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TABLE OF

CONTENTS



DEPARTMENTS

6 Message from the Executive Director

8 Message from the President

FEATURE

10 Arizona City & Town Hall Tour

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Open, Transparent and Accountable

We often talk about cities and towns as the most open and accessible level of government, and that is true on a number of levels. Not only are our regular council, board and commission meetings held in the communities where our residents live and do business, but cities and towns are also accessible through their websites, their online presence in social media, and state-mandated notices and postings.

The vast number of requirements can make it challenging for any municipality or public official to maintain compliance with the laws. That's where the League can be a valuable resource.

Our general counsel's column in the July edition of the online League Connection newsletter talks about a recent opinion by the attorney general that discusses whether text messages on a public official's private devices are considered public records. This is just another dimension of the fact that virtually all the business of cities and towns is open, transparent and accessible to the public.

Sometimes, elected officials see that openness as an impediment to doing business efficiently, and that is true to some extent. But as we all know, disclosure and delays in decision-making are designed to assure members of the public that they are informed about proposed action involving their community and that they have the opportunity to make their voice heard.

At one of the League's newly elected officials programs, an attendee was stunned to find out that all business of the city had to be done in full view of the public. He asked, "How is the council going to be able to meet ahead of time to decide what course of action to take?" Of course, that is exactly the point.

Deliberations cannot occur in private offline meetings, emails or text messages. All the city and town business must be conducted in a meeting that has had proper advance notice, and all discussions and decisions have to be made in full view of the public. After all, the community actually belongs to the residents, and elected officials are selected by them to make decisions on behalf of the public.

The fundamental purpose of the open meetings law is for members of the public to be able to attend and listen to how their elected representatives arrived at a decision that impacts their lives.

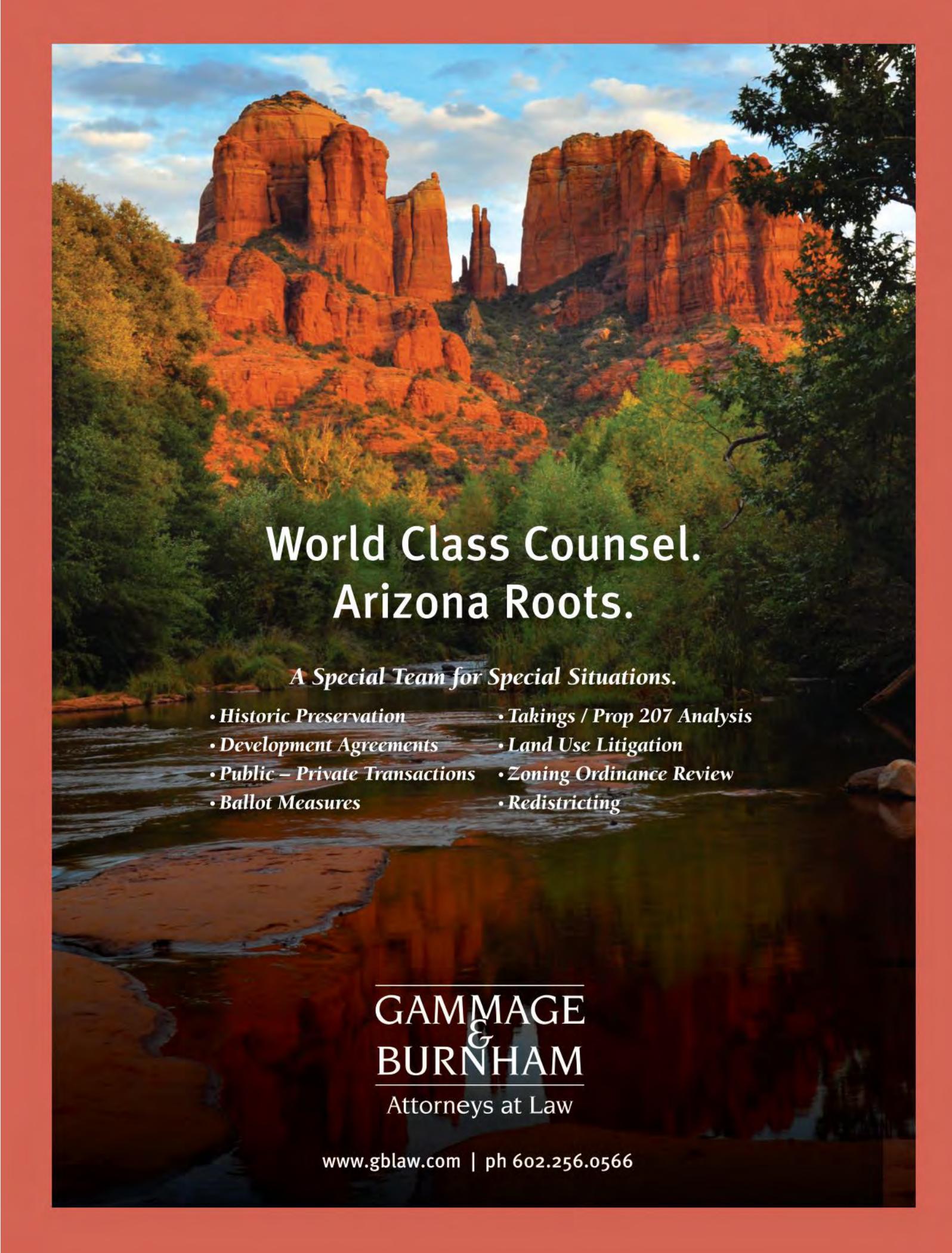
One of the League's interns is doing a research project to pull together all the statutory requirements for postings and publications. It's amazing how many there are. The spreadsheet he has assembled so far covers a whopping 17 pages of text!

