AGENDA OF THE SUSTAINABILITY COMMISSION

WEDNESDAY, AUGUST 14, 2019, 5:00 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM

A. Roll Call.

B. Approval of the Agenda.

C. Approval of Minutes.

D. Regular Business.

1. Communication from Ald. Galvin: "To investigate the feasibility of installing solar panels on the various closed landfills in our City."
2. Discussion with possible action on recommending renewable energy projects for Eland Electric from the Excess Stadium Tax funds.
3. Discussion with possible action on Deb Hutchison's draft list of of sustainable actions for neighborhood association newsletters.

E. Informational.

1. Update from committee members.
2. Update on Great Lakes Champions Mini Grant application.

F. Public Hearings.

G. Adjournment.

1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov

2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Sustainability Commission meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.

Excess Lambeau Sales Tax Revenue Solar Allocation

- ***A variety of options to invest $60,000 into various City Solar projects.***

ELAND ELECTRIC CORPORATION

$15,000 Solar EV chargers at Leichts Park

Install new solar modules, repair tracker functionality and add two new inverters with built in EV chargers.

ELAND ELECTRIC CORPORATION

$10,000 Solar Powered Charging Station

Providing and installing 2 Solar Powered charging stations.

ELAND ELECTRIC CORPORATION

$15,000 to install Solar Walkway Lighting

Installing a few solar powered walkway lights on local walking trails.

ELAND ELECTRIC CORPORATION

$20,000 Rooftop Solar

Installing a $20,000, highly visible, rooftop solar system to reduce one of the city owned building's electrical usage.

ELAND ELECTRIC CORPORATION

Great Lakes Emerging Champions Green Infrastructure Mini-Grant Proposal
City of Green Bay Green Infrastructure Code Audit

1. Applicant Name and Contact Information:

City of Green Bay
Celestine Jeffreys, Chief of Staff
CelestineJe@greenbaywi.gov
920-448-3005

2. Geographic Area of Project: City of Green Bay (Corporate Limits), Wisconsin

3. Project Area Focus: Local code ordinance review/revision, applicable to green infrastructure

4. Project Description:

The City of Green Bay is the third largest city on Lake Michigan's western shore. It has an industrial economic base. It was founded as a European trading post in 1634, and is thus the oldest city in Wisconsin. Green Bay is located on the largest freshwater estuary in the world, at the mouth of the Lower Fox River and the bay of Green Bay. Unfortunately, past and current practices such as PCB contamination, habitat degradation, and agricultural run-off, have earned the waterways a "Great Lakes Area of Concern" designation. Great strides were made with the PCB clean up, nevertheless, persistent excessive nutrient and sediment deposits cause algal blooms which diminish water quality and negatively impact human health. Although existing ordinances have set forth a structure for governance, they were written when the interaction between land use and storm water management was less understood. A changing climate demands that the City reconsider ways the codes can better manage storm water, mitigate urban flooding, cultivate healthy wetland areas, and improve water quality. If awarded, the City would use the Great Lakes Emerging Champions mini-grant funds to perform an audit of its codes, using the *Tackling Barriers to Green Infrastructure: An Audit of Local Codes and Ordinances* by the University of Wisconsin Sea Grant Institute.

A thorough assessment will help the City to identify, prioritize, and revise codes and policy barriers to create community-specific recommendations for the implementation of green infrastructure. These recommendations will address some of the community's critical challenges such as flooding, water quality and environmental justice. The City will leverage the code audit for institutional policy opportunities such as in the update of the City's Comprehensive Plan, and in the development of a new intergovernmental agreement between the City and the Oneida Nation. Both of these highly influential policy documents are anticipated to be completed in the next few years.

The code audit will be an essential tool to break down the City's institutional barriers. Many ordinances were constructed with one or two departments' expertise and responsibilities in mind. Flooding, diminished water quality and aging infrastructure are complex challenges that demand City departments develop better interdepartmental cooperation to successfully implement green infrastructure.

Finally, the code audit will point to recommendations for building community acceptance and support for green infrastructure. As part of the code audit process, City staff will internally engage in a community scoping exercise to understand challenges and opportunities regarding green infrastructure. Results from this exercise will guide future community education and engagement activities, particularly within the Sustainability Commission. As the scope of the project described goes beyond a code audit, the City is also applying to the Fund for Lake Michigan to help integrate the code audit results into, and

to guide development of, the City's Comprehensive Plan; create guidelines for the Oneida Nation Intergovernmental Agreement; and craft a community outreach program.

