

Group pitches incorporation

Reception lukewarm in Sun City West

AMANDA MYERS
DAILY NEWS-SUN

More than 400 people turned out Saturday for the Sun City West City Committee meeting to discuss the issue of incorporation.

When the hour-and-a-half meeting was over, many shared the sentiment of resident John Pazora. "My big saying is, if it's not broke, don't fix it."

Fifteen years ago, residents of Sun City West rejected incorporation by a vote of 57 percent to

43 percent. Eighty-five percent of about 13,100 registered voters cast ballots on Nov. 14, 1989, on the issue.

On Saturday, City Committee President Jim Parker tried to show doubters the other side of the story. For more than two years, his committee has been gathering information on incorporating the community of 33,000 people.

Parker said that the 87 incorporated cities and towns in Arizona received more than \$1 billion in state-shared revenue last year.

"Although we pay taxes, which contribute to these funds, we did not receive our fair share because we weren't incorporated." State-shared revenue, Parker said, comes

from state sales tax, state income tax, highway user revenue funds, vehicular license revenue and revenue earned from the lottery.

Parker's committee consulted with officials from the League of Arizona Cities and Towns, which estimated Sun City West would have received approximately \$7.5 million in 2003 had it been incorporated.

The audience was abuzz when Parker said "One of the fears people have with incorporation are additional taxes. There will be no need for any additional taxes with incorporation."

But Parker assured residents that since Sun City West's infrastructure was already built out, things

required to become a city such as a water and sanitation department, a department of refuse, street lighting, a library, a parks department and a fire department, were already in place.

The boundaries the city committee proposed to incorporate "would be almost exactly what they are today," said Parker.

An exact outlined map of the area will be prepared by the committee for a future meeting, Parker said.

"We will control our destiny now and in the future," said Parker as a pro-point of incorporating. He also listed putting a stop to any possible

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future annexation by Surprise as a benefit of incorporation.

The issue of police protection was also brought to the table during Parker's speech.

"As population grows, crime increases," said Parker, who explained that incorporating would give the community round the clock patrol with two sheriff's deputies. A lieutenant would also be assigned to the the new city. Parker emphasized that the Sun City West Sheriff's Posse, in operation since 1979 and made up of more than 200 volunteers would stay exactly where it is.

The primary goal of the City Committee is to have an election so that residents could vote for or against the issue at hand. The target date for the election is March 8, 2005.

First though, said committee member Joan Camarigg, a petition would be necessary. The committee would need to collect 2,000 signatures of registered voters in Sun City West in order to proceed with an election. As of December, there were 20,001 registered voters in Sun City West.

When the floor opened to questions from the audience, all anonymously written on postcards and handed forward, the first question seemed to sum up the main concern in the crowd.

"How can you say taxes won't increase?" read Parker, who handed the question over to city committee member Ed Cavello.

Cavello's answer conflicted with Parker's earlier stance on taxes. "I'm not going to bet my life on it that taxes aren't going to increase," Cavello

said.

With an average of \$7.2 million coming into the new city each year, the approximately 25 or so employees that would need to be hired could "survive for a very long time, with raises," Cavello said.

Cavello said that the city could disincorporate if they wished in the future, to which a murmur of general disagreement came from the crowd.

"Believe it or not, it's true people," said Cavello.

In the end, many residents felt not all of their questions had been answered.

"At this point, I'm not for it," said Maureen Dean, a resident of Sun City West for five years. "There's still things you question."

Pazora mirrored Dean's view.

"They're trying to get this thing passed and it's ridiculous. The main question we asked them, they couldn't answer — if this is so great, why hasn't Sun City done it?"

Calvin Brice, the City Committee's attorney who has served as attorney for Peoria and Youngtown, responded: "Their (Sun City's) infrastructure has deteriorated much more," adding that since Sun City was an older community, the residents were less likely to agree to a change such as incorporation.

But he added, "As their crime increases, they will have to incorporate."

Pazora said that if Sun City West incorporated, he didn't believe members of the Posse and PRIDES would be eager to work for free.

"They aren't going to volunteer anymore," said Pazora.

He also questioned why the

state-shared revenue was necessary to fix the roads. "The roads are fine now."

He added the Posse members did an adequate job of protecting the community.

"If we had problems, I would sign. But the county takes good care of us," said Pazora.

Parker said he was pleased with Saturday's session, the first endeavor by his committee to talk about incorporation.

"I had so many people come up afterward and tell me how well it went. There are some people who are against us, but hey, that's the democratic way."

He said his goal was to alert people to what could happen to Sun City West in the future should it not incorporate, such as annexation.

"I'm not even sure at this point that Surprise would want to do that," he said of possible annexation. "But if they decided they wanted to do that, they could. That means a fracturing of the community."

As for taxes, the big issue on everyone's minds, Parker said it would be touched on more thoroughly in future meetings.

"I don't think you're going to convince anybody at this moment," he said of his no-increase-of-taxes stance with incorporation.

The next meeting is scheduled for April 24 at the Sun City West Foundation Building on R.H. Johnson and Stardust. The time has not been determined.

The committee's Web site is www.scwcc.org.

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Incorporation debate hits Sun City West

Every year the swallows return to Capistrano. Every seven years the locusts return. Every 17 years the cicadas come out of the ground. This is the year for the cicadas.

This is also the year for discussion of incorporation in one or the other of the Sun Cities — this time it's in Sun City West.

No issue generates as much heat as the possibility of turning one of the senior retirement communities into an actual real-life city. The Hatfields and the McCoys weren't as bitter toward one another as the pro- and the anti-incorporationists. The national elections don't matter as much.

For the benefit of those readers who weren't here during the last go-around, this column will try to explain the ins and outs of incorporation in a simple question-and-answer form.

Question: Why do we need our own government?

Answer: Pro: Because.

Anti: We don't need no more stinkin' government.

Question: What does it mean to a community to be incorporated?

Answer: It means you're a real city. You can be a Youngtown, a Paradise Valley, a Chicago or a New York. You have a Mayor and city officials. It means that you govern yourself, and that you

may have to pay taxes for some of your services.

Question: In a city, who takes care of police protection and street cleanup?

Answer: The city collects taxes and hires people to do things.

Question: Who does those things now?

Answer: Volunteers

Question: Still, they have expenses — police cars, Posse Headquarters Building costs, communications equipment, etc. Who pays for that?

Answer: Voluntary contributions from some people.

Question: If we're not an incorporated city, who makes our decisions?

Answer: The Maricopa County Board of Supervisors. However, we have an infinity of voluntary organizations who tell the supervisors what they think we want them to do. There are the Homeowner's Association, the Property Owners and Residents Association, the Taxpayers Association, the Water Advisory Board, the Sheriff's Posse, the Boards of the Recreation Centers and many, many others. There may even be a chapter of the Flat Earth



David Fidelman

Lighten up

Society. There are rumors of a new organization: Sun Cities Home Owners, Residents, Renters and Other Retirees — otherwise known as the Sun Cities HORRORS — which claims to represent all the residents of both Sun Cities in everything. The anti-incorporationists point out that with the inputs from all these organizations, the county supervisors know exactly what we want and what to do about it, so there is no need for additional self-government. Those in favor of self-government say the Supervisors don't listen to us, so we have to govern ourselves to get what we want.

Question: The cities around us like Youngtown, El Mirage and Surprise have all kinds of political controversies. They have corruption. They hire and fire City Managers, collect petition signatures for mayoral recall votes, hold rallies and demonstrations about various issues of public policy. What can we do for excitement?

Answer: You can think of plenty to complain about without incorporating. You can man the barricades about whether or not to incorporate. Or you can have conflicts about the Recreation Centers Board of Directors — whether they're incompetent, whether they should be recalled, whether they increased the fees too much,

why they don't spend enough to keep the golf courses in better shape, why they spend too much money on one Rec Center and not enough on another, or any other number of other things limited only by your own imagination — and you can go to the open Board meetings and voice your opinion as loudly as possible. You can have endless controversy about the water supply — whether or not we should use our Salt River allocation and who

should pay for it — and continue the controversy until the river dries up. If all else fails, you can argue about the CCRs and how many earthenware pots and pink flamingos there should be in the front yard. You can have as much controversy, as many protest marches and demonstrations as any incorporated city, without the inconvenience of holding elections.

Question: Who would our city officials be?

Answer: They would be elected by us. That's one of the biggest problems with

incorporation — we would be governed by people just like ourselves.

Perhaps the best idea would be to have a city just for those in favor of incorporation, with the boundary lines drawn in such a way that they connect the houses of all those in favor of being in the city, and omitting all those against. Sort of like the borders drawn to include the West Bank settlements in Israel, or the gerrymandered Congressional districts in our state.

David Fidelman is a retired physicist living in Sun City.

'The anti-incorporationists point out that with the inputs from all these organizations, the County Supervisors know exactly what we want and what to do about it, so there is no need for additional self-government. Those in favor of self-government say the Supervisors don't listen to us, so we have to govern ourselves to get what we want.'

New group aims for SCW incorporation

1989 VOTE: Leader says result will differ

MICHAEL MARESH
DAILY NEWS-SUN

Almost 14 years after residents voted down incorporation in Sun City West, another group has taken up the cause.

In November 1989, residents voted against incorporating the community 57 percent to 43 percent.

City Committee President Jim Parker thinks this time residents will be better informed and will embrace the change once all the facts are known.

The incorporation issue in 1989 created unrest among residents as the Westers for Self-Government squared off against the Sun City West Anti-Incorporation Residents.

More than 85 percent, or 13,100 Sun City West registered voters, cast ballots in what was then the largest election turnout in the community's short history. The 1990 census listed the community's population at 15,997.

The City Committee, the new group taking up the incorporation effort, wants essentially the same things the 1989 self-government group wanted. Parker said incorporation was voted down then because of the rush to change the community's government. At that, he said, the vote was relatively close.

"I think the consensus of the people I talked to is, they believe that in 1989 they did not take enough time to educate the people of Sun City West," he said.

He said that mistake will not be repeated, adding that the advantages outweigh the disadvantages.

"We would be home-ruled, and then you control your own destiny," he said, adding that incorporation would result in a mayor and six council members governing the community instead of relying on county officials not living in Sun City West.

Parker said Sun City West would

have more impact with outside agencies if the community was a municipality. The Sun City West Property Owners and Residents Association is currently the quasi-governmental arm of the community.

Parker said the latest movement was brought up more than a year ago, but the group decided to wait to deliver its message, as two important elections were pending. He said the Recreation Centers of Sun City West governing-board election and the Sun City West Owners for Open Government bylaw vote resulted in the delay.

"Out of respect for SCWOOG and the RCSCW, we postponed it," he said.

Parker said the decision to consider incorporation was brought to the forefront by the divisiveness of the community. Now, he said, the City Committee is trying to get its message out through its Web site at www.scwcc.org, small groups and a future town-hall meeting.

Parker said the perception that additional taxes would be the result of incorporation is false. He said the community would benefit since it already has roads, several places for a City Hall, as well as no school district. He added that the residents of the community already pay for utilities and fire-department service, so there would be no need for a public-works department.

The city of Goodyear, with a population of about 30,000 residents, does have a property and sales tax to help them maintain services. Larry Price, finance director for Goodyear, said its portion of state-sharing revenue is \$5.4 million for the current fiscal year and \$5 million for the upcoming year.

Price said the sales tax the city charges is 2 percent for most purchases, 4 percent for bars and restaurants and 1.2 percent on purchases of \$2,000 or more.

"Whether Sun City West would need a city sales tax to help pay for services would depend on what the

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community needs and wants," Price said.

He said the community must realize that the county would no longer provide law-enforcement services or roadway maintenance if incorporation were to occur.

"What resources do you have?" he said, is the question residents need to ask themselves.

Goodyear public-information Officer Paula Ilardo said the primary reason for the city's sales tax is the unpredictability of state-sharing revenues.

"It is hard to predict," she said, adding that the revenues Goodyear has been receiving have not been enough to pay for the necessary services.

Parker said the City Committee will be prepared to answer questions.

"We have a lot of work ahead of us," he said. "I am very confident. I would not do all this if I was not confident. This is just so terribly important. Incorporation means a tremendous amount to me."

RCSCW Director Patrick McBurnett said that back in 1989 there were good people on both sides of the issue,

and Monday said he had studied the issue more closely. McBurnett said he will oppose any such proposal, even though there are still some good people heading the new committee.

Maricopa County Supervisor Max Wilson said residents of Sun City West have been asking him his opinion on incorporation. He said regardless of what the community does, he would still be representing residents. However, the supervisor said he remembers how divided Litchfield Park became when incorporation was passed in his hometown.

"I thought it was better before," he said, adding that the benefits depend on the service the community is receiving from the county.

Wilson said there was little middle ground when Litchfield Park incorporated. Residents either supported or opposed it.

He said Sun City West incorporating is not a good idea.

"We provide a lot more services to them than they can provide to themselves," Wilson said. "My reminder is, if it ain't broke, do not fix it."

PORA President Randy Fuller said those against

incorporation are convinced taxes would have to be increased eventually if the effort is successful. He said the City Committee is hoping for revenue from the state, but he wonders what would happen if those funds were to dry up or decrease.

"The only alternative is increased taxation," he said.

Fuller said various community leaders are already concerned the state could reduce the revenues municipalities receive, and added that Sun City West would be in the same situation if it were to incorporate. He said since no elected official can assure him this could not happen, he cannot support incorporation as a resident.

As the president of PORA, Fuller said, he is responsible for taking into account what the members want, and added he has yet to hear from one who supports the concept.

"I think the people are satisfied right now," he said.

He added that if a vote was taken today, he is confident incorporation would be defeated, but added that a different outcome could result in six months.

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Incorporation whispers heard in Sun City West

WHO SHALL LEAD?: City government was voted down in 1989

MICHAEL MARESH
DAILY NEWS-SUN

A small number of Sun City West residents continues to look at whether incorporation would benefit the retirement community.

The group, headed by resident Dick Gray, is not saying much about its efforts on this contentious issue.

"The statement I will make is we are trying to determine whether it is appropriate (for Sun City West)," Gray said.

Incorporation would result in Sun City West replacing its quasi-government with a city-type government. Members of one local quasi-governmental group said residents and members have already voted down incorporation once and they don't believe most residents would go for the idea now.

"We would have to create a real governmental organization," said Chuck Ullman, Sun City West Property Owners and Residents Association director, who is opposed to

incorporation. "We would have to create all the elements of a city."

Ullman said one of the biggest problems is the amount of money it would take to create a city-type government. He estimates it would cost about \$4.5 million.

Ullman said the county used to give matching funds to communities who decided to incorporate. A recent study revealed 80 of the last 82 communities that incorporated raised their taxes anywhere from 1.5 to 6 percent.

Ullman said it is no mystery why a small group is exploring the idea of incorporation.

"They feel the rec centers and

PORA aren't operating the community to their liking," he said. "They feel like they are not getting the services they need."

Ullman said residents voted on whether to incorporate several years ago, and overwhelmingly defeated the proposal. That vote was in 1989 and the total ballots cast were 11,078. Of those, 6,333 voted against incorporation, or 57 percent, while 4,745 were in favor, or 43 percent.

"People wanted to leave the community as it is," he said. "We (PORA) are not in favor of incorporation."

PORA President Randy Fuller said the group pushing for

incorporation never accepted the vote.

"All I can tell you is it has been and is still going on," he said. "This group that has been lurking in the background has never given up their (proposal).

"We do not agree with them," Fuller said. "Until our membership tells us otherwise, we will not change our stance."

Fuller said he thinks incorporation came up again because of the controversy that has surrounded the recreation centers in recent months.

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"I think Mr. Gray and his group think this is the time with all the (fighting) in the community," he said. "They can do anything they want to, but whether they would get enough grass-roots support is debatable."

Fuller said he believes most residents are against incorporation because the community already receives services from the county.

"We are already being taken care of by the Maricopa County Board of Supervisors," he said. "As long as we are getting adequate coverage from the county, there is no need for it."

Fuller said proponents of incorporation point to the funds Sun City West could receive from the county to change its governmental structure. But he said the Legislature could take away this funding with the stroke of a pen.

And if incorporation were to happen with no outside funding, residents would see their taxes skyrocket to pay for the expense, he said.

"PORA does not support incorporation," Fuller said. "To my knowledge, none of our directors have been involved in any of those incorporation meetings."

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Sun City West weighs options for future

4 choices are: No change, merging boards, annexation or incorporation

By Lori Baker
The Arizona Republic

SUN CITY WEST — A grass-roots group is organizing to push incorporation of Sun City West as a way for residents to protect their lifestyle.

About 500 people attended an informational meeting Tuesday morning during which various options for Sun City West's future were discussed.

Options included maintaining the status quo; annexation by a neighboring city; creating a combined community organization

by merging the Recreation Centers of Sun City West board and the Property Owners and Residents Association board; and incorporating Sun City West as a city.

Sun City West residents Greg Seguin and Tom Young were among the organizers of the meeting. They served on a long-range planning committee in 1998 that looked at various forms of government. The panel was a combined effort of the Sun City West Recreation Centers and PORA.

The PORA board last week reiterated its position that PORA will not support any

move toward incorporation of Sun City West at this time.

Seguin said he believes incorporation is the best option for Sun City West because residents would have control over road maintenance, traffic control, zoning and law enforcement.

"No local voice can legally speak for the residents of Sun City West," he said.

He urged the residents to join efforts to form a committee to support incorporation and start a petition drive to put it on a ballot before voters.

In 1989, 57 percent of Sun City West voters casting ballots rejected a proposal to incorporate. At that time, Del Webb still was building homes and providing financial support in Sun City West. Little development

was happening near the retirement community's boundaries. Now there is a building boom in Surprise and unincorporated county areas near Sun City West.

Seguin noted that if Sun City West were incorporated, it would be represented on the Maricopa Association of Governments' Regional Council and would have a say in what happens in the West Valley.

A Sun City West city council also would make decisions on such things as rezoning of property in Sun City West for a proposed Walgreens drugstore at 151st Avenue and Deer Valley Drive. Instead, the decision will be made by the County Board of Supervisors, although Seguin said Sun City West residents strongly oppose the proposal.

Reports detailing the effect of incorpora-

tion of Sun City West and the other three options were provided at the meeting.

Sun City West, with 30,000 people living in 12 square miles, would be the 17th-largest of 88 cities in Arizona if it were incorporated. The average age of its residents is 72.5 years.

City operations, which would cost about \$4.7 million a year, would be paid with an estimated \$6 million in state shared revenue, the report said.

The proposed Sun City West city budget calls for:

- Contracting with the Maricopa County Sheriff's Office for law enforcement for two 24-hour-a-day patrol cars. The Sun City West Posse would continue to provide volunteer

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- + assistance.
 - Road maintenance.
 - Manpower, equipment and rental space for administration, including a city manager leading a staff of about 28 employees.
 - Volunteer organizations would remain unchanged except for PORA, which now provides a quasi-government role.

The Sun City West Fire District would continue to provide fire protection and impose property taxes. The Recreation Centers of Sun City West would continue to have mandatory membership. The Dysart Unified and Peoria Unified school

districts would not be affected by incorporation.

Fountain Hills Town Manager Paul Nordin told the crowd Tuesday that his community is a "success story" for incorporation.

Fountain Hills, which has about 20,000 residents, was incorporated in 1989 and has no primary property tax. It operates its government primarily with state shared revenue and building-permit fees. Voters approved a secondary property tax to repay bonds for road improvements and mountain preservation.

Fountain Hills contracts with the Sheriff's Office for police protection.

To incorporate Sun City West, all neighboring cities must give their

blessing. They are Peoria, Glendale, El Mirage, Youngtown and Surprise.

In addition, there must be enough signatures on petitions to force an election on whether to incorporate. If the move were passed, two more elections would be held, one to elect 14 residents to draft a city charter and the second to vote on the charter, which would include such things as requiring voter approval before imposing taxes.

People interested in the incorporation group should call Young at (623) 214-8251 or Seguin at (623) 214-0098.

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Sun Cities will discuss possible government

Incorporation one of session's topics

By Lori Baker
The Arizona Republic

SUN CITY WEST — A meeting for Sun City and Sun City West residents to discuss a form of government for their retirement communities will be held at 1 p.m. Nov. 8 at

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problems of city government to talk about it and for people to ask questions."

Although there are no official drives for incorporation of either Sun City or Sun City West now, Surprise Mayor Joan Shafer would like to see the retirement communities become cities. She wants to have a state law passed that would require communities to become incorporated after they've reached a

the Sundome Center for the Performing Arts.

The symposium is being cosponsored by the Sun City West Property Owners and Residents Association and the Sun City Home Owners Association.

Incorporation is one of several proposals that will be discussed. Both PORA and HOA have taken a neutral stand on incorporation, but it continues to be a hot topic in the Sun Cities.

A four-member panel consisting of a city

manager, a city planning director, a prior chair of Maricopa Association of Governments and an Arizona State University professor will discuss alternatives.

"We believe that this blend of practical city and county experience combined with academic experience should provide some interesting insight into this rather controversial subject," PORA President Phil Garner said.

This week, the PORA board reiterated its neutral stand on incorporation because

79 percent of the 1,074 members who responded to a summer survey did not want PORA to support any move to incorporate Sun City West.

HOA President Byron Healy said he, too, believes it's a good idea to present information to the residents about various options.

"We want to have a symposium to allow people who are knowledgeable of the

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certain population level, such as 20,000 residents. But she hasn't found a state legislator willing to introduce a bill on the subject.

A law like Shafer proposed would affect large master-planned communities in unincorporated areas including Del Webb's Anthem, near New River, which will have about 50,000 residents.

Shafer brought up her concerns during a meeting between state legislators and West Valley mayors last week.

The mayor told lawmakers that she's tired of seeing county taxes go toward maintaining streets and providing services to nearby retirement areas.

"Everyone in Maricopa County is paying taxes to pay for the roads, streetlights, traffic lights and sheriff's department services for the Sun Cities," Shafer said.

There have been unsuccessful attempts to incorporate Sun City and Sun City West over the years.

In 1989, Sun City West voters

rejected incorporation with 57 percent opposition, 6,333 to 4,745. At the time, Del Webb was still building homes and providing financial support for the community's operation. Today, Webb is gone, and the future of Sun City West rests on the shoulders of its 31,000 residents.