In recent years, the Legislature has begun to require more items to be posted on a city's or town's website but generally without removing the many requirements for print publication, posting at various locations around town and direct mail in some cases. Many of those requirements have been in statute nearly 100 years and are difficult — if not impossible — to comply with. For example, the requirement to post notices in a newspaper "printed in the county" of the community cannot be done in many Arizona counties today. With today's electronic technology, there are a number of counties where newspapers are published or distributed locally but printed somewhere else.

When this project is completed, it will become a useful tool to take to state lawmakers for streamlining and simplification of notice requirements. We want cities and towns to be open, transparent and accountable, and legally compliant with the law too.

A handwritten signature in black ink that reads "Ken Strobeck". The signature is written in a cursive, flowing style.

Ken Strobeck
Executive Director



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Magnificent Municipal Centers



Chandler's City Hall, dedicated in the fall of 2010, stands as an iconic building dedicated to public service and government transparency. We didn't know when we opened the doors just how popular it would be with residents and visitors alike.

We've given thousands of tours and hosted dozens of public events. The glass-and-stone structure has also served as the backdrop to countless wedding, graduation and family photo opportunities. The Vision Gallery, consistently named among the top art galleries in the region, rounds out this intriguing municipal complex. Built to LEED (Leadership in Energy and Environmental Design) Gold standards, Chandler's City Hall is a place I am quite proud of. Of course, I may be a little biased.

But city halls in general should be open and inviting places. And by all accounts, those I have visited in Arizona are. As public officials, we owe it to our residents to be accessible. The League of Arizona Cities and Towns is to be congratulated for dedicating this issue to our state's municipal centers.

As president of the League, I was excited about this year's annual conference, held August 22-25 at the Hilton El Conquistador in Oro Valley. This was a terrific opportunity to network with fellow elected officials while learning about the latest trends in local government.

Finally, I want to thank all of my colleagues and the League staff for their work during the past legislative session. We had some good dialogue with our state leaders, bringing many of our challenges and concerns to a positive resolution. It is truly a privilege to serve this organization and work with so many caring and compassionate mayors and council members.

Jay Tibshraeny
League President



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ARIZONA CITY & TOWN HALL — TOUR —

Of the 91 cities and towns in Arizona, each community has a place where its council gathers to make decisions and interact with residents. City and town halls are often a central location for the community to stop by for particular information and visit with local elected officials and staff.

As the central hubs of Arizona local government, it's understandable that city and town halls boast some of the most unique architecture and history in their respective cities and towns. It's also understandable that many of these locations have received awards and recognition for their prominence, historical significance, design and commitment to the environment.



