities

Editor's note: This is the third article in a four-day series.

By SUSAN HEROLD
Staff Writer

PHOENIX — If there is one word most politicians agree on to sum up the Sun Cities, it is "unique."

They expound on the uniqueness of the environment, the uniqueness of the residents, and primarily, the unique needs of the community.

"(Sun Citians) have a very wide range of personalities and backgrounds, with one of the obvious commonalities being age," said Carole Carpenter, Maricopa County supervisor.

"They take an unusual



THE PROS AND CONS OF INCORPORATION

amount of personal pride in their physical environment and voice more concerns about it than most communities do," she said.

Carpenter hears most of those concerns as the representative of District 4, which encompasses Sun City and Sun City West.

"They are a very vocal group," Carpenter says. "Constituent-wise, they take up more of my time than other areas."

Supervisor George Campbell, District 2, agrees with Carpenter that the Sun Cities have unparalleled qualities.

"It's a community of retired people — like Leisure World and other county pockets which have age restrictions — except the difference is its size. There are many cities in the county that are smaller than Sun City," Campbell said.

"From a political standpoint, they are a powerful force who project their needs and desires on the county. Their phone system is the best in the world, because they can get an organized phone campaign together in an hour," Campbell said.

The Sun Cities' political clout in the county may be attributable to size, because the two communities are the most densely populated unincorporated areas in Maricopa County.

In fact, Sun City and Sun City West make up 3 percent of the county's total population — about 50,000 people — a fairly high percentage, considering that some of the state's largest cities — Phoenix, Mesa, Tempe,

Scottsdale and Glendale — are also within Maricopa County boundaries.

Since there is no local government in the two communities, the county is primarily responsible for filling those administrative shoes.

"Unincorporated areas tend to look toward the county as their local form of government," Carpenter said.

"For example, people in Peoria tend to turn toward their city council when there is a problem. In Sun City, they turn to us."

The county is responsible for several services to residents of both non- and-incorporated areas, including parks and recreation, libraries, public defenders,

medical examiner, health services, human resource services and flood control.

However, the Sun Cities look to the county for services that are usually provided by city or town governments — police protection, road maintenance and planning and zoning.

Some incorporated areas are miffed that the county provides the Sun Cities with services similar to those a local governing body would offer.

People living in cities and towns contend that they are paying county taxes to support densely populated unincorporated areas such as the Sun Cities, while at the same time they pay

OVER * Politicians, A3



GEORGE CAMPBELL



CAROLE CARPENTER

* Politicians

—From A1

city taxes to pay for their own services.

For the 1985-86 fiscal year, the county provided Sun City and Sun City West \$3,445,958 in direct service dollars.

County finance officials said they were unable to determine how much Sun City and Sun City West residents paid in taxes.

"I think that Sun City should incorporate," said George Campbell. "When you have a community that gets that big — bigger than a lot of incorporated towns — the demand for services grows.

"Their needs are unique. They're constantly requesting the county to change ordinances, but if they were incorporated, they could institute their own ordinances," Campbell said.

"There is no sense of me hiding it. I believe Sun City should be a city for its own benefit," Campbell said.

Carpenter refuses to take a stand on incorporation. She says it is a local issue, which is up to the voters to decide.

But she does admit that she has heard the "double taxation" argument before from cities.

"The argument (comes) depending on which perspective you view. It's the same attitude I had before becoming familiar with county government.

"Most cities have a total lack of understanding of what the county does," Carpenter said.

She said by state law, the county is required to provide services to unincorporated areas

regardless of the community's size or income.

Health services and the county jail take the biggest bite of the county budget, but she said those services are used primarily by residents of incorporated areas.

"The most populated areas, such as Phoenix, tend to use our health services the most and have more criminal problems," Carpenter said.

"How many people in the county jail live in the Sun City area and how many live in the Phoenix area?"

During the last fiscal year, the Maricopa County Sheriff's Department spent \$1,183,884 to maintain four patrol beats in the Sun City area.

Two patrol beats cost \$591,942 for the Sun City West area.

The two Sun City beats are the most densely populated unincorporated areas the Sheriff's Department covers.

The sheriff's budget was more than \$60 million last year.

Lt. John Preston said while those six patrol beats encompass areas outside the Sun Cities, 85 percent of their time is spent responding to Sun City-related incidents.

A report prepared by Sheriff Dick Godbehere's office said that the central Sun City area has an "enormous" number of calls and that the area near Grand Avenue has one of the highest accident rates in the state.

Preston said the contention that the sheriff's role is to protect rural communities, and not densely populated areas, is mis-

leading.

"Just by virtue of our statutory responsibility our work environment determines what we are. We are both a rural and city law enforcement agency," he said.

If Sun City were to incorporate, the Sheriff's Department would contract with the local government to provide protection if so desired, Preston said.

Carefree and Gila Bend now contract for protection, he said.

"We are not allowed by law to make a profit. It works out well for communities because the county is able to provide full services that are more cost-effective than a small city could provide.

"We are prepared to adjust. A city can pass ordinances...and assess fines to generate revenues. We tailor our services to the community," Preston said.

Recent legislation will allow the county to impose taxes on all county residents, including those

who live in incorporated areas, to help fund county library districts.

That has the League of Arizona Cities and Towns (LACT) up in arms, and the group has filed suit over the legislation in conjunction with the mayors of Glendale, Phoenix, Tempe, Mesa and Scottsdale.

Cathy Connolly, LACT representative, said the suit revolves around the issue of double taxation and that it violates constitutional expenditure and levy limitations.

"It's basically taxing city residents for county libraries, when the city residents pay for their own libraries," Connolly said.

The lawsuit was heard Aug. 14 in Superior Court and the judge has yet to render a decision.

Rep. Jim Ratliff, R-Sun City, introduced the legislation. He said county libraries were getting "little or no" support from the counties and several were facing closure.

"In our district, Litchfield Park (library) couldn't do the job it wanted to. We made very few changes in the law. Counties could always impose a tax; this just allows them to tax outside spending limitations," Ratliff said.

The Litchfield Park library is a branch of the main county library and the Sun City West

library is an affiliate, receiving books and some county funds. Sun City library does not receive county aid.

Ratliff called LACT's protest to the legislation "selfish" because unincorporated areas help pay for their projects.

"Cities don't mind us paying for the Rio Salado project, but when it comes to county projects they refuse," Ratliff said.

Ratliff and LACT both refuse to take a stand on incorporation, saying it is a local issue.

NEXT: Cave Creek's incorporation experience.



JAMES RATLIFF

Then, as now, talk of incorporation drew wrathful responses

By SCOTT BONTZ
Staff Writer

SUN CITY — The battle over incorporation is almost as old as Sun City itself.

Del E. Webb Development Co. (Devco) sold the first home in Sun City on Jan. 1, 1960. Argument about whether to make the retirement community a city in fact as well as name began later that year.

It was prompted by the to-incorporate or not-to-incorporate convulsions six-year-old Youngtown was going through. Like today's incorporation skirmishes, the fight over Sun City's neighbor was played out in the press.

In a July 22, 1960, letter to the News-Sun, T.A. Mitchell summed up the anti-incorporation mood:

"What is all this talk about self-government being dependent on incorporation?" he wrote. "Do we not have freedom under the county set-up? Just at present we all have self-government, with no special privileges for the few."

Taking a different view and a different style was Youngtowneer Paul Peck, in a Sept. 30 letter:

"Oh! How they fought an effort
To incorporate the town;
They tried to make the people
think
That all should vote it down;
And when it came to reasons,
They worked with pen and brain;
Why should they incorporate?
They were riding the gravy
train."

This was after a petition for an incorporation election had failed to gather enough valid signatures, despite a late-1959 Youngtown Civic Club 3-1 vote in favor of incorporation.

Incorporationists succeeded with a petition later in the year and on Dec. 6, almost 1,000 Youngtowners went to the polls.

Incorporation was approved by a 2-1 margin.

At the time, just as recently, Northwest Valley towns and cities were scrambling to gather up land through annexation.

A prophetic News-Sun editorial said, "With wholesale annexations, it is possible that within a few years Sun City will have a common border with Youngtown, Peoria, El Mirage, and Glendale or Phoenix."

Some Sun Citians feared they would be swallowed up — like Surprise, which incorporated to avoid being absorbed by El Mirage.

In an April 20, 1961, letter to the editor, F.G. Freshman wrote, "...don't you think that incorporation is inevitable, that it would be to the mutual benefit of those concerned to petition for annexation to Youngtown(?)"

A new state law required any area within six miles of a municipality to get that town's or city's approval before incorporating. This could prevent Sun Citians from gaining civic independence. Some thought it expedient to join the other retirement community before being annexed by a more heterogeneous municipality.

But a serious annexation bid was never made. Future debates would not concentrate on the fear of a takeover, but on the advantages and disadvantages of incorporation itself.

In November 1961, as Sun City neared its second birthday, John Lanni organized the Forum, a group interested in civic matters. Youngtown's mayor and a councilman were invited to the January 1962 meeting to discuss incorporation. Lanni was booed for mentioning the word at a Town Hall meeting later that month.

But Lanni prepared a hypothetical city budget in May and said an incorporated Sun City would have a surplus of \$40,500 in 1962.

The first real effort to incorporate began in April 1963. The Civic Association started a petition drive to hold an election.

The drive was dropped a month later after arguments that incorporation before 1965 would give Sun City no state shared revenues, the primary source of income for municipalities. There would be no money because the amount is determined by the latest census. The last decennial census had been taken when Sun City's population was zero. A special census could be taken in 1965.

The Civic Association announced in September 1963 that it would attempt to hold an incorporation election late the next year. The drive to bring the issue before voters succeeded.

By December the group, now called the Home Owners Association (HOA), had obtained the necessary incorporation permission from neighboring municipalities.

Devco declared itself neutral in the debate, but said it would donate land for a city hall and construct the building at cost if Sun City incorporated.

As the days until the Dec. 1 election fell from the calendar, the verbal and written exchange in the incorporation controversy ascended to battle-pitch.

Lanni led the incorporationist letter-writing charge. In a Sept. 14 volley, he described Sun City as a community of early Western days when people shot from the hip.

"To date you have had rules and regulations by whim of individuals instead of actions which must follow law of an incorporated city," he said.

Less than a month later, the HOA issued a statement that said, "A community that leaves responsibility for its care to someone else is heading downhill."

W. Phillips Campbell, HOA president, strongly favored incorporation.

HOA member Chris Nelson did not. In October, he helped organize Sun Citians Against Incorporation and wrote, "We are satisfied with Sun City as it is. We can see no reason to change, to go from a situation that we now know to one of many doubts and uncertainties."

Incorporationists, led by the HOA, said an unincorporated Sun City was throwing hundreds

of thousands of dollars in revenue away and that as a municipality it would have enough money to operate without levying extra taxes.

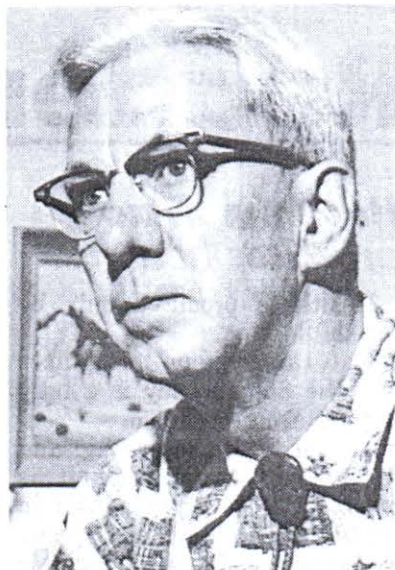
The anti-incorporationists said the pro-city group's budget figuring was a gimmick and that spending would increase until the city resorted to deficit financing.