Incorporation has surfaced over and over again during the past 35 years in Sun City.

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Meeting on SCW future planned

Community has 4 options to mull

By Lori Baker

The Arizona Republic

SUN CITY WEST — How can the residents of Sun City West best protect their lifestyle?

Citizens will hear information about various options during a community meeting at 8 a.m. Oct. 19 at the R.H. Johnson Recreation Center's social hall, R.H. Johnson and Meeker boulevards.

Greg Seguin of Sun City West organized the meeting. He led a long-range-planning committee in 1998 that looked at alternative forms of government. The 10-member panel was a combined effort of the Sun City West Recreation Centers and the Property Owners and Residents Association.

Seguin said information will be provided on four options for Sun City West, including:

- Maintaining the status quo.
- Annexation by a neighboring city.
- Creating a combined community association, which would mean a merger of the Recreation Centers of Sun City West board and the Property Owners and Residents Association board.

• Incorporation of Sun City West as a city.

Seguin said information will be provided about what a Sun City West government would look like, what it would cost and how it would be funded, how a city charter could be developed and how various volunteer organizations, such as the Sun City West Prides, could be funded.

"In the future, Sun City West will need to have one legal voice that speaks for the residents," Seguin said. "Incorporation as a city is the only way to do that in Arizona. This is not only an outcome of this group's (the long-range planning committee's) work, but every study that has been done in the past."

In 1989, 57 percent of Sun City West voters rejected incorporation, 6,333 to 4,745. At the time, Del Webb was still building homes and providing financial support for the community's operation. Today, Webb is gone, and the future of Sun City West rests on the shoulders of its 31,000 residents.

PORA President Phil Garner said his organization is neutral on incorporation. A summer survey of PORA members showed that 79 percent of the 1,074 members who responded did not want PORA to support any move to incorporate Sun City West.

Talk of incorporation has re-emerged occasionally over the years, but there hasn't been any official attempt to put it before the voters again.

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Incorporation information

SCW session will explore pros and cons

STAFF REPORT

Residents who think incorporation is the best way to prepare Sun City West for the future will explain the benefits of incorporation at an 8 a.m. meeting Oct. 19 in the R.H. Johnson Social Hall.

Greg Seguin and several other members of the former Forms of Government committee have organized the informational session.

When it concludes, they said, they plan to ask for volunteers to work on incorporating the community of 31,000 residents now governed by Maricopa County supervisors.

Sun City and Sun City West, with

more than 75,000 residents combined, are the largest unincorporated urban area in the county.

Seguin notes that "there is no community in America like ours," and he asks those who attend the session to "leave any past experiences behind" and be prepared to learn.

Agenda discussions include what a Sun City West government could look like, what it would cost and how it would be funded, how a city charter could be developed and how the community's existing volunteer groups, such as the PRIDES, could be funded in a municipal administration.

Incorporation was suggested a decade ago, and rejected in an election. It remains controversial, with sharp opinions on each side.

Most of the arguments at that time centered on cost and on creating a power structure or bureaucracy to replace the existing volunteer efforts that now serve residents.

But the pro-incorporationists say

that state-shared revenues available to cities would provide most of the money needed to run a municipal government; that no taxes would be needed; and that the government would continue to rely on volunteers.

They also argue that incorporation would give residents a greater degree of self-control and a seat in the corridors of power now denied to the community, such as membership in the Maricopa Association of Governments.

And as a city, Sun City West could qualify for federal grants.

The session is being presented by Seguin and his colleagues, who studied various forms of government as part of a long-range planning effort sponsored by the Recreation Centers of Sun City West and the Property Owners and Residents Association.

Copies of that group's complete report, including a detailed look at forms of government, are available in the R.H. Johnson Library.

Their views on incorporation are

their own, however, and not necessarily the views of the boards of either the Centers or PORA.

At the meeting, a community manager from a comparable sized community that incorporated within the last 10 years will be on hand to discuss the process.

"We expect to answer as many questions as possible," including those which have been posed in letters to the editor in local newspapers, Seguin said.

He also said that no member of his group "has any political aspirations."

Because the group must pay for its meeting space, it rented just half the social hall, and can accommodate no more than 500 people. Those who want to know more should arrive early to assure a seat.

"In the future, Sun City West will need to have one legal voice that speaks for the residents," Seguin said.

"Incorporation as a city is the only way to do that."

Sun City West group leads drive to incorporate Seeks to put measure on March 2000 ballot

By TOM BARRY
Independent Newspapers

The city of Sun City West? As redundant as the name would be, this community could become Arizona's 88th municipality by as early as next spring.

But incorporation is repugnant to many of the 32,000-plus inhabitants. It's an issue that often provokes heated, if not hostile, debate. A recent poll among members of the Property Owners and Residents Association indicated overwhelming opposition to incorporation.

A concerted effort is now being made by a group which hopes to place the divisive issue on the ballot by March 2000. "That's the earliest we can put it on the county election ballot," said Greg Seguin, leader of the fledgling group. "And I think we can achieve that."

"Much of the opposition stems from emotion rather than logic and reason," he said. "It's definitely a lightning rod, but we're hoping that cooler heads will prevail."

Mr. Seguin said opposition is largely based on contentment with

the status quo and fear. "They're afraid of change. We enjoy a reasonably good quality of life, so they're inclined to take the position that if it ain't broke, don't fix it," he said.

Recent statistics rank Maricopa County as the fastest growing county in the nation, and the effects are being felt in the west Valley. Sun City West, which enjoyed relative isolation in years past, is now confronting a myriad problems and challenges inherent with explosive growth outside its immediate boundaries:

Rural orchards and cotton fields are giving way to vast housing tracts. County and local planners are hard pressed to keep pace with increasing traffic volume. Cities, like neighboring Peoria, are eyeing annexation as a way to extend their zones of influence and increase revenue.

"We used to shrug some of these problems off as something that could be dealt with in the future," said Roger Cousin, an outspoken

advocate of incorporation. "I'm afraid the future is now."

Coping with the problems and inevitable conflicts that arise could be better dealt with if Sun City West was self-governing, say proponents.

"Right now we have very little say in our own destiny," said Mr. Cousin. "As an unincorporated community represented by a single county supervisor, we are totally at the mercy of county government."

Further, incorporation would preclude any portion of Sun City West from being annexed by a neighboring city.

He and Mr. Seguin contend there is a widespread — but unfounded — fear incorporation would result in an immediate increase in property taxes or the imposition of a city sales tax.

A property tax would require voter approval for passage, whereas a sales tax needs only city council approval under state laws.

Of the 12 Arizona communities that incorporated since 1986 only

two have instituted a property tax. Virtually all have a city sales tax, according to the League of Arizona Cities and Towns.

"But none have as unique a situation as Sun City West," said Byron Smith, a research staff assistant for the League.

"It has most all of the infrastructure already in place, including police and fire protection, which represent the single-largest expense for most cities. Plus, it's almost fully developed."

For those reasons, proponents are confident a very modest form of municipal government could subsist for the foreseeable future on state revenue sharing dollars alone.

At present, the league estimates Sun City West would derive more than \$6 million a year, plus \$1.4 million in highway user revenue funds (HURF) that would go toward road maintenance or improvements. Additional revenue could be obtained through Community Development Block Grants.

"It's conceivable — though unusual — for a city to get by without imposing a tax of one form or another," said Mr. Smith.

It would take at least 10 percent of the registered voters in Sun City

West to place the issue on the March ballot. In addition, the measure would require the approval of surrounding municipalities.

Mr. Seguin and a handful of other proponents say those opposed to incorporation are lacking in facts. "The biggest hurdle to overcome is ignorance," he said.

"Initially, our task will be to educate and inform the residents as to the pros and cons of the issue," he said. "They need to be informed with facts, not ill-informed and reactionary statements."

The new group is an outgrowth of a subcommittee of the Long Range Planning Committee, a joint venture of the governing board of the Recreation Centers of Sun City West and the Property Owners and Residents Association in January 1998. It studied various forms of government which the community could adopt, and recently recommended incorporation as the best alternative.

"At the time, the prevailing sentiment among the subcommittee members was against incorporation," said Mr. Cousin. "It wasn't until well after we studied all the relevant facts did most of us conclude otherwise."

Mr. Seguin, who chaired the subcommittee, said its findings were supported by several other reports and studies over the past 10 years, including one conducted by Del E. Webb Corp., the community's developer.

Until now the yet-to-be-named group has met only informally, but plans to officially organize in upcoming weeks. It hopes to undertake a series of public forums and seminars in September by which time most vacationing residents will have returned. It will then launch a vigorous petition drive, said Mr. Seguin.

In 1994, Sahuarita, a tiny enclave of 2,300 residents south of Tucson, became the most recent municipality in Arizona. Fountain Hills, with a population of just under 20,000 residents, was the latest to incorporate in Maricopa County in 1989.

"There certainly are very positive benefits to incorporating, not the least of which is having a certain amount of autonomy," said Mr. Smith.

"Then again, if everybody's happy with the status quo, there may be no compelling need for (incorporation)," he added.

See ■ GROUP, Page 3

SCW

MAY 12, 1999
SUN CITIES INDEPENDENT

Incorporation again rears its head in SCW

Community last voted on issue in '89

By MARK CASSIO
Independent Newspapers

A Long Range Planning subcommittee has concluded just one option exists for Sun City West to obtain a single legal voice in community affairs and other benefits.

Incorporation.

The Forms of Government LRP subcommittee, a January 1998 joint creation of Property Owners and Residents' Association and Recreation Centers of Sun City West Governing Board, held three public seminars May 4 to discuss findings from more than 1,800 research hours conducted over the past 15 months.

Though the subcommittee identified four possible government options for Sun City West — including no change, annexation by a neighboring city or new community association — presenters are focusing their efforts on what they feel is the best option: incorporation.

Greg Seguin, subcommittee chairman and seminar co-host, cited several reasons for residents to weigh incorporation — a historically sensitive issue in both Sun City and Sun City West.

A decade ago, a Sun City West residents group initiated a serious charge toward incorporation. A heated, year-long debate preceded a November 1989 community election. Some 11,119 of Sun City West's then-13,088 registered voters — about 85 percent — visited the polls Nov. 14, 1989, to help shape the community's future.

Incorporation failed, 6,358 to 4,753 — a 1,605-vote margin — or 57 to 43 percent opposed.

On May 4, Mr. Seguin and co-ecommee Tom Young said incorporation would help Sun City West "establish goals and plans to protect and improve its lifestyle."

Though a "city of Sun City West" would incur all responsibility and costs for planning and zoning, law enforcement and roadway maintenance, among others, it would draw an estimated \$6-8 million in state shared-revenue funds based on population. Now the annual SSR goes to Maricopa County which, according to Mr. Seguin, is not required to spend the funds in SCW.

For example, he said though the county receives about \$1.5 million a year in revenue sharing funds tar-

geted for SCW road maintenance, it has only spent an average \$425,000 annually for the past few years. Based on projected revenue sharing funds, Mr. Seguin said no new taxes would be necessary. With a well-established infrastructure and fire department, SCW has a strong foundation to make the transition to a city, he noted. Facility space exists now within the community for potential lease as a city government headquarters. The Recreation Centers of SCW would continue to operate as an independent entity, he noted. Its articles of incorporation and bylaws would not change if SCW became a city.

To close the May 4 meetings, audience members asked questions and made comments both for and against incorporation. "When I started in this group a year-and-a-half ago, I was very much against incorporation. But that was mostly because I was uninformed. Now, I don't think there's a bigger proponent of incorporation in this room ...," said Roger Cousin, a subcommittee member speaking as a resident. Others presented opposing views, citing excessive costs for buildings and equipment. In order to further "tap into the pulse of the community," presenters asked residents to complete a form in support of one government type. The results were not known at press time.

"When a community is examining any form of government, it must ask questions about its past, present and future," Mr. Seguin said. "Policy debate is a healthy and nat-

ural characteristic of the community in which we live." Mr. Seguin said a new community association would not merge PORAs and the Rec Centers, but establish an entirely new group with its own bylaws. He noted, though it would unify government within SCW, the association would not gain greater control over decisions made at the county or state level. "In reality, Sun City West would be no better off than it is today," he said.

To consider annexation, a city must share a 300-foot contiguous border with its unincorporated neighbor. So, right now, only Surprise meets that criteria. But, SCW does not appear in Surprise's future growth plans at this time, Mr. Seguin said. "We don't see annexation as a threat," he said. "Surprise has basically said, 'We don't want you.'" After receiving its final report, the Rec Centers board disbanded the LRP Committee in March. It continues in PORAs, however.

See ■ EFFORT, Page 22

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See ■ EFFORT, Page 22

Proponents tout incorporation

SCW looks to California senior city as model

By JOSH KRIST
DAILY NEWS-SUN

Bert Hack, newly elected council member for Laguna Woods, just returned from the city's fourth council meeting when he answered a phone call.

"Good for you guys," he said on hearing Sun City West is flirting with incorporation. "The question for everybody is: Do you have a reason? Do you have things you need to do?"

Laguna Woods is a retirement community in California that incorporated 1½ months ago. Its struggle to cityhood may hold a lesson for Sun City West.

Formerly called Leisure World, Laguna Woods is the first incorporated city in the United States made up entirely of senior citizens. Population: 18,500.

Rep. Mike Gleason of Sun City West, R-District 15, said Sun City West does have a good reason to incorporate.

"To control our destiny," he said. "We have either the alternative of becoming incorporated, becoming a county island or joining another city. When you look at county islands across the country, they're pretty bad."

Gleason said he foresees Sun City West becoming surrounded in five years.

"As the west side grows, we will become less important," he said, adding that annexation by another city means having



The Associated Press

Residents stop to chat amid the Spanish architecture of Leisure World's Clubhouse No. 1 in Laguna Woods, Calif.

to share facilities that have always been only for seniors.

Maricopa County Supervisor Jan Brewer said a county island is usually a poor community in the middle of nowhere, often completely dependent on the county for services.

"It's not fair to say to say that Sun City West would become a county Island. I guess you could look at it that way, but obviously, it's a very vibrant, viable community," she said.

She refused to give her opinion on incorporation but did agree Sun City West could become a county island "very quickly, but I don't I don't think it would change how we would deal with Sun City West or our perspective on them."

That's key, said Sen. Ed Cirillo of Sun City West, R-District 15.

He asked: "What difference does that make, as long as the

Pros:

- More revenue from the state, up to \$6 million by some estimates.
- Centralized, small government.
- Local control over local issues, including roads and police.

Cons:

- Property-tax or more businesses could be a necessity.
- New benefits might not accompany new responsibilities.
- Character of the community could change for the worse.

county continues their support?"

He said Sun City West would be different from most county islands because of its highly organized volunteers and its high percentage of voters.

"We already have a lot of political clout. We have people who vote — 90 percent to 95 percent of our people vote. Around the state, only 20 percent to 25 percent of people vote," he said.

Bert Hack of Laguna Woods concedes if there's not a hot-button issue, incorporation probably won't happen if the county is providing decent service.

"We're involved with a major commuter airport being planned right next to us, and that was the catalyst," he said.

Hack added that a

See California senior, A5

OVER

From A1

consultant was hired to study the issue in the latest incorporation bid, the third one in the community's 36-year history.

"It's not just like the damn thing fell out of a tree. We spent some money and studied it for three years," he said, putting the figure at \$150,000.

It's important to keep in mind there are differences between Sun City West and Laguna Woods, a gated community on four square miles nestled next to the affluent Laguna Hills, halfway between San Diego and Los Angeles.

Part of the city, outside the gates, is mainly composed of long-term care facilities and businesses that will provide tax revenue, something Sun City West won't have right away. If it were up to some residents, the community will never have more businesses.

Richard Faulhaber, also a Laguna Woods resident, spoke out against incorporation before the election.

He used revenue projections from incorporation backers to claim that after eight years, when a special California license tax stops going to cities,

Laguna Woods will have more expenses than revenue.

"The important thing is to get substantial figures, and not just be swayed by, 'Oh, we're going to govern ourselves,'" he said.

Already, he said, there have been two big disappointments for Laguna Woods residents. One is that the city will have to pay a hefty fee, more than one-fourth of its budget, to join the anti-airport coalition of surrounding cities. The other is that a tax related to the community's cable system hasn't been repealed, as promised. Instead, the tax now goes to the new cash-hungry city.

"Now, the promises, like with all politicians, go out the window," he said.

He recommended that a community seeking incorporation get sound legal and financial advice.

"You need people willing to take responsibility to run the city, but they can get themselves in hot water quicker than you'd imagine," he said.

Although this is true, even those against incorporation for Sun City West, such as Cirillo, said it would be good for the

community if there were people ready to take responsibility. He said an official voice, instead of the clamor of assorted factions, would be a welcome change.

He does worry that in the "City of Volunteers" no one would want to give up his time if other people started getting paid for similar jobs.

Ignacio San Martin, a professor in the school of Urban Planning and Landscape Architecture at Arizona State University, said that although it would be nearly impossible for Sun City West to incorporate without trading some of its residential space for business space, there would be some benefits outside of the county island issue.

"It does bring a sense of proximity and does localize the issues to the community ... there is degree of autonomous society (that is) very powerful and very positive," he said.

When and if Sun City West decided to incorporate, San Martin said, there would still be a lot of work to start the fledgling city.

Bert Hack agrees.

"Most of what we're doing is housekeeping stuff. We have to

decide what our budget's going to be, what our assets are going to be. We have to determine what our policing is going to be. We have to take on all the ordinances that a city usually does ... We're not even in an office, we've had to rent space from the community."

In Greenland Village, a retirement community outside of Tucson, incorporation backers say living in a debt-laden county makes the choice easy.

"We're in bad shape," said Frank Arrota, a resident of Green Valley and incorporation proponent. "To give you an idea, the county was supposed to give our fire department \$450,000, and they only gave us \$45,000."

He said incorporation would give the community a \$3 million surplus in state shared revenue alone, currently diffused throughout the county.

"I think the feeling is starting to change toward incorporation, but nobody wants to take the lead" he said, "I think it's about time that large communities like Sun City West have their own government."

Centers neutral on incorporation

PORA envisions umbrella organization

By BRUCE ELLISON
DAILY NEWS-SUN

The Recreation Centers of Sun City West, to which all homeowners must belong, intends to remain neutral in any debate on whether the community of 31,000 should become the incorporated city of Sun City West.

But a companion organization — the Property Owners and Residents Association, with 16,000 voluntary members — has clearly stated that it “does not support incorporation of Sun City West as a

municipality at the present time.”

A group of residents who studied various forms of government as part of a long-range planning process, backed by both PORA and the Rec Centers, this week strongly urged incorporation as the community’s best choice for ensuring future local control. Those residents said the process could be completed by July 2000.

Incorporation would put the proposed city of Sun City West on a legal par with Peoria or Phoenix. Now the community is

governed by the Maricopa County Board of Supervisors.

Although it will remain neutral in the overall debate, the Recreation Centers is undecided over whether meeting halls will continue to be free of charge to those debating the incorporation issue, said Centers Governing Board President Carole Hubbs.

“The board intends to remain neutral,” Hubbs said this week. “I don’t know what the reaction might be with respect to the use of our facilities.

“We may discuss that Friday (today) in a special meeting” after lunch. That executive session was called by Hubbs to discuss legal and personnel matters.

In an addendum to its report, the Forms of

Government Subcommittee of the Long Range Planning Committee recommended incorporation as the community’s best choice for dealing with its future, and called on the Rec Centers to help in that process. Eight of 10 committee members, including two Rec Centers governing board members, signed that statement.

“Our recommendation is that the Recreation Centers assume full responsibility for the ongoing committee...,” the addendum says, adding that “no PORA board members contributed to the work of the group, nor expressed interest in moving ahead with incorporation.”

PORA would prefer to see a kind of larger umbrella organization made up of PORA and the Rec Centers, to give the

community one stronger voice, Garner has said on several occasions.

The eight touting incorporation say they “are not asking for verbal or written backing by the board.” But they did ask earlier that the board allow use of the social hall and duplicating services for this week’s meetings.

They’d like to see the life of their committee extended, which might allow continued facility use.

Hubbs said, however, that “the (Long Range Planning) committee been disbanded.”

So, the question now is whether the Centers should continue to provide that support for an independent group.

Two governing board members signed the addendum: John Firestone and Dick

Catlin. Both said that for now it was up to the board to stay neutral.

“I think at this time, residents should digest and study the available information” gathered by the committee, Firestone said Wednesday.

Catlin said, “As far as a role for the board, we haven’t taken a stand, though somewhere along the line I think we may have to.”

As for continued free use of the Social Hall, Catlin said that “may be considered at our meeting” today.

Firestone said it might be useful if the Centers provided space to allow for the exchange of information and also suggested that the subject might be discussed at today’s meeting.

SCW

Residents group seeks members

By JENNIFER ARP
Daily News-Sun staff

SUN CITY WEST — An alternative residents association is expected to be formally in place by Feb. 1, according to the founder of the organization that aims to be a "friend of county government."

Wally Fox, founder of the Retirement Community Association of Sun City West, said membership response to an informational meeting last month has been good.

"It's going real good. The target date is having it (the RCA) in place by Feb. 1. I think we'll make that with no problem," said Fox, who is proposing his organization as an alternative to the Property Owners and Residents Association (PORA).

Fox and others allege that PORA failed to represent the majority of the community in sponsoring a self-government study that resulted in a failed incorporation drive.

A second RCA meeting tentatively is scheduled for 9:30 a.m. Jan. 12, at the Southwest Savings & Loan branch in Sun City West, 19436 N. R.H. Johnson Blvd.

Fox said he intends to announce an RCA board of directors by mid-month.

"I'm sure by the fifteenth, I can name the board completely," he said.

As for a membership count so far, Fox said no one has been signed up officially.

"We're still working on interest. We've had a pretty good financial response, even better than the volunteer help."

About 60 people attended the Dec. 18 informational meeting for the RCA, hearing about the group's plans to fend off future efforts to incorporate Sun City West and cultivate a good rapport with county officials.

Anti-incorporation sentiment and county government relations will be the two main thrusts of the RCA, said Fox, who is revising a draft charter and a set of bylaws for approval by a volunteer board of directors.

Both documents should be ready by Feb. 1, when the RCA plans to begin formally accepting members, Fox said.

