

the review

July / August 2018

the official magazine of the  michigan municipal league

SUSTAINABILITY

There's More than
One Path to Get There

Features

6
Infrastructure Public-Private Partnerships:
 A New Tool for an Age-Old Problem
 By Sanjiv K. Sinha & Robert D. Pettit

9
Communities Find Winning Formula for Sustainability
 By Lisa Donovan



13
Michigan Water School:
 Water Planning Education for Michigan Municipalities
 By Terry Gibb

16
Communities as a Driving Force for Advanced Mobility
 By Liesl Eichler Clark



19
Chevy Commons:
 Enriching Flint Through Green Spaces
 By Faith Finholm, Scot Lautzenheiser, Adam Moore, & Janet Van De Winkle

22
2018 Convention

26 COVER STORY
Sustainability:
 There's More Than One Path to Get There
 By Dave Norwood

30
Environmental Excellence
 By Dave Strenski & Chris Simmons



Columns

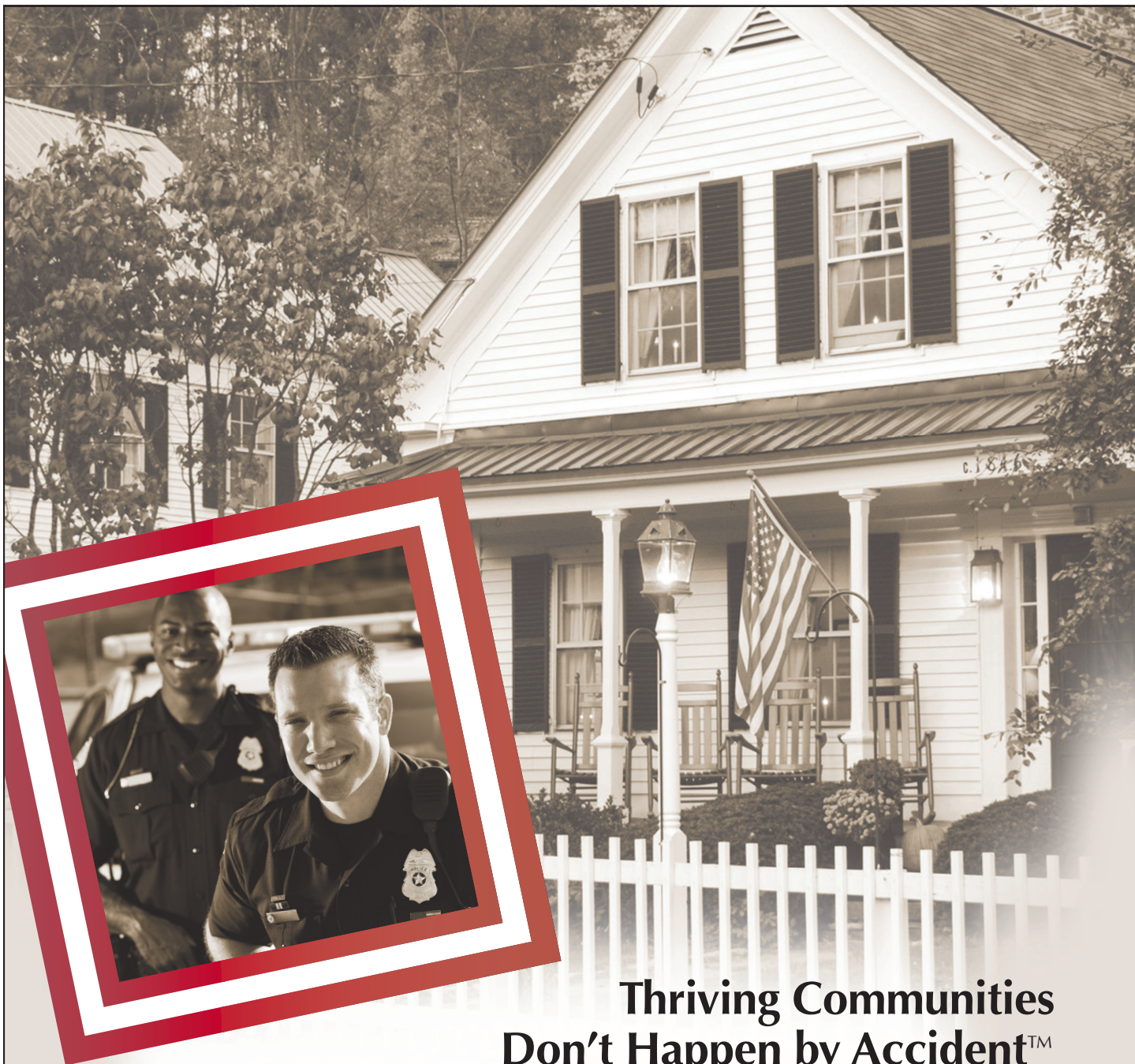
5 Executive Director's Message
34 Legal Spotlight
35 Municipal Finance
37 Northern Field Report
39 The Lab Report
44 Maximize Your Membership
46 Municipal Q&A



COVER
 Dearborn residents get to know their community on a weekly Healthy Dearborn "Walk 'n Roll" event.

Photo courtesy of City of Dearborn.





Thriving Communities Don't Happen by Accident™

Public officials across Michigan work with Plunkett Cooney to develop safe neighborhoods and healthy business districts that residents are proud to call home. Whether in council chambers or in the courtroom, your community can count on Plunkett Cooney for the right result.

ATTORNEYS & COUNSELORS AT LAW

Audrey J. Forbush

Governmental Law Practice Group Leader

Direct: (810) 342-7014

PLUNKETT  COONEY

DETERMINED. DISTINCTIVE. FEARLESS.®

Bloomfield Hills | Detroit | E. Lansing | Flint | Grand Rapids | Kalamazoo | Marquette | Petoskey

www.plunkettcooney.com

FACT SHEET



Municipal Attorneys...
Managers...
Department Heads...

Add to our
growing
collection!

Do you write one-page
explanations of
municipal topics for
your council or staff?

If so, submit them to
the League as possible
Fact Sheets.

These one-page information
sheets offer a clear and
concise explanation of
a variety of municipal topics.
The *Fact Sheet* is an additional
piece of information, such
as a sample ordinance,
policy, or resolution.

These fact sheets are
available online at mml.org.
Email kcekola@mml.org
for details.



the review

The official magazine of the Michigan Municipal League

Volume 91, Number 4

We love where you live.

The Michigan Municipal League is dedicated to making Michigan's communities better by thoughtfully innovating programs, energetically connecting ideas and people, actively serving members with resources and services, and passionately inspiring positive change for Michigan's greatest centers of potential: its communities.

BOARD OF TRUSTEES

President: Catherine Bostick-Tullius, City Commissioner, Lapeer

Vice President: Melanie Piana, Councilmember, Ferndale

Terms Expire in 2018

Wendell Dompier, Village President, Baraga
Maureen Donker, Mayor, Midland
Jason Eppler, City Manager, Ionia
Rebecca Fleury, City Manager, Battle Creek
Rusty Showalter, Councilmember, West Branch

Terms Expire in 2019

Christine Burns, Village Manager, Spring Lake
Andy LeCureaux, Councilmember, Hazel Park
Richard Lewis, City Commissioner, Traverse City
Brenda F. Moore, Councilmember, Saginaw
Mark Vanderpool, City Manager, Sterling Heights

Terms Expire in 2020

Marlon Brown, Mayor Pro Tem, Mason
Shea Charles, City Manager, Howell
Brenda Jones, Council President, Detroit
Kimberley Sims, Mayor, Muskegon Heights
Oliver Turner, City Manager, Sault Ste. Marie
William Wild, Mayor, Westland

MAGAZINE STAFF

Lisa Donovan, Editor
Tawny Pearson, Copy Editor
Monica Drukis, Editorial Assistant
Marie Hill, Lead Graphic Designer/Photographer
Josh Hartley, Graphic Designer
Allison Gotelaere, Advertising Sales

TO SUBMIT ARTICLES

The Review relies on contributions from municipal officials, consultants, legislators, League staff and others to maintain the magazine's high quality editorial content. Please submit proposals by sending a 100-word summary and outline of the article to Lisa Donovan, ldonovan@mml.org. Information is also available at: www.mml.org/marketingkit/.

ADVERTISING INFORMATION

The Review accepts display advertising. Business card-size ads are published in a special section called Municipal Marketplace.

Classified ads are available online at www.mml.org. Click on "Classifieds." For information about all MML marketing tools, visit www.mml.org/marketingkit/.

SUBSCRIPTIONS

\$24 per year for six issues.
Payable in advance by check, money order, Visa/MasterCard/American Express.
Make checks payable to Michigan Municipal League. Phone 734-669-6371; fax 734-669-4223 or mail new subscription requests and checks to the Michigan Municipal League, P.O. Box 7409, Ann Arbor, MI 48107-7409.

The Review (ISSN 0026-2331) is published bi-monthly by the Michigan Municipal League, 1675 Green Rd, Ann Arbor, MI 48105-2530. Periodicals postage is paid at Ann Arbor MI. POSTMASTER: Send address changes to THE REVIEW, 1675 Green Rd, ANN ARBOR, MI 48105-2530.



Please recycle this magazine

Striving for Sustainability

Renewable, solar, non-toxic, green, environmentally conscious, carbon footprint, energy-saving, recyclable, electric cars, local food—these are just a few words we toss around when we talk about building and maintaining sustainable and resilient communities. These terms may have felt like “feel-good” rhetoric back in the 1960s, but in 2018 they are more critical than ever. Resilient communities—those that plan and prepare for whatever gets thrown at them—are sustainable communities that are focused on creating healthy, attractive, and economically viable places for people to live for generations.

Companies and organizations talk about the triple bottom line—social responsibility, economic value, and environmental impact—when evaluating their success and performance. This concept can also be beneficial when measuring the sustainability and resiliency of communities. Building green is good for residents, good for the environment, and good for the financial bottom line.

Sustainability and resiliency create strong, healthy communities, and an engaged citizenry is essential in achieving those goals. Community members can initiate ideas to provide a healthier environment through increased opportunities for social activity, identify ways to have cleaner air and water, and support access to healthy foods. Mitigating soil erosion and flooding through the construction of parks, trails, trees, and gardens are all solutions in which residents can participate. Reducing energy costs through renewable energy benefits everyone. As buildings, roads, and power supplies need to be replaced, seeking out best practices and being willing to shake up the old way of doing things. Not only will “thinking green” ultimately end up saving your community money, but it will attract both businesses and the talent on which they depend.

Recognizing the need to provide a platform for networking and sharing best practices around sustainable communities, the League established Michigan Green Communities (MGC) in 2009, which now operates as a program of the Michigan Municipal League Foundation. In addition to educational resources, communities can

participate in the MGC Challenge, a tool to benchmark sustainability. I'm proud to report that more than two dozen Michigan communities were recently honored for taking the challenge. A big congratulations to all of them! We are highlighting two of the recipients: the City of Novi—which received a Gold Certification by incorporating sustainability into its capital improvements planning process—and the City of Traverse City, which received the Bronze Certification for adopting a resolution committing to use 100 percent renewable energy for municipal electricity usage.

MGC has grown and continues to thrive today with Shanna Draheim, director of public policy, as the League liaison. There are so many ways communities can take both large and small steps to improve their sustainability and make their cities more resilient. A good place to start is right here at www.migreencommunities.com.

During the summer, we have two affiliate workshops on tap. The Michigan Municipal Executives (MME) Summer Workshop will be held in Charlevoix, July 17–20. Municipal leaders from across the state will focus on creating sustainable, vibrant, and engaging public spaces. And we're excited to hold the Michigan Association of Mayors (MAM) Summer Workshop in Bay City, July 26–27. Join your fellow mayors in this beautiful city to learn strategies to deal with emergency situations and the hot topics of the day. We hope to see you at these events!

Our annual Convention is right around the corner, so I hope it is in your plans to attend. It will be held in Grand Rapids, September 20–22, in partnership with the Michigan Association of Planning. Be sure and check out this issue for all the details. It is our biggest event of the year, where hundreds of local officials come together to mingle with their colleagues, share stories, and get the latest information on municipal topics. You won't want to miss out!



Daniel P. Gilmartin
League executive director and CEO
734.669.6302; dpg@mml.org



INFRASTRUCTURE PUBLIC-PRIVATE PARTNERSHIPS

A New Tool for an Age-Old Problem

By Sanjiv K. Sinha and Robert D. Pettit

Benefits of a CBP3

- Funding agnostic, so it can utilize public and/or private funding
- Faster implementation reduces risk
- Public partner retains savings
- Achieve large-scale implementation goals
- Performance-based fees drive results
- Significant co-benefits as the framework can be devised to seek community benefits such as workforce training and jobs

Challenges of a CBP3

- “P3” can imply privatization and, while it is not true, it can create confusion in the public discourse.
- One size doesn’t fit all. Projects vary widely in cost, duration, and scope.
- Best suited for complex, longer-term engagements where aggregation of projects can lead to cost savings

Nearly \$4 billion more is needed each year—for the next two decades—to simply maintain the current state of Michigan’s roads, bridges, water and sewer systems, and communications infrastructure. That’s a sobering statistic about Michigan’s decaying infrastructure. Not surprisingly, the American Society of Civil Engineers gave the state’s infrastructure a D+ grade in its 2018 report card. And, without that push in funding, it’s only a matter of time before the state falls to the F category.

Public agencies in Michigan and elsewhere are increasingly looking to the private sector as a new way to reduce costs and help pay for underfunded services and infrastructure. New models are needed that allow communities to benefit from the innovation and efficiencies, while appealing to their citizens’ growing interest and knowledge about sustainability, green infrastructure, and a more environmentally friendly way of life.



Public-Private Partnerships

A public-private partnership (P3) is just that, an agreement between one or more public and private sector entities to do something better together than they could accomplish on their own. Structured well, municipalities entering a P3 have a lot to gain: efficient projects, saving the community money, access to private capital, minimizing their debt, and moving a project forward without needing to go through cumbersome processes. Because risks and costs are shared, the partnership is driven by innovation, leading to long-term, efficient solutions.

