

Minutes of the Work Session held April 6, 2015 at 6:00 p.m. in the Council Chambers.

MEMBERS PRESENT

Mayor Kenn Weise and Council Members

Stephanie Karlin, Vice Mayor
David Iwanski
Bryan Kilgore
Jim McDonald
Sandy Nielson
Lorenzo Sierra

ALSO PRESENT

David Fitzhugh, City Manager
Gina Montes, Assistant City Manager
Kevin Artz, Assistant City Manager
Andrew McGuire, City Attorney
Carmen Martinez, City Clerk

1 ROLL CALL BY THE CITY CLERK

2 A FOR AVONDALE EDUCATIONAL PROPOSAL

Gina Montes, Assistant City Manager, presented a proposal raised by Council Member Sierra, to support education in Avondale. The superintendents of all the school districts in Avondale received information on the proposal and were given an opportunity to provide their feedback. The goal of Council Member Sierra's plan is to have every school in Avondale become A-rated by the end of the decade. This would improve Avondale's status as a community of choice and differentiate the city from its neighbors.

The first phase of the plan would require an assessment of the educational landscape in the community, and the convening of a citizen-led advisory commission to provide guidance and oversight. The second phase would be to develop a how-to guide of best practices from existing A-rated schools from which lower ranked schools would be able to learn. This phase would involve broad stakeholder support and partnerships from foundations. The third phase would establish outcomes and measurements. Schools and teachers would be provided with incentives for good performance. The good results would be used to market Avondale.

Ms. Montes noted that this proposal would require additional staff and resources to implement. The coordination of a new commission would entail much staff work, as would the implementation and follow-up process. No staff person is designated for this task at this time. This proposal represents a departure from past approaches related to education, and would require active school participation to succeed. The schools would have to be in agreement with the proposal, since the City has no direct jurisdiction over them. The issues related to education are many and complex. There are multiple school districts within the city's boundaries, and those districts are active in several other cities as well. There are complex funding issues, as well as issues related to assessments and state standards.

Ms. Montes stated that the City would need about \$100,000 to cover a full-time staff person to administer the program and cover meeting expenses. There would potentially be a need for an outreach and marketing contract, as well as the need for consulting services and incentives to teachers.

Council Member Sierra said he serves on the Phoenix Business and Workforce Development Commission which is charged with building the workforce necessary to attract business to Arizona. Recently a tech company with 1,000 high-paying jobs picked Albany, New York over Arizona as the location for their business because they did not have faith in Arizona's K-12 system. The A for Avondale goal would differentiate Avondale and provide an economic development advantage.

Council Member Sierra emphasized that this proposal would not put City government into the classroom. The City would partner with superintendents to make schools the best they can be. The plan is meant to serve as a community rallying point under one powerful, meaningful goal so that when businesses consider Avondale as their home, they know that their children will have access to quality schools.

Council Member Nielson said she serves on the Littleton School Board, but is not an educator. The state legislature is giving more money to charter schools and pulling it away from public education; as a result, public education is struggling with funding. Rather than waste time having the City come up with ideas that schools have probably already tried or are doing already, it would be better to have schools explain what resources they need in order to improve. The proposed funding allocation seems excessive.

Lisa Graham Keegan said she is Executive Director of A for Arizona that is run out of the Arizona Chamber of Commerce Foundation in partnership with the Tucson Hispanic Chamber. A for Arizona is a project that works with schools that are serving over 60% low income students but operating at an A level. Most of these schools are in southern Arizona. Two of them are in Avondale. The purpose is to understand what low income A schools are doing and how to expand their impact. Avondale is one of the best places for the program because of the disproportionately higher number of schools that are operating at close to an A level. Schools are supported because of their excellence, not their governance style. She encouraged City Council to adopt this effort.

Vice Mayor Karlin said she used to be a teacher and understands that education is closely linked to economic development. She questioned the difference between the state and local programs and asked whether they would be linked. Ms. Keegan explained that they are separate programs, but A for Arizona would applaud Avondale's initiative. Vice Mayor Karlin expressed pride in how teachers and school districts have worked so hard to improve education in Avondale compared to where it used to be. She said she has many questions related to the coaching, the contracting, and the staff person who would oversee the program. There are many private/public partnership opportunities available, but they will need someone to coordinate them. More time is needed to discuss the program and understand how it would work.