Phyllis Bendler is likely to be one of the first names on the membership roster. The 10-year Sun City West resident attended the December meeting and plans to continue supporting the organization.

"I do support the RCA for the basic reasoning behind it," Bendler said. She believes a second residents association is needed to bring a "balance of ideas" to the community.

A 10-year resident of Sun City West, Bendler said she also will align with

the RCA because she opposes incorporation and is disenchanted with (PORA).

Bendler said she was a PORA office volunteer for 16 months and didn't like what she saw and heard.

Bendler predicted the RCA will succeed in the long run.

"It will take time," she said. "We have a lot of applications. Most of my neighbors in the beginning were with PORA. Ninety-percent of them are no longer with PORA."

Others who attended the initial RCA meeting were not immediately sold on the idea of an alternative residents association.

Ted Berthold, formerly the treasurer of a defunct anti-incorporation campaign committee, said he and several of his colleagues have no definitive plans to align with RCA.

Berthold said he plans to attend a

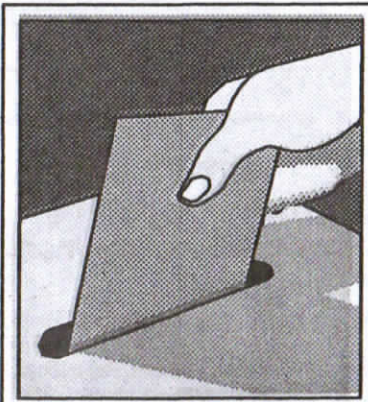
"brainstorming" session later this month with other anti-incorporationists to determine if an opposition group is needed now.

"Most of us are inclined to think that in spite of the fact we have concerns and worries that the incorporationists are really not going to forget about incorporation, we feel that it isn't the appropriate time to take any action," he said.

PORA officials have been critical of the RCA from the outset, saying a second residents association will divide the community and weaken its clout in governmental matters of regional and local concern.

Morey Jensen, president of the PORA board of directors, has said incorporation is a dead issue.

"I personally question whether PORA would ever lead another drive for incorporation," he said.



Daily News-Sun SPECIAL EDITION

Sun City West's Incorporation Election Coverage published Nov. 15, 1989

Inside:

- **Victory and defeat**
pgs. 2, 3
- **Chronology of the events**
pg. 3
- **Voters speak out**
pgs. 4, 5
- **In perspective**
pg. 6

Voters say no



By **JENNIFER ARP**
Daily News-Sun staff
SUN CITY WEST —
Voters handily rejected a proposal to incorporate Tuesday.

The majority voted no in eight of nine precincts with a total 57 percent against, according to the unofficial tally.

Of the 11,078 ballots cast, 6,333 voted against incorporation and 4,745 favored local government.

Eighty-five percent of the total number of registered voters in Sun City West voted in the special election.

• **The Great Debate... at what cost?**

pg. 7

Special Edition
delivered *FREE* to
all Sun City West
Residents

This special edition reflects *The Daily News-Sun's* commitment to our readers in Sun City West to provide the most accurate, up-to-date coverage on the most important issue to face residents in the community's 11-year history.

Sam Marocco,
publisher
Maryanne Laskey,
editor



Daily News-Sun photo by Mollie J. Hoppes

HOPE IS GONE — Helen and Bob McLellan's hope of a turnaround in the vote for incorporation diminishes when the final results are posted at 10:45 p.m. Tuesday in the Sun City West Foundation Building.

The results, compiled at the Sun City West Foundation of fice, were greeted by a jubilant anti-incorporation camp.

"As far as I'm concerned, the word incorporation should not even be used in this town for at least five years, if not forever," said Marvin Goldberg, chairman of Sun City West Residents United Against Incorporation.

Goldberg said the 85 percent turnout in the election sent a clear message that the community did not want local government.

"They were beaten pretty badly," he said of the pro-incorporation camp. "They can't complain. The people decided they could not buy their (proponents') pig in the poke."

Phil Vision, the leader of Sun City West Anti-Incorporation Residents, See Voter, page 2

Overall vote

Yes.....	4,745
Percentage	43
No	6,333
Percentage	57
Total votes	11,078
Percentage	85



'This is my last hurrah. I will not be involved in any more campaigns.'

Phil Vision
Anti-incorporationist

'I went out and did the best I could. Whatever happens, we'll just have to live with it.'

Marie Manning
Anti-incorporationist

'I know the people that have been working (on the campaign) are not going to do it again.'



Daily News-Sun photo by Mollie J. Hoppes

BREAK IN THE ACTION — Jim Jones discusses the day's events with election worker Ernie Inlow. The two were at the Crescent precinct in the Shepherd of the Hills United Methodist Church on Meeker Boulevard.

Voter turnout is 85 percent

— From page 1

reiterated his pledge to bow out of political battles for good when it appeared incorporation was going down to defeat.

"I mean it when I said I'm going into exile. I'm never getting involved in a campaign again."

SCWAIR member Wally Fox was conciliatory in the face of victory.

"I'll probably go around tomorrow and shake a few hands with people who weren't on our side of the fence," he said.

Other anti-incorporationists reveled in the victory.

"I'm going to have an excellent golf game tomorrow," said Ernie Cavallo. Marie Manning fought back tears of joy, saying, "I'm elated. I'm on cloud seven. It's the people. They knew what they

wanted."

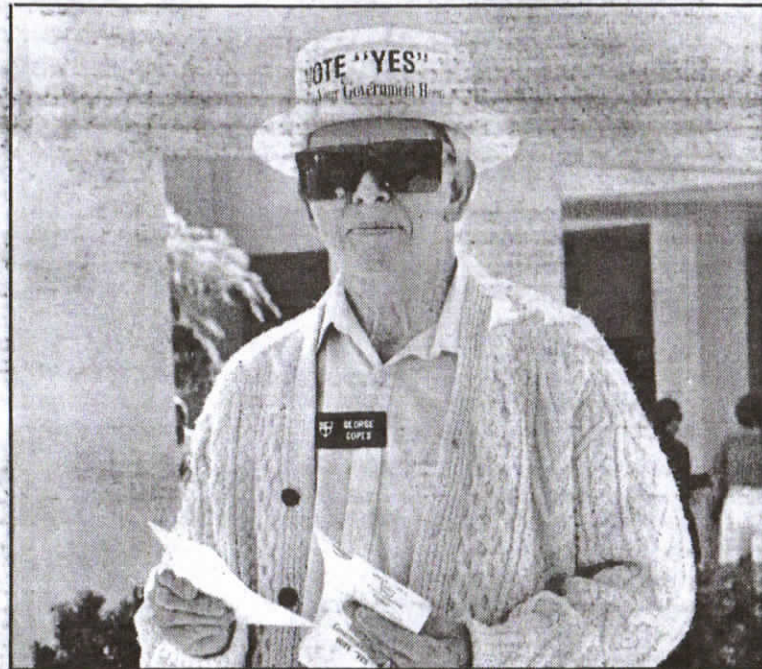
Incorporation proponents accepted defeat heartened by the fact the long, grueling campaign had come to an end.

"This thing has gone on for three years now. It's been a long job for lots and lots of people who have given all their free time," said Al Driscoll, a member of Westers for Self-Government.

Westers member Bill Thomas said he was sad about the outcome, but would "accept the will of the majority of the people.

However, Thomas said, "I still say any community that does not choose to govern itself deserves what somebody else gives them."

Barbara Gerould of the Westers echoed Thomas' reaction, saying, "It's the will of the people. This is what they wanted. This is what they're



Daily News-Sun photo by Mollie J. Hoppes

HOPEFUL — George Copes stands outside the 50-foot limit at the polls Tuesday morning handing out pro-incorporation literature.

going to get."

Dick Bloechl, a Sun City West voter who supported incorporation, watched the incorporation returns in the shadow of the two opposing camps. He said he was en-

couraged by the voter turnout.

"I think if you have that many people that interested in the community, no matter how the election turns out, the feeling is there and the city will survive."

They've had enough.

Loise Copes
Pro-incorporationist

'Once it's over and the majority wins, we should be friends. I may not like it, but I'm going to stay here. I'm going to like it. I'm going to be friends with people.'

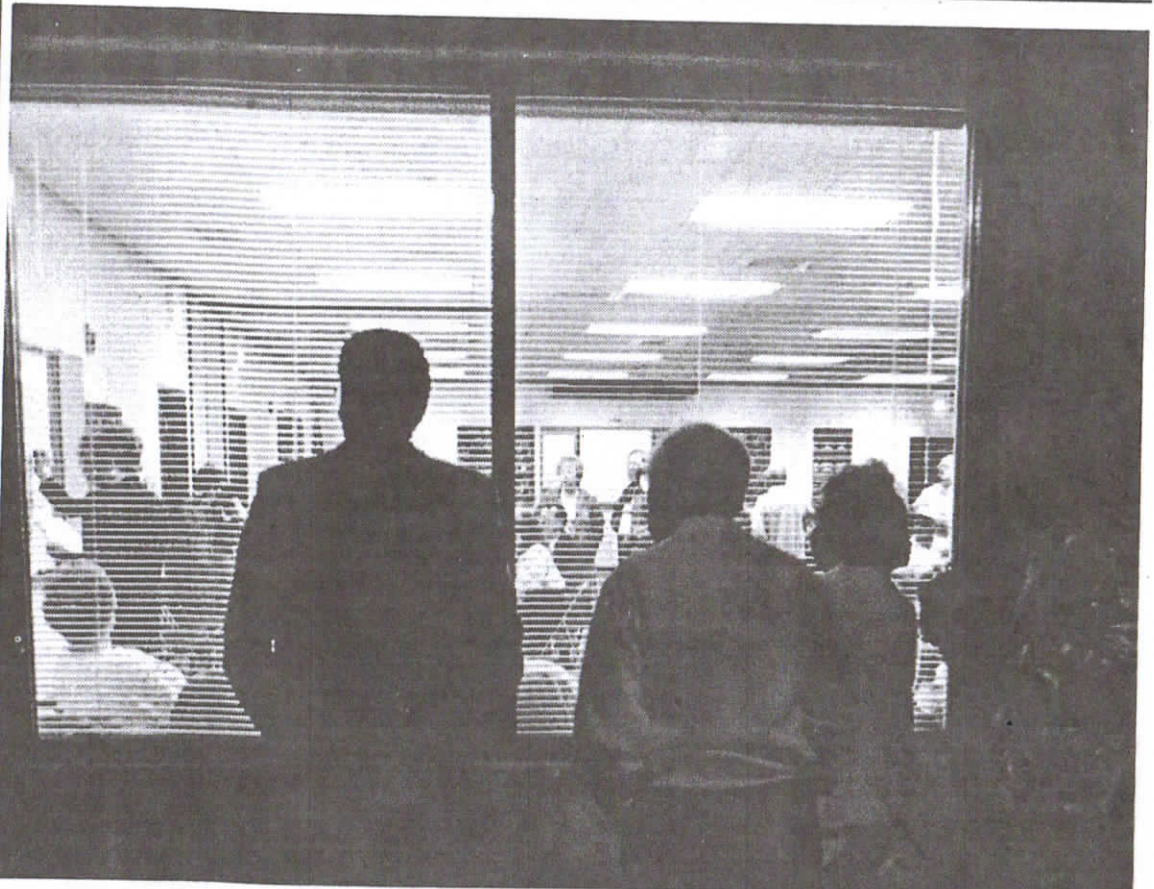
Howard Schwepke
Pro-incorporationist

Graphics for the special edition were created by Gary Smathers of the Daily News-Sun art department.

CHRONOLOGY

Following is an abbreviated look at the events leading to Tuesday's Special Election determining the future governance of Sun City West:

- ✓ **Feb. 28, 1979** - The Property Owners and Residents Association is established. Accompanying articles of incorporation state one of the association's functions is to study "various forms of government that might be applicable to Sun City West."
- ✓ **Nov. 1985** - PORA Planning Committee recruits Ernie Edison to study five self-government options for Sun City West:
 - Remain a county subdivision.
 - Be annexed by another community.
 - Establish a special legislative district.
 - Combine PORA and the Recreation Centers of Sun City West into one government entity and corporation.
- ✓ **Mar. 1986** - Self-government study is expanded. PORA Governance Committee is formed.
- ✓ **Oct. 1986** - PORA bylaws adopted. The document includes the charge to study self-government options.



A LOOK FROM THE DARK — Residents the Sun City West Foundation building as of Sun City West peer into the window of election results are made public.

Daily News-Sun photo by Stephen Cherek

Incorporation backers

...petition backers vow to take a break

By JENNIFER ARP
Daily News-Sun staff
SUN CITY WEST — A quest for incorporation ended abruptly Tuesday, leaving the men and women who fostered the four-year drive contemplating what went wrong and when, if ever, to try again.

"You have to wait a year. I don't know of any reason to think the people would change their minds, unless there's a catastrophic happenstance," said pro-incorporationist Bill Thomas of a possible second try at incorporating the 11-year-old retirement community.

Because voters rejected incorporation, residents are barred by law for one year, from taking out self-government petitions a second time.

Other incorporation proponents said they exhausted their energy on the first campaign.

"I've done my job. Once is enough," said Allen Powell, a Sun City West resident aligned with Westers for Self-Government.

Powell speculated pro-incorporationists failed to reach a third of the community in ambitious campaigning that focused on public education.



Daily News-Sun photo by Stephen Chernick

NUMBERS GAME — In the meeting room at the Sun City West Foundation building, Robert Long, left, and Sandy Goldstein take notes as the results are recorded.

"People voted without having exposed themselves to any kind of involvement with the facts. They based their decision on emotion, not on fact," Powell said. "If you create confusion, you automatically get a 'no' vote."

Sandy Goldstein, a member of the Property Owners and Residents Association board of directors who supported incorporation, said he also will not take part in a second try.

"If it's going to happen again, it will be another group

that will bring it about," he said.

Westers member Loise Copes said incorporation "is definitely necessary," but she couldn't envision a full-scale municipal government drive in the near future because residents are resistant to change.

"It's awfully hard to change people. That I think is the factor. I don't know what will happen," Copes said. "We'll work with what we have to work with."

✓ **Nov. 1, 1988** - A final report of the government committee carrying a recommendation to incorporate Sun City West and establish a charter-contract form of government is presented to the PORA board of directors. A week later the board votes to recommend a petition circulated in the community calling for an election. The recommendation was forwarded to the PORA membership, which voted on Nov. 10, 1988, to launch a petition drive.

✓ **Feb. 1989** - Petition drive is launched.

✓ **Mar. 1989** - Petition drive is completed.

✓ **July 25, 1989** - Completed petitions calling for an incorporation election in Sun City West are submitted to Maricopa County Supervisor Carole Carpenter.

✓ **Sept. 5, 1989** - Maricopa County Board of Supervisors certifies petitions and schedules a Nov. 14 special election.

✓ **Sept. 25** - Last day to register to vote in special election. An estimated 2,000 additional electors are added to county voter registration rolls, raising the total number of electors to 13,100.

✓ **Nov. 10** - Last day to request absentee ballots for incorporation election. Approximately 516 residents vote absentee before the polls close.

✓ **Nov. 14 - Incorporation Election**

At the polls: How did you vote on incorporation?



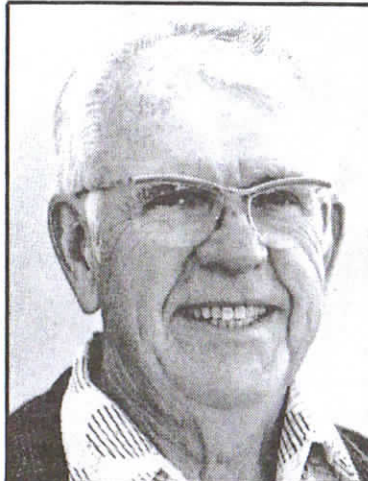
**Bob Hines
voted yes**

"I'm fully prepared to say that that's the best thing for this community."



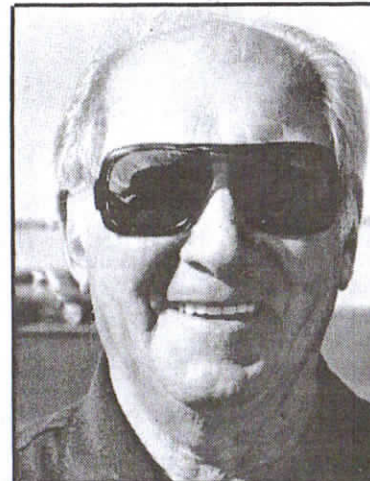
**Cathy Hines
voted yes**

"I've been to almost every meeting and I based my decision on what I had heard. And I felt that was the right decision."



**Ben Klauer
voted yes**

"Most of us would like to control some of our own destiny. It's kind of human nature to decide where and when."



**Gordon Penney
voted yes**

"I'm from an area in Ohio that just incorporated before I left and it was very successful."



**Al Driscoll
voted yes**

"...For all the good reasons they been saying since day one."



**Adeline Fiala
voted no**

"I can't see the rush and I feel that we should be just as we are."



**Miles Fiala
voted no**

"Because I like the way we've been going along. I've been here seven years and we don't need any change."



**Glen Ickes
voted yes**

"For the good of the city."



**June Ickes
voted yes**

"We don't want it to go like Sun City is going."



Daily News-Sun photo by Mollie J. Hoppes

WATCHFUL WAITING — Al Spanjer and Shirley Long watch the board for the early results from the smaller precincts at the Sun City West Foundation office.

Fervor will fade but issue won't, say Sun Citians

By JACQUE PAPPAS
Daily News-Sun staff

SUN CITY — Sun City residents keeping tabs on the incorporation vote in Sun City West say the fervor of the issue will fade from the lime-light in the aftermath of the election.

But the fact that Sun City West's first incorporation attempt failed Tuesday will not stop the issue from entering the Sun City scene in the future, residents say.

Nat Jampel, president of the Town Meeting Association, a group, opposed to in-

corporation, said the vote may slow down the process in Sun City, but will not stop it.

"Of course it's a disappointment to the pro-incorporation people, but I don't expect that this will stop them from bringing the issue into Sun City altogether. They will make excuses and keep going — and so will I," Jampel said.

"They will be stupid to try though, because it will never pass in Sun City. We have 30 years of success here. But they eventually try to shove in-
See Sun, page 6

Work went on behind the scenes

By JENNIFER ARP
Daily News-Sun staff

SUN CITY WEST — Men whose names by now are familiar lined up at the podium to sell or blast incorporation.

They debated the issue on television and they represented their respective campaign committees in the news media.

What did the women of Sun City West do for one side or the other?

A lot. Women residents of the retirement community worked long hours behind the scenes to further the pro- and anti-incorporation causes.

"We've done our share and our part," said Marie Man-

ning of the women aligned with Sun City West Residents United Against Incorporation.

"We don't sit there like statues," said Manning, although acknowledging she and other women members of the organization "mostly stayed in the background."

A member of Residents United's executive committee, Manning said she and other women anti-incorporation activists such as Alba Stamm helped distribute campaign literature, provided suggestions for the group and performed other needed campaign tasks.

"We attended meetings and helped make decisions about the way we were going," Stamm said. "We really felt

that incorporation at this time is not really what we wanted."

Although less vocal than their male counterparts, women who joined Westers for Self-Government were just as steadfast in their convictions that incorporation was in the best interest of the community.

Dozens of women Westers staffed the group's campaign headquarters, steered fundraising efforts and hosted coffee klatches that afforded their neighbors an opportunity to ask tough questions about incorporation in an informal setting.

The daily coffee discussions reached more than 2,000 residents, said Emily Powell,

program coordinator.

Westers member Loise Copes talked about the need for local zoning control throughout the campaign. The former Property Owners and Residents Association (PORA) president and Maricopa County planning commissioner told residents the county could approve undesirable uses for the undeveloped industrial and commercial-zoned land within the proposed boundaries of Sun City West.

"We want to have control over what goes in the land around our homes," Copes said.

Westers member Alice Wells

supported incorporation as a means of funding additional law enforcement protection in the community. Speaking at a final pro-incorporation forum, Wells, "I know how many women there are living alone in Sun City West. I really feel we owe it to them to have someone back up our very wonderful posse, now."

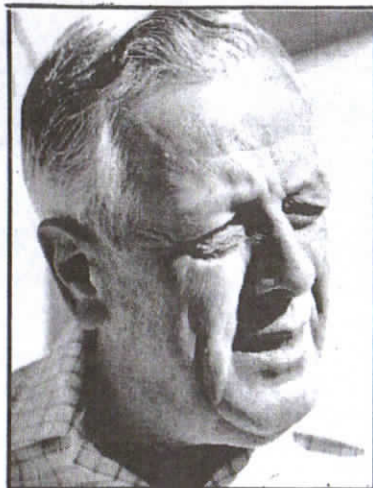
Perhaps the most familiar female face during the incorporation campaign was that of Blanche Vision.

An adviser to Sun City West Anti-Incorporation Residents (SCWAIR), Vision jumped into the election fray in August to help group members get their message across to voters.

At the polls: How did you vote on incorporation?

Precinct by precinct

• Bonanza	
Yes.....	382
No.....	585
Percentage.....	88
• Conquistador	
Yes.....	275
No.....	475
Percentage.....	87
• Copperstone	
Yes.....	304
No.....	465
Percentage.....	87
• Crescent	
Yes.....	893
No.....	967
Percentage.....	86
• Foxfire	
Yes.....	346
No.....	522
Percentage.....	86
• Hillcrest	
Yes.....	366
No.....	401
Percentage.....	80
• Shadow Hills	
Yes.....	463
No.....	428
Percentage.....	85
• Spanish Garden	
Yes.....	893
No.....	1,607
Percentage.....	82
• Stardust	
Yes.....	791
No.....	891
Percentage.....	86
• Overall vote	
Yes.....	4,745
Percentage.....	43
No.....	6,333
Percentage.....	57
Total votes.....	11,078
Percentage.....	85



Philip Swindell
voted no

"Because I want a charter. Otherwise I'm for it."