The transportation sector has used P3s for decades to build new and safer roads and bridges, airports, and marine ports to export and import goods for our economy, and highways and rail tracks for our increasingly mobile population. From 1998 through 2003, more than \$21 billion was invested in transportation projects that utilized P3 models. The Gordie Howe International Bridge in Detroit—the largest and most ambitious bi-national infrastructure project along the U.S.-Canada border—is an example of a P3. The two governments better leveraged their public funds, while minimizing their debt, by sharing the burden with private partners to implement innovative technologies throughout the project, saving both time and money.

Various forms of P3s have been used for operating and managing utilities in the wastewater sector as well.

“Because risks and costs are shared, the partnership is driven by innovation, leading to long-term, efficient solutions.”

Newer Forms of P3s

In recent years, the community-based P3, or CBP3, has emerged. CBP3s present significant promises to municipalities facing increasing costs from growing storm water and pollution needs and regulations. The traditional model of public procurement is piecemeal, often based on what is available and not what is best for the entire system, littered with cost and system inefficiencies, which further drive up costs and limit implementation.

Because of the scale, using a CBP3 enables municipalities to implement larger, more efficient projects at lower prices. Plus, a key aspect of a CBP3 is its commitment to the community, often in the form of setting robust requirements for hiring locally. This commitment boosts the economy, adds to the labor force’s skill sets, fosters growth and development, and so much more.

Prince George’s County, Maryland, the first municipality to pursue the CBP3 model, selected a private firm, Rhode Island-based Corvias, as its partner to retrofit an initial 2,000 acres of green storm water infrastructure. Their CBP3 is called the Clean Water Partnership (CWP). The private firm is responsible for designing, building, operating, and maintaining Prince George’s County’s storm water management programs for 30 years (signed in 2016), in exchange for innovation, long-term sustainability, flexibility, and if needed, the access to private financing. In their performance-based system, it’s not just about delivering work on time and under budget, they also have socio-economic goals to reach, like community outreach, workforce development, and hiring disadvantaged subcontractors.

Throughout this 30-year, \$100 million partnership, Prince George’s County retains control of assets, investments, and prioritization for the full program of work.

Funded by a State Revolving Fund, the \$100 million investment has already led to \$152 million worth of economic impact in local expenditures in the first two years of the program. The CWP has also met its performance goals for socio-economic and community outreach performance outlined in the partnership agreement for workforce development, community education, and resident and target class business utilization.

The community outreach includes working with schools across the county to install rain barrels, plant rain gardens, and implement other multi-functional practices to help manage storm water and reduce pollution. In other words, it truly is becoming a community event.

Overall, the private partner is executing a “high road infrastructure” where infrastructure is utilized as a platform to achieve greater services and greater outcomes for the community.

New Approaches to Storm Water Infrastructure


Financing P3s are also changing the paradigm of how public infrastructure projects are financed. Environmental impact bonds are a new and promising approach to structured financing based on predefined performance. It shifts the risk away from public entities, which benefit from the solution as soon as it is implemented, and onto private investors.

So far, the D.C. Water and Sewer Authority used it to finance a 20-acre, pilot, green infrastructure project. Essentially, they issued a \$25 million bond for designing, building, and maintaining the green infrastructure. But, unlike a normal municipal bond, this one is tied specifically to the green infrastructure's success in reducing storm water. In early 2018, Baltimore and Atlanta announced plans to use this model to finance their own green infrastructure projects as well.

Can Any of this Work in Michigan?

As a state with the second longest coastline in the U.S., water and its related infrastructure is a key to the success of Michigan's economy. Unfortunately, Michigan has very

few storm water utilities in place that can provide a steady revenue stream for a P3 using private finance. However, as in Prince George's County, other forms of public funds can be accessed to set up a P3.

P3s, in general, have not been a part of the storm water management conversation in the Great Lakes region at all, but a new initiative is working to change that. Funded by the Great Lakes Protection Fund, P3GreatLakes (www.P3GreatLakes.org) is bridging the knowledge gap and advising communities and agencies to assess if the use of a P3 approach makes sense for them. We welcome readers to review these resources and see if they are useful for your communities. 

Sanjiv K. Sinha, Ph.D., P.E., is vice president of Environmental Consulting & Technology, Inc., and leads the P3GreatLakes.Org initiative. You may contact him at 734.272.0859 or ssinha@ectinc.com.

Robert D. Pettit is a project manager at Environmental Consulting & Technology, Inc.



shifman
law

Attorneys are not created to fit every need

For 20 years we have been assisting local governments with labor relations and employment issues. During this time founder Howard L. Shifman, has represented many cities, counties and townships. He has been involved in legislative initiatives including the drafting of Act 312 and other legislative reference, as well as being recognized by the Michigan Municipal League with a Special Award of Merit for his dedication to the cause of local government.

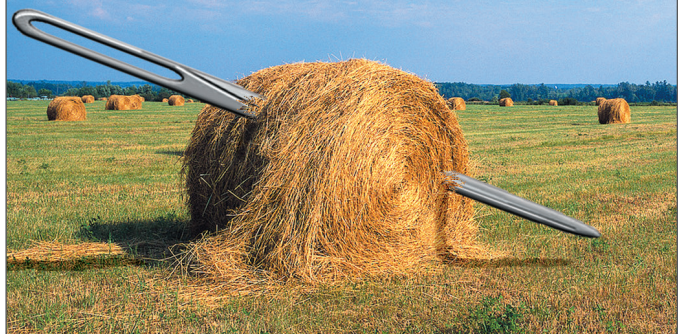
Mr. Shifman is aided by Brandon Fournier who has extensive experience in municipal operations, including both public safety and general municipal operations. Prior to joining the firm, Brandon served as the City Administrator for the City of Southgate.

Also with the firm is Attorney Robert J. Nyovich with over 30 years of experience in public sector labor and employment law. Prior to joining the firm, Mr. Nyovich also served previously as a public safety officer and as the Oakland County Undersheriff.

An unparalleled and unique group of diverse backgrounds to represent the interests of local governments.

370 East Maple Rd. Suite 200 • Birmingham, MI 48009
(248) 642-2383 • shifmanlawmi.com

If only your
telecom costs
were so obvious



Contact us at mmi@abilita.com for a free consultation



 ABILITA | 888.910.2004 | Abilita.com

“At the end of the day, it’s the right thing to do—
monetarily and from a save the earth standpoint.”

COMMUNITIES FIND WINNING FORMULA FOR SUSTAINABILITY

By Lisa Donovan

For almost a decade, Michigan communities have been showcasing their innovative sustainability initiatives through the Michigan Green Communities Challenge (MGC). They’ve installed solar lighting, established funds to finance energy projects, created wetlands protection ordinances, and much more. In this issue of *The Review*, we’re highlighting two of last year’s MGC winners, whose efforts will benefit the environment for years to come.

Novi

Michigan Green Communities was proud to award Novi a 2017 gold certification for incorporating sustainability into its capital improvements planning process. Three recent projects demonstrate the city’s commitment to caring for the environment.

- **Civic Center atrium lights**—Twenty-six lights shine down from the ceiling of the huge glass atrium that greets residents and visitors as they enter Novi’s Civic Center. Originally, each light was 200 watts. A couple years ago, the lights were replaced with 50-watt LEDs. That change has slashed energy use for the building, says Brandon McCullough, Novi’s facilities manager.
- **Water bottle fillers**—Drinking fountains all around Novi’s Civic Center include water bottle

fillers. This encourages employees and visitors to fill their own bottles with the filtered water that flows from the fountains. Meters on the fountains measure how many water bottles are diverted from landfills. This simple measure is good for employee wellness, as they drink more water, and good for the environment. The water fillers were such a hit in the Civic Center that the police and fire departments have green-lighted them in their facilities, as well.

- **Green building materials**—Novi’s ITC Community Sports Park is a popular spot for soccer, baseball, picnics, and connecting to the trailhead for biking and walking. Soon, the city will break ground on a building that will house park maintenance equipment and public restrooms. They plan to install an array of solar panels on the south-facing roof, create rain gardens to manage storm runoff, and use sustainable products in the building, such as low VOC (volatile organic compound) paint.

“As stewards of the City of Novi, we’re pleased to be a trailblazer in green building technologies. It’s nice to have our citizens know we’re taking strides for reduced energy usage and sustainability,” said Brandon McCullough, facilities manager for the City of Novi. “At the end of the day, it’s the right thing to do—monetarily and from a “save the earth” standpoint.”



TRAVERSE
CITY
pop. 14,674

Traverse City

Traverse City earned a bronze certification in last year's Michigan Green Communities Challenge. The city adopted a resolution committing to use of 100 percent renewable energy for municipal electricity use. They also established a green team made up of public, nonprofit, and private stakeholder authorities. Traverse City was also the lucky recipient of a \$3,000 cash prize!

"It's a no-brainer to support green initiatives," said Traverse City Mayor Jim Carruthers, a member of the Green Team. "We have so much open space and lakes and natural resources in this area. We want to protect the environment for residents and tourists."

Traverse City passed its 100-percent renewable energy usage resolution in December 2016. At the same time, they established the advisory Green Team that's charged with recommending sustainability projects, and developing a plan to become carbon neutral by mid-century. The team has been auditing the city's systems to see how they can reach their goals.

The Green Team already has a variety of accomplishments under its belt, including:

- Identified low-performing buildings within city operations
- Earmarked grant funds for improving marina lighting and for public education
- Researched and provided feedback to the City Commission on proposals for clean energy generation

Currently, they're applying their \$3,000 MGC prize winnings to the historic Carnegie Library building. A hundred years ago when it was built, people weren't thinking about energy efficiency, says Carruthers. But now, with Crooked Tree Arts Center as the primary tenant, the city is upgrading the building to reach today's energy efficiency standards.

"We're a major hub and anything we do sets an example for the region," said Carruthers. "We want people to come here, develop the region, and enjoy the beautiful environment."

Lisa Donovan is the communications specialist and editor for the League. You may contact her at 734.669.6318 or ldonovan@mml.org.



The 100-year old Carnegie Library building is being retrofitted to meet current energy efficiency standards.



Traverse City's Iconic Wind Turbine

Installed in 1996, this Vestas V44 turbine is Michigan's first utility-scale wind turbine. Installed pursuant to the environmental leadership of Traverse City Light and Power (TCL&P) and its customers, this was the first in Michigan owned and operated by a municipal utility. TCL&P successfully operated the turbine for over 15 years.

Traverse City-based Heritage Sustainable Energy, LLC purchased the turbine in 2014 and made the repairs necessary to continue to produce clean renewable energy. The renewable energy certificates (RECs) on this wind turbine are owned by Mari Vineyards & Winery, located on the Old Mission Peninsula.

Heritage, TCL&P and Mari Vineyards & Winery created a win-win for all, keeping this source of renewable energy generation in place for years to come.

Model:
Vestas V44

Generating Capacity:
600 kW (kilowatts)

Hub Height:
40 m (131 ft)

Rotor (Blade) Diameter:
44 m (144 ft)

Total Weight:
87 tons!

Photo courtesy of Brauer Productions

How does wind energy work?

The wind moves the turbine blades, which turn the rotor. The rotor is connected to a generator that produces electricity.

Environment of Wind Energy

- A wind turbine generates the energy and to manufacture a turbine in three (3) to six months of operation. They are the shortest "pay-off" for all energy generation technologies!
- Wind power does not generate CO₂ or other harmful pollutants that would otherwise be created if the same electricity were to be produced from fossil fuels.
- Wind energy also eliminates production of harmful particulate matter, sulfur, mercury and other emissions associated with fossil fuel generation.

63

Michigan communities have a 22-person planning department. You can, too.

"They're always available to provide advice on most planning or zoning issues and their advice is based on 35 years of experience in numerous communities throughout Michigan."

R. Brent Savidant, planning director, City of Troy

Carlisle | Wortman
ASSOCIATES, INC.

CWAPLAN.COM 734.662.2200

Take good
care of the
company
you keep.



Blue Cross Blue Shield of Michigan and Blue Care Network offers the complete insurance solution to protect the overall health and well-being of your employees.

For more information, contact your local BCBSM licensed agent or the MML Risk Management Department at 800-653-2483.

GROUP HEALTH PLANS | SPECIALTY BENEFITS | [BCBSM.COM/EMPLOYERS](https://www.bcbsm.com/employers)



DOWNLOAD OUR MOBILE APP

Blue Cross Blue Shield of Michigan and Blue Care Network are nonprofit corporations and independent licensees of the Blue Cross and Blue Shield Association.