Council Member McDonald said everyone wants a good education for their children, but the City has no jurisdiction in the schools, and he questioned how this program would fit in. The City needs to focus on things it can control. It will be challenging to coordinate multiple school districts. He would be in favor of exploring the idea further, with input from the school superintendents, to learn how the City can assist schools rather than direct them.

Council Member Kilgore said he was initially excited about the proposal. The goal is remarkable and would definitely help the city. As an educator, however, he wonders how it would affect teachers in the classroom, administrators, and the school boards. If everyone is on board, the initiative will be a success, but the schools must demonstrate their support first.

Dr. Dennis Runyan, Superintendent of the Agua Fria Union High School District, offered to provide demographic information and explain what is happening in district schools. Much of it is positive, but there is still room to grow. One area of common interest is community partnerships.

Dr. Julianne Lein, Superintendent of the Litchfield Elementary School District, said she oversees the highest performing school district in the state. The support is especially welcome in light of budget cuts to public education, and \$150,000 would support three teachers with benefits. Three teachers can serve 450 students in middle school, and 90 students in elementary school. The plan encompasses elements that are statutorily assigned to governing boards. This could result in much hard work being done to produce a program that no school is required to use. Schools might not agree with the suggestions and will not want to do anything to jeopardize their A status.

Dr. Lein said there are some things the City could do, independent of the governing boards, that would really help. Teachers are key to making A level schools possible, but there is a teacher shortage. Attracting and retaining the most highly qualified teachers is as important as attracting businesses. Avondale offering subsidized housing and merchant discounts could convince a young graduate, saddled with student loans, to move here to teach, because they could enjoy a better quality of life on the same salary. The City could also instill the importance of enrolling in school before July 1, because late registrants cause overcrowded classrooms. Litchfield ESD operates in five cities, and working with each of them would require considerable staff time.

Dr. Betsy Hargrove, Superintendent of the Avondale Elementary School District, said all schools welcome the opportunity to work together with cities. The A for Avondale goal can be achieved, provided that all parties can collaborate and support one another. She invited all the City Council Members to visit the schools to see what is happening there.

Mayor Weise said anything that the City could do to make the jobs of educators easier is a good thing. It would be naïve for the Council Members to assume they know what educators encounter on a daily basis. The lack of educational success in some schools is based not on a lack of talent or effort; it is based on a lack of funding at the state level. The City used to subsidize teacher housing, but now it is only done for police officers. He is open to meeting with superintendents to discuss what steps the City could take that the governing boards would support. Decisions have to be made quickly because budget meetings are occurring over the next three weeks.

Council Member Sierra said the plan contains everything that has already been mentioned in this discussion. The intent is to work together with schools to find out what the City could do to support their mission without interfering. It takes a holistic look at the situation in an effort to foster a cohesive pursuit of a common goal.

David Fitzhugh, City Manager, requested clarification on City Council's position. Mayor Weise responded that City Council requires more information before a subcommittee can be appointed, including more input from the school districts. The idea to subsidize housing for teachers should be part of the budget discussions, even if City Council decides not to take action on it this year. Ms. Montes clarified that the plan was contingent upon accessing grant or foundation funding, and did not propose using General Fund dollars.

Council Member Kilgore suggested that the City simply listen to the schools to find out what they need before taking any action, even budgetary decisions. Council Members Karlin, McDonald and Nielson concurred. David Fitzhugh stated that the City staff does not currently have the expertise to handle this matter. Mayor Weise requested no City Council discussions on this matter until the superintendents have had a chance to let the City know what they need.

3 PERIODIC INVESTMENT UPDATE

City Manager David Fitzhugh recommended that this item be carried over into the regular meeting, due to the length of the work session.

4 FINANCIAL TRANSPARENCY INITIATIVE-OPENBOOKS

City Manager David Fitzhugh recommended that this item be carried over into the regular meeting, due to the length of the work session.

5 ADJOURNMENT

There being no further business before the Council, Council Member Iwanski moved to adjourn the work session; Council Member Nielson seconded the motion. The motion was carried unanimously.