Around 1880, the City of Willcox was a temporary railroad construction camp called Mahley, where workers lived in tents. But in the winter of 1881, the Southern Pacific Railroad decided to construct a railroad depot, making Willcox a major regional shipping and trade center at the time, second only to Tucson. By 1936, Willcox was the leading shipping point in the United States for transportation of the cattle industry. Up through the 1950s, the railroad depot served as the center of economic activity for the community.

The two-story building of the depot was constructed in 1881 with an apartment for the station master. A warehouse section was added in 1885, and finally, a lobby was constructed in 1915. The depot was constructed with California redwood and included stick architectural style.

In 1994, the Southern Pacific Railroad planned to tear the depot down. Nearly 114 years after its construction, the building was the only remaining original wood-frame Southern Pacific station in Arizona. Despite the plans to tear the depot town, the citizens of Willcox wanted to keep its historical site and redevelop it into its former glory. Individuals in the community



rallied together to acquire the depot from the Southern Pacific Railroad Corporation and spent the next four years refurbishing and restoring the historic facility.

The former railroad station that once put Willcox on the map now serves residents and visitors as its City Hall.



CITY OF CASA GRANDE



Built in 1921 at a cost of \$135,000, a Spanish colonial structure, affectionately known as Old Main, served as the Casa Grande district's only high school for 76 years, Casa Grande Union High School. The building included a gymnasium, added in 1936, which is the only known adobe gymnasium in the state. Construction of the adobe structure was done using on-site earth to make 30,000 adobe bricks, and the manufacturing of the gym walls created much-needed jobs in Casa Grande's deflated economy during the Depression years.



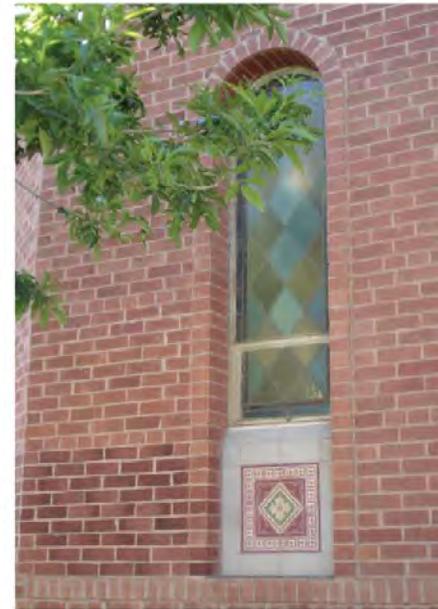
In 1997, the city stepped forward to find a new use for the building when plans were made to move the school to a different site. The structure was rehabilitated with

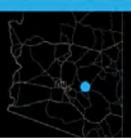
a modern interior while restoring the original exterior with the assistance of a Heritage Fund grant. The acquisition, rehabilitation and adaptive reuse of the high school for a new city hall was completed at the cost of over \$4 million.

The building now houses several key city departments, including the city manager's office, the city attorney's office, the planning and zoning department, and the city clerk's office. The building used for Casa Grande's City Hall prior to its current site is now utilized as the Casa Grande main library.

TOWN OF QUEEN CREEK

Built in 1951, the Queen Creek Town Hall was originally a chapel for The Church of Jesus Christ of Latter-day Saints. The church utilized the chapel until 1989, and it was sold to the town of Queen Creek in 1991. The stained-glass windows still remain and are unique characteristics behind the dais. Youth groups frequently visit Town Hall to not only learn about local government but also visit a historical building in the community.





In the early days, Miami's town government was new, small and lacked financial resources to build a town hall. In 1915, the town budget was \$29,500, more than a third of which (\$10,130) was spent on street improvements and maintenance. Unable to finance the construction of a town building, the council chose to house town offices and conduct its meetings in rented quarters. In 1915, the town paid \$50 per month to rent a hall from local businessman and real estate developer James P. Glass.

In fact, the Town of Miami would not acquire its own town hall until the 1930s, when it took over the building formerly occupied by the Bank of Miami at the intersection of Keystone Avenue and Sullivan Street. For most of this early period, the 1910s and 1920s, the town occupied rented quarters below the Arcade Hotel at Keystone Avenue and Gibson Street.