The City of Green Bay seeks to identify barriers that prevent and opportunities which support the implementation of green infrastructure. A thorough audit of the City's codes and ordinances will use policy to encourage green infrastructure, minimize pollution sources, and reduce impervious surfaces. Currently there isn't a comprehensive strategy to implement green infrastructure, and staff have very limited capacity to make progress on their own. Therefore, a critical element of this project will be the City's participation in the Peer-to-Peer Mentoring Network. If funded, this project, in combination with a grant from the Fund for Lake Michigan, will provide a strong foundation on which the City of Green Bay can build a more sustainable future.

a. Problem Statement

The Fox River and bay of Green Bay are ecologically and economically significant, serving as vital resources for water-based activities and the region's overall quality of life. However, the City also is located in a 303d listed Area of Concern. PCB contamination and excess nutrients that cause harmful algal blooms in the summer, contribute to a dead zone in the bay, and pose significant public health risks. Green Bay is also one of the oldest cities on the Great Lakes and, like many others, has aging infrastructure that was not designed to handle more intense and frequent precipitation events.

Over the last year, Green Bay residents experienced three significant flooding events caused by high precipitation, wind, and a Great Lakes storm surge. These flooding events impacted 149 homes and 1 business; displaced 36 households; and caused $1,200,000 in damages to a fire station. In March 2019, snowmelt, rain and storm surge caused flooding along the East River (a tributary to the Lower Fox River), that left of dozens of homes condemned.

Significant obstacles exist for residents in these affected areas to make flood-resilient improvements to their homes. Over three quarters of those living in the East River neighborhood are low-to-moderate income. An assisted-living facility had to shut down their elevators while awaiting repairs, negatively impacting residents' freedom and well-being for several weeks. Residents in the assisted living facility and in the East River neighborhood are exposed to financial and emotional stresses due to more frequent flooding.

The interplay between climate change (increased frequency and intensity of flood events) and traditional grey infrastructure continues to pose a serious threat to the community. Green infrastructure can help reduce the stress on grey infrastructure by mitigating flooding. Other community benefits are water quality improvement, carbon footprint reduction, mitigation of the urban heat island effect, air quality improvement, and neighborhood revitalization.

Over the past ten years, there's been a rapid increase in new business and multi-family construction. While new development has been a boon to Green Bay's economy and sense of community well-being, it has increased the number of hard surfaces. Many of the issues attributed to an increase in runoff, from a prevalence of rooftops and parking lots, could have been mitigated through the use of green infrastructure. The City's ordinances need to clearly convey to developers that practicing green infrastructure is an accepted and preferred approach in storm water management and site design. New requirements for the installation of green infrastructure with major development should be considered. Additionally, there's a need to explore innovative policies that could incentivize green infrastructure within development, such as through the use of Tax Increment Financing (TIF), or other funding sources.

If funded, this project presents a unique opportunity for the City as they construct a new intergovernmental agreement with the Oneida Nation. In the past, the City and the Oneida Nation had a "service agreement," which identified City services provided to Oneida in exchange for an annual

payment. Oneida and the City want to move beyond the payment-for-services framework to a more cooperative and aligned agreement, where the two governments can adopt equivalent codes in land use, standards specifications, and storm water management, etc. The code audit would provide recommendations to share with the Oneida Nation for consideration and adoption by their governing body.

The City looks forward to participating in the Peer-to-Peer Mentoring Network as part of the grant award. A mentor would convey best practices, and help the City navigate the process of adopting the recommendations into code, ordinance, and policy. Past budget constraints have limited the capacity of Public Works, Parks, Police, Fire and the Water Utility in designing and implementing green infrastructure. In addition, the Development Department would benefit from mentoring as they prepare to update the Comprehensive Plan, and to plan for green infrastructure TIF incentives. Furthermore the mentor can help the City apply best practices towards improving interdepartmental cooperation.

b. Project Objectives, Activities and Deliverables

This project seeks to identify barriers and opportunities in codes, ordinances and policies to support green infrastructure implementation in the City of Green Bay. The City will hire a consultant to perform an audit of the City's codes using the *Tackling Barriers to Green Infrastructure: An Audit of Local Codes and Ordinances* by the University of Wisconsin Sea Grant Institute. The tool is organized by code, policy and operational topics, grading each as supportive, prohibitive, ambiguous, or absent. The tool will help prioritize code revisions as part of an overall strategy for adoption and implementation.

To ensure the recommendations offered will be acceptable to the community, an internal community scoping workshop will be held in the beginning of the code audit process. This workshop will help the City gain a better understanding of community attitudes, preferences, values, goals and misperceptions related to green infrastructure, including appearance, maintenance, walkability, snow storage, etc. The outcomes of this process will guide future opportunities to educate and inform the public about green infrastructure. The Development Department and the Mayor's office will lead an internal team in creating the workshop and post-audit community outreach.