City Council meeting adjourned at 7:05 p.m.



Mayor Weise



Carmen Martinez, MMC
City Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Work Session of the Council of the City of Avondale held on the 6th day of April, 2015. I further certify that the meeting was duly called and held and that the quorum was present.



City Clerk

Minutes of the Regular Meeting held April 6, 2014 at 7:11 p.m. in the Council Chambers.

MEMBERS PRESENT

Mayor Kenn Weise and Council Members

Stephanie Karlin, Vice Mayor
David Iwanski
Bryan Kilgore
Jim McDonald
Sandy Nielson
Lorenzo Sierra

ALSO PRESENT

David Fitzhugh, City Manager
Gina Montes, Assistant City Manager
Kevin Artz, Assistant City Manager
Ken Galica, Senior Planner
Matthew Hess, CDBG Program Manager
Abbe Yacoben, Finance and Budget Director
Pilar Aguilar, Assistant Finance and Budget Director
Andrew McGuire, City Attorney
Carmen Martinez, City Clerk

1 ROLL CALL AND STATEMENT OF PARTICIPATION BY THE CITY CLERK

Carmen Martinez, City Clerk, read a statement of participation regarding public appearances.

2 UNSCHEDULED PUBLIC APPEARANCES

Fred Reyes requested an update on the status of the Water Reclamation Facility Master Plan and its impact on water quality. David Fitzhugh said staff would contact Mr. Reyes.

3 CONSENT AGENDA

Items on the consent agenda are of a routine nature or have been previously studied by the City Council at a work session. They are intended to be acted upon in one motion. Council members may pull items from consent if they would like them considered separately.

a. APPROVAL OF MINUTES

1. Work Session of March 16, 2015
2. Regular Meeting of March 16, 2015

b. LIQUOR LICENSE TEMPORARY EXTENSION OF PREMISES - HILTON GARDEN INN

A request from Mr. Scott Biggar for a temporary extension of premises of a Series 11 Hotel/Motel Liquor License at the Hilton Garden Inn located 11460 W. Hilton Way in Avondale to be used in conjunction with the City's Out and About event on Friday, May 1st from 6 to 9 pm.

c. LIQUOR LICENSE - SERIES 12 RESTAURANT - 99 PUB & GRILL

A request by Douglas Witthus for approval of a Series 12 Restaurant License to sell all spirituous liquors at 99 Pub & Grill located at 965 E Van Buren St, Suites 124 and 125 in Avondale.

d. FINAL PLAT PARK 10 - APPLICATION PL-15-0036

A request by Mr. Tom Nord, Hunter Engineering, on behalf of Gunbo, LLC, for approval of a Final Plat concerning 21.43 net acres of property located at the southwest corner of 103rd Avenue and McDowell Road to divide the property into five lots, dedicate public rights-of-way for construction of infrastructure improvements to McDowell Road and 103rd Avenue, dedicate public utility easements to accommodate future utility improvements, dedicate a road right-of-way easement to accommodate construction of a bus pad and shelter, dedicate a vehicular non-access easement along the southern property line, and dedicate cross access, drainage and utility easements across the property for the benefit of future owners of each lot.

e. MEMORANDUM OF UNDERSTANDING - CHILD TRAUMA COUNSELING SERVICES, LLC

A request to approve a Memorandum of Understanding with Child Trauma Counseling Services, LLC to provide trauma focused cognitive behavioral health counseling services in the West Valley for child victims between 0 and 18 years of age as well as their non-offending family members and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

f. COOPERATIVE PURCHASING AGREEMENT - CONNEY SAFETY PRODUCTS, LLC

A request to approve a Cooperative Purchasing Agreement with Conney Safety Products, LLC to provide safety products in an annual amount not to exceed \$22,000 with an option to renew for up to four (4) successive one-year terms and a maximum aggregate amount not to exceed \$110,000, and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

g. COOPERATIVE PURCHASING AGREEMENT - NORTH AMERICAN LUBRICANTS COMPANY

A request to approve a Cooperative Purchasing Agreement with North American Lubricants Company to provide vehicle lubricants in an amount not to exceed \$8,000 for the initial term and an annual amount not to exceed \$30,000 with an option to renew for up to three (3) successive one-year terms and a maximum aggregate amount not to exceed \$98,000, and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

h. FIRST AMENDMENT TO COOPERATIVE PURCHASING AGREEMENT - DELL MARKETING LP

A request to approve the first amendment to the cooperative purchasing agreement with Dell Marketing LP for the purchase of replacement and specialized computers for departments not to exceed an aggregate total of \$790,880 through the end fiscal year 2016, and authorize the Mayor or City Manager and City Clerk to execute the agreement.