OVER

OVER



CHRIS NELSON



W. PHILLIPS CAMPBELL

The war of words reached its peak in the last News-Sun edition before the election, with front-page appeals by both groups and almost two full pages filled with readers' letters, some exchanging insults.

On Dec. 1, incorporation was rejected 2,558 to 1,036. It was the only time the issue was taken to a meaningful vote.

Lanni suggested incorporation again at a 1968 HOA meeting, arguing that the community, using state revenue, could be locally controlled without resorting to a local property or a local sales tax. But an HOA study the next year found that costs of running a municipality would substantially exceed state revenue.

Incorporation was resurrected for an HOA-membership vote on Dec. 8, 1971. The election carried no official weight, but both proponents and opponents in the controversy saw the straw vote as a serious test of the community's mood.

Nelson revived his anti-incorporationist group and there was another verbal fight.

HOA members crushed advo-

cacy for incorporation 5,563 to 258. But the issue would not die.

Devco commissioned a study that concluded incorporation is needed, further spurring the debate.

The Town Meeting Association emerged in the late 1970s as an organization devoted to fighting incorporation efforts. It was joined by the Retirement Community Association.

The Charter Government Association, later reborn as Citizens for Self Government, continues to lead efforts to make Sun City a municipality.

Seeking to clear the air of rhetoric with facts, Sun City's League of Women Voters in December 1983 issued a detailed study of what Sun City would have to do if incorporated. Without taking a stand, the League concluded that the retirement community could incorporate without raising taxes.

But a subsequent unscientific poll by the News-Sun showed respondents opposed incorporation 7-2.

Since 1981, three petition drives to place the issue on the ballot a second time have fallen short. The latest incorporation effort was made primarily during the spring and summer, when the population is lower, and the drive failed in September 1985.

Citizens for Self Government's Les Merydith has vowed to mount another assault this fall.

VALUE OF COUNTY BENEFITS RECEIVED SUN CITY/SUN CITY WEST

Direct Services Received 1985-86*

Public Health.....	\$58,060
Auto License (branch office)	\$250,544
Library (bookmobile).....	\$8,980
Sheriff (six patrol beats)	\$1,509,452
Highway (maintenance).....	\$1,100,188
Volunteer Fire District	\$511,802
Assessor	\$6,932

Total\$3,445,958

*Direct services are defined as the direct cost of providing services to the area for fiscal year 1985-86. These figures are provided by the county and do not include administrative overhead costs.

Indirect Services Received 1985-86**

General Government.....	\$831,182
Public Works.....	\$2,111,423
Health.....	\$5,186,591
Criminal Justice.....	\$1,453,202
Culture/Recreation	\$120,303
Welfare	\$215,992

Total\$9,918,693

**Indirect services are defined as services for which no allocated costs are available. These figures were provided by the county and arrived at by taking three percent of the actual expenditures for general government, public works, health, criminal justice, culture and recreation and welfare.

Slogans befit opposite sides of incorporation issue

By DAN BURNETTE
Staff Writer

SUN CITY — All movements have their slogans and catch phrases, and the incorporation issue is no different.

Looking at the municipalities that surround the Sun Cities on virtually all sides, the pro-incorporationists recall the saying, "No man is an island."

Everyone is governed in this country in one form or another, the incorporationists say, and Sun Citians would get the fairest shake from its own city government.

But the anti-incorporationists' battle cry might well be, "If it ain't broke, don't fix it."



THE PROS AND CONS OF INCORPORATION

The anti-incorporationists say there's very little wrong — and indeed, much that's right — with the Sun Cities communities now. To them, incorporation is a solution to a problem that doesn't exist.

All movements also have their hard-core advocates, the people who take the initiative to rally public opinion through speeches, social engagements, newsletters,

flyers and letters to the editors of newspapers.

Citizens For Self-Government (CSG) has been the leading proponent of incorporation in the Sun Cities since its organization in late 1984. Among the anti-incorporationist groups are the Town Meeting Association (TMA) and the Retirement Communities Association (RCA).

Both sides say they want to

preserve the active retirement lifestyle of the Sun Cities. But that may be the only thing they agree on.

Differing philosophies

"The closer a government is to the people," says Ernest Boghosian, a CSG vice president, "the better the job it does."

That sums up CSG's guiding philosophy, says President Les Merydith.

"Incorporation would bring truly home rule to Sun City," Merydith says. "It would allow us to elect people to a city council that would have to be responsive to the wishes of the citizens or it would be voted out of office."

Boghosian says, "We could pass our own laws, raise our own taxes, do our own zoning. It would put us in control."

The nearest government body affecting the Sun Cities is the county board of supervisors. CSG members say they aren't so much critical of the county's handling of Sun Cities affairs as that they just don't expect much.

"You've got seven supervisors down there in Phoenix who each have their constituencies to contend with," Boghosian says. "We've got only one representative in Carole Carpenter, so that's just one out of seven."

William Thompson, CSG secretary, says "Other than Carole Carpenter, the supervisors

couldn't care less about Sun City. Why should they? To them, we're just one community among a lot of communities they have to deal with. They're not going to look out for our interests like officials elected here would do."

The CSG says incorporating would create a city council to supersede the authority of the county supervisors — in effect, to replace the county government with a municipal government.

But critics contend that incorporation would create a new level of government with yet another layer of bureaucracy.

Incorporation would expose the Sun Cities to corruption and

* Slogans, A3

OVER

* Slogans

—From A1

liability suits, opponents say. And Sun Citians would foot the bill, say anti-incorporationists.

Joe Sentes, a TMA member, says, "Why do we need a new layer of government? There's not one city government around here that's not in trouble, either with corruption or financial problems or both — not Guadalupe, not El Mirage, not Surprise.

"Look at the mess El Mirage is in with its (former) city manager (Gil Olguin) spending money like its going out of style," says Sentes. "It's too late once the money's spent. You can say the money shouldn't have been spent that way, but you still can't get it back."

Kay Sentes, also a TMA member, says, "The liability insurance alone would be almost prohibitive for an area this size. Why take the risk when the county is taking it all now?"

The Senteses say the county is doing a fine job handling road maintenance and police protection through the sheriff's office.

"Look at our streets," Kay Sentes says, "Can anyone really name any bad places? Those problems that do come up are fixed right away. The county does a fine job."

Lloyd Capps, president of RCA, which opposes incorporation, says one of the reasons he and many other Sun Citians moved here was "to get away from incorporation with its graft and crooked politicians."

But Merydith says that opinion "is a libel on the people of Sun City."

"It implies that people here are corrupt or would be corrupted by a city government," Merydith says. "Where is it written that county officials are inherently virtuous and city officials are inherently crooked?"

"The qualities of Sun City mostly have to do with the people who live here, and they're good people. We'd do a good job governing ourselves," he says.

Tax question argued

Merydith contends that a city government not only wouldn't let Sun Citians any new taxes, it would save some of their tax dollars.

"Some people here do have the notion that we've gotten a free ride, first when Del Webb was

Capps says: He and many other Sun Citians moved here

"to get away from incorporation with its graft and crooked politicians."

Merydith says: "Where is it written that county officials are inherently virtuous and city officials are inherently crooked?"

developing Sun City, and, now that they're gone, that the county is taking care of us," Merydith says. "That's not true. In fact, we're losing more money in tax dollars than we get back in services."

Merydith says the county spends no more than \$2 million a year on all the services it provides, mostly in the form of road maintenance and police protection.

By remaining unincorporated, though, the Sun Cities are losing out on many more millions of dollars in state shared revenues, Merydith says.

The League of Arizona Cities and Towns estimated earlier this year that the Sun Cities area, with a combined population of about 50,300, would receive more than \$7.5 million in shared revenue from the state if it were incorporated.

The LACT has since revised its estimates, saying Sun City would receive about \$181.47 per capita, or \$9.1 million, in shared revenue.

The revenue would come from the Highway User Revenue Fund (derived from gasoline taxes), which would contribute \$2.9 million; the state sales tax, \$2.6 million; state income tax, \$2.5 million; vehicle license tax, \$604,000, and the Local Transportation Assistance Fund (derived from the state lottery), \$464,000, says Catherine Connolly, a LACT official.

Merydith says Sun City could operate on a \$2.9 million budget and the rest would be an operating surplus.

Under his plan, the city would require:

- \$1 million for salaries, to pay 12 to 15 fulltime city employees, leased office space and insurance.

- \$750,000 for street maintenance.

- \$750,000 for law enforcement, which would be provided under contract with the county.

- \$400,000 for fire protection under contract with Rural-Metro Corp.

Merydith says the city wouldn't have to provide for water, sewer, street lighting, recreation, trash collection, public transportation, libraries and a host of other services because residents already pay private companies for those services.

"In effect we would become a contract city, like Scottsdale or a lot of the cities in California," Merydith says. "But if citizens decided some of those other areas should be handled by the city, they could express that will through the city council."

Thompson says he thinks a city government could use some of that revenue to improve services like the Sun City Area Transit (SCAT), which now "has to go begging citizens and the county for funds.

"The service could be useful a lot more hours a day," Thompson says. "I'd like to see it run from 7 a.m. to 11 p.m. seven days a week, and to lower the fare from \$1.50 to \$1. Those changes would cost about half a million dollars a year."

Capps says he doesn't believe an incorporated area the size of the Sun Cities could operate on Merydith's \$2.9 million budget.

"His budget is dreadfully low," Capps says. "We all know how difficult it is to live within a budget. Additional expenses invariably will come up."

"They also don't tell us what our first year of shared revenues will be," Capps says. "An awful lot of those shared revenues we're not even eligible for until

ing a minimum of services that will only cost \$2.9 million in one breath and adding other services in another breath. Which is it? I think they just don't know."

Boghossian says, "We don't have all the answers. The point is that the people ought to have a government to decide if and when they want to spend the money. I think the city could incorporate without creating a property tax, but if the people wanted more services, they could vote in a property tax by referendum. They should have a choice and they don't now."

Capps says Merydith's budget figures assume volunteer groups like the Sun City Prides, which maintains public areas, and the Sun City and Sun City West Sheriff's Poses will continue to operate after incorporation.

"Everybody I know on the posse says they'll just disband if there's incorporation," Capps says. "They'd create a city police force and it would change the whole relationship that the posse now has with the sheriff's department."

Joe Sentes agrees:

"People like to do the volunteer work now, but they don't want to end up taking orders from people who are being paid. The city employees would sit back collecting big salaries and the volunteers would be doing all the work. Who'd blame them if they wanted to quit?"

The sheriff's posses have taken no official stand on incorporation, but Bert Brosius, commander of the Sun City Posse says he is against incorporation.

"I can't see any reason to make the change; everything works well here now without it," he says. "Most members of the posse would quit, I think, but others probably would go on."

Joe McIntyre, president of the Prides, declined to comment on the incorporation issue. The group's official position statement says:

"The Sun City Prides were organized to preserve a portion of the lifestyle developed by Del E. Webb.

"Pride membership is contingent upon the desire by its individual volunteers to keep Sun City beautiful and to reduce the cost of government.

"If a better method of accomplishing those goals becomes apparent, then the volunteers at a membership meeting would decide the extent of participation in such a program."

Thompson and other CSG members say they believe the volunteer groups would remain.

"These people will still have

Lifestyle concerns critics
Critics of incorporation say their biggest concern is preserving the Sun City lifestyle.

"The age restrictions (at least one resident in a household must be 50 or older) would come down one way or another," Joe Sentes says. "It wouldn't have to happen with a city council saying we're going to open up the community to young people. It could happen gradually."