Many of our Arizona city and town halls are products of a former life. These buildings were once used for prior purposes and have since been reconstructed and repurposed as new homes for their communities' central buildings.

CITY OF BISBEE

The Calumet and Arizona Company Building, now known as the Bisbee City Hall, was built in 1909. Calumet and Arizona Company was one of the first mining companies in the Warren District, and this building was its company headquarters. Phelps Dodge acquired the Calumet and Arizona Company in 1931. The building and the entire Warren District were surveyed in 1993 and are eligible for listing on the Arizona and National Register of Historic Places. Phelps Dodge owned the building until 2000, when it was purchased by the City of Bisbee for Bisbee's City Hall.

Bisbee City Hall, at 118 Arizona St., is located in the original Warren townsite. The building is part of the initial townsite development, which was established during Warren's first boom period between 1907 and 1910. The building now serves the public as government services and houses the mayor and city council, the city manager, the city clerk, the finance department, and the community development and public works departments.



City Hall Fire

Sadly, the City of Bisbee recently suffered a devastating fire to their historic city hall and the building was severely damaged. No one was injured in the event.

The city was up and running with municipal services within a week of the fire and continues to work in the relocated offices at the Cochise County government complex.

Bisbee has already started reconstruction of the city hall, as a restoration company has begun tearing down the interior of the three-story building. The city is eligible for insurance money to cover the damages and the city hall will be rebuilt.

TOWN OF PATAGONIA

The Town Hall for the Town of Patagonia is actually the former railroad station. The railroad operated in the town of Patagonia until it was abandoned in 1962. The rails were removed, but the building remained intact. Spearheaded by the efforts of the Rotary Club, the railroad right-of-way was conveyed to the town, and it serves as a park running through the middle of the town. The station was moved from its original site adjacent to the present location and then connected to the Town Hall.

The New Mexico and Arizona Railroad connected the southern Arizona area to Mexico with the Benson-to-Nogales railway and passed through Patagonia. Eventually, a direct rail line that extended from Tucson to Nogales, Sonora, in addition to a decline in mining activity and population in the area, led to the abandonment of the rail line. The station grounds were donated to the town and made into a town park. The depot was originally sold to a local businessman, and the town eventually purchased the building that now serves as the Town Hall.



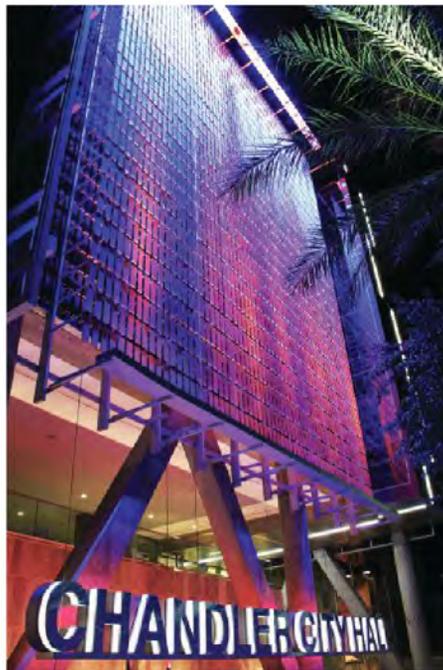


Chandler's City Hall complex offers

convenient access to the most-used city services, features a pedestrian-friendly design that brings energy to historic downtown Chandler, creates long-term savings for taxpayers, and serves as a source of pride for the residents of the community.

The complex, which opened in October 2010, features urban edge design, which improves pedestrian access; generates a more dynamic, urban environment along with the adjacent Arizona Avenue; and creates a quiet, open courtyard in the center of the complex for enhanced social interactions.

It was also designed to support the city's green building initiative. Numerous sustainability and energy-efficient features were included to provide long-term savings in operations and maintenance costs. The facility received LEED Gold certification. Sustainability elements include air quality monitoring and control, high-efficiency HVAC systems and thermal controls, the use of materials with recycled



content, water conservation elements, the "harvesting" of daylight, the use of high-efficiency windows, and aesthetic and artistic shade features.