i. FIRST AMENDMENT TO COOPERATIVE PURCHASING AGREEMENT - ARIZONA REFUSE SALES, LLC

A request to approve a First Amendment to the Cooperative Purchasing Agreement with Arizona Refuse Sales, LLC to extend the current contract for one year with an annual compensation of \$35,000 for an aggregate total of \$70,000 and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

j. PROFESSIONAL SERVICES AGREEMENT T.Y. LIN INTERNATIONAL, INC - 107TH AVE IMPROVEMENTS

A request to approve a Professional Services Agreement with T.Y. Lin International, Inc. to provide design services for the 107th Avenue - Roosevelt Street to Van Buren Street Project in the amount of \$149,669.63 and authorize the Mayor, or City Manager and City Clerk to execute the necessary documents.

k. THIRD AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT - LOGAN SIMPSON DESIGN, INC.

A request to approve the third amendment to the Professional Services Agreement with Logan Simpson Design, Inc. to provide preconstruction, construction administration and post-construction services for the Friendship Park renovation project in the amount not to exceed \$58,894 for the amended scope or \$368,048 for the entire renovation design project, and authorize the Mayor or the City Manager and the City Clerk to execute the necessary documents.

RESOLUTION 3243-415 - INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF TOLLESON FOR DETENTION SERVICES

An resolution authorizing an Intergovernmental Agreement with the City of Tolleson to provide detention services to the City of Tolleson for which the City of Tolleson will fund one full-time detention officer and pay a monthly stipend to the Avondale City Court for services provided and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

m. RESOLUTION 3244-415 - AUTHORIZING RENEWAL OF MEMBERSHIP IN THE ARIZONA METROPOLITAN TRUST

A resolution authorizing renewal of the City of Avondale's membership in the Arizona Metropolitan Trust to provide employee health insurance and other benefits.

n. RESOLUTION 3245-415 - ADOPTION OF COUNCIL GOALS FY 2015-16

A resolution establishing Council goals for fiscal year 2015-2016.

o. ORDINANCE 1574-415 - ROW ACQUISITION AND PUE FOR INDIAN SPRINGS ROAD SOUTH OF THE GILA RIVER AT PIR

An ordinance accepting the acquisition of right-of-way and public utility easement on Indian Springs Road located south of the Gila River Bridge at Phoenix International Raceway, authorize the transfer of \$1,000 from CIP Water Fund Line Item 514-1057-00-8520 to CIP Water Fund Line Item 514-1139-00-8520, and authorize the Mayor, City Clerk and City Attorney to execute the necessary documents. The City Council will take appropriate action.

p. ORDINANCE 1575-415 - ACCEPTING VARIOUS WATER EASEMENTS

An ordinance accepting the dedication of various water easements at the Legacy Apartments and Newport Apartments to allow construction of new water metering facilities.

a. ORDINANCE 1576-415 - ACCEPTING THE DEDICATION OF REAL PROPERTY FOR PUBLIC USE

An ordinance accepting the dedication of certain real property generally located along Pioneer Street at the southwest corner of 124th Avenue for use as public right-of-way and public utility easement, and authorize the Mayor, City Clerk, and City Attorney to execute the necessary documents.

Council Member Nielson moved to approve the consent agenda as presented. Council Member McDonald seconded the motion.