"If we incorporated they'd have to hire a city manager, and that probably would be a younger man with a family that would want to move here," Sentes says. "Then other city employees would want to move their families here, too. Before you know it,

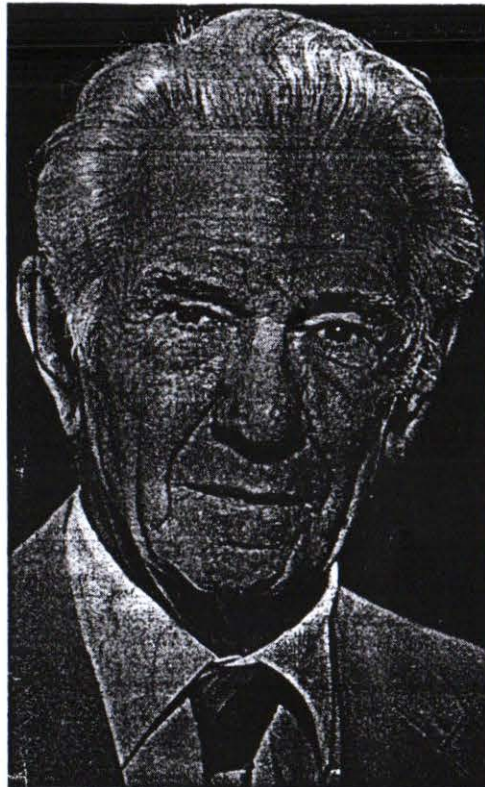
we'd be just like every place else."

But Boghosian and Merydith say age-restrictive zoning would be preserved, even strengthened, under incorporation.

"The county right now has the authority to enforce zoning, but they've only got two people to handle the entire county," Boghosian says. "With a city government, we could hire as many people as we need to enforce age restrictions."

Merydith says, "No one could ever get elected here running to remove age restrictions. Even if it somehow came up as an ordinance, the people could stop it with a petition to put the issue on a ballot."

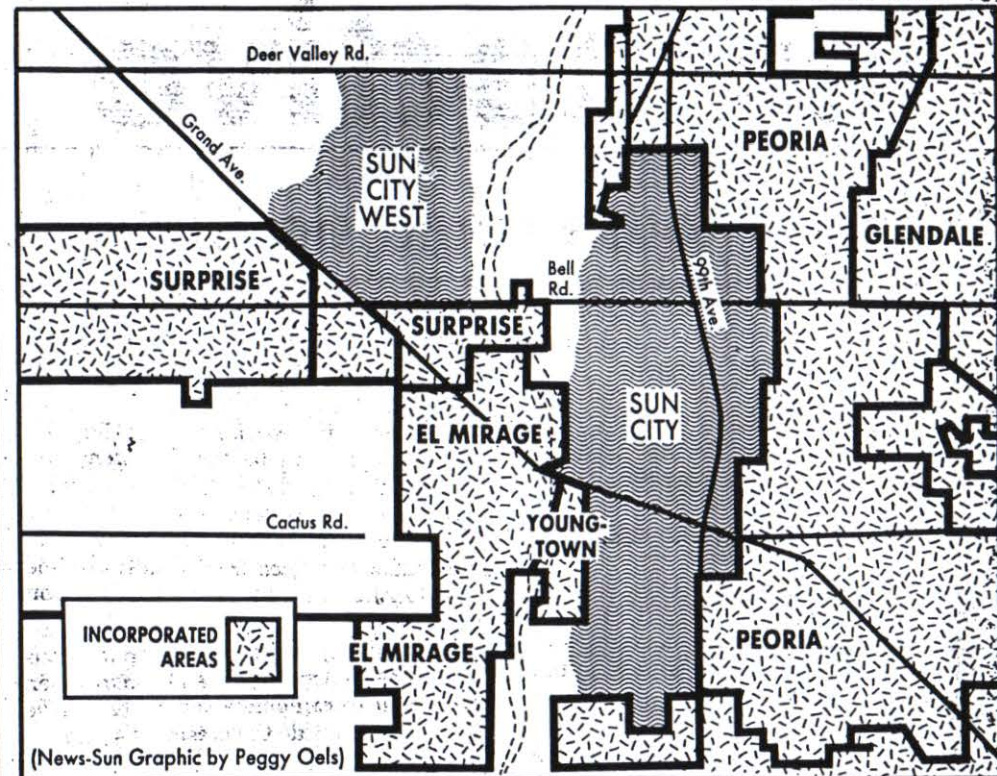
NEXT: The county's role in providing services.



Pro-incorporationist Les Merydith says Sun City could operate comfortably on shared revenue.



Anti-incorporationist Lloyd Capps says incorporation would bring political corruption.



Sun Citians, once isolated by their white wall and surrounded on three sides by desert, now find

neighboring communities pressing close, with ambitious developments in place or planned.

Don't wait 'til next year

7/18/85

Incorporation—the local issue that arouses more animus in certain quarters of Sun City than even the smoking issue did—has gone down for the nine-count.

And not for the first time; incorporation drives have failed before.

But Citizens for Self-Government (CSG) president Les Merydith says this is not the end; that the time his group chose to circulate petitions calling for a vote on incorporation—summer—was not the best; and that “red tape” did the rest.

Merydith and his CSG members will try again, starting next fall when they hope to get the necessary 3,332 or more valid signatures on new petitions. They're convinced they can do it next time; 2,161 signatures were notarized this summer and Merydith believes that with everyone back in town, 4,000 signatures is not an unrealistic goal.

So, it's “wait 'til next year,” as the Brooklyn Dodgers used to say after a losing season.

While it may be a relief to many Sun Citians that the incorporation effort apparently has been dropped for now, don't count on it. It is not the kind of issue that dies easily, because there are two ongoing opinions—each with its own protagonists—about how this community of 45,000-plus individuals should be run.

And those two opinions will continue to conflict until a majority opinion is rendered by Sun City voters. Disregarding the animosity of some for the idea of incorporation, there are residents on both sides of the question—sincere people who honestly want the best for their community, but see different ways to preserve its special qualities and prevent the creeping disintegration that not caring could allow.

One of the goals of the CSG organiza-

NEWS-SUN OPINION

tion is to educate Sun Citians to the benefits of incorporation with facts, says Merydith, that will convince them home rule would be preferable to being without local government, surrounded by rapidly expanding communities and developments over which Sun Citians have no influence.

Whatever CSG's “educational” program is, we would encourage them not to “wait 'til next year” to bring out their facts—no rhetoric, no emotional distortions, just facts and figures that incorporationists believe will prove their contentions.

Likewise, we would encourage those who are against incorporation to bring out their facts—no rhetoric, no emotional distortions, just facts and figures that anti-incorporationists believe will prove their contentions.

If Sun Citians are ever going to make a decision that is best for the community, and thus for them, it will have to be with as much information as possible on what incorporation would mean, and what not incorporating would mean to the future of Sun City.

We believe in productive confrontation. We want Sun Citians to read what accurate and informative facts CSG has that pertain to Sun City's possible operation as a city, and what accurate and informative facts opposition groups have to present against home rule. As a newspaper interested in serving the community, it is our responsibility to present the facts from both sides.

So, we would say don't wait until next year. Sun Citians need time to study the issue as presented from both points of view in order to make a decision when the time comes to vote.

Incorporation issue dies for another year

By HELEN ALLEN
Staff Writer

The controversial incorporation issue is dead in Sun City—at least temporarily.

"The summer doldrums and the red tape licked us," Citizens for Self-Government (CSG) President Les Merydith commented today after announcing the group did not get enough signatures to call for an incorporation election this year.

Plans are to get another campaign underway next fall.

Today was the deadline for submitting the petitions, with at least 3,332 valid signatures of registered voters, to the county in order to call for an election on the issue.

Merydith reported that CSG collected 2,161 notarized signatures by Saturday plus 471 that were not notarized.

"There are easily another 1,000 signatures out there in our members' homes that have not been notarized and mailed in," he said, "but there was just no way on earth that we could get them in while so many people were out of town for the summer."

The aim was to get at least 4,000 valid signatures.

Merydith expressed disappointment on missing the deadline, but added he was not surprised. He said the mistake of conducting a campaign during the spring and summer months was realized in early May as residents began disappearing from Sun City.

"The earliest we can do it is next spring," he commented. "But we have learned our lesson, so it will be next fall..." he said.

He added: "The next time, we will utilize the full 180 days to secure the signatures and notarize the petitions."

CSG, according to Merydith, is required to wait a year from the time the last campaign was started before conducting another petition drive.

Sun City group renewing drive for incorporation

By JIM WALSH
Northwest Valley Bureau

SUN CITY — After years of futility, incorporation advocates have formed an organization to push the issue to its first vote in 20 years.

"We don't want to drag it out," said Edwin L. Martin, president of the newly-formed Citizens for Self-Government. "Our objective is to give Sun City (residents) the machinery to make decisions for themselves."

Sun City, with about 46,000 residents, is the most populous portion of Maricopa County that is not incorporated.

Incorporation has been a perennial issue almost since the retirement haven's formation in 1960.

An incorporation drive failed when residents last voted on forming a municipal government in 1964, said Lloyd Capps, president of the anti-incorporation Retirement Community Association of Sun City.

Since then, attempts to collect the signatures of 10 percent of

registered voters — the state requirement for a referendum — repeatedly have failed.

A 1983 League of Women Voters study, which concluded incorporation would have many advantages, also failed to sway public opinion toward making Sun City into Arizona's second incorporated retirement community.

Neighboring Youngtown, which celebrated its 30th anniversary Saturday, is the only incorporated retirement community in the state.

But Martin, a retired college professor and Foreign Service officer, said residents were not adequately educated about the advantages of incorporation during past incorporation efforts.

He said the new group is beginning a newspaper-advertising effort and will use direct-mail pamphlets to convince residents they are shortchanged by allowing Maricopa County to make important decisions about the community, rather than governing themselves.

— Drive, Extra 4

Drive

Continued from Extra 1

"We're going to keep this up until we win," said Les Merydith, president of the pro-incorporation Charter Government Association, an ally of Citizens for Self-Government.

But Capps, who said his organization is dedicated to preserving the status quo in Sun City, said he doubts Martin and Merydith could muster enough support for another referendum.

"I don't think the people of Sun City are that silly. The intelligence level of Sun City is too high to take on an additional level of government," he said.

Nat Jampel, president of the anti-incorporation Town Meeting Association, argues Sun City residents know the community has become the pinnacle of retirement havens without incorporation and see no reason to change.

However, incorporation is the only intelligent approach, according to Martin and Merydith, who argue change has come to Sun City, whether residents like it or not.

In past incorporation battles, "the people said, 'We want Sun City the way it's always been,'" Martin said. "That isn't an option."

"They don't want change. They're afraid of change. But change is being thrust on them. They don't realize that."

The changes include the Del E. Webb Development Co.'s decision to sell all of its Sun City holdings to invest in the development of Sun City West, which included the sale of Sun City Stadium to Bade Boyes Partnership for \$400,000 in 1983, Martin said.

If Sun City had incorporated, the community's city council could have voted to buy the ballpark easily with a portion of the \$6 million it would have received as its cut of state tax revenue, he said.

Jampel and Capps argue \$6 million would not be enough to run a city of 46,000.

Another example cited of why Sun City should be incorporated is the advent of multistory housing last year, made possible by zoning changes approved by the county Planning and Zoning Commission but opposed by many Sun City residents, who fear it will alter the community's character, Martin said.

"Land has been rezoned by a county that doesn't have a real interest in Sun City," he said.

In addition, Sun City is no longer a residential island miles away from metropolitan Phoenix, which will surround the retirement haven within five years, Merydith said.

Inclusion of Sun City in the Valley's sprawl may mean additional services will be needed, and could give impetus for surrounding communities to annex the retirement haven, he said.

To incorporate or not?

Sun City again lines up on opposite sides of nagging question



Roy Cosway/Republic

Les Merydith (left) of pro-incorporation Citizens for Self-Government, discusses the plan for Sun

City with Nat Jampel, president of the Town Meeting Association, which opposes the move.