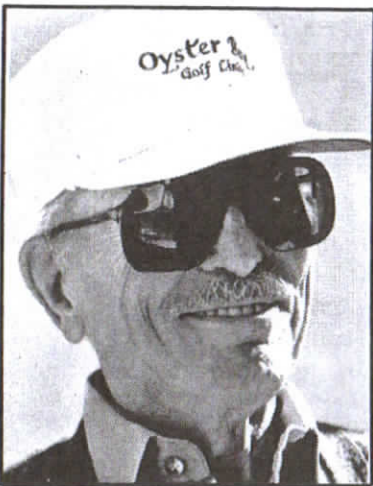
William Peelle
voted yes

"To protect your investment here and for better government."



Elizabeth Stone
voted no

"It works and leave it alone."



Walter Hugh
voted no

"Because I like it the way it is."



Russell Stone
voted no

"It's unnecessary. It's unconscionable, because it takes money from a common pool of funds. I'd hate to be a part of depriving that fund. ... I'd much rather have the money go to the jurisdictions that don't have the tax base."



Hendryk Siek
vote yes

"I think that we have to control our own destiny. I feel without incorporation, there won't be quality people that can really run the place."

'The city here is operated by an army of volunteers. There's no way incorporation can improve on that side of it.'

Elmer Grimstad
Anti-incorporationist

'Self-government will ensure we remain the envy of every retirement community in the world.'

Jack Henry
Pro-incorporationist

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 be-

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. Al-

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 Frisne Bartley, Leslie Monell, and Emil Jahn. 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 482 votes, Jahn 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 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

frustrated by the formation of a citizens committee opposing incorporation before 1963, 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 a 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 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.

Daily News-Sun

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

Several other local groups such as the Recreation Centers of Sun City have also opted to remain neutral.

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

Meetings, fliers, paid advertisements and letters to the

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

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 in-

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.

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.

NO GO IN 1964 — The headlines told agents rejected incorporation during the first and only incorporation vote.

Several other local groups such as the Recreation Centers of Sun City have also opted to remain neutral.

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.

Sun Citians react to election results

— From page 4

corporation down our throats until they are blue in the face."

Jampel, who attended most of the pre-election incorporation debates and meetings in Sun City West, said he expected the drive to fail.

"It would be completely stupid for them to believe that their taxes would not increase if they incorporated. Why should they support a local bureaucracy?" Jampel said. "A selling point of the Sun Cities is the fact that they are not incorporated. I believe

most people recognize the fact that a municipal bureaucracy will mean another level of government."

Sun Citian Les Merydith, president of Citizens for Self-Government, a pro-incorporationist group, said the election in Sun City West helped increase awareness of the issue in Sun City.

"This surely has a bearing in that it increased the awareness of the people and now there is more interest in the subject than there was before," Merydith said. "It would have been easier for us

if it passed, but sooner or later, like most other urban communities, it will be done."

Merydith said he is confident that Sun City will one day incorporate, regardless of what Sun City West does.

"It is not a question of if it will happen, it's a question of when it will happen. It might be that Sun City will incorporate sooner than Sun City West," Merydith said. "With more than 75 percent of the people in Arizona living in 85 municipalities, incorporation seems inevitable."

Merydith said the in-

corporation issue in Sun City West most likely failed because residents were misinformed about the tax situation of a municipality.

"That seemed unsettled for a lot of people," Merydith said. "They just couldn't get across that this was not the kiss of death."

John Knight, a member of the pro-incorporation group in Sun City, said many times it takes a community several votes before it decides to become a municipality.

But all the same, Knight said he is surprised.

Kay Sentes, vice president of the Retirement Community Association of Sun City, a group that opposes incorporation, said she will be happy to see the issue out of the news for awhile.

"Maybe we can get some rest now on the issue. It has been an issue in Sun City for such a long time," Sentes said. "But every time it surfaces, we will try and keep it down. I just think that pro-incorporation peoples' plans that were steamrolling will come to a halt."

\$17,000 spent on campaign

By JENNIFER ARP
Daily News-Sun staff

SUN CITY WEST — Three incorporation campaign committees have spent about \$17,000 shopping for a victory in Tuesday's special election.

By far the biggest spender in the year-long campaign was Westers for Self-Government, the sole organization to support establishing a municipal government in the retirement community developed by the Del Webb Corp.

The Westers group on Friday announced it has received contributions totaling \$12,092, nearly all of which was spent on campaign literature and newspaper advertisements.

The report does not include

handbills and 200 posters.

Sun City West Residents United Against Incorporation received \$1,718 in contributions as of Nov. 4, spending all but about \$850 on printing and newspaper advertisements.

According to their pre-election financial statements, the bulk of individual contributions made to all three groups were in the \$25 range. However, all three groups also had several large contribu-

Two campaign organizations that battled to defeat the



Daily News-Sun photo by Stephen Cherek

BIT OF CAMPAIGNING — In the parking lot at the First Baptist Church, Hal Stadnik passes out pro-incorporation information Tuesday.

Outsiders hope SCW

will 'pull together'

By JACQUE PAPPAS
and DAN BURNETTE
Daily News-Sun staff

SUN CITY WEST — Incorporation or no incorporation, Sun City West likely will remain one of the nation's top retirement havens, observers outside the community said.

On hearing the defeat of the incorporation initiative, Maricopa County Supervisor Carole Carpenter said now that the issue has been put to a vote, "I hope that the community would pull together like it always has.

"People on both sides have strong feelings on the issue," Carpenter said. "I hope they set strong feelings aside for the time being. It's a great retirement community; they know it and it's known worldwide.

"The issue undoubtedly will come up again, and maybe the outcome will be different," she predicted.

Carpenter, a Phoenix Democrat whose District 4 seat includes Sun City West, said she didn't see the election as a referendum on how good a job the county does in governing the unincorporated community.

"I know that folks sometimes on one side or another

said that the county does a good job or a bad job," Carpenter said. But, "the basic issue in an incorporation election is how much local control people want. It's a complicated issue . . . not decided on the basis of how good a job the county was doing."

Chuck Roach, general manager of Sun City West for developer Del Webb Corp., said: "Our previous statement (on the issue of incorporation) continues to hold true. We felt very strongly that the people of Sun City West needed to decide. We'll be more than happy to continue working with the county as we have for 30 years."

The vote against incorporation doesn't affect the company's operations, Roach said.

Richard Meese, the first and only mayor of Litchfield Park since it incorporated about two years ago, said he was "mildly surprised" at the outcome of the Sun City West vote.

"The people I talked to felt they (the incorporation proponents) felt they had done a good job building support for it," Meese said. "So, you could say I'm mildly surprised."

Meese said he cannot predict whether the divisions in

the community will heal any time soon.

Youngtown Mayor Jim Weaver also expressed surprise Tuesday night.

"I felt it was about 50-40 all the way. We've been very happy with our incorporation and think we've done very well. There are very few solvent towns in Arizona. We've had some officials examine our budget. I had mixed emotions about the election," Weaver said, adding that the defeat of the incorporation issue in Sun City West "will make it pretty tough" if the issue comes up again in Sun City.

Gov. Rose Mofford said she doesn't take a stand on whether any community should incorporate. But she said: "I'm proud of the fact there was such a large turnout. That show's people were interested."

State Sen. Bob Denny, Litchfield Park, R-15th District, who has remained neutral on the issue, looked to a mending among opponents. "I hope all pull together to keep Sun City West as great a place as it is. Either way, I hope everyone pulls together and supports each other. The voters have spoken. It's pretty simple."

The report does not include the group's use of an office in the Palms West Shopping Center as a campaign headquarters. The Westers have been using the space rent-free for about two months, a reported savings of about \$2,000.

Westers representative Dick Gray said additional contributions were expected to filter into headquarters over the weekend.

"There's every evidence we're going to have a modest reserve," Gray said Friday in announcing an interim financial report was available for public inspection. "The final surplus is unknown."

As of Friday morning, the Westers had spent all but \$388 it had received in contributions.

Two separate campaign organizations that battled to defeat the incorporation initiative spent a combined total of about \$5,400, according to financial statements filed with the Maricopa County Elections Department about nine days ago.

A pre-election financial statement filed by Sun City West Anti-Incorporation Residents (SCWAIR) listed contributions totaling \$3,705.74 and expenditures of 3,015.41 as of Nov. 4.

SCWAIR leader Phil Vision said last week that the bulk of his group's contributions paid for the printing of 47,000

incorporation initiative spent a combined total of about \$5,400, according to financial statements filed with the Maricopa County Elections Department.

tions of \$100 or more.

Westers for Self-Government chose not to file a pre-election financial statement with the elections department, although state and county officials have told the Daily News-Sun that all Arizona campaign committees established to influence the outcome of any election must comply with state laws on campaign contributions and expenses.

The pro-incorporation group's leaders based their decision on the advice of attorney Calvin Brice, who has served as Westers' legal counsel during the campaign.

Brice has said a 1987 Supreme Court ruling in favor of groups seeking to recall former governor Evan Mecham exempts recall and incorporation campaign committees from financial disclosure laws.

Westers members have said they would release a full financial report some time after the election.

From:
Westers for Self-Government
13606 Camino del Sol
Sun City West, AZ 85375

Westers for Self-Government Incorporation
SunCity West

DECISION '89



IT'S OUR COMMUNITY - LET'S CONTROL IT!



Vol. 1, No. 1

November 7, 1989

Sun City West, Arizona

On November 15, 1989 we will have a City Government located in Sun City West, or a County Government located in downtown Phoenix

What will Incorporation do for Sun City West?

**A Lot!
Incorporated we can:**

- Build a reserve fund by accepting tax refunds due us.
- Promote SCW to keep property values up and keep our businesses healthy.
- Hold down Rec fees, by using part of the reserve

**President of
Del Webb
Development
Company for 16
years**



Is There A Difference?

• Consider what Carole Carpenter has said in various news conferences: **"The County management structure designed for the Horse and Buggy Days of 1871 is inadequate for the 21st Century."** She said **"the structure of County Government is archaic and ineffective which breeds a lack of leadership and a lot of buck passing."** (i.e.) **"It took three years to get a dog leash law for unincorporated areas."**

Carole Carpenter is a good supervisor who cares about her 369,000 constituents, but saddled with the current County management structure, there is only so much she can do and she is the only one of the five (5) county supervisors we can vote for.

• **Our own council members, all living in Sun City West, all elected only by Sun City West voters, will be more concerned, more caring, and more responsive to our problems than the five (5) downtown Phoenix supervisors.**

Our City Council will still work with Carole to give us the best form of representation possible.

imus, if needed.

- Consider a subsidized city transportation system, paid for by lottery refunds.
- Stand tall in the state as the 15th largest city in Arizona.
- Control our own Zoning and Planning thru our own local Zoning board.
- Establish ordinances to protect our deed and age restrictions.
- Establish a Charter strictly limiting our local government and prevent any tax increase without a vote of the people.
- Get the Republic's attention and the courtesy of an answer if they continue their scurrilous attacks against the Sun Cities.

Sun City West MUST Control Its Own Planning and Zoning

I vote "yes" for self-government of Sun City West.

Having had the experience of being on the Maricopa County Planning and Zoning Commission for four years, I know that it would be much better for our own representatives in Sun City West to have control of all future planning and zoning for the 300 acres in Sun City West, which is now totally undeveloped, rather than the county.



John Meeker

- Built Sun City
- Started Sun City West
- Believes in Incorporation - Self Government
- Commissioned a \$40,000 study on "The Best Alternative forms of government for Sun City - Result a strong recommendation for charter/contract incorporation.
- Meeker says **"Use shared revenues to preserve Del Webb's heritage."**
- Del Webb's newest Sun City Vistoso and Webb's Sun City Summerlin are already incorporated to protect their future. Let's join them!
- **A Yes vote November 14 is best for Sun City West.**

* * * * *

Under the county, we do not have control over planning and zoning our land.

A self governed city has exclusive control over all future planning and zoning within its boundaries.

I invite Sun City Westers to join me in voting "yes" for governing ourselves.

Loise S. Copes
Sun City West

What would a city charter do for Sun City West?

1. A City Charter would contain the following major constraints:
 - A. No sales or property tax without voter approval.
 - B. No salary for councilmen and no increase without voter approval.
 - C. No bond indebtedness without voter approval.
2. All municipal services such as law enforcement and street maintenance shall be provided under contracts that will be negotiated by the city. Sun City West will be a "Contract City" thereby keeping the number of employees at a minimum.
3. Fire service, ambulance service and street lighting will continue to be paid for by each taxpayer as billed on his/her tax bill. All residents will continue to arrange for trash pick-up and subscribe to water and sewage services. The recreation facilities will continue to be financed and operated as they are now — a separate incorporation.

THIS CHARTER, WHEN APPROVED BY SUN CITY WEST VOTERS, WOULD BE ABSOLUTELY LEGAL AND BINDING UNDER ARIZONA LAW.

How sure are we Tax Refunds Due Sun City West Will Continue?

Tax refunds to incorporated cities started in 1942 and have been paid ever since in increasing amounts.

They have become an integral part of all Arizona incorporated city budgets and 78% of all legislators are elected by incorporated cities.

Lawmakers are not a bout to cut their own throats and discontinue tax refunds to their own cities. It is Arizonas way of

supporting cities.

Besides, the tax refunds are based on initiatives placed on the ballot and voted into effect by the voters of Arizona.

Of course the refunds will continue. Our share is over \$3 million. Our surplus will be over \$1 million.

It does not make any sense at all to pass up this money. We are entitled to this money. We will receive it only if we are incorporated.

Sun City West Decision '89

November 7, 1989

Published by
Westers for Self-Government
of Sun City West

Westers For Self-Government

Co-Chairmen..... Jack Henry
Daryl Milius

HONORARY VICE CHAIRMEN

Loise Copes
Allen Powell
Bill Thomas
Marshall Garth
Al Driscoll
Maurice Garrison
Barbara Knudsen
Charlie Coulter

What the county can't do... but an incorporated Sun City West Can!

- WE WILL HAVE CONTROL OF OUR OWN DESTINY — We will have a say as to how our city is run — we will elect our council from our own residents. WHAT MORE POWER CAN WE HAVE THAN THE BALLOT BOX!
- We will be able to INCREASE THE LAW ENFORCEMENT PROTECTION by contracting for additional Sheriff's Deputies to be within our city limits — only — at all times.
- We will MAINTAIN OUR DEDICATED PRIDES AND POSSE and give them additional support.
- We will PAY NO ADDITIONAL TAXES.
- We will NOT BE PAYING \$1400 to \$1600 PER HOUSEHOLD additional tax as claimed by the ANTI'S WITH THEIR PHONEY, UNPROVEN NUMBERS.
- We will pay NO ADDITIONAL CITY TAX — unless we, the voters, request extra services and authorize additional taxes via the ballot box.
- We will RECIEVE REVENUES FROM THE STATE OF ARIZONA, without having restrictions imposed on our life style.
- We will INSIST THAT A CHARTER BE ADOPTED — and it will not take years to adopt it.
- We will ELECT OUR OFFICIALS FROM AMONG OUR NEIGHBORS — WE WILL HAVE SELF GOVERNMENT and not corrupt ward politics like the big cities.
- We will BE RECEIVING OUR RIGHTFUL SHARE OF THE TAXES WE PAY which are now being diverted to other incorporated cities in Arizona. WHY DO WE WANT TO CONTINUE TO LOSE IN EXCESS OF \$3 MILLION — ANNUALLY?

What kind of government should Sun City West have? This study was mandated in PORA's charter!

Over 125 dedicated citizens of Sun City West worked on an exhaustive study of the alternatives of government for our community so we can make a smooth transition when Del Webb leaves (estimated by DEVCO to be by the end of 1992).

Then, at the PORA General Membership Meeting on November 10, 1988, the members approved a motion that PORA sponsor a petition to vote on whether or not Sun City West should incorporate. Incorporation would be based on the following conditions and restrictions.

1. At the earliest possible date, a City Charter would be prepared and presented to the voters containing the following major

Why incorporate now?

Many residents of Sun City West ask — **Why should we vote for incorporation right now?** It is fair weather and the roof isn't leaking. Shouldn't we wait until the storms come and the water dripping on our heads tells us we have big problems? Some of these questioners are really expressing the idea — we don't want to manage our own affairs — **ever.**

How can that be? Those who came before us fought and died or traveled across oceans in misery to win a right many now want to cast aside as too risky, too expensive. These questioners believe we are better off governed by officials to whom our vote is only one in a thousand rather than **the** vote that elected **them**.

Why now? Del Webb Communities will be here many more years. Consider these facts. Two-thirds of all the homes in the Sun City West master plan have been built in the past ten years and are now owned by fellow residents. About three-quarters of all the lots for residences are built up or committed for construction within a year. The dwindling returns from a diminishing store of buildable property are already impacting the community activity of Webb. On the other side of the picture **we are looking at a transition which will take two years to get into full operation, an incorporation election in November 1989, elections of city council and charter commission in May 1990, institution of the charter in the fall of 1990, full funding of the city in mid-1991.**

At present, when a public area problem comes up the funds and services to fix it are provided by

See WHY NOW? Page 3

- We will get a RETURN OF TAX DOLLARS WE PAY, AS ESTABLISHED BY LAW — REVENUE SHARING IS NOT A HANDOUT!
- We will HAVE AN IMPACT IN THE STATE LEGISLATURE through affiliation with the Arizona League of Cities and Towns, the strongest legislative lobbying group in Arizona. WE NEED THIS CLOUT!
- We can PROVIDE CONTINUING PROMOTION OF SUN CITY WEST AFTER DEL WEBB LEAVES to bring in new residents and to help maintain the value of our homes.
- We will ESTABLISH A VOLUNTEER ZONING BOARD TO CONTROL WHAT WILL BE BUILT ON THE UNDEVELOPED COMMERCIAL LAND WITHIN OUR CITY LIMITS: 300 Acres! Del Webb does NOT control this — they do NOT even CONTROL ARCHITECTURAL DESIGN ON SOME OF THE PROPERTY THEY HAVE SOLD. Deed restrictions establish land-use parameters — but zoning may allow change. DO NOT BE FOOLED ON THIS ONE!
- WE DO, AND WILL CONTINUE TO COMPLY WITH FAIR HOUSING LEGISLATION. The ONLY FINANCIAL JEOPARDY OCCURS WHEN AND IF A LAW IS KNOWINGLY AND INTENTIONALLY VIOLATED — and we are smarter than that! Otherwise, MUNICIPAL RISK POOL INSURANCE COVERS US.
- We can BECOME A MEMBER OF MAG (Maricopa County Association of Governments) to establish a friendly and productive relationship with all incorporated cities in the County — especially those near by.
- We will join 76% OF THE POPULATION OF THE STATE OF ARIZONA WHO LIVE, AND ARE HAPPY, IN INCORPORATED CITIES AND TOWNS AND FOR AT LEAST THREE DECADES HAVE NOT DISINCORPORATED ONE CITY.
- WE WILL TAKE ON A NEW SENSE OF PRIDE WHEN WE BECOME THE 15th LARGEST CITY IN ARIZONA AND BE THE ENVY OF THE NATION!

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 - C. No bond indebtedness without voter approval.
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 3. Fire service, ambulance service and street lighting will continue to be paid for by each taxpayer as billed on his/her bill. All residents will continue to arrange for trash pick-up and subscribe to water and sewer services. The recreation facilities will continue to be financed and operated as they are now — separate incorporation.

More than twice the required number of Registered Voters signed the petition.

Now, it's up to all of us to dig in and learn enough to make an intelligent decision when we **Vote on Tuesday, November 1**

Westers for Self Government believe that **this is Our community, and WE should control it by VOTING FOR SELF GOVERNMENT. VOTE "YES" — it's the American way!**

Continued from Page 2

Why Now?

Webb. Our earliest streets, canals, walls, medians and so on are now twelve years old. Periodic problems can be foreseen. **We need to accumulate street and highway and operating reserves to be able to take over responsibility from Webb after transition occurs. Building up these reserves must be programmed over several years.**

Another happening which should concern residents is the accumulation of large blocks of Del Webb corporation stock by parties whose motivation seems to be a quick return on investment rather than operation of a community-building company. About 30% of Webb stock is in the hands of such investors at this time. How can we be confident the Del Webb communities plan for Sun City West will be followed?

Why now? We like everything the way it is, we don't want to change anything. Are you a resident who needs public transportation? **Only a city can receive the state lottery funding available to provide money for dial-a-ride service which could supplement SCAT. Who will pay for a**

How much influence does Sun City West have in Maricopa County?

VERY LITTLE! And the reasons are obvious

	Population	% of Total	Sq. Miles	% of Total
Total County	1,837,956	100	9226	100
Total Dist. 4 (Carpenter)	369,160	20	3,450	27
Total Sun City West	18,000	.6	9	.01

Sun City West population is only 5% of Dist. 4 (Carpenter) Constituency.

Don't get stuck with a dead battery!

If it ain't broke don't fix it sounds real smart until you're the one stuck because you didn't try to prevent a breakdown. **Give your battery a charge — Incorporate NOW!**

Be an active adult community, not a custodial care center. Sun City West property values can be maintained. Your lifestyle can be promoted nationwide. You can get going before Webb leaves. Your neighbor cities will let you incorporate now. Rainy day reserves can be building up before the roof falls in. **Incorporation can make life**

imagine the people of Phoenix, Tempe, Peoria, or Youngtown petitioning for an election to dissolve their city government. This is not to imply that these cities may not have problems. However, their services and responsiveness to their citizens' needs far exceed in value the occasional irritant that causes public outcry.

A Westers Opinion

The Fire District of Sun City West

The Fire Station is at Camino del sol and Johnson Blvd. A second station will be at Stardust Blvd. and Johnson Blvd. The new installation is still in final planning stage and ground

be no indebtedness.

Westers are happy with their fire and emergency ambulance service.

The FIRE DISTRICT WILL REMAIN THE SAME AS A CONTRACT SERVICE WHEN WE INCORPORATE.

There need be no change!

YOU can help win this election by sending YOUR CHECK to WESTERS FOR SELF-GOVERNMENT

Joe Stoffel, Treasurer

lobbyist after our developer leaves? Who will make the many trips to Phoenix to be our advocate at the Department of Planning and Development, the Planning and Zoning Commission, the Board of Supervisors to keep our master plan effective? Can we rely on those who praise the county process but haven't been active in the effort needed to make it work? **Remember, in the two years both the state and county have made moves to increase the pain of our tax burden. Those efforts aren't going to go away though we struggle against them.**

Why now? The bus is at the door, we have the ticket to ride. Let's not delude ourselves that if we don't act now the world will stand still, and besides, someone else will gladly take responsibility for our best interest. Consider the facts you have been given. You may never get another chance. Vote, guided by those facts as you see them.