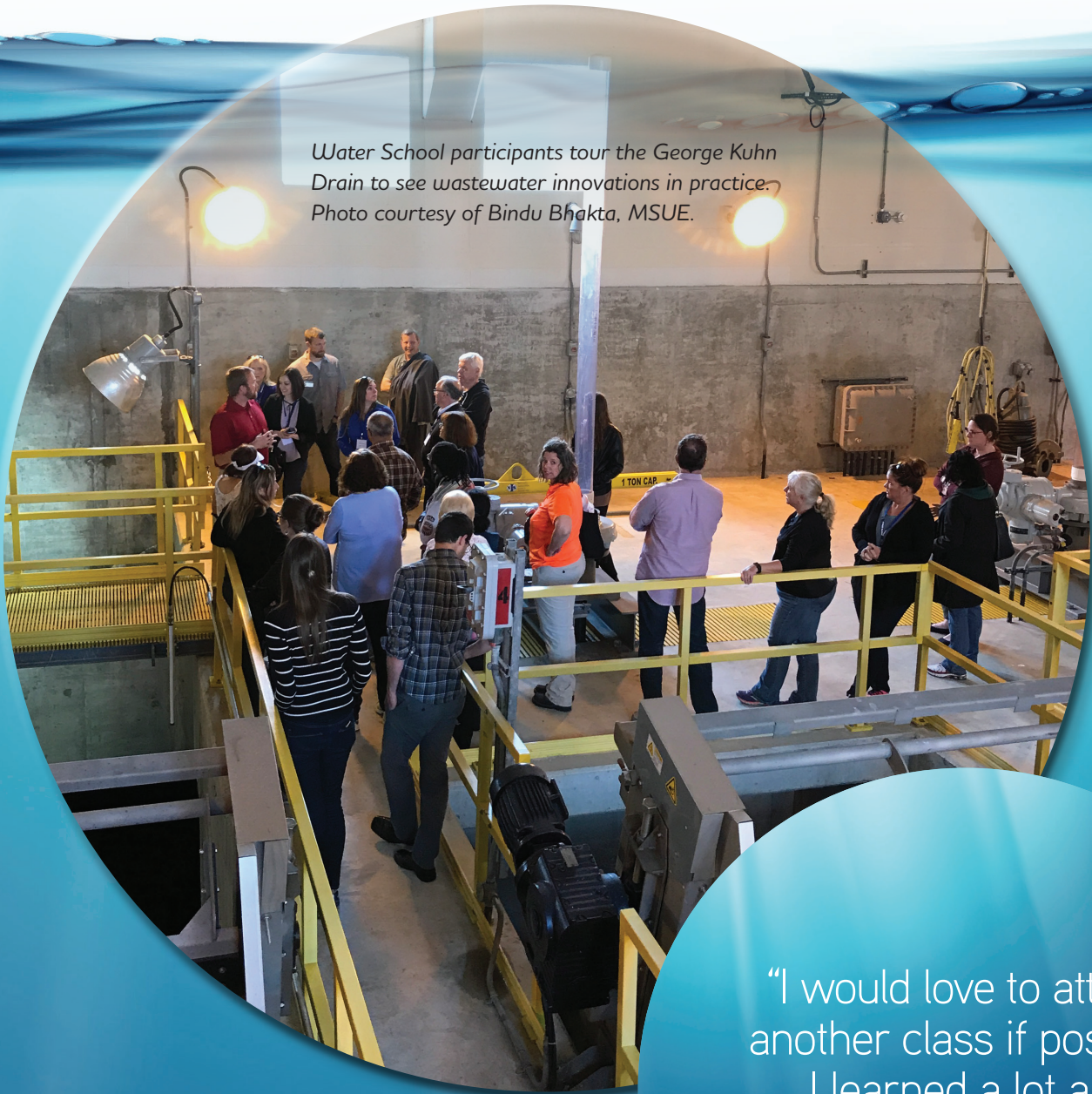
R066806

MICHIGAN WATER SCHOOL

Water Planning Education for Michigan Municipalities

By Terry Gibb

*Water School participants tour the George Kuhn Drain to see wastewater innovations in practice.
Photo courtesy of Bindu Bhakta, MSUE.*



"I would love to attend another class if possible. I learned a lot and I'm ready to inform my community."

Michigan is the envy of many with its abundant water resources, but it is also true that too much water can pose serious issues for communities. Extreme flooding, an issue that Michigan communities dealt with earlier this year, continues to cost local, state, and federal governments millions of dollars in clean up and restoration. Local water issues such as diverse land uses, changing climate patterns, and nonpoint source pollution have shown a need for stronger governance to protect these resources. Lack of available information, public support, and resources have been identified as barriers to implementing community water management improvements.

Michigan State University Extension is addressing these challenges through its new Michigan Water School: Essential Resources for Local Officials program. The objective of the policy-neutral, fact-based, two-day program is to provide local decision makers at all levels with critical information needed to understand Michigan's water resources, including the fundamentals of water science. The goal is to support sound water management decisions and increase awareness of current and future local and state water issues.

Soaking in the Curriculum

Incorporating Michigan's Water Strategy recommendations, this curriculum features a combination of in-class presentations, hands-on learning activities, interactive demonstrations, and field tours. The curriculum has five units:

- Water Quantity
- Water Quality
- Economics, Finance, and Planning
- Water Policy Issues
- Local Weather Issues

The field experience portion of the program enhances the classroom content by highlighting innovative green infrastructure, low-impact development, and surface water protection practices in the local area. Tour stops may include rain gardens/bioswales, aquatic ecosystem restoration, a managed storm water runoff area, and/or wastewater treatment innovations.

Participants will also receive the Water School Policy Toolbox, which provides general information about how federal, state, tribal, and local laws and rules provide the basis for water policy in Michigan. This updateable computer file is organized into three sections:

1. Water-related issues for which some type of water policy exists. Keywords are provided to assist the user with locating information about a particular topic of interest.
2. Summaries of key pieces of federal, state, and/or local law.
3. Additional sources of information about federal, state, and/or local laws and the implementation of those laws.

Participants receive a flash drive with the updateable and downloadable Toolbox file.

Launching the First Water School

This interactive program was piloted in May 2017 in partnership with Lawrence Technological University. Participants included local elected and appointed officials, municipal staff, and environmental organization staff from seven counties.

Pre- and post-program evaluations indicated participants had a more focused understanding of the role of local government in providing leadership in water management. They also indicated that they gained new attitudes, knowledge, and confidence in their ability to make decisions. Before the workshop:

- Only 50 percent of participants agreed with the statement "I am confident that I can make a sound decision regarding hydrology issues." After the workshop, 100 percent of participants expressed agreement with the same statement.



Don Carpenter discusses storm water basics at a Water School session in Southfield. Photo courtesy of Beth Clawson, MSUE.

Water School participants view storm water management options on a trail at a Southfield park. Photo courtesy of Beth Clawson, MSUE.



- Just 50 percent of respondents agreed that their “individual actions have an impact on water quality.” After the workshop, 100 percent of participants expressed this belief.
- Only 20 percent of participants said they disagreed that “the economic stability of their community depends on water quality,” while post-workshop, none of the respondents disagreed with the statement.
- Just 20 percent of respondents expressed disagreement about wanting to “implement low-impact development plans in their community.” Following the workshop, none expressed disagreement with this approach.


After completing the Water School program, participants identified specific activities that they could do at the local level to reduce the risk of contamination of water supplies, including:

- Education of the public about steps individuals can take: proper auto maintenance, reduction of fertilizer, etc.
- Proper zoning ordinances, public awareness campaigns, community outreach.
- Wellhead protection programs, regulating land use in delineation zones, inspecting septic systems.

- Street sweeping, picking up trash in parking lots, installing rain gardens, practicing safe chemical storage, reducing salt use in the wintertime, and installing pervious pavement.

Some attendees of the 2017 Michigan Water School offered these comments about their experience:

- “I would love to attend another class if possible. I learned a lot and I’m ready to inform my community.”
- “You put together a timely and most relevant workshop.”
- “Too bad that developers could not see the benefit of [attending] this class.”

MSU Extension’s Michigan Water School program was featured in the 2017 State of the Great Lakes Annual Report. Another session of the program is planned for early fall in the Traverse City/Petoskey area. For more information, contact Terry Gibb at gibb@anr.msu.edu 

Terry Gibb is the senior extension educator, Natural Resources/ Government & Public Policy, Greening Michigan Institute, Michigan State University Extension. You may contact her at 586.469.6440 or gibb@anr.msu.edu.

Communities as a Driving Force for Advanced Mobility

By Liesl Eichler Clark



“Transportation is becoming more connected, more autonomous, and more shared, particularly in urban environments.”



With the pace of technological innovation accelerating, mobility is changing rapidly. Transportation is becoming more connected, more autonomous, and more shared, particularly in urban environments. Electrification is the enabler of this transformation, facilitating this combination of automation, advanced computing, and sharing in the way we get around. That makes electric vehicles (EVs) more than an alternative to gasoline-propelled cars. It makes them the platform for the next phase of human mobility.

Michigan is aggressively positioning itself to lead in the global mobility ecosystem through the development and deployment of connected, autonomous, and electrified vehicles (EVs). EVs provide a long list of benefits to drivers, rate payers, and communities alike. Some of the ways everyone comes out ahead include reduced costs in fuel and maintenance, increased energy independence, downward pressure on overall electricity rates, reduced air pollution, and job creation. Lifetime costs for EVs when compared to internal combustion engines (ICEs) are already lower, and upfront purchase prices continue to decline as battery costs drop.

EVs are the enabler of the automated, shared mobility future. As such, EVs are expected to play a dominant role in the global industry by 2030. Although hybrid electric vehicles (HEVs) now represent only 2 percent of U.S. sales and EVs represent only 1.07 percent,

By 2030 Ford expects HEVs to represent 30 percent of the market, plug-in electric vehicles/battery electric vehicles (PHEVs/BEVs) to represent 30 percent of the market, and traditional internal combustion engines to represent the remaining portion of the market. Michigan has already taken key steps to encourage and enable our mobility future through policy and market support. Electric utilities and their regulators play a role in Michigan's mobility future. If integrated correctly, EVs can provide increased demand when excess electricity is available on the grid, helping to decrease peak demand and smooth out the load on the grid.

The Municipal Engine


The Michigan Energy Innovation Business Council has been convening stakeholders—including utilities, automakers, EV market suppliers, advanced energy companies, environmental groups, community advocates, and others—to discuss harnessing the momentum to effectively deploy EV infrastructure and improve customer awareness and education across Michigan.

Municipalities are a critical player in this transition. Community planning and zoning can be reframed to proactively prepare for increased EV deployment and to enable EV charging. Municipalities can adopt ordinances to require that commercial buildings, parking structures, and multi-unit dwellings are constructed ready for the installation of EV charging equipment. This also provides the opportunity to create additional value and cost savings by integrating solar energy and battery storage with EV charging stations. Municipalities can also institute regulations for retrofitting existing buildings that establish clear requirements to enable the future installation of EV charging stations. Municipalities are also an important player in consumer education. Michigan's automakers are producing EVs, but there is a lack of understanding or awareness about EVs among Michigan consumers. Municipalities can provide educational opportunities with public signage and charging stations, online materials, and targeted advertising campaigns. Setting ambitious EV goals and policies can spur excitement and interest in EVs from residents.

Finally, municipalities can lead by example by purchasing EVs for city fleets and electrifying city transit buses. By incorporating more EVs into fleets, cities save money over the life of the vehicle, reduce local air pollution, and demonstrate to their constituents that EVs are a viable transportation option.

Municipalities Paving the Way for EVs

- Instituting ordinances and building codes to support EVs in Auburn Hills, Michigan: In July of 2011, Auburn Hills became the first Michigan municipality to adopt a comprehensive Electric Vehicle Infrastructure Ordinance.
- St. Paul, Minnesota: St. Paul adopted a Sustainable Building Policy that requires all new building projects receiving more than \$200,000 in public assistance to meet an approved sustainable building rating system, including requirements for EV charging.
- Installing public EV charging stations in Ann Arbor, Michigan: The Ann Arbor Downtown Development Authority has installed 23 free public EV charging stations and as of January 2018, the chargers have delivered enough electricity to displace more than 1 million miles of gasoline-fueled travel.
- Developing partnerships to promote EVs in Auburn Hills, Michigan: Auburn Hills partnered with the Department of Energy on the Workplace Charging Initiative. The city has been highlighted by the DOE as a success story and model for other municipalities across the nation to follow.
- Updating municipal fleet purchasing policies in St. Paul, Minnesota: In 2017, the State of Minnesota added 22 plug-in electric vehicles to its fleet. The Office of Enterprise Sustainability worked with General Motors to negotiate the purchase price of the vehicles. The state also has 240 electric hybrids in its fleet.
- Developing EV shared vehicle programs in Indianapolis: In 2013, Indianapolis became the site for the largest electric vehicle car share program in the U.S. ("Blue Indy"). The system will eventually feature more than 200 public charging locations across the city and offers customers the ability to rent and return electric vehicles at any available location.

For more information on electric and autonomous vehicles, visit the Michigan Energy Innovation Business Council's website at www.mieibc.org 

Liesl Eichler Clark is president of the Michigan Energy Innovation Business Council. You may contact her at 517.243.2860 or liesl@mieibc.org.

CATEGORY:

MICHIGAN MUNICIPAL LAW FIRMS

**ON WHAT DAYS OF THE WEEK
DO ATTORNEYS FROM
JOHNSON, ROSATI,
SCHULTZ & JOPPICH**


RETURN CLIENT PHONE CALLS?

ANSWER ON PAGE 36

CHEVY COMMONS

ENRICHING FLINT THROUGH GREEN SPACES

By Faith Finholm, Scot Lautzenheiser, Adam Moore, and Janet Van De Winkle



Not long ago, an unused 70-acre site bordering the Flint River between downtown Flint and Kettering University dubbed “Chevy in the Hole” was a fenced-off abandoned General Motors-Chevrolet automobile manufacturing complex.

Things are different now. Thanks to a coordinated and persistent effort by the City of Flint, the U.S. Environmental Protection Agency (EPA), and numerous local, state, and federal stakeholders, expanses of concrete have been replaced by a thriving urban green space that serves as a home for dozens of bird species and animal inhabitants.

Now referred to as “Chevy Commons,” the nearly restored site is not just an homage to the past. It’s an invitation to all, and a blueprint for transforming a neglected natural resource into a vibrant community asset with enriching and lasting impacts for generations to come.

Flint Riverfront Restoration

To understand what Chevy Commons brings to the community, the project must be put into context. The land itself has a long and storied past. A General Motors manufacturing center with 8,000 workers at its peak in the early 1900s, the site made national history during the labor movement when the Flint Sit Down Strike of 1937 transformed the United Auto Workers (UAW) into a major nationwide labor union.