By JIM WALSH
Northwest Valley Bureau

SUN CITY — Nothing makes blood pressures boil here like talk of incorporation.

A proposed election to give residents a chance to vote on whether Sun City should become a municipality is months away, and if incorporation advocates fail to collect enough signatures on petitions, it won't be held at all.

However, advocates and opponents already are trading charges and setting political strategies for the election, which finally could settle a perennial battle that dates back to 1961, the year after Sun City was founded by the late Del E. Webb.

Each side argues that its goal is to maintain the status quo and that it has the facts while the other side uses disception and half-truths.

The groups have vowed to wage "education" campaigns through advertisements and bumper stick-

ers to convince residents that their side is right.

"We've witnessed 25 years of an unequalled success in the world" for retirement communities, said Lloyd Capps, president of the anti-incorporation Retirement Communities Association of Sun City.

"We've done this completely without a city government."

And Nat Jampel, president of the anti-incorporation Town Meeting Association, said the retirement community would become "just another city along Grand Avenue," losing its distinctive qualities.

But Ed Martin, chairman of the pro-incorporation Citizens for Self-Government, said, "Our only purpose is to protect and preserve our Sun City lifestyle."

The pro-incorporation group's drive to collect signatures from 3,600 registered voters, or 10 percent of registered in Sun City,

— Question, Extra 4

Question

Continued from Extra 1

got off to a slow start last week because of delays in the mailing of petitions to Citizens for Self-Government members.

Still, one of the few points on which Martin and Capps agree is that an election probably will be held.

"Personally, I don't want to see one, but it's probably inevitable," Capps said. "I'm certainly not afraid of it."

Dave Nicol, director of elections for Maricopa County, said concerns of some residents that the election might be held while they are away for the summer probably are unfounded.

Nicol said incorporation advocates could turn in petitions before their Sept. 16 deadline, but "unless they get their signatures in 30 days, I would find it hard to believe there could be a summer election."

The first salvos exchanged by proponents and opponents last week concerned the financing of a Sun City government and police protection.

Backed by estimates from the League of Arizona Cities and Towns, incorporation supporters said Sun City would have been eligible for \$7 million in state shared revenues if it had been incorporated during in fiscal 1984-85.

Martin said the money could have been used to contract with the Maricopa County's Sheriff's Office for improved police protection, to expand the Dial-A-Ride service offered by the Sun Cities Area Transit system and to buy home-care assistance for aging residents who might otherwise move into a nursing home.

No property tax would be necessary, and there probably would even be a surplus in the budget, Martin said.

However, Capps, who uses the Glendale and Peoria budgets as a means of comparison, contends that an incorporated Sun City would have to spend about \$44 million to run its government.

He said Glendale's cost per capita in 1983 was \$819, and Peoria's was \$972. The average of the two was \$895, and when that figure is multiplied by a Sun City population of 49,200, the cost would be more than \$44 million.

Capps also said that the amount of state money available to Sun City would be reduced if federal revenue sharing were cut down or abolished, as proposed by President Reagan.

Martin said that Capps is mistaken because none of the money in the \$7 million is from federal sources and that comparing an age-segregated community such as Sun City with conventional cities isn't valid, anyway.

Jeff Martin, staff analyst for the league, said the \$7 million is an estimate and "for illustration only."

He said the state revenues received by an incorporated Sun City could change, for instance, if the economy slumped and income from the state sales and gas taxes dropped.

A league study estimated Sun City would have been eligible for \$2.23 million from the sales tax, \$2.2 million from the gasoline tax, \$1.87 million from the income tax, \$428,138 from the vehicle-license tax and \$363,735 from the lottery.

But during the first year of incorporation, Sun City would be eligible only for the sales tax and income tax, which would have accounted for \$4.4 million in 1984-85, according to the study.

Meanwhile, the pro-incorpora-

tion group's Ed Martin said Sheriff Dick Godbehere has offered to charge a Sun City government about \$900,000 for three-deputy, 24-hour coverage.

"That's considerably more than we get right now," Martin said, because the area covered by sheriff's deputies in district 3 in Surprise is so large.

Godbehere confirmed the terms of the proposed contract but said that recent changes in staffing policies have allowed district 3 to increase coverage in Sun City to four deputies who exclusively patrol the retirement community.

For the same level of service, Sun City would have to pay about \$1.1 million, he said.

"Once the city incorporates, they have to start paying the tab on the services," Godbehere said.

He said that he is neutral on incorporation and that he quoted a cost for a contract to the incorporation group in an attempt to provide residents with information they can use to make their own decision.

Capps also argued that incorporation would spell the doom of the Sun City Posse, a group of 225 volunteers who help the Sheriff's Office police the area, and the Sun City Prides, an organization of more than 300 volunteers who pick up trash from the streets and recently won the President's Volunteer Award.

"They are not going to be as willing to donate their time if someone else is being paid to do the job," he said.

But Martin said the new government "would welcome volunteers with open arms."

And Godbehere said the posse could continue if the new city contracted with the county for police protection.

Eldon Page, commander of the posse, and Joe McIntyre, president of the Prides, said their groups' members would have to decide whether their organizations should continue if Sun City incorporated.

"People are saying what we will do and what we won't do. I don't know what we'll do," Page said.

Incorporation vote sought for Sun City

By HELEN ALLEN
Staff Writer

Sun City voters may be going to the polls next fall to decide the question of incorporation.

A fund-raising drive was begun this week by Citizens for Self Government (CSG) and petitions are expected to be circulated within the next week, according to President Lester Merydith.

Merydith previously served as president of the Charter Government Association which recently merged with CSG. Board chairman of the group is Ed Martin.

Merydith reported, after a board meeting Friday in Royal Oaks, that about 3,600 petition signatures are needed to get the controversial issue on the ballot.

The figure, he said, is based on the required 10 percent of registered voters in the community.

Although the issue has been raised numerous times over the years, causing heated controversy among residents, the only time it came to a vote was in 1964. The proposal, pushed then by the Civic Association, was knocked down by a vote of 2,558 to 1,036.

Initial fund raising letters, in connection with the current campaign, were sent out this week to the CSG's committee of 1,000 which will be circulating the petitions in the near future, according to Merydith. He added that no date has yet been set on approaching the general public for money.

The money is to be used for the incorporation campaign.

Merydith told the News-Sun earlier that the present action by the CSG stems from a survey conducted by the Home Owners Association in 1980. One of the questions posed in the survey was whether residents would find it helpful for the HOA to accumulate information on incor-

poration.

Laurel Cooke, a CSG member and a former HOA director, said that 4,200 of the 5,100 HOA members responding indicated interest in having more information. However, she contends, not further action was taken by the HOA.

CSG board members, who met Friday with League of Arizona Cities and Towns representative Jeff Martin, expressed concern with the community not being able to handle some matters because of a lack of incorporation.

Among concerns noted by Jack de Ward were lack of public transportation, "too many nursing homes coming in" and the aging of community streets with county maintenance limited to resealing.

Ed Martin remarked that Sun City may be facing reduced county services in the near future due to the county's financial problems.

Concerns expressed by John Borders were the possible annexation of Sun City by surrounding communities and a lack of police protection.

"There's a lot of misconception on what the posse can do," Borders commented. "They do a great job on what they do, but they are limited."

Board members reported they met recently with Sheriff Dick Godbehere to discuss the possibility of Sun City, if and when it incorporates, contracting with the Sheriff's Office for police protection.

CSG chairman Ed Martin reported that League estimates show Sun City would have been entitled to \$7 million in state revenue sharing funds for the 1984-85 fiscal year if the community was incorporated.

The county, he added, "admits to spending \$2 million" a year on the community.



*Let's Keep it Working
as it has for 25 years . . .*

BEAUTIFULLY!

OPPOSE INCORPORATION OF SUN CITY

In the February 6, 1984, issue of the News-Sun Phil Andrews in his "Roger That" column told of a place on the California coast near Monterey described as "the most beautiful meeting of forest and water in the world." There, a gnarled and ancient cypress stands on a promontory of rock jutting out of a crashing surf. He describes it like this: "behind, as you look to the cypress is dark forest and before you, the boundless Pacific." He says, "I used to love to be there at sunset, with the wind whipping my face and the smell of salt in the air, watching the crash of wave against rock, with the old cypress — its roots sunk deep in coastal rock — almost defying the elements as it stood starkly outlined against a red sky. And far off, one could hear the barking of sea lions.

"The beauty of the place has always struck everyone who has seen it. Everyone, that is, except vandals who ignited the tree with gasoline the other night."

Fortunately, they failed to destroy Pebble Beach's "Lone Cypress," and state forestry officials say the tree has a good chance to recover, although a place cherished by many thousands of people has been badly marred and will be a long time recovering.

Why do a few people delight in destroying something beautiful? While we don't know the answer to such a question we do know that the problem is as old as life itself. According to scripture, even in Heaven, Satan was so dissatisfied and so misbehaved, that his banishment became necessary.

Here in Sun City we have our own Heaven, or at least as close to it as we're likely to find on this earth. Still, there are those among us who, for one reason or another, want to destroy this "Heaven on Earth" by incorporating. It matters not at all to them that incorporated cities around us, having "ignited" their cypress trees, are now desperately wanting to "put out the fire" of their mistake and return to an unincorporated status. Of course we refer to Apache Junction, Bullhead City, and South Tucson.

While it is probably too late for these cities to recover, we can rest assured that incorporation will never destroy Sun City *unless* we allow it to happen by signing a petition to incorporate.

And the incorporationists *will* try to get us to do just that! Recently a new *name* has emerged: "Citizens for Self-Government." It's a new name but the same old story with just a new man in charge. Mr. Edwin L. Martin has identified with this "new" organization by becoming chairman but the man providing research for the group is — you guessed it — Les Merydith.

According to this new group, they are going to "educate" us about the value of self government. What they themselves need to be "educated" about is the fact that all of us have already been educated in their areas of self destruction which is exactly why about 90% of us want no part of incorporation.

While we are willing — Yea! even anxious — to learn just anything Edwin might be able to teach us, we should bear in mind that he doesn't always state the facts. In the "Sun City Independent" of Wednesday, November 14-20, 1984, he says that since Del Webb moved its operation to Sun City West in 1980, terminating its subsidies to Sun City, we have had to depend on Maricopa County for street maintenance previously provided by Webb. Now Edwin should know that the Del E. Webb Development Co. built our streets and sidewalks to county specifications which, after inspections and acceptance by the county, were then maintained by the county, not Del Webb. This has been the procedure since the beginning, not just since 1980. It would appear that Edwin's research department let him down.

Mr. Martin states in the same article that when incorporation was voted down in 1965 nobody wanted it. "In fact," he says, "there was no need to incorporate until a few years ago." Then he attempts to use the above justification to establish a need for it now. Further, if there was no need for it until a few years ago, we would like for somebody to explain to us just why they have been working so hard for so long for something admittedly not needed!

Well, Mr. Martin, you are half right; we *didn't* need it then. And we *certainly* don't need it now!

Another thing they tell us is that we can keep our senior citizen overlay zoning status after incorporation, which of course we can. What they *don't* say is that the cost of enforcing it will come from our own pockets instead of from the county as it currently does. Makes a big difference, doesn't it?

Using similar to NAZI fear tactics, those who want to incorporate continue to blast us with their own fear tactics by hinting and, on occasion, openly stating that by remaining unincorporated we are inviting annexation by one of the smaller cities around us such as Youngtown, El Mirage, Peoria, or Surprise. The fifth column (NAZI sympathizers) in France used this tactic successfully to break down the morale of the French before the victorious Germans knocked France out of the war. Women dressed in black went about weeping over fictitious war losses with the result that many men became depressed and were willing to lose honor and respect before they would risk their lives in defense of their country.