Our New City Needs You

- Consider serving your new city by becoming a member of the City Council.

...ough for gangs, con men and burglars by greatly increasing sheriff service. Zoning can be controlled here by fellow-residents, not downtown by unconcerned or hostile commissioners from other parts of the valley.

Don't believe deliberately inaccurate budget comparisons, we are paying 90% of the cost of our municipal services right now. Sun City West is unique, it is paying taxes to support every incorporated city and town in Arizona, but gets no direct local benefit from those tax dollars. We are cheating ourselves out of our share of those taxes. They would fully fund our city expenses.

Read our lips — no new taxes! **Incorporation means that we can govern ourselves.**

Vote **YES** on November 14th.

Why Incorporate? A Wester's Opinion

I believe that I can exercise greater control over my community if my elected officials work in Sun City West than by having to drive an hour to Maricopa County government offices.

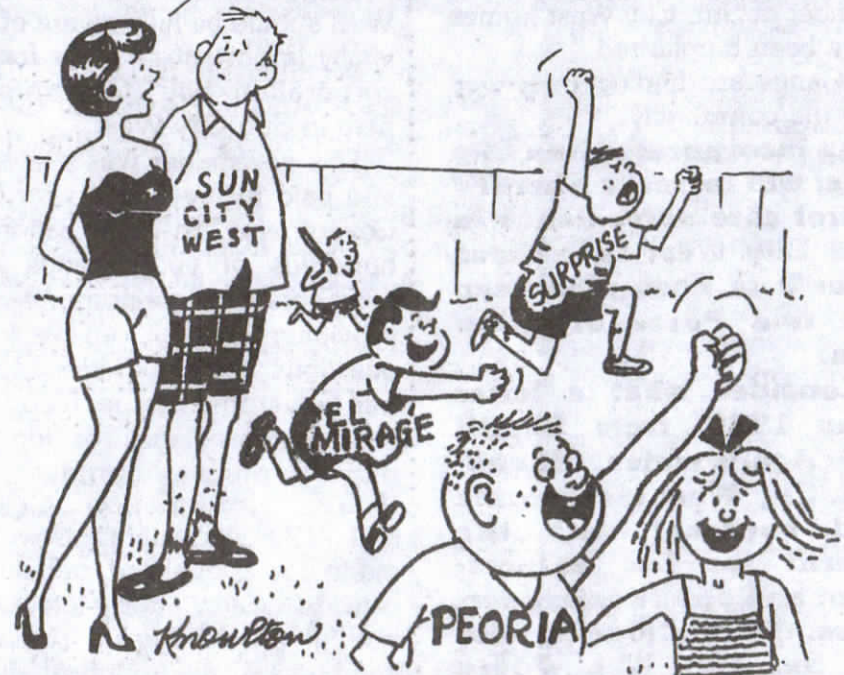
Americans have a history of demanding their right for local self-government. I cannot

...planning stage and ground breaking is not expected until December or January.

Funding for this facility and the equipment is available. There will

**19002 124th Drive
Sun City West, AZ
85375**

LET'S INCORPORATE BEFORE
THE KIDS GROW UP.



PLANNING AHEAD

Let's Seize The Opportunity!

Arizona's law states before any incorporation election can be held, all surrounding cities within six miles must first give written permission — we have that permission now, for November 14. **We may never again get an okay** from Surprise, El Mirage, Youngtown, Peoria, and Glendale. Many cities have been turned down. **Lets vote YES now when we can.**

By voting YES we can also control our own zoning, now we rely on a zoning board in downtown Phoenix. By voting YES we will receive millions in tax refunds due us, **only** if incorporated. We can best protect Sun City West by voting YES on November 14.

Can we finance our city? Will our taxes go up?

A detailed feasibility study proves that **State Shared Revenues plus local fees and franchises now going to the county will provide more than enough funds** to give better control of planning, zoning, transportation, architecture and landscape, law enforcement, street and highway maintenance.

New local taxes would not be necessary.

Surplus funds could be used for maintaining our lifestyle and paying for activities and services we are now being asked to fund through donations, and **under a Charter no city taxes could ever be imposed without approval of Sun City West voters.**

No, there will be no added city taxes in Sun City West.

A safer Sun City West... What about our Posse?

Let's Compare Budgets!

Many attempts have been made by residents to compare the total budgeted costs of operating an incorporated Sun City West with other nearby cities and former home towns. Trying to make such a comparison is like trying to compare a cantaloupe to a watermelon.

Some people say the Sun City West budget is too low because major services have been erroneously left out. The fact is most of the major services budgeted by other nearby cities have been left out of the S C W budget intentionally. This is because you pay for them directly. You will continue to pay in the same manner — **outside of city Government.**

The chart below shows a complete generic list of the services provided by nearby cities. Please note that Sun City West will budget for only 4 service categories. Other cities budget from 10 (Youngtown) to 15 (Wickenburg).

We hope this chart clearly shows why Sun City West budgeted costs are lower and will provide a substantial surplus. All cities receive the same number of State Shared Revenue dollars per resident. Some cities must subsidize many more services with those dollars.

**1990
Comparison of Budgeted City Services Provided by
an Incorporated Sun City West and
surrounding communities.**

	Sun City West	Youngtown	El Mirage	Surprise	Peoria	Wickenburg
A. General Admin.	✓	✓	✓	✓	✓	✓
B. Law Enforcement	✓	✓	✓	✓	✓	✓
C. Planning & Zoning	✓	✓	✓	✓	✓	✓
D. Street Maintenance	✓	✓	✓	✓	✓	✓
E. Street Construction		✓	✓	✓	✓	✓
F. Fire/Ambulance		✓	✓	✓	✓	✓
G. Water/Sewer Depts.		✓	✓	✓	✓	✓
H. Sanitation/Trash			✓	✓	✓	✓
I. Parks & Recreation		✓	✓	✓	✓	✓
J. Street Lighting		✓	✓	✓	✓	✓
K. Economic Development		✓	✓	✓	✓	✓
L. Wastewater Treatment					✓	✓
M. Electric Utility						✓
N. Airport						✓
O. Cemetary						✓
	4	10	11	11	12	15

Local Newspaper Quote,
September 26, 1989.

"Gangs edge way through Sun Cities walls."

"There have been several gang related burglaries recently in Sun City West."

"In the past few months, a number of Sun City West homes have been burglarized."

"Gangs are finding their way into the community."

An incorporated Sun City West will increase Sheriff's patrol care surveillance in Sun City West four times what it is now, plus keep our fine Posse organization.

Consider what a letter (May 1989) from Sheriff Tom Agnos states, "Should Sun City West incorporate and contract with the Sheriff for law enforcement and public safety services, the relationship with the Sun City West Posse would not be affected in any way. The Sheriff's Office would continue to welcome the able assistance of these fine volunteers."

With the growth in the West Valley, with the increasing gang activities, **we had better make certain we have sufficient police protection. Only through incorporation can we make certain.**

A Yes vote November 14 is a vote for a safe Sun City West.

It's Decision Time — Be Prepared

Every resident of Sun City West should be fully aware of the vitally important reasons for incorporation/Self Government here in Sun City West.

This newspaper was prepared and paid for by Westers for Self Government, an organization of hundreds of your friends and neighbors who are committed to providing truthful answers to questions about all sides of the Self Government issue. If you still have questions after reading this paper, please contact the W.S.G. Information Center 584-7133. Arrangements will be made for a qualified person to provide clear, complete and truthful answers using research and budget back up information.

One of the main concerns of W.S.G. volunteers is that residents fully understand the true facts about Self Government for Sun City West. Opponents of incorporation have distributed voluminous amounts of misleading, half truth information to scare you. The truth is, incorporation will provide great benefits for Sun City West and **will not cost you one cent.**

A fully informed electorate will make this right decision. Call W.S.G. 584-7133. **Vote YES on November 14.**

First Year Budget Confusion? Read the Facts

Although Sun City West will officially be an incorporated city on November 15, 1989, the county will continue to provide full services at no cost to Sun City West until July 1, 1990. This 7 1/2 month period is given to new cities and towns to enable them to organize and implement their operations. The organizing group will be the non-paid interim city council appointed by our county commissioner, Carole Carpenter.

During this initial 7 1/2 month period, office space will be rented, furniture and equipment obtained and up to 11 employees gradually hired. The new contract city structure must be in place and functional on July 1, 1990.

Total expenses during the November 15, 1988 to July 1, 1990 period will be a modest \$212,000 as no services will be provided by the city. Income during the same period from State Shared Revenues and **other non-tax sources** will be a relatively high \$974,000. The total Sun City West cash on hand surplus on June 30, 1990 will be \$762,000.

On July 1, 1990 a 6 month transition period will begin as we assume from the county the full contract and funding responsibility

for the provision of 3 major services — Law Enforcement, Street Maintenance, and Planning and Zoning.

These services will be contracted for and will be administered by the newly elected non-paid city council under the guidance of a paid professional city manager and staff.

Expenditures during this 6 month transition period, from July 1, 1990 — December 31, 1990, will be \$1,051,000. Revenues for the same period from State Shared Revenues and **other non-tax sources** will be \$1,545,000. The cash surplus for this 6 month period will be \$494,000.

The total cash on hand surplus on December 31, 1990, 13 1/2 months after incorporating will be \$1,256,000.

(The State Shared Revenue est. for November 15, 1989 to June 30, 1990 includes only highway user and sales tax refunds. State Shared Revenue est. July 1 — December 31, 1990 includes all State Shared Revenue categories. All est. are based on 1989-1990 actual State Shared Revenue rates and the 1985 Sun City West Census population of 10,450.)

**To really save
Sun City West
Vote "YES" for
Incorporation
NOW!**

Incorporation vote results official

Daily News-Sun staff

PHOENIX — The Maricopa County Board of Supervisors this morning canvassed revised results of last Tuesday's special election, officially recognizing the failed incorporation attempt.

According to Sharon Bumgarner, county elections director, the board unanimously approved results showing Sun City West voters rejected incorporation by a final count of 6,358 votes against and 4,753 in favor of self-government.

"The canvass makes it official," Bumgarner said of the incorporation election that drew 85 percent of the Sun City West electorate.

"Once the board accepts the canvass, that's the official record."

The majority vote count, up from 6,333 on election night, includes 25 questioned ballots, according to elections department spokeswoman Milissa Gaiffe.

A total of 41 questioned ballots were evaluated by elections department staff. Eight were rejected, according to the cumulative abstract of election results, released by Maricopa County Supervisor Carole Carpenter. The remaining eight votes were added to the final count of pro-incorporation votes, which formerly amounted to

4,745.

Bumgarner said this morning she thought the special election went "very smoothly."

"Everybody knew what they were supposed to do and they did it," she said.

Voters opposed to incorporation swept eight of nine precincts to garner a 57-percent margin of victory. A total of 11,119 ballots were cast in the election, the culmination of a nearly four-year self-governance study instigated by the Property Owners and Residents Association (PORA).

Anti-incorporationists attributed poor timing and the unrepresentative leadership of the

PORA board to their victory.

The pro-incorporation camp outspent the competition by more than double, but failed to reach residents confused by the issues and fearful of change, representatives have said.

The following is the official count in all nine precincts, as approved by the board of supervisors this morning:

- **Bonanza** — Yes, 382; no, 586; total, 969.
- **Conquistador** — Yes, 275; no, 475; total, 750.
- **Copperstone** — Yes, 306; no, 467; total, 773.
- **Crescent** — Yes, 893; no, 970, total, 1,866.
- **Foxfire** — Yes, 333; no,

'The canvass makes it official. Once the board accepts the canvass, that's the official record.'

Sharon Bumgarner
county elections director

514; total, 849.

- **Hillcrest** — Yes, 367; no, 406; total, 773.
- **Shadow Hills** — Yes, 465; no, 428; total, 893.
- **Spanish Garden** — Yes, 938; no, 1,617; total, 2,557.
- **Stardust** — Yes, 794; no, 895; total, 1,689.

SCW

Special edition

Voters say no

By JENNIFER ARP
Daily News-Sun staff

SUN CITY WEST — Voters handily rejected a proposal to incorporate Tuesday.

The majority voted no in eight of nine precincts with a total 57 percent against, according to the unofficial tally.

Of the 11,078 ballots cast, 6,333 voted against incorporation and 4,745 favored local government.

Eighty-five percent of the total number of registered voters in Sun City West voted in the special election.

The results, compiled at the Sun City West Foundation of five, were greeted by a jubilant anti-incorporation camp.

"As far as I'm concerned, the word incorporation should not even be used in this town for at least five years, if not forever," said Marvin Goldberg, chairman of Sun City West Residents United Against Incorporation.

Goldberg said the 85 percent turnout in the election sent a clear message that the community did not want local government.

"They were beaten pretty badly," he said of the pro-incorporation camp. "They can't complain. The people decided they could not buy their (proponents') pig in the poke."

Phil Vision, the leader of Sun City West Anti-Incorporation Residents, See Voter, page 2

Overall vote

Yes.....	4,745
Percentage.....	43
No.....	6,333
Percentage.....	57
Total votes.....	11,078
Percentage.....	85

Voter turnout is 85 percent

— From page 1
reiterated his pledge to bow out of political battles for good when it appeared incorporation was going down to defeat.

"I mean it when I said I'm going into exile. I'm never getting involved in a campaign again."

SCWAIR member Wally Fox was conciliatory in the face of victory.

"I'll probably go around tomorrow and shake a few hands with people who weren't on our side of the fence," he said.

Other anti-incorporationists reveled in the victory.

"I'm going to have an excellent golf game tomorrow," said Ernie Cavallo. Marie Manning fought back tears of joy, saying, "I'm elated. I'm on cloud seven. It's the people. They knew what they

wanted."

Incorporation proponents accepted defeat heartened by the fact the long, grueling campaign had come to an end.

"This thing has gone on for three years now. It's been a long job for lots and lots of people who have given all their free time," said Al Driscoll, a member of Westers for Self-Government.

Westers member Bill Thomas said he was sad about the outcome, but would "accept the will of the majority of the people."

However, Thomas said, "I still say any community that does not choose to govern itself deserves what somebody else gives them."

Barbara Gerould of the Westers echoed Thomas' reaction, saying, "It's the will of the people. This is what they wanted. This is what they're



HOPEFUL — George Copes stands outside the 50-foot limit at the polls Tuesday morning handing out pro-incorporation literature.

Daily News-Sun photo by Mollie J. Hoopes

going to get."

Dick Bloechl, a Sun City West voter who supported incorporation, watched the incorporation returns in the shadow of the two opposing camps. He said he was en-

couraged by the voter turnout.

"I think if you have that many people that interested in the community, no matter how the election turns out, the feeling is there and the city will survive."

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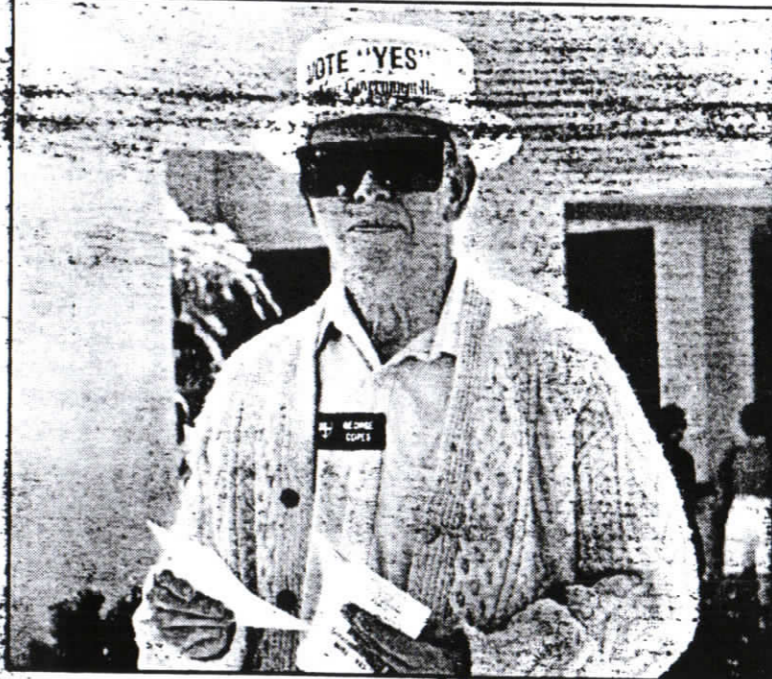
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Daily News-Sun photo by Mollie J. Hoppes

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Photos by Mike Smith/The Arizona Republic

Evelyn Campbell talks with Ernie Inlow at the Crescent polling station after voting on whether Sun City West should incorporate.

Sun City West turns down incorporation

By Mark Coast
The Arizona Republic

Sun City West voters decided Tuesday that having "City" in the community's name is as close as they want to come to being a municipality.

Final returns indicated that 57 percent of the voters were against incorporation. The tally showed that 6,333 were against and that 4,745 favored the idea.

Election officials said 85 percent of the voters in the community's nine districts went to the polls.

"Sure, it's disappointing, but this is America. There has to be a winner and a loser," said Daryl Milius, co-chairman of Westers, a citizens group that favored incorporation.

The subject of incorporation arose during a 3½-year study by the Sun City West Property Owners and Residents Association, which later recommended that the community incorporate. The group's study recommended a charter-contract form of government, which would prohibit any form of local sales or property tax, or bonded indebtedness without a vote of the people.

Incorporation proponents had said the community could operate on the estimated \$3 million it would receive as its share of taxes collected by the state and redistributed to municipalities on a per capita basis.

Opponents had argued that the revenue estimates were high and expenditure estimates low. In addition, they doubted claims that taxes would remain stable.

Milius said it is too soon to speculate on whether the question of incorporation will be reintroduced to the voters anytime soon.



Bob E. Hart (left) and Harold Trombley stop at a table at the Madison House Retirement Center in Sun City West, where petitions were being signed to recall Sen. Dennis DeConcini, D-Ariz.

\$17,000 spent on campaign

By JENNIFER ARP
Daily News-Sun staff

SUN CITY WEST — Three incorporation campaign committees have spent about \$17,000 shopping for a victory in Tuesday's special election.

By far the biggest spender in the year-long campaign was Westers for Self-Government, the sole organization to support establishing a municipal government in the retirement community developed by the Del Webb Corp.

The Westers group on Friday announced it has received contributions totaling \$12,092, nearly all of which was spent on campaign literature and newspaper advertisements.

The report does not include the group's use of an office in the Palms West Shopping Center as a campaign headquarters. The Westers have been using the space rent-free for about two months, a reported savings of about \$2,000.

Westers representative Dick Gray said additional contributions were expected to filter into headquarters over the weekend.

"There's every evidence we're going to have a modest reserve," Gray said Friday in announcing an interim financial report was available for public inspection. "The final surplus is unknown."

As of Friday morning, the Westers had spent all but \$388 it had received in contributions.

Two separate campaign organizations that battled to defeat the incorporation initiative spent a combined total of about \$5,400, according to financial statements filed with the Maricopa County Elections Department about nine days ago.

A pre-election financial statement filed by Sun City West Anti-Incorporation Residents (SCWAIR) listed contributions totaling \$3,705.74 and expenditures of 3,015.41 as of Nov. 4.

SCWAIR leader Phil Vision said last week that the bulk of his group's contributions paid for the printing of 47,000

handbills and 200 posters. Sun City West Residents United Against Incorporation received \$1,718 in contributions as of Nov. 4, spending all but about \$850 on printing and newspaper advertisements.

According to their pre-election financial statements, the bulk of individual contributions made to all three groups were in the \$25 range. However, all three groups also had several large contribu-

Two campaign organizations that battled to defeat the incorporation initiative spent a combined total of about \$5,400, according to financial statements filed with the Maricopa County Elections Department.

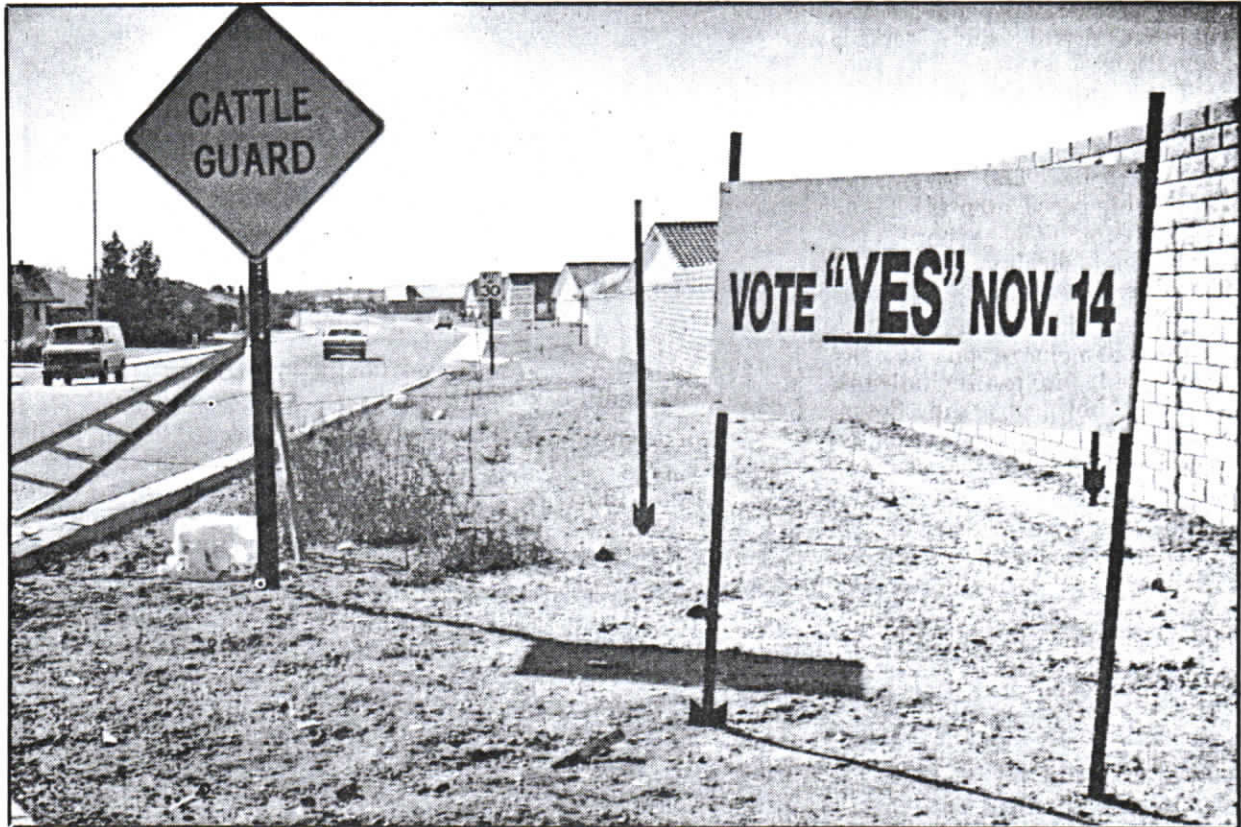
tions of \$100 or more.