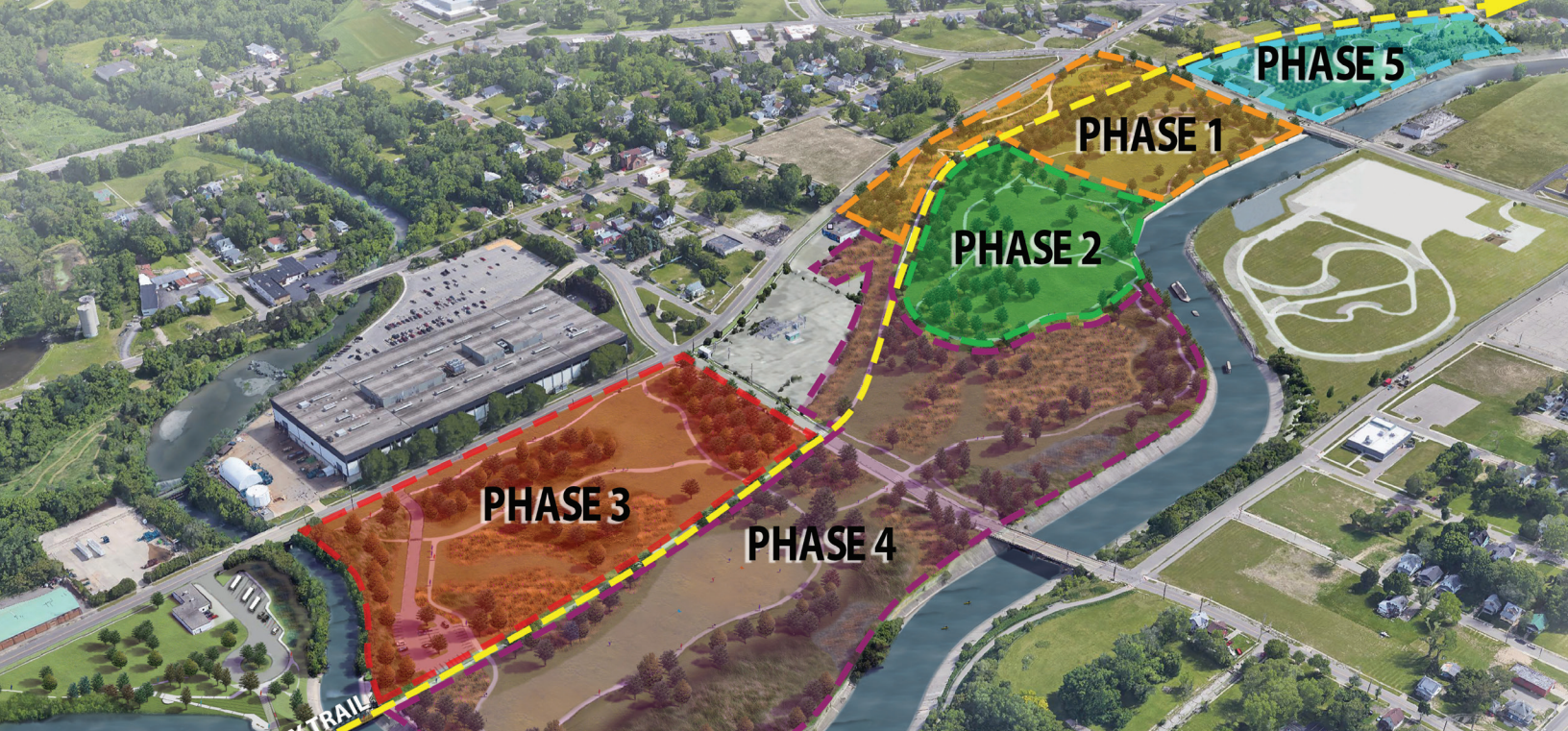
Transformation of the area from a former industrial site to green space is the first major land use change at the site in almost a century, reflecting changing times in Flint. The greening of Chevy Commons showcases the focus on improving quality of life for Flint residents, and the importance of cleaning up post-industrial sites so they can be repurposed as assets for the community.

Chevy Commons is one of three major pieces of the larger project known as the Flint Riverfront Restoration Plan, which is focusing on creating connected green spaces along a two-mile stretch of a rehabilitated Flint River. The plan was written in 2010, vetted by more than 5,000 stakeholders, and included in 2013 as part of “Imagine Flint: Master Plan for a Sustainable Flint”—the city’s first comprehensive master plan in 50 years. The concept of the Riverfront Restoration plan calls for rejuvenation of the area along the Flint River by focusing on creating better, safer access to the river using water-based recreation, storm water and flood control, ecological restoration, and public space improvements.



michigan municipal league
business alliance program

At Wade Trim, we are committed to maximizing the value of your infrastructure investment. For nearly a century, we’ve been solving complex engineering challenges to create stronger communities. Our work approach is customized to fit each client and project. We use a collaborative, friendly style—built on excellent communication before, during and after your project—to deliver solutions you can stand behind.



To date, the Flint Riverfront Restoration progress has included five phases of Chevy Commons development that combines an extensive trail network with native landscapes. Construction of Phases 1 and 2 began in 2015, with 30 acres fully rehabilitated and turned over for public use. An additional nine acres for Phase 3 was completed in July. Phase 4, which got underway in May

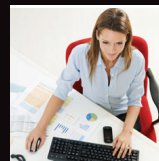
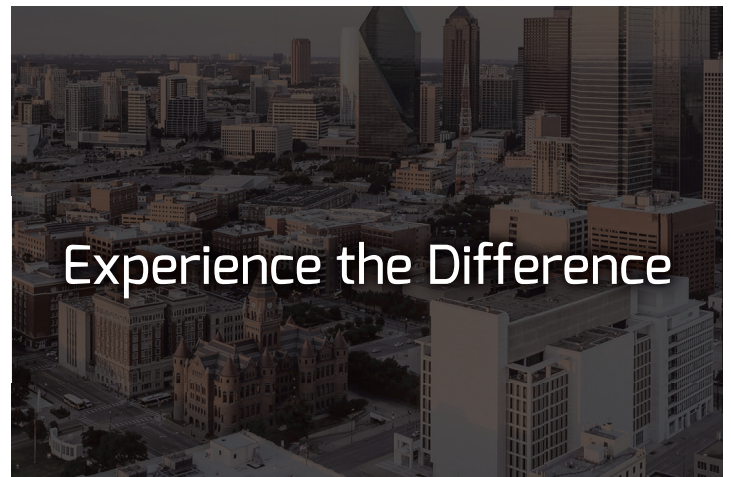
thanks to a \$3.3 million appropriation from the Michigan Department of Environmental Quality's Strategic Water Quality Initiatives Fund, addresses 22 acres and should be fully rehabilitated and ready for public use before the end of the year. The fifth and final phase of the area's remaining nine acres is under design and anticipated to be completed in 2019.



Engineering Stronger Communities

For nearly a century, we've been solving complex engineering challenges to maximize the value of your infrastructure investments. We adapt our work processes to fit the unique demands of each project using a collaborative, friendly style. The result? Solutions you can stand behind.

800.482.2864
www.wadetrim.com



Local Government ERP
Financial Management
Community Development
Public Works
Personnel Management



Get started today at (855) BSA-SOFT | www.bsasoftware.com

From BROWN to GREEN

After General Motors vacated the land, it sat unutilized for years, slowly becoming an eyesore in the community with contaminated soils and groundwater. Redevelopment required an innovative approach to naturalize the riverfront. Extensive environmental assessment funded by EPA was completed to determine contamination levels on the site and analyze potential methods for addressing the contamination issues. Ultimately, studies recommended a method of isolating contaminated soils with a soil cap that would support a matrix of native plant communities. Implementation of the design was planned to ensure that the residual industrial contamination does not pose a threat to the community or site visitors. In addition, old vaults and inactive drains and sewers were filled to contain and limit movement of the site's subsurface water and contaminated soils into groundwater and surface water sources.

Cleanup activities were kickstarted by a \$1.975 million cleanup action funded by EPA's Oil Spill Liability Trust Fund

Vision for Community Revitalization


Chevy Commons' distinct and undulating topography, mixed landscape typologies, and maximized viewpoints to the river and naturalized landscape are inviting. The site has quickly become a magnet for community events and gatherings, creating a sense of place in the community and attracting visitors from across Genesee County. A free gathering aptly named "Cycling Circles" has met annually at Chevy Commons since the first two phases were opened to the public in 2016, encouraging visitors to participate in various cycling-themed activities and ride the trail that provides varied terrain for walking, biking and hiking. The Corridor Alliance Chapter of the Flint River Watershed Coalition organizes the family-friendly event, which also offers contests for kids, giveaways, and snacks.

The impressive progress at the site is entirely reflective of the intergovernmental partnerships, the public-private partnerships, and community input throughout. Many of these partnerships are unique to Flint and Genesee County. It has taken an incredible



in 2010. In 2012, the Genesee County Treasurer provided a \$1.6 million EPA Revolving Loan Cleanup Sub-Grant to address environmental concerns and construct the initial phases of the landscaped cap.

With generous funding from multiple local, state, and federal stakeholders, the City of Flint, Genesee County Land Bank Authority, and Genesee County Parks and Recreation Commission are currently working together to continue the original planned redevelopment of the area into a park-like space that features open grasslands, storm water marshes, reforested woodlands, an event lawn, and wetlands interlaced with trails that will ultimately link to surrounding institutions, neighborhoods, and regional trails. The greening comprises habitat restoration, storm water management, and improved connectivity. Once all the trails are complete, this site will connect the University Avenue Corridor, Mott Park, and the Carriage Town Historic Neighborhood with Downtown Flint. It will also complete the connection between the regional Genesee Valley Trail and the Flint River and Iron Belle Trails.

amount of communication and teamwork, but the collaboration has resulted in the best possible design and outcome for the City of Flint and its residents. It is truly something of which the entire community can be proud. 

Faith Finholm is the grants manager for Genesee County Land Bank Authority. You may contact her at 810.257.3088 or ffinholm@thelandbank.org. **Scot Lautzenheiser** is a professional landscape architect at consultant Wade Trim. You may reach him at 313.961.3650 or slautzenheiser@wadetrim.com.

Adam Moore is an associate planner/planner II at the City of Flint. You may contact him at 810.766.7426 (ext. 3029) or amoore@cityofflint.com. **Janet Van De Winkle** is the project manager for the Flint Riverfront Restoration Project at Genesee County Parks. You may contact her at 810.736.7100 or jvandewinkle@gcparks.org.



michigan municipal league



American Planning Association
Michigan Chapter

Making Great Communities Happen



2018 CON

GRAND RAPIDS

ANNUAL LEAGUE CONVENTION

in partnership with Michigan Association of Planning

September 20-22, 2018

To register, and for more details visit
CONVENTION.MML.ORG



We're excited!

The Michigan Municipal League (MML) and Michigan Association of Planning (MAP) are joining forces to hold our annual fall conventions—together!—in Grand Rapids, Michigan from September 20 to 22, 2018. For the first time ever, this partner event combines the best of both organizations to present a stellar educational and networking event for our members and friends. Add in our township neighbors and colleagues, and this could be the collaborative community-building event of the year.

Both MAP and MML serve the education and advocacy needs of elected and appointed leaders, and the staff that support them: city managers and administrators, professional planners, and other city, village, and township leaders that make up the teams that work in tandem to create vibrant, successful, and healthy communities.

Since the League and MAP are collaborating on this event, we'll have double the power to bring you more of what you want. Attendees will have more breakout sessions, more topics, and more mobile tours to choose from than ever before. There is something for everyone, from the biggest city or charter township to Michigan's smallest village or rural hamlet.

As an added bonus, the renowned ArtPrize international art competition will be in full swing! Artists from around the world will exhibit their works throughout downtown Grand Rapids—in museums, public parks, restaurants, bridges, and everywhere in between. Last year, 1,512 artists competed for more than \$500,000 in prizes.

With that beautiful artistic backdrop, and an obvious synergy between our organizations, we're looking forward to an inspiring event. We hope you'll be part of this once-in-a-lifetime experience!

Sincerely,

Dan Gilmartin, CEO & Executive Director
Michigan Municipal League

Andrea Brown, Executive Director
Michigan Association of Planning

KEYNOTE SPEAKERS

BRUCE KATZ

Co-Author, "The New Localism"

The New Localism: Utilizing Public, Private and Civic Partnerships to Become a Change Engine



Bruce Katz is the Centennial Scholar at the Brookings Institution, where he focuses on the challenges and opportunities of global urbanization. He was vice president and codirector of the Brookings Metropolitan Policy Program, which he founded in 1996. He coauthored *The Metropolitan Revolution*, and *The New Localism*.

KAREN FREEMAN WILSON

Mayor, Gary, Indiana;

1st Vice President, National League of Cities

**Civic Engagement Strategy:
Inclusivity For the Win**



Karen Freeman-Wilson has been the mayor of her hometown of Gary, Indiana since January 2012, becoming the first female to lead the city of Gary and the first African-American female mayor in the state of Indiana. Mayor Freeman-Wilson is also first vice president of the National League of Cities, chairperson of the Criminal and Social Justice Committee of the U.S. Conference of Mayors, and chaired the committee that authored the U.S. Conference of Mayors' publication on building police and community trust. She is also a leader in the national drug court movement having served as the CEO of the National Association of Drug Court Professionals and Executive Director of the National Drug Court Institute.

BREAKOUT SESSION PREVIEW

Breakout Sessions will connect attendees with ready-to-use resources and opportunities to help their communities thrive. Attendees will have the opportunity to attend up to five breakout sessions during the Convention. These sessions will cover everything from essential skills to innovative new ideas. And thanks to the collaboration between the League and MAP, the following list is just a small sample of the sessions from which you'll be able to choose.

Improving the Tone and Quality of Our Civic Discourse

With today's 24/7 news cycles and widespread social media use, there is no shortage of opinion sharing. Discussions on policy issues often devolve in talking past each other and sometimes disrespectful arguing. In this session, we will explore how local leaders can foster productive and respectful civic discourse on policy and program issues affecting their communities.

It's Budget Time. Do You Know Where Your Revenue Is?

Mapping out how much property tax, revenue sharing, and other dollars each part of your community generates can be a great way to show stakeholders where—literally—your local budget dollars are generated. The results may be surprising, and can change your conversations about the budget, development incentives, and even your zoning ordinance. You'll have a chance to look at sample maps prepared by League staff and others, and let us know how these approaches could best help your community.

Open Meetings Act and Freedom of Information Act: Back to the Basics

This session focuses on the basics of the Open Meetings Act (OMA) and the Freedom of Information Act (FOIA). During the OMA portion of the session, we'll cover the implications of email, posting of notices, minutes, closed sessions, and what is required to be discussed at an open meeting. For the FOIA portion, topics will include best practices for complying with FOIA, including deadlines, requirements for responses, fees, and exempt information.

Additional Breakout Topics Will Include:

- Disaster Preparedness/Communications Planning
 - Legalization of Marijuana
 - MML Legislative Update
 - Housing: Short-Term Rentals, Affordability & Equity
 - Social Media
 - Municipal Finance
 - Leading Change Vs. Managing Change
 - Master Planning
 - Planners and City Managers
 - Trail Towns
 - Infrastructure, Natural Resources, and the Blue Economy
 - Creating Sustainable Retail Districts
 - Ethics
 - Business and Developer Attraction
 - And More!
- Visit convention.mml.org for a complete list of breakouts.

2018 CONVENTION

SPONSORSHIP OPPORTUNITIES AVAILABLE

Looking for visibility and the ultimate in brand recognition? For three days, local officials from across the state come together to connect, engage, and discover creative solutions to local challenges. As a sponsor, we will do our utmost to satisfy your needs with unique involvement and exposure. Contact Allison Gotelaere at allisong@mml.org or visit the sponsorship tab at convention.mml.org for more information.