ROLL CALL VOTE AS FOLLOWS:

Council Member McDonald	Aye
Council Member Iwanski	Aye
Council Member Nielson	Aye
Mayor Weise	Aye
Vice Mayor Karlin	Aye
Council Member Kilgore	Aye
Council Member Sierra	Aye

Motion carried unanimously

4 PUBLIC HEARING AND ORDINANCE 1577-415 - AMENDMENT TO ZONING ORDINANCE SECTION 6, PLANNED AREA DEVELOPMENT DISTRICT

A public hearing and ordinance adopting a text amendment to the Avondale Zoning Ordinance Section 6, Planned Area Development District to increase the length of PAD extensions from 1 to 3 years, remove the limit on the number of extensions that may be granted by the City Council, and address the vesting requirements for PADs over 5 acres in size.

Ken Galica, Senior Planner, said City Council adopted Section 6 of the Avondale Zoning Ordinance in March of 2009 to address Planned Area Development Districts. It imposed time conditions on PAD zoning and allowed for certain extension processes, among other things. PADs are custom zonings that allow developers to alter standards for setbacks, lot coverage, parking, design, etc, according to an overall plan of development. PADs are currently valid for an initial period of three years, and City Council can grant up to four one-year extensions. Once construction starts, the PAD vests and no longer needs to come up for extension or renewal. For PADs over five acres, commencement of offsite and onsite infrastructure improvements are what vests the PAD.

He said Michael Curley of Earl, Curley & Lagarde proposed an amendment to the expiration procedures. It has been modified through several iterations, and the amendment as recommended by the Planning Commission would do four things:

- Increases the initial validity period from three years to four years.
- Allows for City Council to approve or deny up to three two-year extensions.
- Revise the vesting requirement for PADs greater than five acres, eliminating the on-site infrastructure requirements.
- The extension request will be heard by the Planning Commission, with the Commission providing a recommendation to City Council

The City Attorney has included language that will reset the time conditions for all valid PADs today.

Mr. Galica explained that this amendment was brought about by City Council's direction to provide greater flexibility in the development processes. The Applicant and others have indicated that the current process is onerous and does not provide enough certainty to develop some PAD sites. The proposal will provide owners with more time, but the decision will remain at the discretion of City Council. It also allows for stipulations to be added to approvals. The frequency of reapplying for extensions would be reduced. It maintains a cap of ten years for the PAD. Staff recommends approval of the amendment, with the exception of keeping the requirement that extension requests be submitted only to the City Council for consideration.

Council Member Iwanski inquired about the number of applicants who would be immediately affected by the change. Mr. Galica responded that there are approximately six valid PADs that are not vested. Council Member Iwanski said this change supports the Council's goal of enhancing flexibility by reducing applicant costs and increase efficiency. He felt extensions should be the ultimate responsibility of the Council.

Council Member McDonald inquired about the PAD amendment process. Mr. Galica explained that a PAD cannot be significantly changed without seeking an amendment, which must go through both the Planning Commission and the City Council for approval. Council Member Nielson said this amendment would save developers time and money, and allow Avondale to be more competitive with other cities. She supports it.

Mayor Weise indicated the proposed amendment gives more flexibility to staff and developers and is supportive of it. Mayor Weise opened the public hearing.

Frank Scott said this is a good step forward, but he does not agree with everything in it. Resetting the time conditions, he felt, was too generous. Two-year extensions are preferable because three-year extensions would tie the hands of future Council Members for too long a period.

With no further requests to speak, Mayor Weise closed the public hearing.

Mr. Galica clarified that staff's recommendation is for initial approval of four years with three two-year extensions granted by city council at their discretion.

Council Member Nielson moved to adopt the ordinance 1577-415 amending the City of Avondale Zoning Ordinance Section 6, Planned Area Development District as presented by staff. Council Member Iwanski seconded the motion.

ROLL CALL VOTE AS FOLLOWS:

Council Member McDonald	Aye
Council Member Iwanski	Aye
Council Member Nielson	Aye
Mayor Weise	Aye
Vice Mayor Karlin	Aye
Council Member Kilgore	Aye
Council Member Sierra	Aye

Motion carried unanimously.

5 2015-2019 CONSOLIDATED PLAN, 2015-2016 ANNUAL ACTION PLAN AND 2015 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

City Council will provide input regarding the 2015-2019 Consolidated Plan, the 2015-2016 Annual Action Plan, and the 2015-2019 Analysis of Impediments to Fair Housing Choice which together set goals for achieving housing and community development objectives over the next five years beginning with federal fiscal year 2015, recommended allocations for FY2015/16 Community Development Block Grant and HOME funds and provide an evaluation of barriers to fair housing choice, to create a plan to affirmatively further fair housing.