Westers for Self-Government chose not to file a pre-election financial statement with the elections department, although state and county officials have told the Daily News-Sun that all Arizona campaign committees established to influence the outcome of any election must comply with state laws on campaign contributions and expenses.

The pro-incorporation group's leaders based their decision on the advice of attorney Calvin Brice, who has served as Westers' legal counsel during the campaign.

Brice has said a 1987 Supreme Court ruling in favor of groups seeking to recall former governor Evan Mecham exempts recall and incorporation campaign committees from financial disclosure laws.

Westers members have said they would release a full financial report some time after the election.



Daily News-Sun photo by Jennifer Arp

CAMPAIGN PROMO — A pro-incorporation sign stands at Deer Valley Road and 135th Avenue. It is was one of

12 erected by Westers for Self-Government last week. Maricopa County employees removed two other signs after complaints.

Non-residents cry foul about state voting law

By JENNIFER ARP
Daily News-Sun staff

SUN CITY WEST — Several property owners took advantage of an anti-incorporation forum Monday to express frustration with a state law prohibiting non-resident property owners from voting in an incorporation election.

"I resent entirely being totally disenfranchised on an issue I find extremely important," said a woman who identified herself as Betty.

"I'm not an Arizona voter and I probably never will be, but I do have a vested interest in this election."

Sun City West property owners maintaining legal residences in other states are not considered qualified electors under state law and cannot register to vote in Arizona.

Approximately 13,100 of the community's 18,069 full- and part-time residents are registered to vote in the election, according to Maricopa County

voter registration records.

Another unidentified speaker complained that Sun City West homeowners unable to vote in the incorporation election are being "discriminated" against.

"Something should have been done about it," the man said.

Incorporation opponent Bert Davidson reminded the angry non-voters a state law is to blame for their disenfranchisement.

"Whether you can vote in an See State, A4

— From A1

day, according to Bill Thomas, coordinator of a Westers for Self-Government sign campaign.

"Some signs are still out there. More than two have disappeared. Five were missing as of Sunday," Thomas said Monday. He said Westers members thought placing the signs on county property was permitted prior to an election.

"We particularly wanted to avoid any conflict with Sun City West deed restrictions. We scrupulously tried to avoid that and I think we succeeded in doing so," Thomas said Friday. "Basically we felt since we are party to a political campaign . . . we were entitled to the same rights and privileges all other political campaigns exercised — putting signs in county margins."

Thomas said he recalls seeing dozens of candidate signs posted in similar spots at general election time a year ago.

Asked about the reported proliferation of candidate signs

during regular elections, Popscum said the county traffic department does not have the manpower to actively search for sign violations, but will act on a complaint.

"When we start getting complaints about them (signs), we start notifying people if we have a means of contacting people," he said.

Unable to trace ownership of the pro-incorporation signs, Popscum said he first contacted the Property Owners and Residents Association (PORA) and was referred to Westers for Self-Government. He said he told a Westers member over the telephone Thursday that the signs were illegal and would be removed Friday unless disposed of beforehand.

County workers wound up removing the two signs at the main entrance and taking them to the county yard behind the Maricopa County Sheriff's Office substation on Bell Road. Popscum said someone from Sun City West later retrieved the signs.

Incorporation group misses filing date

By JENNIFER ARP
Daily News-Sun staff

SUN CITY WEST — A formal complaint must be filed with elections officials before the Maricopa County Attorney's Office will investigate whether three incorporation campaign committees must comply with state elections laws.

That's the word from Carole Carpenter, who represents Sun City West on the Maricopa County Board of Supervisors.

"That's the official answer from the county attorney's office," said Carpenter in response to an inquiry about a local campaign group's decision not to file organization papers and financial statements.

Carpenter said Dean Walcott, deputy county attorney, informed her that his office would not look into the legality of the group's actions unless confronted with a complaint.

"... If a complaint was made with regard to a particular

group with the elections department, then they would ask officially for an opinion from the county attorney's office," Carpenter said.

The county attorney's office, she said, "is not comfortable saying generally who must comply."

At issue is whether the pro-incorporation group Westers for Self-Government, which reportedly has received contributions to date in excess of \$11,000, acted illegally by not filing by a Sunday deadline.

Westers members say they acted on the advice of their legal counsel, Calvin Brice, who contends a state elections law exempts incorporation elections by virtue of omission.

A 1987 state Supreme Court ruling in favor of a recall campaign committee against then-governor Evan Mecham was based on the same legal argument — that recall elections are
See Filing, A4

Filing question held up

—From A1

not specifically mentioned in state statutes — according to Brice.

Two anti-incorporation committees, which combined have spent about half what their competitor has spent on the campaign, have said they will comply with disclosure laws.

Sun City West Residents United Against Incorporation and Sun City West Anti-Incorporation Residents (SCWAIR), mailed their statements of contributions to the elections department last week. Sun City West Residents United Against Incorporation's documents reached the department by the deadline, spokeswoman Milissa Gaiffe said.

SCWAIR convenor Phil Vision said he intends to file a complaint if a financial disclosure statement for Westers doesn't reach the elections department by the middle of the week.

"I myself will file a formal complaint, if they have not filed by (November) the 7th or 8th, so they (county attorneys) can proceed with an investigation and prosecution if necessary."

Westers members, meanwhile, said they will not file unless told to by their attorney.

"We're confident that we understand our responsibilities," said Wester Dick Gray, although a court fight might prompt the group to reconsider its position.

"If indeed we have a new set of circumstances, we would re-evaluate those circumstances," Gray said.

Friday, Nov. 3, 1989

Mark yes

PORA board endorses incorporation of SCW

By JENNIFER ARP
Daily News-Sun staff

SUN CITY WEST — Reversing an earlier, near-unanimous decision to remain neutral, the Property Owners and Residents Association (PORA) board of directors on Thursday unanimously endorsed an election bid to incorporate the retirement community.

A 10-0 vote on the side of incorporation came during a special meeting of the board. It followed about 30 minutes of lively debate centering on whether the board should assert some authority and take a stand.

Two past PORA presidents helped fuel the debate, encouraging the board, as a group, to back incorporation proponents.

"I do not think you have the right, if you're going to fairly serve your constituents, to remain neutral," said Aubrey Johnson, president of the PORA board in 1985.

"The community needs to know whether you're voting 'yes' or 'no,' because that is the leadership role that you have," Johnson said. "I don't want

thousands of people in the community thinking our leaders are not able to make a decision."

The PORA board voted 10-1 at a September meeting to maintain a neutral stand on the issue of incorporation, although all 15 board members as individuals favor the self-government option recommended by a PORA committee that studied the issue for 3½ years.

Board members at the time complained they were being accused of bias and criticized for "shoving incorporation down residents' throats." Members on Tuesday said public comment since the September decision has been negative.

"Many people have come up to me and expressed a great deal of disappointment that PORA did not support incorporation," said board president Al Spanjer. "In a way it's like not backing our own governance committee."

Bill Thomas, PORA president in 1984, urged the present board to continue a long legacy of association leadership and See Incorporation, A4

—From A1

community motivation by voting to endorse incorporation.

Thomas cited the PORA building, PORA bingo, the Monte Carlo night fund-raiser, the Sun City West Fire Department, Lending Hands and other community service projects as leadership contributions of the board.

Board members John Nordin and Elaine McCraith argued the board should stay neutral unless the association membership specifically requests the board take a side.

"I haven't heard anything here that would change my mind," Nordin said. "The (asso-

ciation) members can make up their own minds without our advice."

McCraith said endorsing incorporation would not curb the allegations of bias against the board.

Sandy Goldstein, a PORA board member who favored neutrality in September, said Tuesday the board now should take a stand.

"We've tried to remain neutral, but the opposition has not allowed that to occur," Goldstein said.

The motion approved by the board "strongly recommends a 'yes' vote on incorporation of

Sun City West on Nov. 14."

Nordin voted in the majority. He said later he wanted to be on record as being in favor of in-

corporation since the board was determined to take a stand. McCraith abstained "on principal."

Incorporation campaign ending with final blitz

By JENNIFER ARP
Daily News-Sun staff

SUN CITY WEST — Opponents and backers of incorporation are launching last-ditch efforts to win over the undecided vote in an incorporation election now two weeks away.

Three campaign groups that have been locking horns on the issue since February are going to be knocking on neighborhood doors and inviting the people who answer to read their latest

informational fliers.

The groups also are purchasing newspaper advertisements to supplement the neighborhood campaign sweeps designed to sway the uncommitted in the Nov. 14 election.

"We're getting together a big group of volunteers. We hope to reach all (approximately 9,600) homes," said Marvin Goldberg, chairman of Sun City West Residents United Against Incorporation.

Goldberg said his anti-

incorporation group plans to canvass hard in the waning days before the election. As of Monday, no other last-minute strategies were in the works.

"We think people have had it with meetings," he said. "I think most people have made up their minds, although there still may be enough that are uncommitted."

Westers For Self-Government also will be selling its pro-incorporation message door-to-door. See Sun City West, A3

—From A1

door as well as over the telephone, said group co-chairman Jack Henry.

"I suppose we're going to be on the telephone pretty heavily the last few days," he said.

The second of three Westers-sponsored information meetings was set for this afternoon. A third is to be held from 1 p.m. to 3 p.m. next Tuesday at the R.H. Johnson Social Hall, 19803 R.H. Johnson Blvd.

"We've got a few more things up our sleeves that we just as soon would not disclose," Henry said.

Phil Vision, convenor of Sun City West Residents United Against Incorporation, said the

group is conducting a "last-blitz" campaign this week and next to ensure a large voter turnout.

"We feel people are with us, but it doesn't mean anything unless they vote," Vision said.

SCWAIR also has scheduled a third "town hall" forum for 1 p.m. Monday at the R.H. Johnson Social Hall and is manning an information table outside the Sun City West Safeway store.

The SCWAIR table on Wednesday was situated within a few yards of a pro-incorporation booth set up by the Westers. Workers from both camps were kept busy answering questions and handing out literature.

Representatives of the three groups said they are glad the campaign is winding down and are optimistic their side will emerge victorious.

"I'm cautiously optimistic," Goldberg said. "You have to recognize that the pro-incorporation group is very well organized . . . I think they have the machine and the money, but I think we have the people."

Henry said he believes his group's campaign strategies, including more than 100 in-home coffee klatches, will pay off.

"I'm very confident that we have at least done our best to get to all the interested parties," Henry said.

What if...?

10-29-89

County officials list changes if incorporation is OK'd

By JENNIFER ARP
Daily News-Sun staff

SUN CITY WEST — About a dozen state and county officials spent much of Thursday morning giving residents the facts and nothing but the facts about incorporation.

Maricopa County Supervisor Carole Carpenter made it clear at the start of an informational meeting at the R.H. Johnson Social Hall that facts, not opinions, were what the audience of about 500 was going to get in answer to their questions.

"We're here to reassure you. . . not to give opinions whether county services are good, bad or indifferent. This election is too volatile," Carpenter said.

"We want people to be comforted that should you choose to incorporate, you will have full county cooperation in doing that."

Carpenter called the meeting to respond to numerous inquiries directed to her office about the Nov. 14 election and the course of events should the vote favor incorporation.

She reiterated her neutral stand early in the meeting and

refused to answer questions she considered subjective.

To an audience member inquiring about the county board of supervisors' purported "disregard" for the needs of Sun City West residents, Carpenter replied, "I think every resident in Sun City West is quite capable of judging whether the board is pro or con on an issue. There's no way to answer that question factually."

Similarly, asked if Sun City West was getting its "fair share of governance from the county," Carpenter answered, "People can make their own decision about how well or not they have been governed."

Carpenter and other officials did address dozens of other audience questions, often gleaned from a copy of Arizona Revised Statutes and by consulting with more knowledgeable experts over the telephone.

The following are summaries of the information provided by Carpenter and other officials in response to the most often-asked audience questions regarding the procedure for appointing



Daily News-Sun photo by Mollie J. Hoppes

TOUGH ANSWERS — Maricopa County supervisor, Carole Carpenter answers a question from the audience during Thurs-

day's meeting in the R.H. Johnson Lecture Hall concerning the future of Sun City West after the Nov. 14 incorporation election.

and then electing a city council if incorporation passes; the procedure for establishing a city charter; the county's role in an incorporated Sun City West; road maintenance costs; how to disincorporate or try again later; ~~senior citizen zoning~~ and ~~planning and zoning control~~.

Interim and elected councils

If the incorporation election is successful and the results are not questioned or delayed, the

board of supervisors likely will appoint a seven-member interim council at its Nov. 20 meeting.

The appointments could be delayed until a board policy meeting on Nov. 22 or until a Dec. 6 meeting, according to Carpenter, who said anyone interested in an appointment should send a letter with background information as soon as possible.

"Do it right away," she said.

"Don't be shy about this."

Carpenter said she will recommend a slate of interim council members for board approval. She said she intends to choose Sun City West residents who genuinely want to serve the city, regardless of whether they supported incorporation.

"The idea is to have persons on the council who are experienced and concerned and See County, A4

OVER

County officials promise support after Nov. 14

—From A1

who put the welfare of the people of Sun City West ahead of their personal interest," she said.

Residents are slated to replace the interim council with an elected council on the third Tuesday in May, Carpenter said. Candidates would be elected at large until a city charter dictates otherwise.

A city charter

According to Maricopa County Recorder Helen Purcell, residents will vote on incorporation only on Nov. 14, and not whether there will be a charter. There cannot be legally any other question but incorporation, with voters choosing "yes" or "no," she said.

Either the interim or elected council can initiate the process for establishing a city charter by resolution. The council is required to put the process in motion if 25 percent of the electors who voted in the incorporation election submit a petition. A charter election is then called, requiring a majority

of voters to proceed.

At the same time, voters will be asked to elect 14 freeholders who will be charged with drafting the charter if the election is successful. A draft charter is submitted to the city council within 90 days of the election and put to a citywide vote for approval.

Any individual can petition to be a candidate for freeholder.

The time it takes to put a charter in place depends on the voters and the council. However, the process can begin immediately, according to Joe Duke, civil division chief for the Maricopa County Attorney's Office.

Duke said a state statute requires incorporated cities to hire a city clerk, engineer and town marshal (for law enforcement) until a charter dictates otherwise. The three municipal posts "may be combined or contracted out," he said.

County services

Should residents vote to incorporate Sun City West, "the county is required by law to

provide services until July 1, 1990," Carpenter said. Services also can stretch beyond the deadline if there are "serious problems" in the transition, she said.

Roads

Maricopa County has spent less than \$200,000 annually in the last three years on Sun City West roads, said D.C. Black, deputy county engineer. Highway User Revenue Funds (HURF) disbursed to an incorporated Sun City West would amount to approximately \$400,000, based on per capita funding of \$38.09 and 10,450 full-time residents counted in the 1985 census.

Disincorporation

If voters reject incorporation, residents are barred for one year from taking out self-government petitions a second time.

Residents must petition for an election to disincorporate. A two-thirds majority is required for the measure to pass.

Director prepares 1st incorporation vote



Daily News-Sun photo by Mollie J. Hoppes

HELEN PURCELL — County recorder said she is looking forward to the Sun City West vote because of a projected 80-percent turnout.



Daily News-Sun photo by Mollie J. Hoppes

SHARON BUMGARNER — Director previously worked 14 years as director of the Cleveland County, Okla., elections office in Norman.

By JENNIFER ARP
Daily News-Sun staff

SUN CITY WEST — Three weeks into her new job, the Maricopa County elections director, Sharon Bumgarner, is faced with the prospect of administering her first incorporation election.

In the last 14 years as director of the Cleveland County, Okla., elections office in Norman, Bumgarner never had the opportunity to run an incorporation election. No community in her jurisdiction wanted to govern themselves.

"We weren't growing like that," she said, referring to the million-plus population of Maricopa County and fast growing communities within it. Among

them: Sun City West, where Bumgarner will help oversee an incorporation election Nov. 14.

Bumgarner said the fact she never before had run an incorporation election shouldn't preclude a no-glitches day at the polls in Sun City West.

"We've got a good staff," she said. "And I'm going to go through some training with the secretary of state's office (next month), so I should know a lot more about it by then."

Bumgarner also plans to draw on the knowledge of Maricopa County recorder Helen Purcell, another newcomer in the first year of her first four-year term in office.

Purcell said she is looking forward to the Sun City West

vote because of a projected 80-percent or better turnout.

"We know that there's an awful lot of interest in this election," she said. "I think this one will be exciting. When there's not a lot of interest, it (an election) can be kind of ho-hum."

Because the election is also a first for Sun City West residents, Purcell said she and Bumgarner plan to be on hand to help with ballot collection. "I just think it's a good idea."

Bumgarner agreed saying, "It's (the election's) a good one to break into."

The two county officials won't have to break in poll workers. About 45 to 50 Sun City West residents with previous election experience have agreed to oper-

ate a total of nine polling places.

The Sun City West Foundation office, 14465 R.H. Johnson Blvd., has been selected as election headquarters.

Not only will the office serve as the collection center for ballots, election workers will display unofficial returns there.

"People need to know they can come there if they want to see the instant results," she said.

The Sun City West incorporation is the only election Maricopa County elections officials have to contend with Nov. 14. Several other elections are scheduled throughout the fall.

To date in 1989, the Maricopa County elections and recorders offices have been involved in approximately 38 elections.

PORA board votes against taking stand on incorporation

The Property Owners and Residents Association has voted against taking sides in the Sun City West incorporation battle.

Opting to remain in the background rather than take an active role in pushing incorporation in Sun City West, the organization's board of directors voted 10-1 against taking an official stand in support of incorporation.

The surprise vote came after Ernest Edison, chairman of the PORA Governance Committee, requested the organization take an official stand in favor of incorporation.

The motion was made during the Sept. 5 meeting of the board of directors.

The community is scheduled to vote on incorporation Nov. 14.

The issue was first introduced to residents of Sun City West by PORA and its Governance

Committee.

The Governance Committee began a "governing options" study more than three years ago. Based on its findings, PORA circulated the petitions requesting the county schedule an election to decide the issue.

According to PORA President Al Spanjer, the board is between "a rock and a hard place."

He says many of the directors personally favor incorporation.

"We realize, however, that there are probably many PORA members out there who are opposed to incorporation," says Mr. Spanjer.

The organization has continued to maintain its neutrality on the issue. PORA officials say the organization merely gathered information for residents. The ultimate decision will be in the hands of the voters.

Critics, however, have accused the board of secretly pushing incorporation.

"A lot of our directors are tired of being bashed by those who accuse us of being in favor of incorporation," says Mr. Spanjer.

In presenting his request to the board, Mr. Edison said PORA "owes it to our community to say what we feel is best for our community."

By taking an official stand in support of incorporation, Mr. Edison felt PORA would be giving guidance "according to our own best judgement and personal conviction."

The organization will, however, continue to host public meetings to discuss the issue of incorporation.

The next meeting will be 1-3 p.m. Sept. 26.

Sun City West incorporation

vote set for Nov. 14

By LAURIE HURD-MOORE
Sun Cities Independent

The date of the Sun City West incorporation election can now be carved in stone.

The Maricopa County Board of Supervisors has officially removed the word "tentative" from the Nov. 14 election date.

Prior to the supervisors' Sept. 5 board meeting, petitions containing more than 2,700 Sun City West signatures had been declared valid.

A spokesperson responding for the acting elections director, Bill Thompson, says a validation check on the petitions began in late July, 1989.

"We received the petitions with a memo on July 25.

"We had boundaries set for the exact number of registered voters and took a random sample of 750 of those registered voters.

"Of that sample, 95 percent of them were qualified electors,"

says the spokeswoman.

Once the verification process was completed, the petitions were returned to the county clerk's office Aug. 16.

According to statute, the signature check had to be completed within 60 days.

Sun City West signatures were validated in half the time required.

The volunteers collected more than two times the number of signatures needed, in approximately 24 days — Feb. 22 to March 22, 1989.

Community organizers of the petition drive expected a 15-20 percent margin of error.

Shortly after the drive began, Calvin Brice, attorney for the Property Owners and Residents Association, said he expected only 5-8 percent of the signatures to be invalid.

Between 6 a.m. and 7 p.m. on election day, eligible voters will go to the polls in their respective

precincts.

"The voting will be the same as usual," says the spokeswoman at the Maricopa County election director's office.

Gary Pringle, assistant director of county elections, says absentee ballots can be obtained by writing to 111 S. Third Ave., Phoenix, Ariz., 85003.

Mr. Pringle says the request should include name, Sun City West address and birth date.

The date-of-birth is not required, but is helpful.

Residents who will be absent from Arizona during the election, must also include self-addressed, stamped envelopes.

Residents have until Sept. 25 to register to vote.

Those who are unsure about their eligibility to vote, can call voter registration at 262-1511.

There are 12,487 registered Sun City West residents, according to the county elections officials.

SCW

PORA retains neutral stance on incorporating

By JENNIFER ARP
Daily News-Sun staff

SUN CITY WEST — Accusations aside, the Property Owners and Residents Association Board of Directors is standing firm in its resolve to stay neutral on the issue of incorporation.

At a Tuesday meeting, the PORA board soundly rejected a resolution that would have put the quasi-governmental panel on record as supporting an incorporation drive.

A 10-1 board vote followed debate among board members over the neutrality issue, with some initially in favor of taking a stand and others arguing that an official position would fuel further accusations of bias.