A primary outcome of this project is the final list of recommended code, ordinance and policy amendments. The recommendations will be presented to relevant city committees including the Sustainability Commission, Improvement and Service Committee, and Common Council. Furthermore, the City plans to use this information to create a comprehensive definition of green infrastructure in plans and purpose statements. Ideally that definition would include storm water management, water quality improvement, carbon footprint reduction, sustainable business practice encouragement, mitigation of the urban heat island effect, improvement in air quality, materials use reduction, and neighborhood revitalization.

In addition, the results from this project will be leveraged to help update the Comprehensive Plan, negotiate a new intergovernmental agreement with the Oneida Nation, and develop a post-audit community outreach strategy.

Deliverables:

- Completed Community Scoping Worksheet, prepared with multiple departments
- Successful hiring of a consultant to perform the code audit
- Completed Code Audit and list of recommended code and ordinance amendments and policy changes
- Interim Progress Report delivered to the Great Lakes Champions by February 2020

- Workshop with city staff to review code audit results and develop an implementation strategy
- Implementation Strategy that prioritizes ordinance revisions and identifies institutional barriers
- Final report by August 2020

c. Stakeholder Support

Green Bay has substantial stakeholder support in the use of green infrastructure. Please see attached letters of support from the City's community partners.

d. Performance Capability and Experience

Personnel from the Mayor's Office, City of Green Bay, will manage the grant project with support from an environmental consulting firm and the City's Departments of Community and Economic Development and Public Works. The Mayor's Chief of Staff, Celestine Jeffreys, will serve as the primary contact, and will be responsible for submitting the project report. Celestine has over thirteen years of experience in public administration. She also has four years of experience working with the business community in the Greater Green Bay Chamber of Commerce.

Other key members of the project team include Matthew Buchanan and Erin Roznik from Community and Economic Development. Matthew Buchanan, Economic Development Specialist, AICP, has over nine years' experience working in community and economic development. Matthew manages the City's Brownfields Redevelopment projects, and administers over $2 million in brownfield assessment and remediation grants from the EPA and Wisconsin Economic Development Corporation. He also serves as a liaison to the City's four Business Improvement Districts. Erin Roznik, Design Specialist, has a background in urban planning, transportation planning, and urban design. She works on mapping, modeling, and other visuals for community and economic development projects.

Also part of the team is Matthew Heckenlaible, Utility Manager, from Public Works. Matthew has almost two decades of experience as a registered Professional Engineer. His primary duties include; overseeing design, construction, rehabilitation and maintenance of the City's sewer systems; reviewing storm water management and erosion control plans for private developments and City-contracted projects; conducting drainage studies; and assisting in the design of storm water management facilities and stream bank restoration projects.

The Green Bay Sustainability Commission will serve as the project advisory committee, will solicit public input, and provide updates to the community regarding grant activities. The Sustainability Commission, comprised of community members and subject experts, holds monthly meetings open to the public.

e. Performance Indicators: Metrics of Success include:

- Amendments adopted in the Municipal Code Chapters (storm water management, zoning ordinance, subdivision and platting, building code, parks/greenways/trees, erosion control) that facilitate green infrastructure projects or policies
- Implementation of public green infrastructure projects, as tracked by City's Capital Improvement Plan
- Implementation of private green infrastructure projects, as tracked by City permits
- Internal barriers identified accompanied by a plan for overcoming them, included in the implementation strategy
- Inclusion of green infrastructure goals, objectives, and policies established in the Comprehensive Plan update

- Recommendations for green infrastructure in the intergovernmental agreement with the Oneida Nation
- Guidelines, posted on the City's website, for residents to improve their green infrastructure profile
- Increased community awareness through City's social media posts
- Public engagement at Sustainability Commission meetings

f. Project Timeline

	2019			2020								
Project Timeline	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept
Grant Awarded; project start date	■											
Create request for proposal--consultant	■	■										
Presentation to Council		■										
Community Scoping Workshop		■	■									
Consultant selected			■									
Consultant kick-off meeting			■									
Consultant begins audit				■								
Interim report					■							
Staff-consultant meeting to review progress					■	■						
Develop implementation strategy					■	■						
Internal staff workshops to review audit and implementation strategy						■	■					
Implementation strategy presented to Sustainability Comm., Improvement & Service Cmte., and Council								■	■			
Final report; recommendations to committee/council; adoption										■	■	
Final payment of grant award												■

g. Permits Required: No permits are required.