Matthew Hess, CDBG Program Manager, explained that the Consolidated Plan is a needs assessment plan that is used to set specific goals for the CDBG and HOME funded programs. The Annual Action Plan takes those goals and creates specific activities that promote them, and assigns funding for that specific year. Activities in the Annual Plan must conform with Consolidated Plan goals. The objective of the CDBG program is to develop viable communities for low income households to include decent housing, a suitable living environment, and economic opportunities. CDBG funds can be used for acquisition/rehabilitation of housing, public facilities, demolition of unsafe structures, assistance to low income people for employment, public services, infrastructure, economic development, crime reduction, home buyer assistance and code enforcement.

Mr. Hess said the HOME investment partnership program differs from CDBG in that they are only dedicated to housing activities. The primary goal is to expand decent, safe, sanitary housing to low income individuals. The types of activities are more limited, but include rehabilitation of owner-occupied homes, home buyer assistance, site acquisition and improvements, demolition and tenant-based rental assistance. HOME also requires a 25% non-federal match.

Mr. Hess proposed the following goals for the Consolidated Plan:

- Preserve existing housing and create new affordable housing opportunities

- Replace outdated infrastructure in low and moderate income neighborhoods
- Acquire and demolish unsafe structures
- Support internal and external programming and other assistance to underserved populations, particularly youth
- Promote business development and growth and increased economic opportunities for low and moderate income residents throughout the City with an emphasis on the Western Avenue area and other commercial areas in Historic Avondale
- Affirmatively further Fair Housing in the City of Avondale
- Reduce residential lead-based paint hazards

Mr. Hess explained that Neighborhood and Family Services Commission held two meetings to discuss the plan on November 19, 2014 and February 25, 2015. He requested the guidance of Council. The plan will return for adoption at the April 20 meeting.

Mr. Hess said Analysis of Impediments to Fair Housing Choice identifies barriers that restrict resident access to affordable housing, and provides recommendations to eliminate these barriers. The consultants found six basic impediments that prevent people from finding housing. There is a lack of housing for disabled. There is a general lack of knowledge about fair housing laws. The cost of housing has gone up since the end of the recession. The financial history of home buyers is an ongoing issue. Transportation in rural areas limits fair housing choice. There is an unequal distribution of resources like parks.

Mr. Hess stated that the recommendations are to provide tax incentives and partner with non-profit agencies, provide additional education services, inclusionary zoning, expanded home ownership programs, expand the housing choice voucher program, and transportation voucher subsidies. Staff would like to continue the emergency home repair program funded through CDBG, because 47 units were completed in the past year. Funding of \$188,000 would assist 15 low income families. The Substantial Rehabilitation Program funded repairs for 28 projects in the past year. Avondale will receive about 128,000 from HOME, which is about a 15% reduction. For 2016, HOME funding allocations would include \$91,000 for substantial home repairs, and \$30,000 for home buyer assistance.

Mr. Hess noted that Avondale will receive about \$578,500 in CDBG funding, which is about a 4% reduction from last year. The proposed CDBG allocations include \$225,000 to construct five more streets in Historic Avondale. Fifteen more youth will be provided job training for \$30,000. The revitalization effort on Western Avenue includes \$20,000 in funding to support ten businesses.

Council Member Kilgore expressed his support for the CDBG funding and for the way these funds are being used. He encouraged Avondale to consider the Family Self-Sufficiency (FSS) program. Mr. Hess responded that Avondale would not be eligible for that program because it is paired with the Section 8. He would investigate whether Avondale could collaborate with the Housing Authority on FSS.

In response to an inquiry from Council Member Nielson, Mr. Hess explained that the unequal distribution of resources recommendation pertains primarily to a lack of parks being located in low to moderate income neighborhoods, and is an issue best addressed on a

county level. Council Member Nielson said the home repair programs can make a big difference in people's lives.