These people advocating incorporation to prevent annexation try to make themselves appear virtuous by implying that they only mention this for the good of the community. Remember though: **THERE IS NO VIRTUE IN IGNORANCE**. Information readily available to anyone clearly states that the signatures of owners representing more than 50% of the monetary value of a community are required before a community can be annexed! We can be annexed only if we ourselves sign a petition requesting to be annexed. Not only is there no virtue in their ignorance, but there is also no excuse for it when the information is so readily available. But then, as Robert Quillen once said, "Some men have always fought fiercely to preserve their ignorance."

Sun City—*our* Sun City—has just completed celebrating 25 years as the most *successful* retirement community in the world—all without the burden of incorporation and without the guidance of Messrs. Martin and Merydith.

RCASC has been working diligently since 1975 to keep Sun City the way it is and we have "corrected" many of the above mentioned gentlemen's statements through these newsletters and through letters to the editors of our local newspapers. They persist, however, in trying to mislead us with statements that we could operate a city the size of Sun City on \$6,000,000.00 shared revenues and have a surplus of over \$3,000,000.00. Since we have pointed out to them numerous times that this can't be done, we know they have at least been *exposed* to the truth. Still they continue. Their actions remind us of a statement Winston Churchill made: "Men occasionally stumble over the truth, but some of them pick themselves up and hurry off as though nothing had happened."

In an address to a group of National Association of Retired Federal Employees (NARFE) in Sun City West, Mr. Merydith said he hoped Sun City West would incorporate because in Sun City we found that remaining unincorporated hadn't worked out too well. Now, friends, this is the same Sun City that just celebrated—as aforementioned—25 years of Utopian living, the model of success. In the same address he said it would take only four men to administer the city government of Sun City, and they might elect to serve without salary! Sound reasonable? Not very!

So what can we do about this small minority trying to force their will on the vast majority? There are many things we can do. First, when they come to our door asking us to sign their petition to incorporate we can receive them in the same way we would receive a NAZI storm trooper or his Russian counterpart. We can let them know in no uncertain terms just what we think of them for trying to rob us of the Sun City we love so much and regard so dearly. Second, we can rejoice as we watch them spend their money and their efforts, knowing full well that it can come to nought unless we sign their petition. This second action will be as entertaining as watching a young puppy rapidly going in circles attempting to catch up with his tail. Third, we can wear our "Oppose incorporation of Sun City" bumper stickers on our cars and golf carts, thereby letting them know we are determined not to "sell out" on ourselves. These bumper stickers are **FREE**—simply call 974-0257, 933-5636, or 933-6280. If you need help we will be happy to put it on for you.

In summation: We needn't worry about incorporation unless *we* sign their petition. We needn't worry about annexation unless *we* sign a petition requesting annexation. We don't have to listen to their nonsense; this is still a free country. We can always tune them out, walk away, or even tell them that we think what they are putting out is nonsense, unworthy of consideration by rational men and women.

If you are not a member, please join us; if you are a member please share this with a friend.

Application for Membership

Name _____

Address _____

Phone _____

Make check (\$2.00 per person) payable to: **RCASC**

Retirement Community Association of Sun City

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



It's Working Beautifully. . . .

DON'T FIX IT

OPPOSE INCORPORATION OF SUN CITY

If you oppose incorporation of Sun City please read this entire message. If you advocate incorporation of Sun City read it anyway . . . you just might learn something.

Early in World War II the story was told about an Army Air Corps Captain named Colin Kelly who showed himself to be a truly courageous hero by diving his severely damaged aircraft into a Japanese warship. An American admiral, when he heard of this self-sacrifice, turned to another officer and asked, "Where do we get such men?" Where indeed!

Almost everyone living in Sun City served or sacrificed in that war in one way or another, and we know we have our share of heroes among us even though they weren't required to pay the price Captain Kelly paid.

We have other men. In our Revolutionary War when we were fighting for our very survival, we had an American general, Benedict Arnold, who for his own personal gain betrayed his countrymen, friends, and neighbors. Where do we get such men!

Thankfully we don't have many but there are some among us who, for their own personal gain, are quite willing to change the peaceful and harmonious way of life we enjoy in Sun City into one that wouldn't even resemble what we now have.

Only recently one of these who would change our life style into a disaster wrote an article in the paper comparing Sun City to El Mirage and Peoria. He mentioned that we have nobody to take charge and see to the running of Sun City the way these two cities have. This of course comes down to the fact that if we would incorporate, as he wants us to, then we, too, could enjoy the benefits of having "live wire" men such as these to chart and direct our course. Then he asks the question if we wouldn't be better served by such an arrangement.

Well—let's look at it. While the city of El Mirage may do as it pleases and follow the lead of their "live wire," a moment's reflection should convince just about anybody that building a multi-million dollar resort directly in the take-off and landing path of military jet aircraft carrying live ammunition, an area in which FHA and VA mortgages are not available because of the noise level, is not exactly the epitome of astuteness. The day following the appearance of this letter of praise for these two go-getters, announcement was made in the newspaper that the other "live wire" was being given his choice of resigning or being fired.

It doesn't take much imagination to realize that his question as to whether we wouldn't be better served with such an arrangement can be answered only with a loud, "No — No Way!"

All of us have watched the agony Youngtown has been experiencing in the recent past, and Youngtown is by no means the only city to experience violent disagreement with its city government. Do we really want, or need, to let ourselves in for all of this additional unpleasantness? What most of us really want, and came here to do, is to enjoy our retirement life and live out our final years in a nice, peaceful community. We have no need to build Sun City up, or as some of these folks have advocated, to compete with cities around us. Sun City is very close to utopia right now and this can't be said about very many of the incorporated cities around us, or about very many incorporated cities from which we came.

Awhile back a picture of the leader of this group appeared in our local newspaper pushing a wheelbarrow full of petitions asking the county to lay a two year moratorium on new construction. We stated in our Newsletter, published just before this petition gathering, that the county couldn't do this legally, and when turned down, the incorporation advocates would emit a loud cry about the county being unresponsive to our needs and that we must incorporate etc., ad nauseum. Of course that is exactly what happened! The interesting point is that in this picture a sign had been placed in the wheelbarrow beseeching the county officials to "listen to the voice of the people."

Now that's funny! Ever since the subject of incorporation of Sun City was first introduced, the residents have let it be known that the vast majority do not want it. Does this group listen to the "voice of the people"? Absolutely not! If they did they'd realize that the folks that live here enjoy Sun City as it is and most of us feel that anyone who wants to incorporate should go somewhere else. But they don't listen and continue with their attempts to destroy what we have. They should spend a little time listening to the voice of the people instead of spending so much time telling others to listen.

Another article appeared in the paper recently saying, "Sun City people are now exporting the water under their property to developments in Peoria and Surprise." This is so ridiculous that it borders on asininity. Do these people really believe that we each own the water under our property? We don't! Do they believe that the source from which our water is pumped somehow miraculously begins and ends at the geographical boundries of Sun City? If they do, I know a fellow with some property in

Florida who would certainly love to meet them! This article stated that if we were a municipality we would have a representative who could negotiate with the water company and check utility rates. When they mention “check” they strongly imply that such a representative could “control” the actions of the water company. This is as far from the truth as you can get. The water company is not owned by Sun City; the only way any municipality can control the actions of a water company is to own that company. Our water company does an excellent job and will continue to do so. The article makes it sound as though they were about to deplete our water source, which is not so. The Ground Water Management Act of 1980 requires that Sun City—or any other city, town or community—be able to prove they have a water supply capable of adequately providing for their area of service for at least 100 years. Sun City enjoys this supply and a call to our water company is all that is needed to verify this. Now this information is not difficult to obtain; it is certainly as available to the “incorporate Sun City” crowd as it is to us. Why, then, don’t they get the facts before they start editorializing? Of course, there is the possibility that they know these facts the same as we do but continue to create dissension and unrest with the hope that their desires to incorporate Sun City will be served through this “divide and conquer” technique.

The article also said we have no way to hold an election to determine the will of the majority. Again—if this is true, how on earth was an official vote ever taken to determine if we did or did not want to incorporate? Such an official vote was held in 1964 dealing with this subject, and as they well know, they were trounced decisively. There have been numerous unofficial votes and polls taken since and, without exception the results have been the same. The overwhelming majority of our residents have said they do not want to incorporate Sun City. The incorporationists know very well the procedure to follow because they followed it before. It’s just that it’s so much easier for them to disregard the truth than to follow the established procedure. Really does something for their credibility, doesn’t it?

If we have no means of determining the will of the majority on important issues how were we able to obtain Senior Citizen Overlay Zoning for Sun City? Also the Recreation Centers had two official votings concerning smoking in the Recreation Centers. For a community having no way of determining the will of the majority, Sun City doesn’t do too badly. While we will stop short of saying they’re dumber than the proverbial ox, their statements such as mentioned above, indicate they’re not any smarter either.

We have mentioned in past Newsletters the need to be careful about signing things—here’s why! Not too long ago one of our members answered her doorbell to find a woman (the term “lady” is deliberately not used) standing there holding a petition. Our member was asked if she was interested in making Sun City beautiful and if so to please sign the petition. Now, our member hadn’t just fallen off a turnip truck, so she wanted to know more about the subject and upon reading this “make Sun City beautiful” plan discovered it was a petition to incorporate Sun City. Well, we’ve always said they were sneaky! They’re out there folks—so be especially careful about signing anything.

Of course no article from the “let’s incorporate few” would be complete without a blurb about how we’re paying double for some of our services. They rave on loud and long about the \$6,000,000.00 shared revenues we lose by not being incorporated; they never mention the services we receive from the county because we are **not incorporated**. Talk about paying double! If we were incorporated we would have to pay for all of the services now being provided by the county *plus* continue to pay our county property taxes the same as we do now. We would also have all the extra expense of establishing and operating our city government which, contrary to what they preach, can’t be done on the \$6,000,000.00 shared revenues much less leaving us with a surplus of over \$3,000,000.00 annually as they claim.

Some good does come out of their nonsense, however, because each time they come out with something as silly as this, our membership rolls grow! They apparently think we’re foolish enough to give up the almost utopian life we have now and blindly follow them into the “promised land.” Warms your heart to know how highly they regard your intelligence, doesn’t it?

We get an occasional call asking about annexation. Rest easy folks; we can’t be annexed by anyone unless and until over 50% of us vote in favor of it. It’s just that simple!

We know we can never address ourselves to everything they say—and it is not our intention to do so. We know also that the overwhelming majority of us want to keep Sun City just the way it is—UNINCORPORATED. They will, of course, continue to splatter our newspapers with their “half-truths” and their “not-even-close-to-the-truths,” but unless we sign their petitions to incorporate, **THEY ARE POWERLESS**.

If you are not a member we would love to welcome you aboard. If you are already a member, please share this with a friend.

Application for Membership

Name _____

Address _____

Phone _____

Make check (\$2.00 per person) payable to: **RCASC**

Retirement Community Association of Sun City

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

Incorporation: broad issue with no clear-cut answers

(EDITOR'S NOTE: This is the last of three parts discussing the results of the recent News-Sun informal and unscientific poll about incorporation.)

By EVELYN BARBER

Editorial Page Editor

SUN CITY — A few Sun Citians who responded to the Daily News-Sun's recent, informal survey on incorporation found the three lines on the coupon weren't enough to hold their opinions.

So, more than a dozen sent letters. Although most of them contained many of the same arguments given in the coupons, some added new points for consideration.

"The tendency of Sun Citians to leave the area for the summer with resultant shutdown of activities, or a 'Let-Jack-do-it' attitude does not augur well for our

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being competent local citizens leading a year-round municipal government," said one letter writer, who also said:

"The habit of Sun Citians in continually finding fault and sniping at those holding responsible roles, over petty matters, would tend to discourage qualified and competent people from seeking office."