MEET US AT THE MARKET

Urban Metro Mayors and Managers Invites You to the Host Cities Reception

Combine the creative and bustling atmosphere of ArtPrize with locally sourced food and refreshments, a distinctive venue, Grand Rapids' talent-rich music scene and hundreds of community leaders, and the result is a remarkable event: the Host Cities Reception.

Meet us at the Grand Rapids Downtown Market on Thursday, Sept. 20 for an unforgettable evening. From 5:30–8:30 p.m., you'll have the opportunity to indulge in a cornucopia of food and wares in the Market Hall, and explore unique spaces like the greenhouse. A variety of hors d'oeuvres, craft beers, and wine will be offered for you to enjoy while networking.

MOBILE WORKSHOP OPTIONS

Excitement abounds in Grand Rapids and we'd like you to get out and see some of the things that make the city so unique. Join us for one of the many mobile workshop options during Convention. All mobile tours will be offered as add-ons to your Convention registration.

From Grand Rapids' Downtown to Your Town: Idea Tour for Building Reuse

Like every community in our state, Grand Rapids has some older buildings that may be due for a fresh, new use. On this tour of downtown, participants will get oriented to the geographic and historic context of the area, particularly the 20th century buildings and their ongoing reuse. We'll discuss the value of mid-20th-century resources, the significance of modernism in Michigan communities, and the use or reuse of these resources. This tour should spark some ideas of how to rejuvenate aging or underutilized buildings in your area.

Terra Square and the Seeds of a New Downtown

Hudsonville's Terra Square won the 2017 Community Excellence Award for its adaptation of an old car dealership into a public market, events, and co-working space. The facility is only the first piece of Hudsonville's efforts to regrow a downtown. This bus and walking tour will explore Terra Square as well as the city's new living street, or "woonerf," private mixed-use development underway nearby, and the city's work to become a certified Redevelopment Ready Community.

Other Tours to Include:

- Explore: ArtPrize10
- Frederik Meijer Gardens
- Restoring the Rapids: A Tour of Grand Restoration Efforts
- Viva la Avenida: Planning for a Cultural Corridor
- Vital Streets in Action Bike Tour
- Bridge Street Brews Mobile Tour
- Under, Over, and All Around
- Farmers Markets and Food Halls as Catalysts for Business and Real Estate Development
- Downtown Walking Tour
- And more! Visit convention.mml.org for a complete list of mobile workshops.

LEAGUE CONVENTION OVERVIEW

WEDNESDAY SEPT. 19, 2018

2:00 – 5:00 pm Registration open for early arrivals

THURSDAY SEPT. 20, 2018

8:00 am – 6:30 pm Registration
8:00 am – 6:00 pm Exhibit Hall Hours
9:00 – 10:30 am Welcoming General Session
11:00 – 12:15 pm General Session
12:30 – 2:00 pm Lunch on your own in Grand Rapids
12:30 – 2:00 pm MML Board Meeting
2:00 – 3:15 pm Breakout Sessions
3:30 – 4:45 pm Community Excellence Awards Presentations
5:30 – 8:30 pm Host City Reception

FRIDAY, SEPT. 21, 2018

7:30 am – 6:00 pm Registration Hours
7:45 – 8:45 am Michigan Association of Mayors Meeting/Breakfast
Michigan Women in Municipal Government Meeting/Breakfast
Michigan Black Caucus-Local Elected Officials Meeting/Breakfast
9:00 – 10:15 am Breakout Sessions
10:45 – Noon Breakout Sessions
Noon – 2:00 pm Keynote Luncheon
2:15 – 3:30 pm Breakout Sessions
3:45 – 5:00 pm League Annual Meeting
5:00 – 6:00 pm Elected Officials Academy Board Meeting
6:00 – 8:00 pm MML Foundation Fundraiser

SATURDAY, SEPT. 22, 2018

8:30 – Noon Registration Hours
9:00 – 10:15 am Breakout Sessions
10:30 am – Noon Closing General Session

STAY AND ENJOY ARTPRIZE 2018

SUSTAINABILITY

There's More than One Path to Get There

By Dave Norwood



DINGELL TRANSIT STATION

Zagster
BIKE SHARE

READY TO RIDE?

Download the free Zagster app or visit zagster.com/dearborn

- Create an account
- Check out pricing
- View other station locations
- Read the FAQs
- Start riding now!

HOW IT WORKS

- 1 JOIN**
Download the Zagster app and join the Dearborn bike share.
- 2 UNLOCK**
Unlock a bike using your phone, for detailed instructions, click "How to" in the app.
- 3 RIDE**
Enjoy your ride! Make quick stops along the way by locking your bike to any public bike rack.
- 4 RETURN & LOCK**
When you're done riding, lock your bike to a Zagster station and stop your ride in the app.

No smart phone?
Text 988 to 212-555-1234 to learn how to ride by text message.

Need Help? Call us at 212-555-3000 or visit zagster.com/support to read our FAQs.

SPONSORED BY

Beaumont

DEARBORN

Want to learn more? Visit zagster.com/dearborn



The John D. Dingell Transit Center, built in 2014, received Silver Certification from the U.S. Green Building Council.



“Sustainability is the goal, and every action we take should move it forward.”



As a gold-certified Michigan Green Communities (MGC) Challenge participant, the City of Dearborn is driving the conversation about sustainability in our community. From the city's first challenge certification in 2009 to the adoption of the Dearborn 2030 Master Plan to the 2017 MGC Challenge gold certification, Dearborn is continually learning what it means to make our community sustainable.

What is Sustainability?

Adopted in 2014, the Dearborn 2030 Master Plan integrates sustainability into multiple components of the city's planning efforts. The document states, "The Dearborn 2030 Master Plan represents a vision for the future of the City of Dearborn—a vision to preserve and enhance the best characteristics for the City while making the most of opportunities that come with new development. The Master Plan integrates economic, social, cultural, recreational, environmental and physical development components to position the City for long-term sustainability." This holistic view is how Dearborn defines sustainability. Sustainability is the goal, and every action we take should move it forward.

As co-chair of the MGC Steering Committee, I asked my fellow committee members the same question. What does sustainability mean in your community?

Alison Sutter, sustainability manager for the City of Grand Rapids, reiterated the overarching value of sustainability across all operations and stated, "Sustainability is woven into the fabric of the City of Grand Rapids municipal operations. Our Sustainability Plan is the city's Strategic Plan and is tied closely to our Fiscal Plan, which keeps sustainability at the forefront of all city planning."

Sustainability in Local Government

Sustainability comes in all shapes and sizes. Each community's entry point to sustainability is different, and so is the progression.

Communities can start small, start with what they own. A great gateway to sustainability is energy efficiency. Back in December 2010, the City of Dearborn launched a public-private partnership with Adopt-A-Watt, Inc. to update 102 lighting fixtures in city parking garages from 175W metal halide lights to high efficiency 80W induction fluorescent bulbs. Funded entirely through sponsorships, this project helped reduce energy use at no cost to the city. Over the course of 10 years, it's estimated that Dearborn's saved over 600,000 kWh of electricity.

The best advice I can give to a community getting started is to start small and start practical. Tackle a parking garage, downtown district, or library. Smaller projects can generate enough savings to make larger projects possible. Smaller projects can also generate momentum—a very important asset!

The City of Grand Rapids is currently focused on creating a comprehensive energy plan that will include strategies for achieving a 100-percent renewable electricity goal by 2025. To support the city in this effort, Mayor Bliss created an Energy Advisory Committee. The purpose of the committee is to challenge Grand Rapids to stay at the forefront of energy and sustainability.

It's important to challenge. This issue of the magazine highlights the good and challenging sustainability work going on in Michigan communities.

Snapshots of Sustainability in Dearborn

Sustainability goes beyond energy. It encompasses the economy, community, natural environment, and built environment. Your community may have a different entry point into sustainability than Dearborn. But once you start taking steps, the easier it becomes. Let's take a look at some of the projects Dearborn has completed.


- **Bike Share and Biking**—Non-motorized transportation is at the forefront of the city's efforts. In June 2017, Dearborn launched a bike share program in partnership with Zagster. With over 50 bikes at 10 stations, biking in Dearborn just got a lot easier! The Bike Dearborn initiative advocates for a safe bicycling community while promoting the healthy benefits of biking and environmental sustainability. The weekly Healthy Dearborn "Walk 'n Roll" event brings community members together to bike and explore neighborhoods.
- **Recycling**—The Dearborn Education and Action on Recycling program (DEAR) trains students to encourage recycling in schools. DEAR is a partnership between the Ecology Center, Recycle Ann Arbor, the City of Dearborn, and Dearborn Public Schools. First, the students tackle the schools, and then hopefully they turn into agents of change in the community!
- **Green Building**—Built in 2014, the John D. Dingell Transit Center received Silver Certification from the U.S. Green Building Council. The building includes energy-efficient lighting, geo-thermal heating/cooling, and storm water features.

Advice from Dearborn

Going green or becoming sustainable means something different to every city and to community members. Find what resonates with your community members and elected officials and start there. Establishing an internal team or a green team can create a great sounding board.

Start small and familiar, then build to bigger projects. No need to conquer Rome in a day. Early successes lead to future successes. Set aside savings from small projects to fund larger projects. For example, starting a revolving loan fund from energy savings can help fund larger, more impactful projects down the line.

Explore partnerships. The Dearborn bike share program and the DEAR recycling program are both partnerships. Find the active businesses, leaders, or funders in your community. These partnerships can lead to new ideas, innovative solutions, and funding sources.

Seek out resources and peer-learning opportunities. Whether your community is just getting started, or is looking to tackle new initiatives, do not miss out on chances to learn from peers that have confronted the same issues. Michigan Green Communities is an active network of communities in Michigan looking to further sustainability initiatives. Dearborn helped found this network and learned countless lessons from sharing battle stories with other local governments in Michigan. The MGC Challenge is also a great tool that recognizes communities for progress towards sustainability and offers a roadmap for communities new to the game. The MGC Challenge deadline for 2018 was in May, so start planning for next year's competition! 

Dave Norwood is the sustainability coordinator for the City of Dearborn and co-chair of the Michigan Green Communities Steering Committee. You may contact him at 313.943.2159 or dnorwood@ci.dearborn.mi.us.

Students at Bryant Middle School are big supporters of Dearborn's recycling program. Photo courtesy of City of Dearborn.



Environmental

By Dave Strenski and Chris Simmons

Since the Michigan Municipal League first launched the Community Excellence Awards program in 2007, communities all over the state have amazed us with their creativity in so many arenas. In keeping with the theme of this issue of *The Review*, we are sharing the stories of two innovative Community Excellence Awards entries that make the best use of our environment. For more information on the Community Excellence Awards program, visit cea.mml.org.

2017 COMMUNITY Excellence Awards

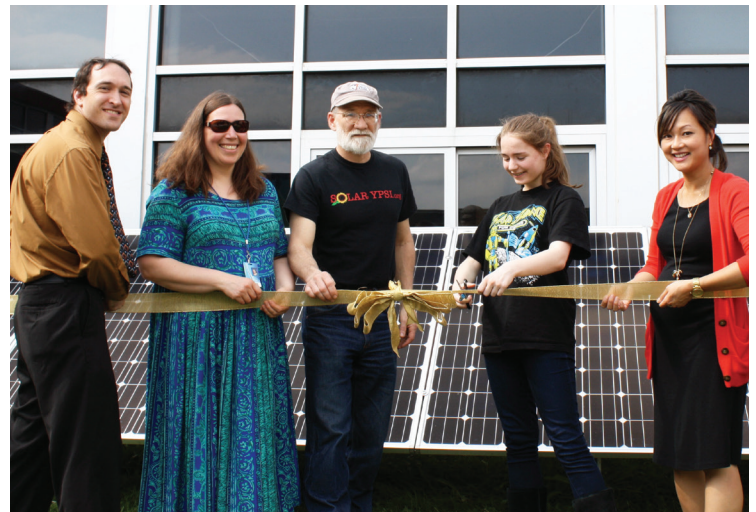
Ypsilanti Shining the Way for Solar Power

About 14 years ago, the Ypsilanti Food Co-op, a not-for-profit natural food store, was interested in getting solar power for its rooftop. At the time, the State of Michigan had a grant program to fund solar demonstration projects. With \$6,000 from the state and advice from local experts, a group of co-op volunteers learned the basics and installed a small 4-panel solar energy system.

As part of that first grant, the co-op hosted events to share the story behind the project so people could learn how solar power works in Michigan. After the project was completed, the volunteers were so enthused, they started talking about doing another project. SolarYpsi was launched!

Although still an un-incorporated, loosely-knit group of volunteers, SolarYpsi has provided free consultation to hundreds of people, raised more than \$200,000 in grants and donations, and contributed countless hours of volunteer time.

Dave Strenski, Anne Brown (former Ypsilanti city councilmember), and a representative from the Solar Foundation pose on a NYC rooftop with Ypsilanti's SolSmart Gold award. 2. Solar installation ribbon cutting at Washtenaw International High School. 3. Installing solar panels at Parkridge Meeting Center. Photos courtesy of Dave Strenski.



Excellence

Ypsilanti has become a “solar destination” where people can learn about solar power and tour various solar installations. The community now has over a megawatt of solar power. With a population of 21,000 people, that adds up to about 50 watts per capita, making Ypsilanti a rising “Solar Star,” according to Environment America’s annual Shining Cities report.

Changing Focus

Ten years ago, having a core group of volunteers was key to getting SolarYpsi projects moving as upfront costs were steep. Now, lower equipment prices and improved technology have made installations much more affordable. SolarYpsi’s efforts are now more focused on serving as a catalyst for new projects, encouraging partnerships for funding, and job training for local workers. One creative funding model blossomed when an anonymous donor came forward. SolarYpsi suggested that the donor contribute funding for solar power installations directly to several nonprofit organizations. The donor selected six nonprofit recipients, including two community centers, a health center, a high school, a public library, and a City truck port. Bundling six jobs together to collect competitive bids provided favorable economies of scale. Six ribbon cuttings later,

the nonprofits each have a gift that keeps on giving. Every month for 30 years, their operating costs will be lower, thanks to reduced utility bills. In fact, the city truck port installation has recently been expanded, using savings from the department’s energy budget!