Public art is also integrated into the building, with one piece in particular serving as both a work of art and a natural light filter for the office windows. The artwork "Turbulent Shade," created by artist Ned Kahn, incorporates 1,890 perforated stainless steel panels that reflect and block light, pivot with the wind, and are exquisitely illuminated at night. The Vision Gallery, an art venue operated by the city, is also located in the complex.

Chandler City Hall earned recognition as the Best Government/Public Building in the Nation by *Engineering News-Record (ENR)* magazine in 2011, and in that same year, it received the Crescordia Environmental Excellence Award for Outstanding Civic Building/Structure in Arizona. In addition, Chandler's municipal complex received numerous national and international awards for outdoor lighting design, interior lighting (council chambers), creative lighting of an art piece ("Turbulent Shade"), excellence in masonry, and daylighting and energy-efficient design.

Clarkdale's Town Hall complex has a rich history and an award-winning focus on sustainability. Anchored by the historic Clark Memorial Clubhouse, which is listed on the National Register of Historic Places, each of the buildings in the complex played a part in Clarkdale's evolution from its company-town roots. The Men's Lounge, which served as the social gathering place for the men in the community in the early 1900s, is now the Clarkdale Town Council chambers. Clarkdale may have the only town council with a historic bar, cigar case and pool cue rack in its chambers, and the remnants of the town bowling alley down below. But history is not the only focus in Clarkdale. The town's commitment to sustainability led to the installation of a geothermal heating and cooling system in the Clark Memorial Clubhouse, which was a first-of-its kind installation in a municipal building in Arizona. The entrance to the clubhouse, Centennial Plaza, was renovated as a demonstration of water sustainability and use of native landscaping in 2012, and both Centennial Plaza (in 2016) and the geothermal project (in 2013) received sustainability awards through the International City Management Association.

Clarkdale's Police Department and magistrate court are housed in a building that was the original health clinic for the company town. Where the local nurse and doctor once roamed the halls treating flu patients and mine accident victims, Clarkdale's finest now carry out their public safety mission. The town's original Methodist church now houses the Town Hall and library. Today's community development department occupies the original town post office, where the town



has repurposed some of the original brass post office box doors into mailboxes for board and commission members. Finally, the original "company" offices were found where Clarkdale's utility and public works offices are now located. During a remodel of the building in the early 1990s, a secret

room was uncovered, which contained a treasure trove of historic documents. Volumes of United Verde Copper Company ledgers have since been turned over to the local museum, and they paint never-before-known details of life in Clarkdale in the early days.

Several city and town halls have unique and standout design features that represent the stories of their community. While some are architectural feats of greatness, others include important historic elements within their designs and shine light on public gathering space. Many of these designs have been recognized for their showcase of creativity and innovation.



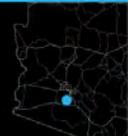
The city of Tempe’s City Hall is the perfect example of a building whose architecture and location are both historically significant.

Known affectionately as the “upside-down pyramid,” the building sits in the heart of downtown Tempe. The architectural style of the building is an example of midcentury modern, which came on to the scene in Arizona in the mid-1960s. In addition to being a stunning piece of architecture, the unique design of the building was specifically created to gain maximum sun in the winter and minimum heat in the summer.

The building is also significant because of its use of new technologies and design strategies. Steel was heavily used as part of the midcentury modern movement and was the main material used in the construction of the three-story building. The City Hall also includes a heavily landscaped below-ground courtyard that is surrounded by additional city offices.

Designed by local architect Michael Goodwin and his father, Kemper Goodwin, the building was completed in 1970 and opened in 1971. It still serves as the municipal center for the city today. The building exists on the site of the 1914 Tempe City Hall. At the time of construction, city officials considered relocating their City Hall to a location more geographically central in the southern part of the city. Goodwin and others felt that keeping the City Hall in the downtown area would spur economic growth in the area, and he saw the design of this new building in a former location as a challenge he wanted to tackle.

The Tempe Municipal Building received an award of excellence from the American Institute of Steel Construction in 1971 and an award of merit from the Western Mountain Region of the American Institute of Architects in 1972.