Another wrote: "My first concern is where will the elected officials come from? Most of us here have 'hung up the gloves' and want to take it easy

"My second concern is the \$5 million we're supposed to be fore-

going by not incorporating. Nobody seems to look at the long term on this issue.

"Since the 'kickback' is based on a community's percent of total population, sharing that 'melon,' we would be in the position of seeing our percent of the 'pie' continually drop as time goes on. Our population is more or less fixed, but the total population in other incorporated areas would continue to grow."

The Recreation Centers board of directors was used as an example by several respondents. One wrote:

"To look at the Rec Centers

Corp., there is a good example of honest men and women running for a seat on the board, who felt they were well qualified to do a good job. However, very few of them could ever accomplish what they set out to accomplish, after being elected.

"Why, then, could men or women equally qualified for a seat on the city council do a better job of running a city than the rec board in running the rec centers? The city council would be dealing with the same Sun City people ... (who) would be making the same demands as are being made of the Rec Centers board."

Another letter said: "Del Webb and HOA (Home Owners Association) would have been correct to incorporate Sun City in the early '60s (on some Sun

City postcards was a picture of a Town Hall — Fairview, to be exact, to promote this idea). But today Sun City is nothing but an 'enclave' surrounded by subdivisions on all sides.

"Most Sun Citians are proud of their unincorporated community and are supporting their volunteer organizations such as the Prides and the Posse, service organizations and others. No, I do not think incorporation would solve our problems (if we have any)."

And another: "I do not favor incorporation, because of the general disinterest of Sun Citians in self-government. This is indicated by the less-than-average ability of the persons recently elected to rec board positions when, usually, more competent

candidates were available"

Proliferation was the prediction in another letter:

"Look at the 'blue pages' of your telephone book and discover the wonderful people who are being paid rather good salaries to 'serve' the people. First, the incorporators will get hold of the money; then they must create new jobs for their friends and relatives. I had thought this community was mature enough not to require a \$50,000-per-year police chief with unlimited powers to arrest and incarcerate and think of the many 'inspectors' the new city would need."

A pro-incorporation letter dealt with a couple of the "anti's" arguments: "The 'anti-incs' argue that we do not need

* Incorporation, A14

*Incorporation

—From A1

local government because the county provides all we need. If this is correct, would it be equally correct to say we could do away with our county government and depend on our state government to solve our local problems? — Or to dispense with state government and have our national government solve all problems — all in the guise of saving taxes and avoiding political leadership?

"The anti-incs also argue that incorporation will create corrupt

local leaders. County governments can also have corrupt leadership."

The writer mentioned having lived for 17 years in Edina, Minn., a suburb of Minneapolis "and in that time there was not a breath of scandal relating to our local government."

Another letter cited "recent statements by Carole Carpenter, District 4 Maricopa County supervisor, (as) cause for concern:

— "Current county system of government outdated and ineffective.

— "Changes needed immediately to meet needs of Maricopa County residents.

— "Present county governing system archaic and inefficient.

— "Maricopa County's 1.75 million people represented only by five supervisors and seven other elected officials.

— "The county has no authority to create laws to solve local problems.

— "County home rule is more important to those living in unincorporated areas, such as the Sun Cities."

Only half a dozen Sun City Westers responded to the survey, even though incorporation is one of the possibilities being considered at present by that community. Five said they were in favor of incorporation, one was against.

"It is the only way the community can control its own destiny: weed control; zoning; dog-leash laws, height of buildings" summed it up for one respondent. Two said county officials don't care about what happens in Sun City West and another said, "We should elect our own offi-

cials and spend our tax dollars here."

Two Sun Citians chided the News-Sun for printing the incorporation stories and conducting the survey "too early." Wrote one: "It should have been sent out the last part of September when more of the people who take a three- or six-month vacation are back for the winter."

And one Sun City West letter writer confessed that he (or she) couldn't answer our questions "intelligently. I would need a lot more facts than the hearsay I've heard bantered around."

Questions the letter-writer posed: "What are the penalties of incorporation? The real benefits? What are the real pros and cons? How would incorporation really help us? How would it hurt us? What are the real facts versus insinuations based on emotions or broad presumptions?"

Those are the questions Sun City residents have been struggling with for years. Sun City Westers, in studying the implications of incorporation, along with other possible forms of self-governance, may at length come to the answers.

Incorporationists seek local control, financial advantages

(EDITOR'S NOTE: This is the second of three articles about the findings in the recent News-Sun informal and unscientific poll about incorporation.)

By EVELYN BARBER
Editorial Page Editor

SUN CITY — Local control was cited as the reason respondents favored incorporation in the recent News-Sun informal survey.

There were 137 respondents who favored incorporation. A total of 519 responded to the coupon in the paper.

Sixty-six said residents should

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make their own decision about local matters; 26 added that it would be to their financial advantage to incorporate.

But of the 379 readers in the survey who are against incorporation, 178 held the opposite view. They maintained that local government would bring political corruption, bureaucracy and increased taxes.

The survey, unscientific and strictly informal, sought to determine the feeling of News-Sun readers about incorporation following a series of five articles on the subject.

Here are some of the comments by pro-incorporation respondents:

— "It's past due. We need to control our own destiny — not be

at the mercy of the county."

— "A community whose citizens are above average in education, income and available time to give to civic concerns should be able to govern themselves if ever any group can. Unfortunately, there are too many people in Sun City who don't want to spend the time and energy necessary to make self-government viable."

— "It is time we assume responsibility for our own affairs."

— "We could control our own destiny better. We'd be responsible for zoning and could prevent high-rise buildings. If I under-

stand Arizona law, I believe it would even be possible for us to annex adjacent property if we needed to."

— "Sun City has no central governing body to resolve issues and instigate action on typical community problems. The rec board and Home Owners Association are not able to do these things."

— "We have a civic responsibility, as experienced adults in a mature community, to assume full responsibility for our actions and our needs. A hands-on government, more sensitive to our unique character, would be more

responsive and more efficient."

— "We are annually losing state money. More importantly, we are not having a voice in the decision-making process for our community: conversion of green areas, cutting down of trees, having various local groups who actually have no right to be making decisions in public matters do our voting or applying pressure for us."

State money available

There would be financial advantages to incorporating, some said:

— "We are giving away money."

* Incorporationists, A7

*Incorporationists

—From A1

that could run our city better than the county or the five or six organizations that can't do anything. The only thing is we are five years too late. Sun City is not like it was 10 years ago. We'd better wake up We lost the Brewers, the Sun City Saints and we have no power over zoning laws."

— "I believe local, in-house management is better. Also, I want our taxes to be used here."

— "We should be using our tax dollars here in Sun City, not subsidizing Phoenix and Scottsdale."

Others stressed services:

— "We need a city manager."

— "The Sundial roof should convince most anyone that we need better management — and I'm not necessarily condemning the current rec board that is stuck with a \$5 to \$7 million problem we will have to pay for."

— "We need better police protection. We were burglarized and it took two telephone calls and a wait of an hour and a quarter for an officer of the sheriff's department to show up. Then, he couldn't have cared less I'm quite willing to pay higher taxes, if necessary."

— "It's the only way we will have adequate transportation for the many who can no longer drive."

— "A city this size needs skilled management; a return of taxes due incorporated cities; protection against developers."

County government is not enough, wrote some respondents:

— "We have lost so much already and are in the process of losing more because we have been leaving it to the county to govern us."

— "We need a higher standard of zoning than the county approves. There is no one who can represent Sun City officially We need to be in charge of our badly needed street upkeep and many other things we could do better for ourselves than the large county does."

— "I cherish the democratic

process and the privilege of exercising my vote to choose governors from Sun City as the legal authority, responsible for keeping Sun City the great place it has been, rather than government by five county commissioners, only one of whom can represent Sun City effectively."

Worry about annexation

Others who favor incorporation worried about annexation.

— "It's the lesser of two evils: Either incorporate or be sucked into Peoria sometime."

— "Unless we incorporate, Peoria, which borders Sun City on the north, east and south will outnumber us within a few years and incorporate us with them."

— "We need to govern our own

destiny. It's intelligent and should have been done years ago. Maybe some people would rather be annexed by El Mirage, Peoria or Surprise. I don't. Sun City West should think of that too."

A few reflected another view:

— "It is going to come. Might as well be now so we can benefit from some long-term planning. Opponents figure they won't be here in 10 years, so why pay now. That's shortsighted for the rest of us."

— "As a newcomer, I am amazed and disappointed that Sun Citians seem to be too old to govern themselves. Instead, in an infantile way, they prefer to run to 'papa' in Phoenix for the answers."

— "Sun City may lose its identity as an outstanding retirement community unless it has a voice in the rapid development of the West Valley."

— "With the rapid expansion of the Northwest Valley we must incorporate to protect our lifestyle."

— "Self-government is the only way to ensure that the special needs and priorities of retirees are met and the lifestyle and character of the community are preserved. The needs and priorities of retirees are different from growing communities."

NEXT: What a few Sun Citians on both sides said in lengthier responses, and some suggestions they made.

Informal survey shows Sun Citians against incorporation 2½-to-1

(EDITOR'S NOTE: The News-Sun recently sponsored an informal and unscientific survey about incorporation. In a three-part series which starts today, the results are shared.)

By EVELYN BARBER
Editorial Page Editor

SUN CITY — Informally, Sun Citians still don't want incorporation.

In a recent survey by the



Daily News-Sun, the preference of 379 of the respondents was for no incorporation, against 137 who want incorporation.

It isn't the first time Sun Citians have said no to city government.

In December 1964, Sun Citians rejected incorporation in a formal vote — 2,558 to 1,036 or almost 2½-to-1.

A simple yes or no was all that was required.

Then, in a December 1983

telephone poll by the Daily News-Sun, Sun Citians again rejected incorporation — 1,928 to 541 or 7-2.

The phone-in vote wasn't an official vote. Nothing was required except a yes or no by calling one of two "900" numbers.

Now, in the News-Sun's unscientific and strictly informal survey, taken as a follow-up to a series of articles on the question,

Sun Citians again have rejected incorporation.

There were 519 responses — 379 against and 137 for, or roughly 2-1. Three respondents checked the "I haven't decided ..." box.

It's possible that fewer readers returned survey coupons because for the first time they were asked to give reasons for their responses. Or it may be that fewer people are interested in

the question now or in expressing, part-time jobs. Who are they fooling when they say they will donate their time?"

— "It will develop another group of thieving, crooked politicians."

— "I can't afford to support another bunch of grubby, sticky-fingered politicians."

If it ain't broke ...

Some version of the anti-incor-

* Informal, A12

*Informal

—From A1
porationists' "If it ain't broke, don't fix it" slogan was considered by 32 respondents as sufficient argument against incorporation.

And, in another form of the same argument, answers given by 118 readers praised Sun City "as it is" and wanted no change:

"Sun City is the smoothest running community in the world. Would be folly to change," said one respondent.

Another wrote, "The status quo is very, very satisfactory."

Many mentioned the number of years they have lived in Sun City contentedly as a reason to maintain its unincorporated sta-

tus: "I've lived here 14 (or 16, 18 or 19) years and see no reason to change," they say.

"Life is wonderful here," wrote one satisfied resident, "as long as one can ignore the rabble rousers." Another summed it up for the "no change" respondents:

"I moved here because Sun City is clean, no children, low

taxes, no politicians. I live with my peers and when a need is there, the citizens arise to provide for it. Let's not change it."

Here are some comments that took a slightly different tack:

— "It is too late now. When Webb left was the time. My main concern now is being annexed by someone."

— "Sun City is already burdened with controversy and incorporationists offer no facts or remedies ..."

— "Our peace and serenity would be lost forever. God help us if it comes to that!"