Warm Recognition

As the number of solar installations has grown, so has Ypsilanti’s status as a regional solar leader. Earlier this year, Ypsilanti became the first city in Michigan to earn the SolSmart Gold award from the Solar Foundation.

Ypsilanti was also recognized at this year’s Smart City Connect Conference and Expo for the solar installation on their fire station. Using a mix of city funds, volunteers, donations, and a partner company to monetize the federal tax credit, Ypsilanti put a 50kW solar installation on the firehouse roof, offsetting 70 percent of the station’s electric bill.

Expanding Our Reach

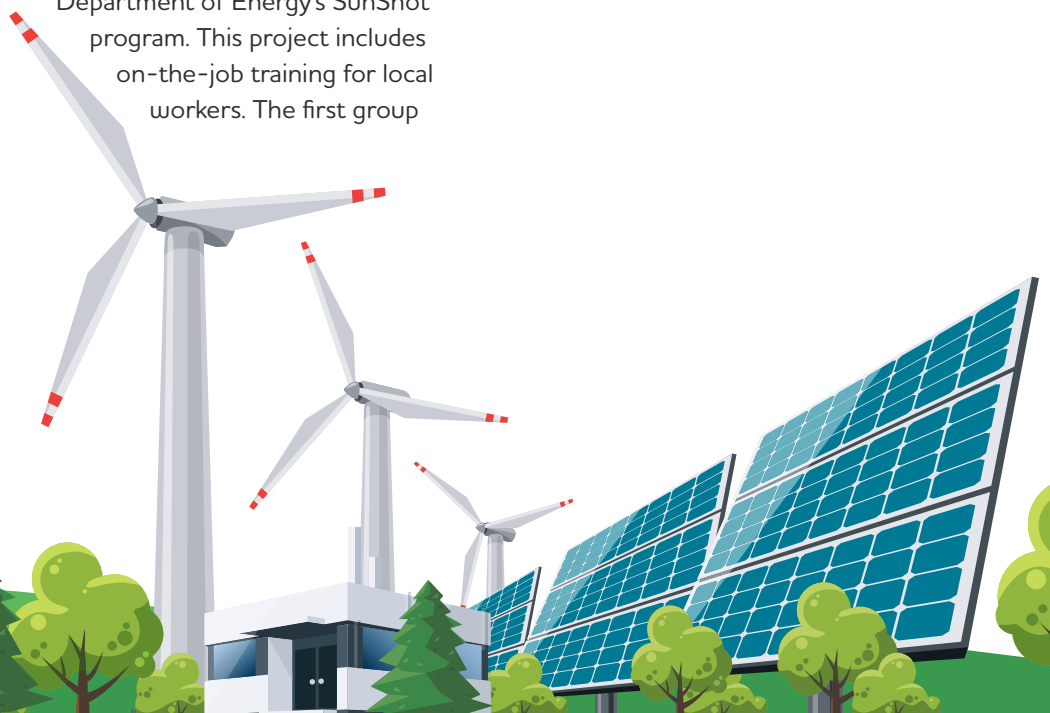
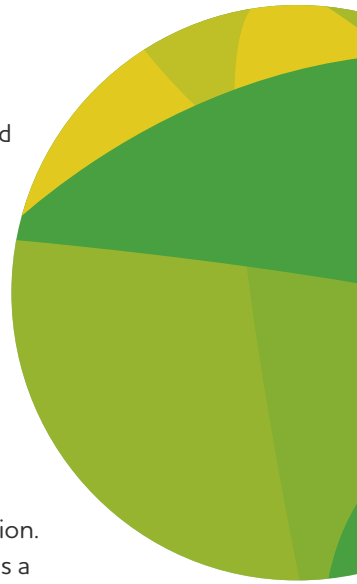
Currently, Ypsilanti is working on a “Solar in Your Community Challenge” project, sponsored by the U.S.

Department of Energy’s SunShot program. This project includes on-the-job training for local workers. The first group

of trainees installed 20kW of solar power on the new Parkridge affordable housing community center building. A second group of trainees added 20kW to the city’s truck port installation.

On the horizon is a SolarYpsi partnership with Habitat for Humanity to install solar power on a dozen or more local Habitat homes. Installing solar energy on an average home is equivalent to putting \$50 in the homeowner’s pocket every month for 30 years. Habitat for Humanity of Huron Valley has already received a large pledge to fund this project, and is hopeful that additional funding partners can be found to make it happen.

To learn more about how solar power can benefit your community, visit SolarYpsi.org.





Washtenaw County Administrator Gregory Dill and Ann Arbor City Administrator Howard Lazarus helped kick-off the 2017 Commuter Challenge.



THE CHALLENGE IS ON



2016 COMMUNITY Excellence Awards

Greater Ann Arbor Commuter Challenge

The Commuter Challenge, which takes place during the month of May, is an annual commuting competition that encourages employees of business locations throughout the Ann Arbor area to use options to get to work other than driving alone. Alternatives include walking, biking, carpooling, riding the bus, vanpooling, or telecommuting. Participants log their commutes for the month to be eligible to win prizes, both

in themed weekly drawings as well as grand prizes at the end of the month. During the Commuter Challenge, we also celebrate Bike to Work Week, Green Commute Day, and more. The intent is to encourage commuters to continue with their new commute beyond the challenge.


The impact of this campaign is felt throughout the community. In 2017, nearly 2,500 employees from 280 organizations participated, logging nearly 38,000 trips by doing something other than driving alone. This aggregated approximately 323,000 miles of non-drive alone activity. And these actions are felt throughout the year, with record ridership on the local bus

system (TheRide), the maintenance of a Silver rating for Ann Arbor and a new Bronze rating for Ypsilanti from the League of American Bicyclists, and the continued support for non-motorized infrastructure improvements in the community planning process.

Organizations across the country host various versions of a challenge to build awareness among commuters for their transportation options, generally between Earth Day and Memorial Day. What makes this challenge unique is the heavy emphasis on the organizational and community aspects, along with the light and engaging brand identity maintained by the getDowntown Program, which

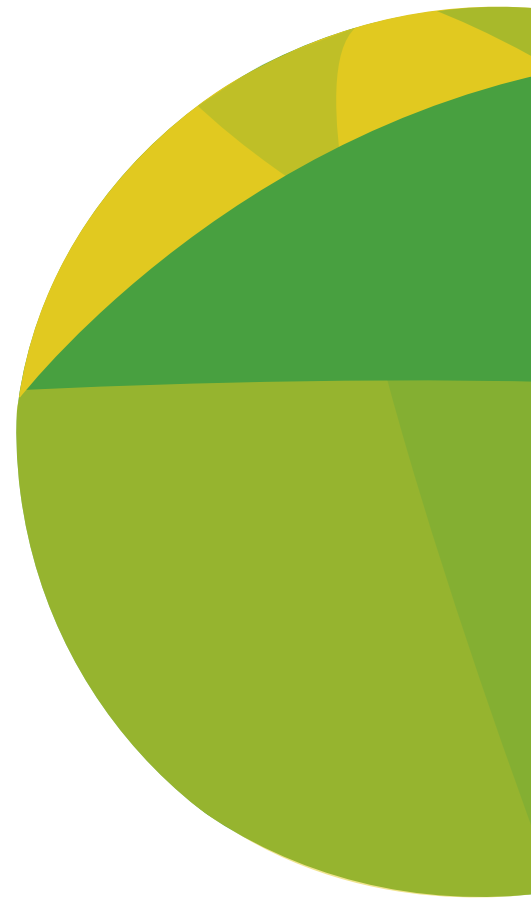
hosts the challenge. There is also an effort to maintain local connections, whether it is the encouragement to bike to work with a neighbor or co-worker, the opportunity to earn points from referring active participants to the challenge, or the use of gift cards and discounts from local businesses as prizes.

The getDowntown Program is a cooperative venture of the Ann Arbor Area Transportation Authority (TheRide), the City of Ann Arbor, and the Ann Arbor Downtown Development Authority. Started nearly 20 years ago as a mitigation effort for a major construction effort to refurbish parking structures in downtown Ann Arbor, today the program continues as an ongoing educational, outreach, and service entity for businesses in downtown Ann Arbor to help their employees not need to park downtown. More information on the efforts

of the getDowntown program, including the provision of the go!pass for downtown employees and the Conquer the Cold winter challenge, is available on the program website at www.getdowntown.org. 

Dave Strenski is a principal engineer at Cray Inc. and founder of SolarYpsi. You may contact him at 734.383.9077 or Dave@Strenski.com.

Chris Simmons is the business services program manager/getDowntown director. You may contact him at 734.794.1878 or chris@getdowntown.org.



The Law Firm For MUNICIPALITIES

CAPITAL PROJECTS & INFRASTRUCTURE
CONSTRUCTION AGREEMENTS & LITIGATION
DOWNTOWN/ECONOMIC DEVELOPMENT
ELECTIONS
ENVIRONMENTAL & REGULATORY LAW
HOSPITALS & HOUSING

INTERGOVERNMENTAL AGREEMENTS
LABOR & EMPLOYEE BENEFITS
LOCAL, STATE & FEDERAL TAX
OMA/FOIA
REAL ESTATE
TAX INCREMENT FINANCING

**MILLER
CANFIELD**

millercanfield.com/PublicLaw

From innovative projects and municipal bonds to collaborative agreements and tax increment financing, cities and villages and their attorneys throughout Michigan rely on Miller Canfield's 160+ years of collective wisdom and diverse expertise.

DETROIT ANN ARBOR TROY LANSING KALAMAZOO GRAND RAPIDS CHICAGO

Sue Jeffers is a legal consultant to the League. You may contact her at sjeffers@mml.org.

Zoning Ordinance Restricting Cultivation of Medical Marihuana Preempted by State Statute

FACTS:

Under York Township's zoning ordinance, the use of property by a medical marihuana caregiver for marihuana use and cultivation was permitted only under its Home Occupation provisions. The provisions required that medical marihuana be contained within the main building of the dwelling with access only by the registered primary caregiver or qualifying patient. The provisions further required that all building-related permits be obtained for any portion of the residential structure that supported the cultivation of marihuana.

Brothers Donald Miller and David Miller resided in Donald's home. Both were qualified medical marihuana patients. Katherine Null served as David's registered medical marihuana primary caregiver. Null rented a bedroom at the house but did not reside there. In 2014, Null directed David to construct a structure in the backyard for the cultivation of medical marihuana. Null rented space in the backyard for that purpose. No one applied for construction permits or certificate of occupancy.

York Township maintained that the Millers and Null violated the Home Occupation zoning ordinance since 1) Null did not reside at the property, and 2) the marihuana was grown not entirely within Donald's house. All parties agreed that, except for the defendants' zoning and construction code violations, the defendants' medical marihuana use and outdoor growing facility complied with the Michigan Medical Marihuana Act (MMMA). York Township filed a declaratory judgment seeking validity of its zoning and construction regulations and its right to enforce them as they applied to the cultivation and use of medical marihuana in residential-zoned locations.

QUESTION:

Are the township's Home Occupation zoning ordinance provisions relating to outdoor medical marihuana growing and residency requirements preempted by the state's MMMA?

ANSWER:

ACCORDING TO THE TRIAL COURT AND COURT OF APPEALS: YES.

The trial court ruled that the township's Home Occupation zoning ordinance directly conflicted with provisions of the MMMA. The court noted that in 2012, the Legislature amended the MMMA specifically to permit outdoor cultivation of marihuana in an enclosed, locked facility. The court found that the township's ordinance allowing medical marihuana growing only as an indoor home occupation was in direct conflict with the state statute. In addition, the court held that the township's requirement that Null live on the premises was also in direct conflict with the MMMA. The trial court further held that the structure was subject to construction regulations and zoning so long as the zoning did not forbid outdoor cultivation of medical marihuana. The court of appeals affirmed. The court disagreed with the township's assertion that its authority under the Michigan Zoning Enabling Act permitted it to restrict caregivers' marihuana growing to indoors in areas zoned residential. Since the MMMA permits outdoor medical marihuana growing, the court held that the zoning regulation was preempted by the state statute as a direct conflict. The court further affirmed the trial court's ruling that construction code and building permit regulations applied to the outdoor medical marihuana facility. *Hardrick v City of Detroit*, Nos. 16-2704/17-2077 (November 22, 2017)

New League Medical Marihuana Report

Aims to Help
Communities Choose



AVAILABLE AT:
[mml.org/resources/information/
mi-med-marihuana.html](http://mml.org/resources/information/mi-med-marihuana.html)

Federal Assistance for Great Lakes Clean Up May Be in Jeopardy

By Rick Haglund

Michigan leaders became alarmed when President Donald Trump threatened to slash funding for a federal program they see as critical to cleaning up the Great Lakes, which define the state's geography and much of its economy.

The Great Lakes Restoration Initiative was created in 2010 by the Obama administration to fund projects that improve water quality for recreation, provide safe drinking water, and clean up pollution, some of which is a legacy of the Midwest's industrial past. The initiative also provides funding to help fight the invasion of Asian carp, which experts say could decimate native Great Lakes fish species, should they enter the lakes from connecting rivers and other sources.

Trump proposed cutting the entire \$300 million appropriation to the initiative earlier this year, but full funding was restored through the end of September in the recent congressional omnibus bill that Trump signed. The bill also increased funding for the clean water and drinking water state revolving loan funds by \$300 million each, according to the National League of Cities.

Trouble on the Horizon

But the Great Lakes congressional delegation is gearing for another budget fight to save the Great Lakes Restoration Initiative in the fiscal 2019 budget. The Trump administration has proposed cutting the \$300 million appropriation by 90 percent in fiscal 2019. Michigan congressional leaders say the cut would represent a huge setback for cleanup efforts in the Great Lakes.



In a letter to the leaders of the Senate Appropriations Subcommittee on Interior, Environment, and Related Agencies in May, a group of senators from the Great Lakes states called for continued full funding of the initiative. "We are concerned that these proposed cuts will reverse the progress that has been made to protect and improve the Great Lakes, the world's largest freshwater body, which supplies drinking water to millions of people and contributes billions of dollars to the economy each year," said the letter, which was signed by Sens. Debbie Stabenow and Gary Peters.

Waterways Contribute to a Buoyant Economy

Michigan's water resources are a fragile driver of the state's economy, producing hundreds of thousands of jobs. Hundreds of communities in the state depend on the Great Lakes to support their critical tourism-related businesses. A 2015 report by the Michigan Economic Center found that 962,000 jobs and nearly \$16 billion in economic activity from tourism, manufacturing, farming, and university research were connected to the state's water resources.