In the small city of Maricopa, city business used to be conducted in a trailer. As time moved forward and the city began to grow, trailers were added to the equation, and soon, City Hall was actually several trailers in a row. However, the city had plans for expansion, and in 2013, its brand-new City Hall had opened to the public.

The new 45,000-square-foot City Hall includes 2,700 square feet of council chambers, an 11,000-square-foot police building, four large conference rooms and one executive conference room. There is also a design planned for future expansion.

In addition to the much-needed additional space, the City Hall has been built with many of the sustainable features included on the U.S. Green Building Council’s LEED rating system. The interior is also unique in that the cubicle



areas have direct access to windows, while the majority of manager offices do not.

The interior and exterior of the City Council chambers were designed to replicate the features of a well, to pay homage to Maricopa’s history. Maricopa was known in the late 1800s as the last well stop to stock up on food, water and other supplies before traveling

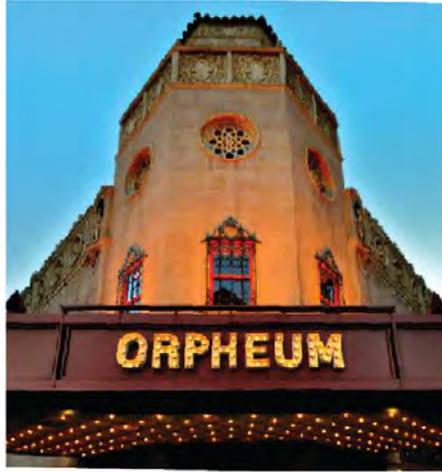


farther out. The vertical windows and shades represent the crops that are foundational to Maricopa’s history.

Most importantly, the City Hall serves as the focal point to a larger city center concept plan. The city of Maricopa is always looking toward the future and is progressing as time goes on.

CITY OF PHOENIX

Phoenix City Hall, in the heart of downtown Phoenix, is quite the unique building for its own design and for the fact it is physically attached to the almost-90-year-old Orpheum Theater, a national landmark building. Phoenix City Hall's 20 stories were designed, in part, to make the three-story theater appear more visible through the curved façade and the setback of the higher floors. There are even exit doors that take people from the theater straight into the atrium of City Hall. The atrium has its own unique story to tell, as the 120-foot-long atrium actually follows the original alley that used to run along the Orpheum's south wall. The alley was deemed unnecessary as the theater joined City Hall in using a new, consolidated loading dock area. As for Phoenix City Hall itself, it is known



for its curtain wall of indented windows adorned with more than 1 million pounds of stainless steel sun shades that block out the sun's hot rays on both the east and west elevations.



CITY OF APACHE JUNCTION

The city of Apache Junction is celebrating more than 10 years in its City Hall complex, the first LEED-certified city hall in Arizona. The City Hall and municipal court opened in 2005 as the city chose to find ways to set an example for the region in green building and long-term, cost-effective governance. After more than a decade, the buildings are performing very well. In a further effort to maintain the structures and lengthen the life of the complex, city workers take part in an annual “scrub and grub” effort to organize, clean and improve their work area and the building by extension. Some tweaks have been made along the way, such as a continual upgrading of lights from CFL to LED and changes to the HVAC system. The city added electric vehicle charging stations to the City Hall complex. There remains a horse stall — for those who use an alternative mode of transportation to visit City Hall.

The city continues to look for ways to build on the sustainable effort with low-water-use plants, the possible use of solar energy and getting another energy audit in the near future as part of the original commitment to save money and conserve resources over the life of the structures.





Dedicated and opened in late 2002, Yuma

City Hall blends the city's history as an important and strategic river town together with its aim toward a growing and robust future.

Located adjacent to several historic districts, Yuma's modern City Hall replaced a building erected in 1921. That structure still sports the words "Yuma City Hall" above its entrance due to requirements of its designation as a historic building, confusing some visitors and new residents. But while the city still owns and maintains that building and while some city offices — notably the Yuma Crossing National Heritage Area — are housed there, Yuma has long since outgrown that facility.