— "It is not yet time. Perhaps within the next five years. Not

now. The county is doing a creditable job"

— "I want Sun City to stay an 'adult' city. Incorporation brings young adults and children."

Finally, and succinctly:

— "I want no part of a city that I would have to support."

NEXT: What those in favor of incorporation have to say.

Incorporation issue raises blood-pressure levels in SC

Editor's note: Today the News-Sun begins a four-day series on the issues surrounding incorporation. Two stories appear today and the remaining stories will run Tuesday through Thursday.

By DAN BURNETTE
Staff Writer

SUN CITY — If some residents wonder why they've never been given a campaign pitch from a mayoral or city council candidate, it's because those offices don't exist in the Sun Cities.

For despite their names, Sun City and Sun City West have



THE PROS AND CONS OF INCORPORATION

never been cities, at least not in the legal sense.

The question of whether to incorporate the Sun Cities has been raised more than any other single local issue, drawing heated debate.

Indeed, among 30 people recently interviewed outside a Sun

City grocery store on the issue, only six acknowledged — or admitted — even knowing anything about the issue. But not one of those people would state his name or views.

"I don't want to be harassed late at night with phone calls, and I've been around here long

enough to know it happens," one woman said.

"I'll vote my mind on the issue in a secret ballot," another woman said. "But I don't want my views made public, because the side I take will be asking me for money. And the rest of them (on the opposite side of the issue) will make it impossible to go out without being harassed."

Among those who declined to take a stand was one man who said, "I don't give a damn about it one way or the other. We've already got government through the rec board and the county,

and they're just as bad as any other politicians."

Les Merydith, president of the pro-incorporation Citizens for Self Government (CSG), says, "It's hard to believe for some people involved in the incorporation issue, whether pro or con, that there are residents who don't give a hoot about it one way or the other. For the rest of us, it's a vital issue."

What is it about incorporation that raises so much passion?

In its guidebook, "Municipal Incorporation in Arizona," the League of Arizona Cities and

Towns (LACT) states:

"In a very narrow sense, municipal incorporation is simply a process whereby a local government unit is established by the people of a community to deliver certain public services. However, municipal incorporation has its roots in the much broader principle of self-government. This is the same principle espoused by the founders of our national government. While few argue that self-government was not a good step for our nation, it does not follow that municipal incorpora-

* Incorporation, A3

*Incorporation

—From A1

tion is always good for all local communities. Only the people of each individual community can decide whether incorporation is good or bad."

Under incorporation, cities may choose to provide a number of services, including police and fire protection and water and sewer utilities, LACT says.

Cities can enact ordinances, or local laws, governing certain aspects of their communities, such as zoning.

In addition to receiving state shared-revenue and any federal funds that may be available, municipalities are given the power to raise funds — if approved by ordinance — through property taxes, sales taxes and a host of other taxes and fees.

Incorporationists like Merydith and other CSG members say they want to bring local government to the Sun Cities. They contend county government, which has the most local control over the area, isn't the most effective and efficient means of expressing the people's will.

CSG also argues that the Sun Cities are short-changing themselves by not incorporating, as the area pays out much more in state and county taxes than it gets back in services.

Anti-incorporationists say the Maricopa County Board of Supervisors provides all the government Sun Citizens need, and that incorporation would only create a redundant layer of government to tax the people. Incorporation would create opportunities for corruption and fraudulent use of taxes, they say, and they doubt the reliability of state shared revenue.

Worst of all, say anti-incorporationists like Joe Sentes, "Incorporation would destroy our lifestyle. Why change what already works very well?"

CSG members are trying to decide whether to launch a new petition drive this fall to call a referendum on incorporation. If the group opens a new effort, the LACT says it will have to:

— Get the signatures of at least 10 percent of the registered voters in the area to be incorpo-

rated. According to a special census taken in 1985, Sun City has about 39,700 people and Sun City West has 10,600, creating a combined population of 50,300. The petitioner has 180 days to get the required valid signatures from the day the petition is filed with the county recorder.

— Get the permission of neighboring municipalities within six miles through resolutions of the town or city councils.

The board of supervisors will call a special election on incorporation within 60 days of the required number of signatures. The election can be no later than 120 days after the petition signatures are filed.

Only registered voters living within the community facing the

incorporation issue may vote. A simple majority of votes is required to carry incorporation.

If voters turn down incorporation, another election may not be called for one year.

If incorporation is approved, the county supervisors appoint a seven-person council to serve until a city council can be elected in the next May following incorporation. The temporary council in turn chooses one of its members to serve as interim mayor.

If there's anything both sides agree on it's that the incorporationists don't plan to give up. Merydith says, "It typically takes several tries before a community decides to pass incorporation."

NEWS-SUN

The Combined YOUNGTOWN NEWS and SUN CITY SUN

Arizona's Pioneer Retirement Community Newspaper

VOLUME IX, NUMBER 20

SUN CITY, ARIZONA

THURSDAY, DECEMBER 3, 1964

Center Board Elected

Sun City Civic Association members Tuesday elected a nine-member board of directors to assume operation of the Community Center in 1965. The ballot listed 17 nominees.

Three of the four incumbents seeking reelection were returned to office. They are Prime Bartley, Leslie Monell, and Emil John. Andy Grant was not re-elected.

Other successful candidates were: John Drenth, Eugene Hallberg, Albert Rebol, Carl Edgren, Mrs. Isabel Barry, and Mrs. Grace Maddux.

Top vote-getters with 496 apiece were Drenth and Hallberg. Bartley received 483 votes, John 435, Rebol 419, Monell 411, Edgren 373, Mrs. Barry 371, and Mrs. Maddux 367.

The unsuccessful candidates and their vote totals were: William Whelan 353, Mrs. Ber-

VOTERS REJECT INCORPORATION

Proposed incorporation of Sun City was rejected overwhelmingly in a referendum Tuesday by a vote of 2,558 to 1,036.

The turnout was regarded as substantial in view of estimates ranging from 700 to 2,000 of the number of Sun Citizens ineligible to vote. Lowest estimates of the eligibles were made by incorporation supporters; highest estimates by incorporation foes.

Many Sun Citizens were ineligible because they had not been Arizona residents for one year, others because they rent and are not property owners, and others because they have not changed their voter registration from their former home states.

The vote at Town Hall opposed incorporation, 1,419 to 414.

Incorporation fared slightly better at the Community Center. Here it was rejected by a 1,139 to 622 count.

The election climaxed a hotly waged battle between incorporation friends and foes which traces its roots back three years to a Sun City Homeowners Association decision to investigate the pros and cons of forming a municipality in Sun City.

A subsequently appointed fact-finding committee determined that incorporation was desirable and through a metamorphosis became the incorporation committee of the Homeowners Association.

An attempt in June 1963 to get incorporation on the ballot was

frustrated by the formation of a citizens committee opposing incorporation before 1965, when a special census could be taken to obtain a full share of state taxes which are distributed among Arizona cities. Until a special census could be taken, Sun City's share would be based on the April 1, 1960 census, which showed no residents here.

Pro-incorporation forces campaigned strongly over the past two months on contentions that \$165,000 yearly in available excess tax money will be going down the drain, that the state funds plus a \$1 tax rate would combine to give Sun Citizens self-government at no increase over present taxes plus cost of needed services, and that incorporation would allow a favorable settlement to Sun City's water and sewer rate problems.

Incorporation opponents contended that the proposed municipality's budget estimates were unrealistic and that mounting taxes would be in the offing, that present services from the county and the Del E. Webb Corp. are extremely favorable, and that the introduction of politics would disrupt happy living here.

They also claimed that improvement districts could be formed to achieve many of the benefits which incorporation offers.

Several incorporation foes contended that incorporation will become a necessity but not until the Webb firm has completed its building projects within the proposed city boundaries.

There were 3,594 votes cast in Tuesday's election, with four ballots disqualified.

Top story in the News-Sun for Dec. 3, 1964, was the failure of a vote for incorporation. It was the only formal vote ever taken on the matter of making Sun City a city in deed as well as name.

'Incorporation is dead, stone dead, bury it!'

Sun Citizens delivered a crushing blow Wednesday to anyone hoping to incorporate the community for, say, the next 16 years.

Members of the Home Owners Association rejected a bid to change local government from the jurisdiction of Maricopa County to self-government through incorporation by a 2,558 to 1,036 vote.

THE OVERWHELMING negative vote prompted one HOA member to say, "Incorporation is dead, stone dead—bury it!"

(Other results of the "straw" vote were:

"DO you favor an official vote on incorporation of Sun City in December, 1972?" YES 173 NO 1,036.

"DO you favor continuing to have Sun City governed by Maricopa County with the understanding that a study will be made and a vote would be taken on the matter of incorporation in:

(a) 1974 YES 200 NO 1,832
(b) 1976 YES 268 NO 1,564
(c) When Del E. Webb Development Company has substantially completed its building program in Phase II: YES 768 NO 1,536.

Results of the election of 13 members of the HOA board of directors were not

immediately known. HOA officials said the counting of ballots was "going slowly" because of a heavy turnout of voters.

After the results of the straw vote were known, HOA president William Dewey said he was "delighted" that the vote was so overwhelming.

"OVER HALF of our members gave us an edict and our policy is defined," Dewey said. HOA has consistently refused to take an official stand on incorporation.

(PHOTOS OF WEDNESDAY'S ELECTION APPEAR ON PAGE 12, SECTION 1).

Dewey said a joint meeting of the 1971 and 1972 boards would be held "within a week." A statement of policy will probably result from the meeting.

THE HOA president speculated that the statement "might be, 'Incorporation is dead—stone dead, bury it!'"

Counting of the ballots cast for the 13 candidates running for 13 positions of the board was going slowly because of an "extremely heavy number of votes cast," Dewey declared.

The voting, as tabulated, showed that more than 95 per cent of the citizens who voted opposed incorporation at this time.

Dewey said about 1,200 or 1,300 persons usually vote in HOA elections.

WEDNESDAY'S election drew nearly as many as the number who cast ballots in nine previous HOA elections, he estimated.

Preliminary counting of ballots indicated that many races for the board were "very close," he said. The incorporation vote broke down this way: three per cent favored voting on incorporation in December, 1972; five per cent favored voting on the question in 1974 or 1976; 15 per cent favored a vote when the Webb company has completed its building in Phase II.

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24 Pages This Issue

June XV, Number 30

NEWS-SUN

The Combined YOUNGTOWN NEWS and SUN CITY SUN

Arizona's Pioneer Retirement Community Newspaper

SUN CITY, ARIZONA

Friday, December 10, 1971



Then, as now, talk of incorporation drew wrathful responses

By SCOTT BONTZ
Staff Writer

SUN CITY — The battle over incorporation is almost as old as Sun City itself.

Del E. Webb Development Co. (Devco) sold the first home in Sun City on Jan. 1, 1960. Argument about whether to make the retirement community a city in fact as well as name began later that year.

It was prompted by the to-incorporate or not-to-incorporate convulsions six-year-old Youngtown was going through. Like today's incorporation skirmishes, the fight over Sun City's neighbor was played out in the press.

In a July 22, 1960, letter to the News-Sun, T.A. Mitchell summed up the anti-incorporation mood:

"What is all this talk about self-government being dependent on incorporation?" he wrote. "Do we not have freedom under the county set-up? Just at present we all have self-government, with no special privileges for the few."

Taking a different view and a different style was Youngtowneer Paul Peck, in a Sept. 30 letter: "Oh! How they fought an effort To incorporate the town; They tried to make the people think That all should vote it down; And when it came to reasons, They worked with pen and brain; Why should they incorporate? They were riding the gravy train."

This was after a petition for an incorporation election had failed to gather enough valid signatures, despite a late-1959 Youngtown Civic Club 3-1 vote in favor of incorporation.