Ernie Edison, chairman of the PORA Governance Committee, submitted the resolution first as a formal motion calling for the board to urge Sun City West residents to vote "yes" on incorporation in a Nov. 14 election set by the Maricopa County Board of Supervisors.

Edison told fellow board members it was time they chose a side in the debate because they were being accused publicly of being pro-incorporation anyway. He said he also believed the PORA board should take the lead in promoting what "is best for the community."

"We should give guidance according to our own best judgment and personal conviction," he said.

Citing sections of PORA Articles of Incorporation and 1988 revised bylaws, Edison said it always has been the board's "duty and responsibility" to "study forms of government applicable to Sun City West and make a recommendation.

"It has always been a mandate for us to do it and it was done," he said.

Edison's original motion read, "The Governance Committee of PORA, after 3 ½ years of study, has recommended a charter/contract form of local city government for Sun City West. We, the board of directors of PORA, accept the facts developed in the study, and suggest the citizens of this community carefully examine the facts, become informed on the issues involved, and then vote 'yes' on incorporation, to give Sun City West local governmental determination of its own future. We do realize some citizens will disagree, and that is their right, but we feel that the best interests of Sun City West will best be served by a yes vote on incorporation."

The length of the motion prompted PORA Parliamentarian Pauline Welton to suggest the board consider it instead as a resolution. Members agreed, but editorial revisions garnered no additional support for the premise.

"This goes against my grain. This is like throwing a red flag up . . ." board member Glenn Weatherby said of the resolution.

Several board members reiterated Weatherby's argument that PORA board support for incorporation would fuel the anti-incorporation camp's contention that PORA has been pushing for incorporation all along.

"To keep the integrity of the data developed, we really should retain a neutral position," said Sandy Goldstein, first vice president of the PORA board.

Edison was not dissatisfied with the board's rejection of his proposal. Rather, he called the decision a "win-win" situation, because, "the board had gone on record as not taking a stand."

Incorporation friends, foes plot strategies to woo voters

By JENNIFER ARP
Daily News-Sun staff

SUN CITY WEST — The call for an incorporation election has set in motion a heated campaign by opposing camps for the allegiance of this community's more than 11,000 registered voters.

Representatives of at least two groups that have formed to fight or back a proposed charter government in Sun City West say they will step up efforts to win the votes necessary to ensure victory in a Nov. 14 election. The Maricopa County Board of Supervisors set the election date at a meeting Tuesday in Phoenix.

"This (campaign) is going to be my life for the next few months," said Jack Henry, chairman of the pro-incorporation group Westers for Self Government.

Henry would not divulge specific campaign strategies the committee has mapped out, saying, "We've got a timetable pretty well set. We just don't choose at this moment to reveal all of our plans."

Without revealing details, Henry did say Westers for Self Government will sponsor a campaign-related meeting Oct.

'Those who stay here all year around are your political base. If you can establish that before election day, you got it sewn up.' —

Philip Vision
SCWAIR leader

31 in R. H. Johnson Social Hall. "In addition, we have a number of other efforts on behalf of self-government that we will be unveiling as time goes on."

Leading the rallying cry against incorporation is SCWAIR, or Sun City West Anti-Incorporation Residents.

SCWAIR leader Philip Vision said the group was active during the summer, distributing anti-incorporation pamphlets throughout the community and establishing its political base.

"Those who stay here all year around are your political base. If you can establish that before election day, you got it sewn up," said the former incorporation proponent who resigned under fire last year from the Sun City West Property

Owners and Residents Association (PORA) board of directors.

Vision said SCWAIR's campaign coffers swelled considerably as a result of summer canvassing — enough to help overwhelm the opposition at the ballot box.

"Based on the financial support we're getting from the community, we've increased our budget and enlarged our plans," he said, citing a long-running newspaper advertising campaign.

SCWAIR has reserved the R.H. Johnson Social Hall on Sept. 20 for a kick-off anti-incorporation rally.

Plans also are in the works for a bumper sticker promotion Vision believes will reveal the opposing tide of public opinion.

A visible measure of public sentiment is needed, said Vision, who accused PORA of "trying to cram it (incorporation) down residents' throats."

"We hope with the evidence of 'no' votes, PORA will never again raise the issue of incorporation and divide this community."

Westers for Self Government was not as active as SCWAIR during the summer months, but

that fact does not worry incorporation proponent Henry.

"I don't care what they're going to do," Henry said of SCWAIR. "We know we've got the best interests of the community on our side."

However, Henry said incorporation proponents will "have to pull out all the plugs" to win the election.

He said a concerted effort is needed to dispel the "irrelevant," "misleading" and "funny" information the opposition is spreading.

"We'll have to be doing everything we can come up with to put the voting people in a position to interpret the facts."

A third political action committee, formed when incorporation was recommended as the best of five self-government options studied by PORA's Governance Committee, is Sun City West Committee Against Incorporation.

Group leader Marvin Goldberg was out of town until today and could not be reached for comment, said Marie Manning, a colleague of Goldberg's who said she does not know the committee's campaign plans.

SCW

Incorporation talks continue in SC West

By PEG KEITH
Sun Cities Independent

Two community activists, each skilled in finances and cost accounting, appeared to be nearly \$10 million apart last week, as they estimated how much money it would take to run Sun City West if it were to incorporate.

The open forum debate at Madison House between Phil Vision (anti-incorporation) and Richard Gray (pro-incorporation), raised questions and encouraged public comments, but

failed to produce any agreement on how to balance the budget.

Mr. Gray envisions Sun City West as an incorporated city of 15,000 (growing to 25,000) inhabitants; a fully funded entity, with revenues exceeding expenses by over \$1 million a year, and no additional taxes required after incorporation.

Mr. Vision says there can be no surplus of funds if the community incorporates. He sees, instead, a deficit of \$5-7 million annually.

Among the points mentioned in

the debate were:

Courthouse/City Hall Detention Center

Anti-incorporation sees the need for such a facility, estimating the cost at \$1.5 million. More money would be needed for detention services, estimated at \$50 per day.

Pro-incorporation sees no need for a "colossal city hall," opting, instead, for a facility of about 4,000 square feet for administrative functions and courtroom space, with a common area of 1,500 square feet jointly used by court and council.

The proponents cite availability of more than 12,000 square feet at the Mercado del Sol shopping center, at \$13 per square foot. The proposed contract with the Maricopa County Sheriff, they say, does provide for prisoner detention service.

Storm sewer, water runoff

Anti-incorporation cites long-range research done by the Property Owners and Residents Association, showing inconvenience, annoyance and financial loss to residents because of erosion and high-water levels caused

by storms. Sewer system expansion could be required, they say. The estimated cost was put at \$1.5 million to \$2 million, or more, if the city were to go to underground sewer drains.

Pro-incorporation says PORA has subsequently stated that the storm-water problem has been solved by the Del Webb Corporation. The Water Company takes care of water and sewage; if the city expands, service will be taken care of in water and sewer rates.

Disposition of fire district assets

Anti-incorporation says when any area having a fire district is entirely included within a newly organized city or town, the fire district of the area and all its assets and liabilities (Mr. Vision cites relief and pension funds and a district budget of \$960,000 for the current fiscal year) shall be merged and become a part of the fire department of the city or town.

See CITY, page 7

"All around the world, people are desperately striving to achieve self-government."

-- Dick Gray



"How will this city be able to afford the overwhelming costs of government without enacting new taxes?"

-- Phil Vision



• CITY

From page one

Pro-incorporation says the fire district would continue to function just as it is.

Dwindling services, loss of amenities

Anti-incorporation says there's nothing in the proposed budget for promotion of Sun City West.

Pro-incorporation argues there will be discretionary funds available to enhance the lifestyle; that self-reliance, itself, will enhance community spirit.

Self-government

Anti-incorporation says citizens would find themselves paying new taxes and, also, continuing to pay the county for services. Mr. Vision says that if Sun City West incorporates, instead of a \$1 million surplus, taxpayers will be facing a budget deficit of \$5 to \$7 million.

Or, he says, there would be new taxes to support basic essential services in the amount of \$1,400 to \$1,600 per household,

not including \$192 for Rec Center fees.

Further, he mentions concerns about lack of control over city manager and council.

Pro-incorporation says self-government would provide whatever level and quality of service the community might select, while (quoting County Supervisor Carole Carpenter) "County government continues to lumber along like a buckboard."

On the other hand, Mr. Gray's position is that, with a city-manager charter government, established ordinances would be enforced by the town magistrate.

The council, he says, would be a non-paid service. The result would be smoothly-functioning process, "like a drive down a super highway, in full control."

Predictions

Anti-incorporation's position is that Sun City West friends and neighbors have become disillusioned; that membership in PORA has suffered. If a city

government were approved, (due to PORA's drive to incorporate) they foresee a greatly diminished role for the association in the community; others foretell the possible demise of PORA by year's end.

Pro-incorporation says citizens of Sun City West soon will be bragging about the performance of the city council, right along with the work done by the Prides and the Posse. Further, they believe the community can look forward to seeing fireworks again, on the Fourth of July.

He defended the model budget prepared by the pro-incorporation team, stating that it was a cash-flow budget.

"When we say we have a cash-flow surplus, it can be clearly identified."

He admonished citizens to "choose freedom," and noted that people around the globe were fighting for the rights associated with self-government.

Mr. Gray conceded that nothing is guaranteed. He says if

shared funds were cut back 10 percent, the surplus funds would be reduced. "If they cut it (shared funds) back by more than one-third, it would be a little sweaty."

Mr. Vision urged citizens not to allow power brokers to lead them down the primrose path. Until two years ago, he says, PORA was fulfilling the need for a homeowners' association.

The county Planning Committee, he says, does a great job, and PORA serves as a great liaison, between the community and the county.

"If you create a government it will cost you some money," Mr. Vision says

Quoting Jack de Bolske, executive director, Arizona League of Cities and Towns, Mr. Vision says, "there is no free lunch."

SCW

County supervisors give OK for Sun City West vote

Daily News-Sun staff

SUN CITY WEST — Residents of Sun City West will go to the polls Nov. 14 to decide whether to incorporate the retirement community.

The Maricopa County Board of Supervisors meeting in Phoenix this morning set the date for the election, said Joan Damien, an aide to supervisor Carole Carpenter.

Carpenter is a Phoenix Democrat whose District 4 also includes Sun City West. She has remained neutral on the issue.

"None of the supervisors are taking any position. They feel that is a local issue to be determined by the community," Carpenter said last week.

Petitioners earlier this year collected more than 2,000 signatures on petitions calling for the election.

The Maricopa County Elections Office has declared the petitions valid, said Bill Thompson, acting elections director.

The Property Owners and Residents Association (PORA) of Sun City West sponsored the petition drive, but the homeowners association itself has remained neutral on the issue of incorporation.

PORA sponsored the drive following about three years of work

studying several options of government for Sun City West.

Should resident voters authorize incorporation at the ballot box, Sun City West would become the 15th-largest municipality in Arizona.

A master-planned retirement

community, Sun City West was developed in 1977 by Del Webb Communities Inc., which also developed Sun City.

The latest population figures indicate Sun City West is home to 18,500 people, 11,200 of whom are registered voters.

News Sun Sep. 5/89

AUG 2 1989

BURRELLE'S

Petitions call for incorporation vote

By Jeff Nelson 1252A
Westsider staff writer

The county supervisors office has received petitions calling for a vote on the incorporation of Sun City West.

The nearly 2400 signatures arrived at the county supervisor's office last Tuesday in a crowded reception attended by County Supervisor Carole Carpenter, several state lawmakers, and several Valley TV stations, radio stations and newspapers.

Sun City Resident Allen Powell, and representatives from two Sun City West homeowners associations, delivered the signatures in hopes of allowing the county enough time to validate the signatures and prepare the measure for a place on the November ballot.

The signatures, nearly twice the 1,200 required, were gathered last March.

Al Spanjer, president of Sun City West's Property Owners and Residents Association (PORA), said the petitions were held to allow residents who leave the retirement community during the hot summer months enough time to return and vote in a November election.

Maricopa County statutes require an election be held within 120 days of the petition's filing.

Carpenter said she doesn't foresee a problem in the validation process.

"Certain things have to be done

at each department, so it moves from one department to another.

"They have turned in almost twice the signatures that are required," Carpenter said, "so the expectation would be that when they have that much buffer there that they probably would have no problems."

Upon receiving the petitions, Carpenter immediately forwarded them to the Clerk of the Board. The clerk will eventually pass them to the elections department, the Maricopa County Planning and Zoning Department and, finally, to the county attorney's office for final approval.

Carpenter said an election date will be set once the signatures are validated and her office has received the approval for an election from all the other county departments involved.

"After that," Carpenter said, "if (the election) was successful, the board will be responsible for appointing an interim city council."

The issue of incorporation has been the subject of heated controversy in Sun City West for the past year.

If the incorporation measure reaches the November ballot and passes, Sun City West would become a self-governed city as opposed to a development under county jurisdiction.

Del E. Webb, Sun City and Sun City West's developer, claims they will be pulling out of the retirement community at the end of 1993.

Currently, the county provides such services as police protection and street maintenance.

If Sun City West becomes a city they will be eligible—on a per ca-

pita basis—to receive state shared revenue funds, which are collected from state income taxes, gasoline taxes, vehicle license taxes, and state lottery funds.

Proponents of incorporating Sun City West say the measure

will give them better representation in state government, more resident control of the community's future, and "more respect."

See Petitions/page 14



Carole Carpenter

Petitions from page 12

Opponents, or anti-incorporationists, claim the measure has been rushed into a vote, prohibiting close examination.

Carpenter's office said it could take two to three months before the election validation procedure is completed and the measure is put to vote.

Organized groups on both sides of the issue have scheduled several rallies and information meetings this Fall in hopes of gathering the support of returning residents.

Three's a crowd

Renegade anti-incorporationist reaches out to masses;
Pro/con groups upset over 'abrasive,' 'outrageous' tactics

By LAURIE HURD-MOORE
Sun Cities Independent

There is discord among the ranks of the anti-incorporationists in Sun City West.

A newly-formed anti-incorporation group, this one headed by Philip H. Vision, has sprung up challenging the campaign being waged by Sun City West Residents United Against Incorporation.

The new group is called SCWAIR, an acronym for Sun City West Anti-Incorporation Residents.

According to Mr. Vision, the loosely-structured group was formed three weeks ago because the Sun City West Residents United Against Incorporation became inactive during the summer months.

Tactics being used by the group to fight incorporation, however, have not only angered those in favor of self-government, but have recently upset those opposed, as well.

An illegally distributed flyer touting the ills of self-government, as well as a dispute over the distribution of pamphlets in the Rec Centers, has caused fellow anti-incorporationists to distance themselves from Mr. Vision's organization.

Sun City West Residents United Against Incorporation is at odds with what they say is Mr. Vision's "abrasive" manner and personal attacks.

"He likes to attack people. We like to attack ideas," says Mr. Grimstad, a publicity manager for Sun City West Residents United Against Incorporation.

PORA, too, has taken exception to the new group's methods -- particularly a 4-page leaflet recently distributed by Mr. Vision's group.

The 4-page leaflet produced by Mr. Vision contends his group was formed to "tell the truth about political incorporation."

The leaflets, paid for by Mr. Vision, contain a request for donations to defray expenses. The leaflet asks that donations be sent to Mr. Vision's residence.

Mr. Vision says he has distributed 2,000 copies of this leaflet and plans to circulate another 2,000.

Leaflet dispute involves SCW Recreation Centers

It was one of these leaflet distributions that angered Sun City West Residents United Against Incorporation.

The group, along with Westers for Self-Government, were asked to remove their literature from Recreation Centers property after a disagreement over distribution rights.

"We started about a month ago," says Mr. Grimstad.

"The Rec Centers Manager, Bill Woodyard, gave us permission to leave our booklets at the rec centers.

"He said, we could do this if booklets from the pro-incorporation group were also made available there too," says Mr. Grimstad.

"Help Stop Incorporation," a booklet prepared by Sun City West Residents United Against Incorporation, was placed side-by-side with a booklet support-

ing incorporation (published by Westers for Self-Government).

Within weeks, however, another anti-incorporation booklet appeared next to the two pro and con booklets.

With two anti-incorporation booklets next to one pro-incorporation booklet, Rec Centers management pulled all three from the shelves.

According to Bill Woodyard, general manager of the Recreation Centers of Sun City West, Inc., Mr. Vision's group did not have permission to place its booklet next to the other two.

With the balance of fairness weighted toward the anti-incorporation side, Mr. Woodyard thought it best not to continue displaying the booklets.

"We are neutral on the position (of incorporation)," says Mr. Woodyard.

The intent, says the Rec Centers manager, was to allow the pro and con sides of incorporation to disseminate information.

"We have a regulation banning election campaign advertisements," says Mr. Woodyard.

"But we thought this was such an important issue and strictly a local one ... we decided we would provide distribution points. But it didn't work out," says Mr. Woodyard.

Mr. Grimstad says, "Mr. Vision expected us to remove our handouts. We didn't and Mr. Woodyard put a stop to the whole thing."

Mr. Grimstad says his group does not agree with the language

See GROUPS, page 7

or the statements made in Mr. Vision's booklet.

Mr. Vision says the Westers for Self-Government group were the first to obtain permission from the Rec Centers to display their booklets.

He says he placed his leaflets alongside the pro-incorporation literature because he didn't expect there would be anything distributed by Sun City West Resident United Against Self-Government.

Meanwhile, Mr Grimstad says he has approximately 1,000 copies of his group's leaflets in the garage.

"Mr. Vision says the statements he has made have not been disproved."

"They are just sitting there.

"Perhaps when it gets cooler, we will go door-to-door with them or hand them out at grocery stores."

Anonymous flyer distributed

Fueling the fire further was an unsigned one-page anti-incorporation flyer recently distributed in

Sun City West.

The flyer was discovered inserted into some area newspapers and mailboxes two weeks ago.

It is against the law to distribute such items in mailboxes.

Although no one person or organization has claimed responsibility for the flyer, both Mr. Vision's and Mr. Grimstad's groups are listed on the flyer.

Mr. Grimstad vehemently denies his group had anything to do with the flyer and does not agree with the statements made.

Mr. Vision denies involvement, as well. He has, however, been reaping benefits from the flyer.

"I don't know who did it, but I should thank him," says Mr. Vision.

"It's strong stuff, but I find nothing wrong with it. It is factual, based on facts and law," says Mr. Vision.

He says there are a couple errors in the lettering, including some misspellings. The name of his group was also incorrectly identified.

It was printed as "SWAIR," he says.

Mr. Vision says he was out of town last week, but when he returned home "eight or nine" letters containing checks were in his mailbox.

His group, he says, will use the donations to further its efforts to fight incorporation.

An additional letter claiming responsibility for the flyer was

also in the mailbox, it read:

"I printed 500 of these and distributed them around my

"Mr. Grimstad vehemently denies his group had anything to do with the flyer."

home. I hope this helps."

The letter, was unsigned, says the SCWAIR founder.

Pro-incorporationists dispute anti-incorporation statements

Ernest Edison, director of the PORA Governance Committee, and author of the governance option study that started the incorporation action, says the anonymous flyer is laced with deliberate inaccuracies or "scare tactics."

"An objective three-and-a-half-year detailed study on options available to Sun City West, was done by a number of dedicated residents," says Mr. Edison.

"They found that the most sensible, reasonable option would be a limited charter/contract self-government for Sun City West.

"We knew there could be opposition, but hoped it would be logical, factual and fair," says

Mr. Edison.

The questions about self-government, he says, started out based on fact, but have since been turned around.

"A virulent opponent is deliberately telling falsehoods and making wild statements that are not logical, or factual, or fair," says Mr. Edison.

The director says he takes exception to the various monetary statements contained in the flyer.

"We list our tax refund figures and list our expenses and prove a substantial surplus in a detailed model budget," says Mr. Edison. "They disagree, but make no attempt to present a detailed budget. And they won't because they do not have the facts," he says.

Mr. Edison says he challenges the anti-incorporationists who reject his budget, to produce one of their own.

Statements also contained in the flyer claim the Sheriff's Posse of Sun City West and the Prides will be lost if the community incorporates, he says.

Mr. Edison adds, this has been proven otherwise.

"It is frustrating because the information is just not true," adds Mr. Edison.

Once a supporter, Mr. Vision now rejects self-government

"What Mr. Vision is saying now, is the exact opposite of what he said in a study report he made while on the governance

Committee," says Mr. Edison.

Mr. Vision was once a member of PORA's governance committee and completed a 28-page study report in June, 1987, on the "Legal Process to Establish a Single Entity Governing Body in Sun City West."

In the study, Mr. Vision states, "Inasmuch as Mr. Edison has projected a 'first year surplus' of almost \$2 million in his report, 'Options Available for DEVCO After Del Webb Corp.' (the basis for this study), it appears that it will not be difficult to operate solely on state funds due to the nature and extent of the services to be provided by local government."

However, in his recent 4-page SCWAIR leaflet, Mr. Vision states residents can avoid a budget deficit of \$5 to \$7 million

"A virulent opponent is deliberately telling falsehoods..."

**-Ernest Edison
PORA**

dollars requiring new taxes of \$1,400 to \$1,600 per household, by voting down incorporation.

These new taxes, would be required, according to the publication, to pay for essential ser-

vices omitted from a model budget in a petition newsletter.

Mr. Vision says the statement made in the unsigned flyer about the loss of the Posse and the Prides might be misinterpreted by PORA officials.

The flyer, Mr. Vision says, states the community *could* -- not *would* -- lose the volunteer organizations.

He says it is true he was once in favor of incorporation.

"While I was on the PORA Governance Committee, we held workshop-type meetings and invited the public," says Mr. Vision.

"I was perturbed by the fact that people asking meaningful questions were given smart-alecky replies or no responses at all.

"Those meetings were supposed to be neutral, but it became clear they were the first stop on the governance committee's road to incorporation," says the SCWAIR founder.

The resident says these meetings along with his research in the Fair Housing Amendment Act of 1988, have changed his mind about incorporation.

He, along with his wife, Blanche, a retired federal administrative law judge, focused their attention on the case of NAACP vs. Huntington, N.Y.

He says the ruling in the case could be applied to Sun City

See **GROUPS**, page 9

• GROUPS *From page 7*

West and open the doors to public housing projects.