"Taking advantage of our incredible water resources has become an exciting priority for communities across Michigan who are reclaiming and connecting to their waterfronts, making them the Main Street of their communities," said report co-author Alan Steinman of Grand Valley State University's Annis Water Resources Institute.

Grand Rapids, for example, is in the midst of a \$45 million project to restore the whitewater rapids on Grand River in the downtown area to enhance recreation. And Port Huron's former industrial riverfront has been transformed by \$6 million in investment to create the nearly mile-long Blue Water River Walk, which includes a pedestrian trail, an outdoor classroom, fishing pier, public art, and other amenities.

Waterways Need Continued Protection


But the Great Lakes and other bodies of surface water and groundwater in Michigan are being threatened by a variety of factors, including invasive species, sewer runoffs, algae blooms, and a variety of pollutants. Michigan has been plagued with summer beach closings from metro Detroit to Traverse City because of high E. coli bacteria levels. Algae blooms are a serious threat to Lake Erie's water quality. Flint continues

to draw national attention for its lead-tainted drinking water crisis. And drinking water supplies are under threat in some areas of Ann Arbor and Rockford from industrial pollutants.

The Great Lakes Restoration Initiative has provided \$600 million in projects to clean up the Great Lakes beaches and waterways, and to fight Asian carp. Michigan residents appear to be in favor of such projects. A post-2016 election poll of 1,000 Michigan residents by Michigan State University and the online market research firm YouGov found that 59 percent agreed with the statement: Protection of the environment should be given priority, even at the risk of curbing economic growth."

But officials, including Peters and Stabenow, fear the Trump administration is disregarding environmental stewardship. The administration has proposed cutting the Environmental Protection Agency's 2019 budget by \$2.5 billion, a 23-percent reduction. The administration wants to give state environmental agencies more authority for environmental protection.

EPA's budget has already been cut by \$809 million over the past two years, representing a 9.2 percent cut, according to Politifact, a fact-checking organization. The EPA has also eliminated hundreds of jobs since the start of the Trump administration. More than 60 employees at the EPA Chicago office, which has jurisdiction over Michigan, left in the first 10 months after Trump took office.

The \$1.5 trillion 2018 omnibus budget bill largely preserved most of the spending programs Trump sought to trim. He said he would never again sign such large, nonmilitary expenditures. 

Rick Haglund is a freelance writer. You may contact him at 248.761.4594 or haglund.rick@gmail.com.

**ON WHAT DAYS OF THE WEEK
DO ATTORNEYS FROM
JOHNSON, ROSATI,
SCHULTZ & JOPPICH
RETURN CLIENT PHONE CALLS?**

**ANSWER:
MONDAY THROUGH SUNDAY**



JOHNSON ROSATI
SCHULTZ JOPPICH

You don't stop worrying about your community at 5 p.m. Neither do we.

"Whenever I call our attorney at JRSJ, within 10 minutes I get a return phone call, and that means Saturdays and Sundays, too."

—City Mayor

JRSJLAW.COM | 248.489.4100

CONNECT
your company with
**MICHIGAN
COMMUNITIES.**
Join the Business Alliance
Program today!



michigan municipal league
business alliance program



For a full list of program benefits, contact Allison Gotelaere at:
(734) 669-6331 or Agotelaere@mml.org

PRESQUE ISLE COUNTY ADVANCE

Nautical Elements Transform Downtown Rogers City

By Joe Hefe



In October 2017, a crowd gathered for the unveiling of the artifacts and celebration of the project. Photo courtesy of Presque Isle County Advance.

A few years ago, Rogers City's Downtown Development Authority began planning for the overhaul of the central intersection of its historic downtown, an area that had become tired and dated and did very little to tell visitors its rich and vibrant nautical history. A consensus was reached that the intersection, located where Third and Erie streets cross, should be welcoming and informative, something locals would be proud to take ownership of, and something guests to the community would vividly recall and share fondly with others.

Historic Treasures

Rogers City is home to the Calcite plant, the largest limestone quarry in the world. The community is built around the operation of the quarry and multiple generations have either worked within its boundaries or sailed the large freighters that haul stone from its port. As the DDA began planning the overhaul of the intersection, Carmeuse Lime and Stone—

owner and operator of Calcite—came forth with a proposal. They offered to donate the breakwater entry light that helped guide ships into the quarry for many decades if the city would put it in a visible location for all to see.

"For nearly 100 years, this light welcomed and guided vessels and sailors into the Rogers City Port, and served as a beacon for the local fishermen and boaters as they enjoyed water activities along the Lake Huron shoreline," said Ray LeClair, Carmeuse director of operations for the Great Lakes Region and Kentucky. "During these decades of service, Calcite employees maintained and took pride in keeping the light burning brightly. On behalf of all current and former Calcite employees, we were very pleased that it could now welcome families, friends, and visitors to Rogers City."

The generous offer of this wonderful artifact created momentum for the project. Shortly thereafter, a second offer came forth in the form of a historic Great Lakes ship's wheel from the Capt. Paul and Marilyn Stone family. The nautical intersection was beginning to take shape!

A fantastic new nautical space now greets visitors to Rogers City's unique downtown. Photo courtesy of Presque Isle Advance.

Showcasing the City's Unique Assets

A committee was formed to work with area architect R. S. Scott Associates, Inc. on the layout of the space. In addition to the light and wheel, the space would include a sign welcoming all to the Rogers City downtown, and limestone boulders onto which informational signage about the light and wheel could be attached. The space would also include a compass rose, to emphasize the nautical theme, and a stone walkway winding around a garden of flowers and other vegetation. Finishing touches included a three-tier drinking fountain and decorative benches, planters, and trash receptacles.

The community got behind the project in a big way. Donations totaling about \$65,000 were raised in a little more than a month, allowing the DDA to take advantage of a \$50,000 grant from the Michigan Economic Development Corporation through the Public Spaces, Community Places program.

"It was amazing how the community rallied behind the project and how it seemed to energize the people of Rogers City," said DDA chairperson John Budnik. "Without the community's support, this project could not have happened."


The vision soon became reality. Construction took place in the summer of 2017 and was completed in time to conduct a celebration of the project at the intersection that October.

The Ripple Effect

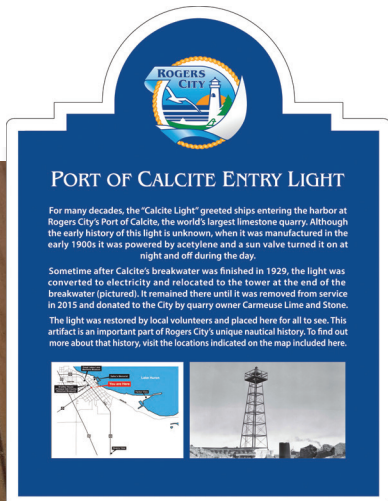
The DDA believes the effort has greatly beautified the downtown and improved the impression those visiting it will have of the community. Members believe the unique character of the restored light will be a draw to lens enthusiasts already visiting the three lighthouses in the area.

Further, the informational signage at the intersection guides visitors to other nautical points of interest throughout the community, including the Sailor's Memorial, Great Lakes Lore Maritime Museum, Bradley House, Harbor View, and Quarry View. In this way, the DDA believes the signage will entice people to visit the city's museums and other historic locations, with the entirety of the endeavor bringing people into the business district and enhancing Rogers City's presence as Michigan's Nautical City.

In the days since the planning of the intersection began, several new businesses have opened within the downtown, with more scheduled to join them over the next few years. There is an energy in the community that has been absent for some time.

I encourage everyone to come to Rogers City, check out our brand new public space, take the nautical tour, and experience the great vibe we have going. We are excited about this project and excited about what the future holds. 

Joe Hefe is the city manager of Rogers City. You may contact him at 989.734.2191 or jhefele@rogerscity.com.



Local volunteers Emil Zielaskowski (pictured) and Leonard Lohman worked diligently on the restoration of the light. Photo courtesy of Presque Isle County Advance



Cleaning Up City Codes With CNU

By Lynn Richards, Luke Forrest, and Richard Murphy



In June 2016, the Congress for the New Urbanism (CNU), a national organization dedicated to building better places, chose Detroit as the location from which to launch a new initiative: Project for Code Reform. The project was oriented around a single question: What prevents local governments from implementing placemaking strategies, when these have a demonstrated track record of preserving and revitalizing historic places, protecting the environment, and helping to create more equitable communities?

The answer, in many cases across the country, is local codes and ordinances. As the very DNA of what makes or breaks a place, these dictate where and how much parking is built, the width and location of sidewalks, and where buildings are placed. They also shape other components of the built environment to either create a thriving neighborhood or fragment a community. Cities short on funds and staff are especially constrained from effectively overhauling their codes or fully engaging with stakeholders. As a result, they fall further behind wealthier jurisdictions.

The challenge before the placemaking movement now is how to bring coding innovations and changes to the 42,000 units of local government with zoning authority. To date, a limited number of cities have updated their codes, creating inequities between cities and towns with—and without—resources to update their zoning codes to create the foundation for diverse, vibrant places. CNU's Project for Code Reform seeks to streamline the code reform process by providing local

governments with specific, incremental code changes that address the most problematic barriers first and build political will for additional policy change.

Laying the Groundwork

Thanks to advocacy from its Michigan-based members, especially James Tischler, development director at the Michigan Land Bank, CNU chose the Great Lakes State as its pilot site for the initial phases of the project. CNU selected Michigan, in part, because of the strength and activity of the League and Michigan Economic Development Corporation (MEDC). Additionally, Michigan was launching Redevelopment Ready Communities® (RRC), which included coding issues. Knowing that it is particularly challenging for small and mid-sized towns to change codes, Michigan seemed like a perfect place to launch a streamlined coding reform effort.

After the initial launch in June 2016, a team of national experts returned later in the year for two intensive workshops hosted by the League and the University of Michigan's School of Public Policy. Staff from five League member cities (Albion, Kalamazoo, Muskegon, Saginaw, and Traverse City) generously gave their time to serve as "test subjects" for the early phases of the work. They presented their local needs and challenges—and their past successes or failures with form-based coding approaches—and gave the CNU team feedback on the best methods to achieve change.

Each participating city received specific recommendations from the CNU/MEDC/MML team for changes it could pursue in the near-term. The information gathered during those city-specific discussions then fed into the broader work of the team, which was focused on developing a versatile yet universal set of recommendations that could apply to thousands of communities. To organize this daunting task, the team honed-in on five “place types”: downtown district, main street corridor, suburban transportation corridor, downtown-adjacent neighborhood, and main street-adjacent neighborhood. For each place type, the national experts developed a “Coding Matrix,” a prioritized list of the most crucial ordinance changes needed to preserve and/or advance a high-quality, walkable development pattern. Then they drafted sample ordinance language for a model “Main Street Corridor District” that could be easily adopted and adapted by any local government to support and reinforce a typical small-town Main Street context.


Rewving up Code Reform

Since then, League staff has had the opportunity to follow-up with some direct support to Kalamazoo, as part of our technical assistance work with the RRC program. While Kalamazoo had just completed its new master plan, Imagine Kalamazoo, the city’s outdated zoning ordinance was a known challenge to realizing the plan’s goals. With a full revision of the zoning ordinance a lengthy prospect, city staff asked the League to help identify some short-term changes that could support the community’s goals for the traditional, near-downtown neighborhoods.

The CNU team’s “Main Street Corridor District” turned out to be a good fit for the small, traditional neighborhood hubs found outside of downtown Kalamazoo. We recommended this model district, with some small tweaks, to support what already existed in the city’s historic Washington Square area along Portage Street (building on our PlacePlan work that led to a road diet on that corridor), as well as a template for creating neighborhood nodes desired elsewhere in the city.

Additionally, the Coding Matrix was our starting point for repairing the city’s code in other areas, such as the older neighborhoods that city staff asked us to review. In these places, we focused on supporting the existing homes and residents. The existing zoning renders more than 90 percent of existing homes non-conforming in some areas due to the large lot sizes and setbacks required by the code. This makes it difficult for residents to get a mortgage or improve their homes. The CNU Coding Matrix helped us identify the fixes that would pull the code back in line with the existing neighborhood without making a complete and potentially disruptive change.

This summer, CNU, the League, and MEDC are reconvening the team to update and refine the products from the first round of workshops and to identify strategies to get them in the hands of more local and state leaders. One strategy with great promise is to better integrate the project with the rapidly expanding RRC program. Over 200 local governments are now pursuing RRC certification. We will work with MEDC staff to identify how code reform strategies can become a useful resource for those communities.

For more information, including samples of the recommended code changes, visit CNU’s project page at <https://www.cnu.org/our-projects/project-code-reform>. And look for a code reform workshop at the League’s fall Convention in Grand Rapids. 

Lynn Richards is president & CEO of Congress for the New Urbanism. You may contact her at 312.551.7300 or cnuinfo@cnu.org.

Luke Forrest is director of Civic Innovations at the League. You may contact him at 734.699.6323 or lforrest@mml.org.

Richard Murphy is a program coordinator with the League. You may contact him at 734.669.6329 or rmurphy@mml.org.

A shopping and dining area in Kalamazoo.





An attractive commercial corridor in Kalamazoo.



MML Liability, Property and Workers' Compensation Insurance

WHERE DANGER MEETS OPPORTUNITY

We will make sure you don't
end up as someone's lunch!