Incorporationists succeeded with a petition later in the year and on Dec. 6, almost 1,000 Youngtowners went to the polls.

Incorporation was approved by a 2-1 margin.

At the time, just as recently, Northwest Valley towns and cities were scrambling to gather up land through annexation.

A prophetic News-Sun editorial said, "With wholesale annexations, it is possible that within a few years Sun City will have a common border with Youngtown, Peoria, El Mirage, and Glendale or Phoenix."

Some Sun Citians feared they would be swallowed up — like Surprise, which incorporated to avoid being absorbed by El Mirage.

In an April 20, 1961, letter to the editor, F.G. Freshman wrote, "...don't you think that incorporation is inevitable, that it would be to the mutual benefit of those concerned to petition for annexation to Youngtown?"

A new state law required any area within six miles of a municipality to get that town's or city's approval before incorporating. This could prevent Sun Citians from gaining civic independence. Some thought it expedient to join the other retirement community before being annexed by a more heterogeneous municipality.

But a serious annexation bid was never made. Future debates

would not concentrate on the fear of a takeover, but on the advantages and disadvantages of incorporation itself.

In November 1961, as Sun City neared its second birthday, John Lanni organized the Forum, a group interested in civic matters. Youngtown's mayor and a councilman were invited to the January 1962 meeting to discuss incorporation. Lanni was booed for mentioning the word at a Town Hall meeting later that month.

But Lanni prepared a hypothetical city budget in May and said an incorporated Sun City would have a surplus of \$40,500 in 1962.

The first real effort to incorporate began in April 1963. The Civic Association started a petition drive to hold an election.

The drive was dropped a month later after arguments that incorporation before 1965 would give Sun City no state shared revenues, the primary source of income for municipalities. There would be no money because the amount is determined by the latest census. The last decennial census had been taken when Sun City's population was zero. A special census could be taken in 1965.

The Civic Association announced in September 1963 that it would attempt to hold an incorporation election late the next year. The drive to bring the issue before voters succeeded.

By December the group, now called the Home Owners Association (HOA), had obtained the necessary incorporation permission from neighboring municipalities.

Devco declared itself neutral in the debate, but said it would donate land for a city hall and construct the building at cost if Sun City incorporated.

As the days until the Dec. 1 election fell from the calendar, the verbal and written exchange in the incorporation controversy ascended to battle-pitch.

Lanni led the incorporationist letter-writing charge. In a Sept. 14 volley, he described Sun City as a community of early Western days when people shot from the hip.

"To date you have had rules and regulations by whim of individuals instead of actions which must follow law of an incorporated city," he said.

Less than a month later, the HOA issued a statement that said, "A community that leaves responsibility for its care to someone else is heading downhill."

W. Phillips Campbell, HOA president, strongly favored incorporation.

HOA member Chris Nelson did not. In October, he helped organize Sun Citians Against Incorporation and wrote, "We are satisfied with Sun City as it is. We can see no reason to change, to go from a situation that we now know to one of many doubts and uncertainties."

Incorporationists, led by the HOA, said an unincorporated Sun City was throwing hundreds



CHRIS NELSON



W. PHILLIPS CAMPBELL

of thousands of dollars in revenue away and that as a municipality it would have enough money to operate without levying extra taxes.

The anti-incorporationists said the pro-city group's budget figuring was a gimmick and that spending would increase until the city resorted to deficit financing.

The war of words reached its peak in the last News-Sun edition before the election, with front-page appeals by both groups and almost two full pages filled with readers' letters, some exchanging insults.

On Dec. 1, incorporation was rejected 2,558 to 1,036. It was the only time the issue was taken to a meaningful vote.

Lanni suggested incorporation again at a 1968 HOA meeting, arguing that the community, using state revenue, could be locally controlled without resorting to a local property or a local sales tax. But an HOA study the next year found that costs of running a municipality would substantially exceed state revenue.

Incorporation was resurrected for an HOA-membership vote on Dec. 8, 1971. The election carried no official weight, but both proponents and opponents in the controversy saw the straw vote as a serious test of the community's mood.

Nelson revived his anti-incorporationist group and there was another verbal fight.

HOA members crushed advo-

cacy for incorporation 5,563 to 258. But the issue would not die.

Devco commissioned a study that concluded incorporation is needed, further spurring the debate.

The Town Meeting Association emerged in the late 1970s as an organization devoted to fighting incorporation efforts. It was joined by the Retirement Community Association.

The Charter Government Association, later reborn as Citizens for Self Government, continues to lead efforts to make Sun City a municipality.

Seeking to clear the air of rhetoric with facts, Sun City's League of Women Voters in December 1983 issued a detailed study of what Sun City would have to do if incorporated. Without taking a stand, the League concluded that the retirement community could incorporate without raising taxes.

But a subsequent unscientific poll by the News-Sun showed respondents opposed incorporation 7-2.

Since 1981, three petition drives to place the issue on the ballot a second time have fallen short. The latest incorporation effort was made primarily during the spring and summer, when the population is lower, and the drive failed in September 1985.

Citizens for Self Government's Les Merydith has vowed to mount another assault this fall.

OVER

It's Still Working **DON'T FIX IT**

OPPOSE INCORPORATION OF SUN CITY

Cancer is a terrible thing. It isn't always easy to diagnose and identify in its early stages, but if left alone and ignored it is almost always responsible for severe and extended pain and, ultimately, death. Even in remission it continues to haunt its victim because the threat is always there that it might rise up again at anytime. Early detection and diagnosis are vital and greatly improve one's chances of survival, but there is no guarantee that the disease will respond to treatment and be arrested or cured.

For just about as long as we've had a "Sun City" we have had our own malignancy—a small group of persons who lie in wait, who spread their "feelers" in all directions, and who will do anything to find a weak or vulnerable spot from which they can take root and spread. Of course, this small group has been detected and identified: those who want to incorporate Sun City. The time has come when they must be recognized for what they really are: a small group of cells trying every way possible to gain numbers and strength so they can spread and destroy our way of life. Admittedly they are few in number now, but like cancer cells if left to their own maliciousness they could multiply until they become "life" threatening.

So, what can we do about it? Being aware that these cells of destruction are with us is a good start. Those of us who have acquaintances advocating this form of self destruction should let them know they have been identified and diagnosed as potential malignancies in the strongest and clearest language at our command. It is shocking to hear that a person (not an incorporationist) doesn't want to put a bumper sticker opposing incorporation on his or her car because the person living across the street *is* an incorporationist and they don't want to get them upset. Everyone of us should welcome, even seek out, the opportunity to let this small group know how completely we oppose them in this. We certainly should never pacify them or ignore them, because if they ever get a foothold they will strangle and kill the lifestyle we sought when we purchased here.

In the recent past they have attempted scare tactics by mentioning things such as encroachment, sewer and water problems, possible annexation by one of our neighbors, or even our inability to compete with some of the "attractive new developments" springing up around us. As usual these "hypothetical problems" are completely unfounded. Our water and sewer company is a privately owned commercial company and whether we are, or are not, incorporated swings absolutely no weight with them. Further, their management assures us there is no basis to any report of water or sewer problems now or in the future. We all know we cannot be annexed unless 50% or more of our property owners agree to it. As far as competing with others — why on earth would we want to do that! We aren't trying to lure industry to Sun City; we have no reason to want to attract growth.

At a recent meeting (January 26, 1984) another of their scare tactics was to mention that with all the build-up of outside developments our streets would be subject to much more traffic and abuse because there would be no other way for residents of these new developments to get anywhere unless they come through Sun City. Are they so naive as to believe that by incorporating we can prevent this? No, of course not! They know better. Scare tactics. At least by being unincorporated the maintenance and repair of our streets will come out of our county taxes and not our own city treasury. Following this meeting several "letters to the editor" attested to the absolute necessity for incorporating right now. Of course incorporating is not going to alleviate any of these so-called problems. Committing suicide now (by incorporating) is by no means preferable to treating a simple headache *if* such headaches should occur at a future date.

The report of the League of Women Voters concerning incorporation brought up an interesting point concerning law enforcement. They say we could get three sheriff's cars, 24 hours a day for \$750,000.00 a year if we were incorporated. What happens when time for renewal of the contract comes around? Apache Junction was going to do the same thing when they incorporated, but when renewal time came around they found the price had escalated so severely they could not afford it. If this type of police protection and law enforcement was really economical and feasible isn't it only logical to assume that all of our incorporated cities would be using it? Why would it be available only to Sun City?

Every time a question is asked concerning the expenses of an incorporated Sun City the answer is that it will be paid for out of our state shared revenues. Let's look at this one. For the year 1984 city government will cost \$788.00 for every person living in Scottsdale. In Glendale it will be \$819.00 and in Peoria \$972.00. Even such a small community as Youngtown has a budget amounting to \$495.00 per person. These state shared revenues, which the incorporationists keep saying will not only pay for our entire city government but will also give us a *surplus* of some three and a half million dollars annually, contribute only 10.5% to 17% for the above mentioned cities' budgets except Youngtown where it makes up to 30.5%. Are they really that clever? Can they operate a city government for \$41.00 per person per year when it takes an average of \$895.00 per person annually to operate the governments of our neighbors? Even if we blew the whole five and a half million that an unincorporated Sun City *might* receive on city government, it would still amount to only \$112.00 per person. The fact that they try to "sell" us something as ridiculous as this really indicates their opinion of our intelligence level. A Sun City budget in line with our neighboring cities' budgets would be close to \$45,000,000.00. True, we pay for some things individually—trash removal, water and sewer, recreation centers, etc., services which the incorporationists say amount to \$11,000,000.00 annually. Simple arithmetic (subtracting 11 million from 45 million gives us 34 million divided by our 49,000 residents) shows us it would still cost \$700.00 per person per year, which even the incorporationists should be able to see is far more than the \$41.00 they claim it will take to do the job. Bear in mind also that this \$700.00 per person annually is IN ADDITION to the county taxes we are now paying. We would still pay the same county taxes we're paying now—we just won't receive the services we're receiving now.

At the meeting held by the incorporationists in late January, mention was made that the population of incorporated areas outnumbers that of unincorporated areas 14 to 1. Now ask yourself how many of these incorporationists knew we were unincorporated when they decided to move here. They all knew it but moved here anyway. Ask yourself also if our way of life is so dormant, "withering on the vine," and if our government under the county is so "bumbling, fumbling and stumbling," why are they so stupid as to remain here. Why don't they move into one of those incorporated cities and join that majority group? If they would just do that they would presumably be much happier and we know we would be. Ask yourself one more question: How many people in this 14 to 1 majority would like to live here but can't? We're very lucky; let's don't blow it!

The mission of Retirement Community Association of Sun City (R.C.A.S.C.) remains the same: To keep Sun City the Adult Retirement Community we were promised, and to keep Sun City unincorporated thereby avoiding the high expense of operating another needless layer of government. If you agree with this and are not members we would welcome hearing from you. We also would like to see all of you at our quarterly membership meetings held the first Monday of February, April, October and December. Our meetings are currently being held in the meeting room of First Federal Savings and Loan, LaRonde Center at 1:30 P.M. We sincerely solicit your ideas on how we can best destroy this cancer dwelling among us.

There is an increasing number of bumper stickers opposing incorporation visible these days but not nearly as many as should be seen. Why not put one on so others will know how united we are and how determined we are to rid ourselves of this "life" threatening malignancy? Call 974-0257, 933-6280, 933-5636 and we will be happy to send you one.

Again: IMPORTANT! Do not sign anything pertaining to incorporation. If enough signatures are acquired, incorporation could become fact even without a vote.

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.

Application for Membership

Please enroll me as a member of the Retirement
Community Association of Sun City.

Name _____

Address _____

Phone _____

Make check (\$2.00 per person) payable to:

Retirement Community Association of Sun City

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