Taking note of the rapid growth that preceded it and the trend toward even more development to come, the current City Hall was designed with the idea that it might have to last longer than the 80 years served by its predecessor. The building's shell was created with ample space for growth on its second and third floors, and the city maintains an extra parking lot to the southeast.

But a symbol of Yuma's history that's partly responsible for the city's growth stands inside City Hall's lobby as a reminder of the struggle it took to get this far. An Aeronca Sedan airplane named City of Yuma hangs above entrants with the same paint job it had when it was flown for a then-record 47 consecutive days in 1949. The historic endurance flight was the brainchild of four men looking to spark the economy after the drawdown following the end of World War II resulted in the closure of the Army's airfield in Yuma. The intent was to stage the endurance flight, earn national publicity and let the world — and the U.S. military in particular — know about Yuma's perfect year-round flying weather.

The flight served its purpose: U.S. military reinvestment in Yuma returned soon thereafter. Today, with Marine Corps Air Station Yuma and the U.S. Army Yuma Proving Ground to the north, the military is one of the three most important sectors in Yuma's economy.

Below the plane in the City Hall lobby sits a similar model to the 1948 Buick that was used to exchange fuel and supplies with the two pilots. The lobby's east side features an audiovisual presentation on the flight, a kiosk describing the flight to visitors and a



display case of artifacts used during the historic run. Blown-up photographs of an actual refueling run grace the wall behind a curved staircase leading up to the city's Department of Community Development. Visitors to City Hall are invited to check out the display during regular hours of operation (however, the display is lit at night, so passers-by can see it from the outside if time is an issue).

While history is on display within City Hall, the facility itself is constructed for the modern convenience and comfort of the city's customers, residents and business partners.

Among the modern conveniences that also save taxpayers some money is the recent contract with Climatec that locks in the rate the city pays for electricity for City Hall and other buildings for 20 years. Part of the contract included the construction of solar power panels over the complex's employee parking lot to the south. Along with panels already in place, out of view, on City Hall's rooftop, generated solar power now offsets most of City Hall's electricity usage.

City Hall makes a good first impression on visitors, with its modern feel and award-winning desert landscaping. Recently added exterior LED lighting allows for changes in nighttime color presentation — say, purple for Domestic Violence Awareness Month, or red and green near Christmas.

Built for the future with a nod toward the past, Yuma City Hall welcomes old friends and new visitors alike.



The current site of Buckeye's City Hall is the fifth location in the city's history. Buckeye was founded in 1888 as an agricultural town. The first Town Hall also doubled as the town jail on Fourth Street, a block south of Monroe Avenue. As the town grew, so did the need for town business.

The second location of Buckeye's Town Hall site can be seen in the Roxy Theater photo. It's the red brick building with the chimney stack. The town jail also moved to this location. The building is currently occupied by the Buckeye Chamber of Commerce.

Continued growth created the need to again expand Town Hall to include other services, so the third Town Hall location was built about a half-mile from its second home, on Monroe Avenue (MC 85) and Eason. Currently, this building is home to a few police services and the Arizona Department of Transportation.

A few years later, Buckeye's Town Hall moved about a block away to the Charmin Building. This location had been a strip mall



that was vacated, so in a cost-saving effort, town officials moved their expanded services to this location. The city's IT department now occupies this building.

As Buckeye transitioned from a town to a city, a new City Hall was in order. The 68,000-square-foot building was designed to maximize space and reduce maintenance

and utility costs. The interior does not have a large lobby or waiting rooms, so the building can easily be reconfigured and/or renovated within minimal costs.

Completed in 2008, the three-story building was completed for a final cost of \$13.2 million, which included furniture, fixtures and equipment. ■

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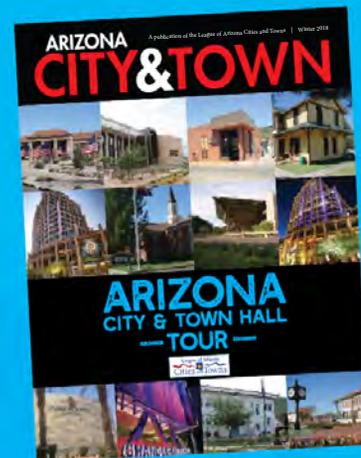
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