Council Member McDonald inquired whether families are required to stay in a home for a length of time after benefitting from a substantial rehabilitation. Mr. Hess explained that they are required to stay for 15 years. If they do move out, they are required to pay back a portion of the funding. Council Member Sierra asked whether homeowners could borrow against the increased value of their homes after a project. Mr. Hess said Avondale is required to calculate the rehabilitation value after a project and retains at least 5% equity in each of the homes, but it would be difficult to apply a specific metric to it. Council Member Iwanski inquired whether the small business workshops were limited to Western Avenue businesses. Mr. Hess responded that they were available to anyone in the city.

6 PERIODIC INVESTMENT UPDATE

Abbe Yacoben, Finance and Budget Director, reported on the performance of Avondale's financial investments. Currently staff is managing over \$50 million of investments in U.S. Government Agencies and Treasuries outside of the State Treasurer's Local Government Investment Pool. Through December of 2014, the additional investment income realized from this practice has been about \$1.7 million more than it would have been if Avondale stayed invested in the pool. The return on investment has been 86 basis points annually, compared to seven basis points from the pool. Cash has not been compromised, and the investments have not been risky. Since the cash is not needed, it can be held until it matures, which results in a higher interest rate.

Council Members commended staff and the prior City Council for deciding to move in this direction. Council Member McDonald said he would be in favor of the City investing in a variety of bonds that can help when interest rates rise.

7 FINANCIAL TRANSPARENCY INITIATIVE-OPENBOOKS

Pilar Aguilar, Finance and Budget Assistant Director, reported that Avondale is currently in compliance with A.R.S. §41-725, which requires governments to provide a searchable comprehensive database of revenues and expenditures accessible online by the public. The statute allows cities to post an award winning comprehensive annual financial report (CAFR) in lieu of a database, and Avondale has done so since 2003. Staff proposes keeping the CAFR online, but also increasing transparency by adding a searchable database component.

After reviewing available software options, staff settled on OpenBooks, the State of Arizona's official transparency website. It includes transactions for the state, the county, and a multitude of other cities. Information on financial transactions by the City of Avondale will be uploaded every quarter. The database is highly searchable through a wide variety of categories.

Council Member McDonald said this level of transparency will be required at some point of all cities; Avondale will be prepared when that time comes. Council Member Nielson said this model could serve as an example for other cities. She commended staff for exceeding requirements. This truly sets Avondale apart. Council Member Sierra suggested this database be included as part of a Citizens Leadership Academy class. He inquired whether OpenBooks keeps track of the number of people who are accessing the information. Ms. Aguilar said the City has not asked for the data, but she believes it is available.

8 EXECUTIVE SESSION

The Council may hold an executive session pursuant to Ariz. Rev. Stat. § 38-431.03 (A)(1) for discussion regarding the City Manager's annual evaluation.

Council Member Nielson moved to adjourn into Executive Session. Council Member Kilgore seconded the motion.

ROLL CALL VOTE AS FOLLOWS:

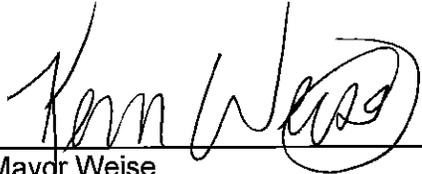
Council Member McDonald	Aye
Council Member Iwanski	Aye
Council Member Nielson	Aye
Mayor Weise	Aye
Vice Mayor Karlin	Aye
Council Member Kilgore	Aye
Council Member Sierra	Aye

Motion carried unanimously

7 ADJOURNMENT

There being no further business before the Council, Council Member Nielson moved to adjourn the meeting; Council Member Kilgore seconded the motion. Motion was carried unanimously.

Meeting was adjourned at 8:58 pm.



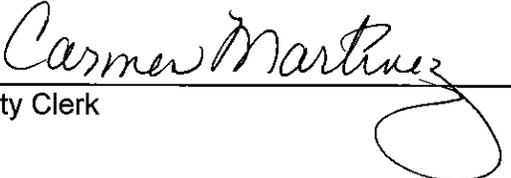
Mayor Weise



Carmen Martinez, CMC
City Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the Council of the City of Avondale held on the 6th day of April, 2015. I further certify that the meeting was duly called and held and that the quorum was present.



City Clerk