"I'm concerned about the development of public housing here," he says.

The resident says when he went public with his findings the reaction from some members of PORA was less than favorable.

"Edison (Ernest Edison) called it lies. Al Spanjer says I was using scare tactics.

He says the statements he has made have not been disproved.

"They may not like them, but let them refute them," says Mr. Vision.

Anti-groups square off

Allen Powell, a former president of PORA and a Recreation Centers of Sun City West Inc., Advisory Board officer, says the anonymous flyer contained "deceptive and outrageous" comments.

He says such misinformation distorts the debate on incorporation and is an injustice to the community.

Mr. Powell says for the betterment of the community, a balance needs to be struck between the proponents and opponents of incorporation.

"The community has got to get together, no matter who wins," says Mr. Powell.

The two citizens groups opposing incorporation may not be heeding Mr. Powell's words of unity.

"We (his group and Mr. Vision) had a falling out," explains Mr. Grimstad.

"We started when two or three people were talking and someone suggested they form a group.

"Approximately 12 people called up wanting to be in the group. And one of them was Mr. Vision.

Mr. Grimstad says Mr. Vision was upset with some of the people in the group, as well as how the group was operating.

So, he says, Mr. Vision took his ball and went home.

Mr. Vision, however, says there was no falling out.

"I support them (Sun City West Residents United Against Incorporation)," he says.

"It was just that they are not active at this time. But any organized effort to stop incorporation, I support. I even donated a check for \$50 at their first meeting," he says.

He plans to campaign vigorously now and "take it easy in September."

His group, he says, does not have a formal group of members, but consists of financial supporters and volunteers.

Presently, volunteers supporting SCWAIR, are distributing leaflets.

Once fall is here, Mr. Vision says, SCWAIR will focus on newspaper advertising.

News-Sun

Petition signatures delivered

By **CHRISTINE SELIGA**
News-Sun staff

PHOENIX — Petitions calling for an election on incorporation of Sun City West were submitted to Maricopa County this morning.

If the petitions are valid, the county board of supervisors must call an election on incorporation within 120 days.

The petitions, with 2,720 signatures, were turned this morning in to Cherie Pennington, clerk of the board of supervisors. Also turned in were letters of approval from five nearby cities.

On hand were supervisor Carole Carpenter, a Phoenix Democrat whose District 4 includes Sun City West, and two members of the Property Owners and Residents Association (PORA), Morey Jensen and Allen Powell. Jensen is the first vice president and Powell is a member of PORA's governance

committee.

The PORA membership, a homeowners group in Sun City West, voted in November to sponsor a petition to ask for an election on incorporation and conduct five public meetings on the issue of incorporation.

After a three-year study, the PORA governance committee recommended to the board and the membership that the petition drive and meetings be conducted.

Petition signatures were gathered by about 53 volunteers from Feb. 22 to March 23.

The election has to be held within 120 days of filing the petitions. If the petitions had been filed in March the election would have taken place in the summer when many people are away.

The PORA governance committee decided to hold the petitions and turn them in for a fall election date.

The petitions had to be signed by at least 10 percent of the registered voters in Sun City West, or about 1,160 people. The governance committee collected twice as many signatures as needed to make sure there would be enough valid signatures.

Now that the petitions are turned in, the board of supervisors has 60 days to announce the date of the election.

The governance committee has said it would like to have the election Nov. 14 and Jensen said that would probably be the day of the election.

The county will pay the costs of the election, he said.

Now the petitions have to be reviewed by the county.

From there the election board will review the petitions to make sure there are sufficient signatures and that the signatures are valid.

Copies of the petitions will go to the planning and development department to ensure that the boundary description and map included in the petition are correct, Pennington said.

Phil Vision, a Sun City West resident who is against incorporation, had previously said he would challenge the petition signatures.

On Monday, Vision said he had changed his mind because of a number of telephone calls he received from people against incorporation.

"Many people called because they were against incorporation and they signed and wanted to vote to once and for all defeat incorporation ... so I'm going along with these people who say don't challenge it," Vision said.



News-Sun photo by Stephen Chernak

DELIVERED — Cherie Pennington, clerk of the county Board of Supervisors, holds petitions turned in today by the Sun City West Property Owners and Residents Association.

VF SCW Incorporation

WESTSIDER

GOODYEAR, AZ
WEEKLY 6,000

JUN 21 1989

BURRELLE'S

24

6L

Incorporation issue divides Sun City West

By Jeff Nelson

Westsider staff writer

1252A

The City of Glendale has approved a proposal that would allow Sun City West to incorporate.

According to Al Spanjer, president of Sun City West's Property Owners and Residents Association (PORA), Glendale was the final city approval needed to fulfill the statute requiring that the retirement community receive approval from all incorporated cities and towns within six miles.

Sun City West has already received approval from El Mirage, Peoria, Surprise and Youngtown.

The approvals, combined with a successful petition drive that ended last March, have cleared the way for PORA—the only

voluntary-membership homeowners association in Sun City West—to put the measure to a vote.

Filing delayed

Spanjer said his group will file the petitions with the Maricopa County Board of Supervisors after July 1. Holding the petitions will allow residents of Sun City West who leave the Valley during the hot summer months to vote in a November election, he explained.

"If we file them now we must hold an election within 120 days," Spanjer said, "so we want to file them as late as possible."

PORA, which by law had 180 days to get roughly 1,200 or 10 percent registered voter approval, gathered nearly 2,300 signatures

from Sun City West residents in 30 days, according to Spanjer.

The election will give the unincorporated community's nearly 12,000 voters the opportunity to decide whether to leave Sun City West under county control, or incorporate Sun City West as a "self-governing city."

Only 'feasible options'

PORA's president said these two choices were the only "feasible options" of the five examined in a four-year study by a PORA governance committee which was formed to consider alternative forms of government available to Sun City West.

If the proposal to incorporate is approved, Sun City West would become a self-governed city instead of a development under county jurisdiction. In addition, they

would be eligible—on a per capita basis—to receive state shared revenue funds, which are collected from state income taxes, state sales taxes, gasoline taxes, vehicle license taxes, and state lottery proceeds.

In Sun City West's case, these funds would be used to continue the two services currently provided by the county, police protection and street maintenance.

Services to continue

Spanjer said that no matter which way the election goes, PORA would like to continue using the county sheriff's office for police protection and would contract out its services.

See Incorporation/page 8

WESTER 10/12-18/89

SUN CITY WEST



IT'S OUR COMMUNITY — LET'S CONTROL IT!



STATEMENT OF FACTS

- WE WILL HAVE CONTROL OF OUR OWN DESTINY — We will have a say as to how our city is run — we will elect our council from our own residents. WHAT MORE POWER CAN WE HAVE THAN THE BALLOT BOX!

WHY A CHARTER GOVERNMENT FOR SCW?

- The Charter is prepared by resident SCW to me
- All resident provisions

STATEMENT OF FACTS

- We will HAVE AN IMPACT IN THE STATE



IT'S OUR COM

STATEMENT OF FACTS

- WE WILL HAVE CONTROL OF OUR OWN DESTINY — We will have a say as to how our city is run — we will elect our council from our own residents. WHAT MORE POWER CAN WE HAVE THAN THE BALLOT BOX!
- We will be able to INCREASE THE LAW ENFORCEMENT PROTECTION by contracting for additional Sheriff's Deputies to be within our city limits — only — at all times.
- We will MAINTAIN OUR DEDICATED PRIDES AND POSSE and give them additional support.
- We will PAY NO ADDITIONAL TAXES.
- We will NOT BE PAYING \$1400 to \$1600 PER HOUSEHOLD additional tax as claimed by the ANTI'S WITH THEIR PHONEY, UNPROVEN NUMBERS.
- We will pay NO ADDITIONAL CITY TAX — unless we, the voters, request extra services and authorize additional taxes via the ballot box.

- We will NOT BE PAYING \$1 400 to \$1 600 PER HOUSEHOLD additional tax as claimed by the ANTI'S WITH THEIR PHONEY, UNPROVEN NUMBERS.
- We will pay NO ADDITIONAL CITY TAX — unless we, the voters, request extra services and authorize additional taxes via the ballot box.
- We will RECEIVE REVENUES FROM THE STATE OF ARIZONA, without having restrictions imposed on our life style.
- We will ELECT OUR OFFICIALS FROM AMONG OUR NEIGHBORS — WE WILL HAVE SELF GOVERNMENT and not corrupt ward politics like the big cities.
- We will BE RECEIVING OUR RIGHTFUL SHARE OF THE TAXES WE PAY which are now being diverted to other incorporated cities in Arizona. WHY DO WE WANT TO CONTINUE TO LOSE IN EXCESS OF \$3-1/2 MILLION — ANNUALLY?
- We will get a RETURN OF TAX DOLLARS WE PAY, AS ESTABLISHED BY LAW — REVENUE SHARING IS NOT A HANDOUT!
- We will INSIST THAT A CHARTER BE ADOPTED — and it will not take years to adopt it.

now being diverted to other incorporated cities in Arizona. WHY DO WE WANT TO CONTINUE TO LOSE IN EXCESS OF \$3-1/2 MILLION — ANNUALLY?

3

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- We will INSIST THAT A CHARTER BE ADOPTED — and it will not take years to adopt it.

For Further Information

Or Answers To Your Questions Stop In At Our Information Center —

**13606 Camino del Sol, Suite 114
Palms West Shopping Center
Phone 584-7133**

WESTER

GOVERN

WHY A CHARTER GOVERNMENT FOR SCW?

4

- The Charter is prepared by residents of SCW to meet SCW needs
- All residents of SCW vote on the provisions of the Charter
- The Charter controls the authority of the City Council
- No major spending without voter approval
- No new taxes without voter approval

WHY WE ARE DIFFERENT!

WE ARE ALREADY CONTRACTING AND PAYING FOR Major Services Such As: Trash, Water, Sewer, Street Lighting, Parks & Recreation, Fire Protection And These Will Not Be A Part Of Our City Budget.

SCW RESIDENTS ARE PAYING TODAY

\$12,872,000.

Most of the above are normally a part of a City Budget in a Full Service City NOT so in SCW, a Contract City.
As you will Continue To Pay in same manner as you are presently paying.

AFTER INCORPORATION THE CITY BUDGET WILL REFLECT THE FOLLOWING Major Services That We Take Over From The County: Law Enforcement, Street Maintenance, Planning & Zoning Coupled With Our Administrative Costs

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WE HAVE A BUDGET OF: \$2,600,000.

The Above City Budget Costs Will Be Covered By State Distributed Tax Dollars — Currently \$3,800,000. — And Other Non-Tax Income.

RESERVE BALANCE FOR FIRST YEAR

\$1,200,000.

NO NEW TAX DOLLARS NEEDED!

VOTE YES!

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NO NEW TAX DOLLARS NEEDED!

VOTE YES!
NOVEMBER 14th

RS FOR SELF GOVERN

N YOURSELF — IT'S THE AMERICAN W

Paid For By Westers For Self Government

STATEMENT OF FACTS

7

- We will HAVE AN IMPACT IN THE STATE LEGISLATURE through affiliation with the Arizona League of Cities and Towns, the strongest legislative lobbying group in Arizona. WE NEED THIS CLOUT!
- We can PROVIDE CONTINUING PROMOTION OF SUN CITY WEST AFTER DEL WEBB LEAVES to bring in new residents and to help maintain the value of our homes.
- We will ESTABLISH A VOLUNTEER ZONING BOARD TO CONTROL WHAT WILL BE BUILT ON THE UNDEVELOPED COMMERCIAL LAND WITHIN OUR CITY LIMITS: 300 ACRES! Del Webb does NOT control this — they control ONLY ARCHITECTURAL DESIGN. Deed restrictions establish land-use parameters — but zoning may allow change. DO NOT BE FOOLED ON THIS ONE!
- ~~WE DO, AND WILL CONTINUE TO COMPLY~~ WITH FAIR HOUSING LEGISLATION. The ONLY FINANCIAL JEOPARDY OCCURS WHEN AND IF A LAW IS KNOWINGLY AND INTENTIONALLY VIOLATED — and we are smarter than that! Otherwise, MUNICIPAL RISK POOL INSURANCE COVERS US.
- We can BECOME A MEMBER OF MAG

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8

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We can BECOME A MEMBER OF MAG
(Maricopa County Association of Govern-
ments) to establish a friendly and productive
relationship with all incorporated cities in the
County — especially those near by.

We will join 76% OF THE POPULATION OF
THE STATE OF ARIZONA WHO LIVE, AND
ARE HAPPY, IN INCORPORATED CITIES —
AND FOR AT LEAST THREE DECADES
HAVE NOT DISINCORPORATED ONE CITY.

WE WILL TAKE ON A NEW SENSE OF PRIDE
WHEN WE BECOME THE 15th LARGEST
CITY IN ARIZONA AND BE THE ENVY OF
THE NATION!



Your Support Is Needed!

MAKE CHECKS PAYABLE TO:
"WESTERS FOR SELF GOVERNMENT"
MAIL TO: JOE STOFFEL, TREASURER (CPA)
19002 124th DRIVE
SUN CITY WEST, AZ 85375

ATTENTION VOTERS OF SCW.....

INSERT #1 SC INDEP 11/1-4/89

**DEL WEBB DEVELOPED A COMPLETE AND
UNIQUE COMMUNITY, BUT NOW WE MUST
ENSURE IT'S LONG TERM SUCCESS**

OUR INFRASTRUCTURE IS IN PLACE...

that is the paved streets, curbs, gutters, surface water drainage system, central water and sewer systems, street lighting, fire district, etc. This infrastructure, complete and in place, highlights one of the unique features of SCW that distinguishes SCW from other Arizona communities by builders who built homes, but only part of the infrastructure.

A case in point: SEDONA's builders did not put in a central sewer system; now the residents are contending with a \$22 million system -- and the

additional taxes needed to pay for it.

Another case in point: Prescott's current street budget calls for only \$220,000 for existing street maintenance. But Prescott's street budget also contains over \$2 million for maintenance of 30 miles of dirt road, for cutting new streets through hills and forests, miles of guard rails, etc. — a disappointing legacy by home builders who provided only a part of a city's necessary infrastructure.

WHEN SCW INCORPORATES NEW TAXES WILL BE REQUIRED TO COMPLETE OUR ALREADY IN PLACE INFRASTRUCTURE

INCORPORATION INCURS RESPONSIBILITIES BUT STATE-SHARED REVENUES FUND THESE OBLIGATIONS:

Although SCW will officially be incorporated on Nov. 15, 1989, the county will continue to provide full services at no cost through June 30, 1990. The new contract city government must be in place and ready to provide full services during the balance of the year ending Dec. 31, 1990.

The original Model Budget prepared by the Governance Finance Team in 1988 was prepared to reflect the first year of full scale operations. 1991 will be the first year of full scale operations; this report reflects 1991 revenues and expenses.

STREET MAINTENANCE FUND

During 1991 state-shared revenues will provide over \$1 million to SCW, earmarked for street maintenance. For several years

COST OF CITY GOVERNMENT PLUS MISCELLANEOUS

Of the slightly over \$2.1 million remaining in the General Fund approximately \$940,000 will fund the cost of charter/contract government, including City Manager and staff salaries, office space rental (no City Hall needed, thank you expenses for a volunteer, non-salaried mayor and councilmen (to provide oversight of the City Manager and paid staff), contracted building inspectors, liability insurance, and Del Webb style special events.

Approximately \$1.2 million will be set aside in interest bearing operating reserves.

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2 STREET MAINTENANCE FUND

During 1991 state-shared revenues will provide over \$1 million to SCW, earmarked for street maintenance. For several years Maricopa County has afforded minimum maintenance services to SCW evaluated at less than \$200,000 per year.

A model 1991 budget for SCW plans expenditures of about \$600,000 for top-of-the-line private contractor services.

\$400,000 in interest bearing operating revenues will be set aside for future major street renovation.

GENERAL FUND

State-shared revenues, plus \$700,000 from other sources (APS franchise fee, building permits, etc.) will provide over \$2.8 million to SCW for the General Fund.

LAW ENFORCEMENT

From this fund, the model budget provides for contracted law enforcement services from the Sheriff's offices. For about \$660,000 we can ensure that two deputies will be available within SCW borders at all times. Currently the Sheriff's office, reported to be 25 officers understaffed, can provide only one assigned deputy but whose beat includes SCW and areas outside of SCW reaching to Wittmann. Our volunteer posse members deserve the support of a full time Sheriff's presence. (Jail facilities will be available on a modest per diem basis).

City Manager and paid staff), contract building inspectors, liability insurance, Del Webb style special events.

Approximately \$1.2 million will be aside in interest bearing operating reserves.

WHEN SCW INCORPORATES NEW TAXES WILL BE REQUIRED PROVIDE SCW TOP-OF-THE-LINE STREET MAINTENANCE, LAW ENFORCEMENT, AND RESPONSIVE EFFICIENT CHARTER/CONTRACTOR LOCAL GOVERNMENT.

ZONING CONTROL

Although Del Webb is leaving us with completed city infrastructure and private recreational facilities in place, Del Webb has not developed all the commercial areas. About 300 acres are held by outside speculators and developers. Some areas will surely come under pressure for rezoning. The Maricopa County zoning board, though competent and well intentioned see us as only 1% of the constituency. It cannot be as responsive to our needs and wishes as our own people would be.

WHEN SCW INCORPORATES, OUR OWN VOLUNTEER PLANNING AND ZONING BOARD CAN MORE CORRECTLY ASSESS OUR WISHES AND FIND THE MOST REASONABLE BALANCE BETWEEN OUR WISHES AND THE RIGHTS OF THE DEVELOPERS TO A FAIR ECONOMIC RETURN ON THEIR INVESTMENTS.

THIS ADVERTISEMENT PAID FOR BY HUNDREDS OF WESTERS FOR SELF GOVERNMENT
(none from outside developers)

3

OUR RECREATION AREAS ARE COMPLETE...

Another unique feature that distinguishes SCW from other, non-planned communities is the completeness of our recreational facilities. Typical cities must build their own, such as parks, playgrounds, swimming pools, libraries, social halls, craft centers, etc. — and pay for them and their upkeep out of additional taxes.

Contrast that to the happy legacy left by Del Webb. An incomparable set of amenities far exceeding that in any other city, owned and kept up by an incorporated private club, known as the Recreation Centers of S.C.W., Inc. Del Webb wisely locked us into this private club through deed restrictions when we bought our homes. (Only members and their personal guests can admit themselves to these facilities). A transition team, the Rec Centers' Advisory Board is in place to take over the management when Del Webb leaves. Also in place when Del Webb leaves will be \$1.5 million in a reserve fund.

WHEN SCW INCORPORATES THE REC. CENTERS WILL CONTINUE TO BE OPERATED PRIVATELY. NO CITY FUNDS WILL BE USED TO OPERATE THEM.

IT'S DECISION TIME

On Nov. 14, when we vote for or against incorporation, we will essentially choose either civic management by a distant county government that is not financially able to render us more than minimum street and law enforcement services OR we will choose

4

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IT'S DECISION TIME

On Nov. 14, when we vote for or against incorporation, we will essentially choose either civic management by a distant county government that is not financially able to render us more than minimum street and law enforcement services OR we will choose civic management by ourselves supported with over \$3.8 million in state-shared and other revenues that far, far exceed the monies that can possibly be spent on us by County.

THIS IMPORTANT DECISION IS A JUDGMENT CALL FOR EACH OF US THAT AFFECTS OUR LONG TERM LIFESTYLE, OUR PROPERTY VALUES AND OUR FUTURE.

We urge you to
ensure the long-term
success of
Sun City West...

VOTE

YES

TUESDAY

NOV. 14th for

INCORPORATION

CONTRIBUTORS TO

Historical Society Seeks Help

The Sun Cities Area Historical Society will soon be moving into its permanent headquarters at 10801 Oakmont Avenue - the first home built in Sun City. Exhibits, open to the public, are now in the planning stage. But, with the exception of model home information, there is a dearth of memorabilia for Sun City West.

Westers.... do any of you out there have snapshots of the early development phases, a copy of the first menu at Crestview Restaurant, a program from the first show at the Sundome? Who were the first people to move into a SCW home?

Construction photos of shopping centers, churches, activities? Who were some of the early community leaders? Any pictures of "pre-Sun City West", e.g., Lizard Acres, farm land, highway signs, etc..

Anyone having any items of interest or think they have something that should be considered, and are willing to give it to the Society are asked to call 933-2698 or 974-5377.

Polish-American Heritage Month Phobia Facts

The Arizona Division of the Polish American Congress will celebrate Polish American Heritage Month (October) by honoring poet, humorist, composer, Feliks Konarski at the Lakes Club in Sun City on Sunday, October 29, 3:30 p.m.

Mr. Konarski who has delighted Polish audiences nationwide will receive the 1989 "Outstanding Polonian" award.

The \$17.50 a plate dinner will also commemorate the 50th anniversary of Hitler's infamous attack on Poland, September 1, 1939.

The Polish American Congress is a national organization with a total membership of more than six million. It was formed in 1944 to resist the enslavement of Eastern Europe.

For information about the dinner call 972-2290.

At a recent Phobia Anonymous Support Group meeting at Greer Auditorium, some questions were not answered for lack of time.

In the interest of aiding this worthwhile program, The Wester, from time to time, will carry one or more questions and their answers. This week's question was:

"How do I know I have a phobia?"

Answer, according to the group's founder, Fern Overlook, is:

If you have been avoiding situations or activities that other people do easily, such as shopping, traveling outside of your safety zone.

Or, being alone, you fear these squeamish feelings you get; fearful thoughts or physical symptoms-



DENTISTRY IN SUN CITY WEST

We offer a **GENTLE, FRIENDLY**, affordable, comprehensive service for your dental needs. We are experienced and practice up-to-date modern dental techniques, and will advise you of **ALTERNATIVE** solutions to your dental problems.

WE DO:

Exams, Cleanings, Fillings, Crowns (Caps), Removeable and Fixed Bridgework, Dentures, Cosmetic Dentistry, Bonding, Surgery, and Root Canals. We treat Jaw Joint Disorders (TMJ) and are versed in the State-Of-The-Art Implantology.

Sun-Town Nutrition

"You are what you eat"



1111 SUN CITY, AZ 85351