MML Insurance Programs. You Own Them.

www.mml.org • 800.653.2483



Attorneys


**GARAN
LUCOW
MILLER P.C.**
GREAT LAKES LAW FIRM SERVING CLIENTS NATIONALLY

John J. Gillooly
Municipal Law
jjgillooly@garanluow.com
313.446.5501
www.garanluow.com
ANN ARBOR • DETROIT • GRAND BLANC
GRAND RAPIDS • LANSING • MARQUETTE
PORT HURON • TRAVERSE CITY • TROY
AND MERRILLVILLE INDIANA

PLUNKETT COONEY
ATTORNEYS & COUNSELORS AT LAW

AUDREY J. FORBUSH
Governmental Law
Practice Group Leader
(810) 342-7014
www.plunkettcooney.com

Energy

 **DTE Energy**
Know Your Own Power®
dteenergy.com

Engineers & Engineering

STATE OF MICHIGAN • CITY OF SOUTH HAVEN • CITY OF BE
F SOUTH BEND • CITY OF KALAMAZOO • VILLAGE OF KALEY
CALHOUN COUNTY ROAD COMMISSION • LAKE TOWNSHIP
CITY OF ALLEGAN **WE HELP COMMUNITIES** CITY OF PORTAG
Y OF BOYNE CITY **CREATE GREAT PLACES** CITY OF MANISTE
JUST ASK OUR CLIENTS
ARCADIA **ABONMARCHE** LELAND T
F STURGIS **ABONMARCHE** CITY OF K
CITY OF LUDINGTON • CITY OF MUSKEGON • MICHIGAN DE
LE RIVER BAND OF OTTAWA INDIANS • BERRIEN SPRINGS P
Y OF FENNIVILLE • CITY OF FRANKFORT • CITY OF PAW PAW
CITY OF ST. JOSEPH • CITY OF BENTON HARBOR • HABITAT
OF DOWAGIAC **WWW.ABONMARCHE.COM** CITY OF NILES •
STEE TOWNSHIP • CITY OF GRAND HAVEN • HARBOR SHORE

B R i
Beckett & Raeder
734.663.2622 | www.bria2.com
Ann Arbor • Petoskey • Traverse City

Engineers & Engineering

**Proudly
Celebrating 50 Years
of Engineering Strong Communities
1968-2018**

 **Anderson, Eckstein and Westrick, Inc.**
CIVIL ENGINEERS SURVEYORS ARCHITECTS
www.aewinc.com
586.726.1234

 **FLEIS & VANDENBRINK**
DESIGN. BUILD. OPERATE.

**INNOVATIVE SOLUTIONS FOR
WHERE WE LIVE, WORK AND PLAY.** 800.494.5202
www.fveng.com



Engineering. Environment. Excellence.
248.454.6300 | hrcengr.com |   
HRC
HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS SINCE 1915

Department
Administration &
Management
Engineering
GIS Mapping
Operations &
Maintenance
Asset Inventory/
Management
Advanced Remote
Technology
(Mobile LiDAR, UAVs
& Manhole Scanning)

 **METRO CONSULTING ASSOCIATES**
RELATIONSHIPS • REPUTATION • RESULTS
800.525.6016
METROCA.NET

Engineers & Engineering



**SPALDING
DeDECKER**
Engineers | Surveyors

Ensuring your projects are built right

Excellence since 1954

Rochester Hills | Detroit | Livonia
(800) 598-1600
www.sda-eng.com

Tt
TETRA TECH
www.tetrattech.com

Serving Michigan's municipalities for more than 100 years!

Ann Arbor - 734.665.6000
Brighton - 810.220.2112
Detroit - 313.964.0790
Lansing - 517.316.3930
Port Huron - 810.956.9300

Financial Services

plante moran

Make the mark.

Learn why governmental organizations have trusted Plante Moran for more than 70 years.

Stacey Reeves | stacey.reeves@plantemoran.com

Landscape Architecture

B R i
Beckett&Raeder

734.663.2622 | www.bria2.com
Ann Arbor • Petoskey • Traverse City

Planning & Zoning

Carlisle | Wortman
ASSOCIATES, INC.

CWAPLAN.COM
734-662-2200

PLANNING & ZONING/CODE ENFORCEMENT
ADMINISTRATION/PARKS & RECREATION/TRAINING

Planning & Zoning

MCKENNA
Communities for real life.

PLANNING
DESIGN
BUILDING

888.226.4326 • MCKA.COM
NORTHVILLE (HQ) • DETROIT • KALAMAZOO

williams&works
engineers | surveyors | planners

williams-works.com (616) 224 -1500

B R i
Beckett&Raeder

734.663.2622 | www.bria2.com
Ann Arbor • Petoskey • Traverse City

Retirement

YOUR PARTNER IN RETIREMENT

MERS
Municipal Employees' Retirement System

www.mersofmich.com
800.767.MERS (6377)

Water & Wastewater

F&V operations
and resource management

www.fv-operations.com | 888.773.8806

Water & Wastewater Operations
Plant Optimization | Operator Training

Central Michigan University Offers Tuition Savings to League Members



By Fred Kaiser

Thinking about going back to school or earning an advanced degree in 2018? Now is the perfect time.

The Michigan Municipal League's Membership Engagement Team is happy to announce that League member elected officials, League member employees, and League staff, as well as the spouses and dependents (under the age of 24) of these groups are eligible to receive a 15-percent savings on the tuition rate of bachelor's degrees and select master's degrees and certificate programs taken at CMU satellite locations or online.*

CMU offers more than 30 eligible academic programs online with a variety of concentrations and minors so you can customize your education to fit your career goals.

Whether you want to learn valuable leadership skills, advance your career, or explore a new passion, CMU can help you find the tools, resources, and opportunities to make it happen.

Flexible eight-week courses with online, face-to-face, and hybrid formats mean you can earn your degree on your own terms. Plus, you can gain credits toward several degrees for previous education and work experience or professional certifications.

CMU has 10 satellite locations across the state. These centers are located in Clinton Township, Dearborn, Detroit, East Lansing, Grand Rapids, Saginaw, Southfield, Traverse City, Troy, and Warren. Whether you take your classes at one of these locations or online, you're always close to helpful support staff.

Central Michigan University is a fully accredited university that offers degrees in fields ranging from leadership and psychology to administration and public health. For the past 125 years, CMU has been helping students put their stamp on the world.




Students engaged in lively conversation at Central Michigan University's Clinton Township Center. Photo courtesy of Central Michigan University.

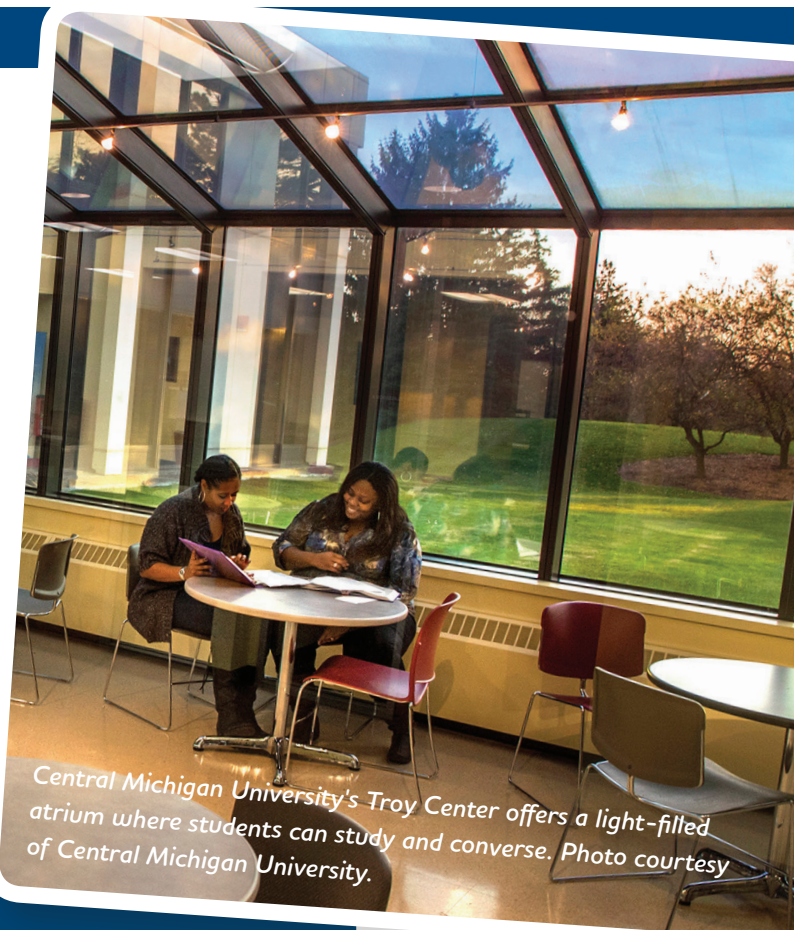


The Michigan Municipal League encourages members and staff to continue their education. As your knowledge grows, so do the resources and innovations you bring to help municipalities thrive across our state.

Ready to start your journey? Visit global.cmich.edu/MML for more information about this enrollment incentive or call CMU's New Student Services Center at 877.268.4636.

*This tuition savings does not apply to Mount Pleasant campus courses or to doctoral programs and excludes the Master of Business Administration, Master of Science in Information Systems, and Master of Entrepreneurial Transactions degrees. 

Fred Kaiser is the associate director of Public Sector & Business Outreach for Central Michigan University. You may contact him at 248.526.2629 or fred.kaiser@cmich.edu.



Central Michigan University's Troy Center offers a light-filled atrium where students can study and converse. Photo courtesy of Central Michigan University.

Quick Facts

The 15 percent tuition savings on select programs taken at Central Michigan University's satellite locations and online applies to:

- Michigan Municipal League employees, their spouses and dependents under 24.
- Michigan Municipal League members' employees, their spouses and dependents under 24.
- Michigan Municipal League members' elected officials, their spouses and dependents under 24.
- Earn your degree on your terms with flexible eight-week, online classes and a variety of customization options.
- Learn more at global.cmich.edu/MML or call 877.268.4636.

Change to Freedom of Information Act (FOIA) went into effect June 17, 2018

FOIA was amended to allow a public body to exempt the following from disclosure: records of measures designed to protect the confidentiality, integrity, or availability of certain information systems, as well as cybersecurity plans, assessments, or vulnerabilities; information that would reveal the identity of a person who could, as a result of disclosure of the information, become a victim of a cybersecurity incident, or that would reveal the person's cybersecurity plans, or cybersecurity-related practices; research data on road and attendant infrastructure collected, measured, recorded, processed, or disseminated by a public agency or private entity, or information about software or hardware created or used by the private entity for such purposes. The amendments also allow for the exemption of records or information of measures designed to protect the confidentiality, integrity, or availability of information systems, whether public or private, and cybersecurity plans, assessments, or vulnerabilities, unless disclosure would not impair a public body's ability to protect security or safety or unless the public interest in disclosure outweighed the public interest in nondisclosure.

Q: I heard there was a new process for citizens recalling local elected officials. What is it?

A: The state amended the Election Law to change the way recall elections are held. Charter provisions on recall are no longer valid—the state recall rules must be followed. The aim of the new recall law was to reduce the length of time a position was left vacant, since there are only three times a year that an election can be held. In essence, the new law places the person under recall on the ballot against a contender. The person who receives the highest number of votes wins. If the contender wins, the official is recalled. If the official subject to recall wins, then he/she is NOT recalled. In addition, the new recall law contains these changes:

- The reason for the recall must be stated factually and clearly;
- The time allotted to get petition signatures dropped from 90 to 60 days;
- Elected officials cannot be recalled during the first or last year of a four-year term or the first or last six months of a two-year term; and

- A recall election can only be held during a May or November election.

Visit mml.org for more information on recall.

Q. Can a husband and wife both serve on a village council?

A. It can be a challenge to find enough interested citizens to serve on the council, so this scenario happens frequently in villages and small cities. There are no state laws regarding nepotism in local government. Unless your city or village has its own policy or ordinance (or charter provision, in the case of a city or home rule village) against spouses serving on council, then it is permissible.

Sample nepotism provision #1

Unless the village council determines, by a four-fifths vote of its members, that the best interest of the village will be served by their employment or appointment, the following relatives of any elected official are disqualified from holding any office or position of employment during the term for which the elected official was elected or appointed: spouse, child, parent, grandchild, grandparent, brother, sister, half-brother, half-sister or the spouse of any of them. All relationships shall include those arising from adoption. This section shall in no way disqualify such relatives or their spouses who are bona fide elected or appointed officers or employees of the village at the time of the election or appointment of such official or who are presently employed by the village at the time of the adoption of this ordinance.

Sample nepotism provision #2

No city official or employee shall cause the employment or any favorable employment action of an immediate family member. No city official or employee shall hold an appointed office or employment in which that person would work under the immediate supervision of an immediate family member. If a violation of this subsection occurs, one person must either resign, volunteer to be demoted, or volunteer to be reassigned.

Q. Can the council take a vote by paper ballot?

A. The Open Meetings Act clearly calls for all votes of a public body to be taken in public. In addition, there is an Attorney General's opinion on secret ballots (OAG #5262) which says, "a voting procedure at a public meeting which prevents citizens from knowing how members of a public body have voted is prohibited by the Open Meetings Act."

The League's Information Service provides member officials with answers to questions on a vast array of municipal topics. Call 1.800.653.2483 or email info@mml.org or inquiry@mml.org.



You're invited to the Michigan Municipal League's Inaugural

COMMUNITY EXPO & SEMINAR!

Tuesday, October 23, 2018

ATTENDEES

We are inviting you, the top decision-makers from communities all over Michigan to come together to explore the products and services that help their municipality run smoothly.

VENDOR-LED SESSION

Six vendor-led sessions on topics that provide solutions to issues in their community. Do you have a topic you'd like covered? You can send topic ideas to Allison Gotelaere, contact information below.

NETWORKING

Close out your day at the Vendor Reception and enjoy drinks and appetizers while networking with fellow municipal colleagues. Discuss challenges facing your community and hear how other communities have solved them!

**This Expo is all
about solutions!**

VENDORS

City managers, fire and police chiefs, public safety directors, public works staff and more will be touring the displays and engaging in the educational sessions.

VENDORS WILL ENJOY

- Long show hours
- Networking opportunities during breaks and lunch
- Six vendor-led sessions available exclusively to our Business Alliance program participants
- Vendor Reception at the end of the day offers a chance to mingle with attendees

MOUNT PLEASANT COMFORT INN

2424 S Mission St.
Mt Pleasant, MI 48858

EXPO HOURS

9:00 am - 4:30 pm

VENDOR RECEPTION

4:30 - 5:30 pm

CONTACT

Allison Gotelaere, Vendor Relations
(734) 669-6331
Agotelaere@mml.org



michigan municipal league

1675 Green Road
Ann Arbor, MI 48105



COMMUNITY Excellence Awards

Show us the creative ways
you make vibrant communities

Michigan Municipal League

COMMUNITY Excellence Awards

HURRY!

Voting for 2018
projects ends July 29.

To vote—and see the
four finalists that will
compete at this year's
Convention—go to
cea.mml.org.