5. Project Budget

Project Name: City of Green Bay Code Audit		
1. Personnel - Salaries	**Hrs**	**Amount**
Enginnering	40.0	$1,905.60
Community and Economic Development	70.0	$2,075.50
Mayor's Office	90.0	$3,180.60
Subtotal - Salaries		**$7,161.70**
2. Personnel - Fringe	**$1,669.20**	
3. Travel	**$0.00**	
4. Equipment (office or construction)	**$0.00**	

Item 1	**$0.00**
Item 2	**$0.00**
5. Supplies and Materials (office or construction)	**$0.00**
Item 1	
Item 2	
6. Contracts	**$15,000.00**
Contract Recipient 1	$15,000.00
Contract Recipient 2	
7. Other Costs	**$900.00**
Community Scoping Workshop	$400.00
Postage/Printing/Reproduction	$500.00
8. Total Direct Costs	**$24,730.90**
9. Indirect Costs	**$0.00**
10. Total Requested Funds:	**$15,000.00**
11. Matching Funds *(optional)*	**$9,730.90**
12. Total Project Costs	**$24,730.90**

Personnel Salaries, Fringe and Travel: The City staff will work 200 hours on this project. The Department of Public Works and Community & Economic Development will work alongside the consultant in the audit process, and help craft the community scoping workshop and implementation strategy. They will work 40 hours at $2520.80, and 70 hours at $2613.80 in salary and fringe, respectively. The Mayor's Chief of Staff will oversee the work of the consultant, help craft the implementation strategy, and prepare reports. She will work 90 hours at $3696.30 in salary and fringe. The work will take place at City Hall or in the community, so no travel expenses will be incurred.

Equipment, Supplies and Materials: All equipment used by the consultant or staff is already included as part of the city's operating budget.

Contracts: The City plans on hiring an environmental consultant, and anticipates that total cost (salary, travel, etc) to be $15,000.00

Other costs: The City will provide refreshments for attendees to the community scoping workshop, as well as any copies for meetings.

Total Direct Costs and Total Project Cost: Include the City's matching contribution, $9730.90 plus the grant request, $15,000.00

Oneida Nation
Oneida Business Committee
PO Box 365 • Oneida, WI 54155-0365
oneida-nsn.gov

ONEIDA

July 25, 2019

To Whom It May Concern,

Please accept this letter of support for the City of Green Bay's grant application for the Great Lakes Emerging Champions Mini-Grant Program. The City of Green Bay has informed the Oneida Nation that the purpose of the grant would result in the promotion and installation of green infrastructure within the Green Bay Community. The Oneida Nation is a part of the community as a portion of our reservation lands extend in to the City of Green Bay.

As a sovereign tribal government, our cultural values and responsibilities to care for the land and environment are taken very seriously and we have instituted multiple approaches and projects that touch upon storm water management, restoration of wetlands, run off mitigation practices, forestry, building practices, and many more efforts that contribute our part in protecting our environmental resources.

The City of Green Bay's green infrastructure initiative aligns well with the Nation's activities; thus, the Oneida Nation wholeheartedly supports the City of Green Bay's efforts to contribute their part in protecting our precious resources.

Again, the Oneida Nation supports the City of Green Bay's grant application and requests your consideration of the City's grant application.

If you should have any questions, please feel free to contact Melinda J. Danforth, Director of Intergovernmental Affairs, at (920) 562-0290 or via email at mdanforj@oneidanation.org

Sincerely,

Tehassi Hill

Tehassi Tasi Hill, Chairman
Oneida Nation

GB Real Estate Investments, LLC
Licensed Wisconsin Brokerage
Garritt R. Bader
300 N. Van Buren Street, Green Bay, WI 54301
Phone: (813) 500-0296 • E-Mail: gb@gb-re.com
www.gb-re.com

July 25, 2019

Victoria Pebbles, Program Director
Great Lakes Commission
1300 Victors Way, Suite 1350
Ann Arbor, MI 48108

Re: Support Letter

Dear Ms. Pebbles:

It's a pleasure to express my support for the City of Green Bay's application to the Great Lakes Commission – Great Lakes Emerging Champions Mini-Grant Program that would fund a green infrastructure code audit.

As a real estate developer, I'm almost always required to address stormwater runoff from development sites and I would appreciate the opportunity to explore other options of doing so aside from standard retention ponds or expensive underground storage basins.

Creative solutions I've seen in other cities—including biofilter basins within sidewalk terrace areas—could afford us new ways to account for runoff within the public right-of-way while preserving the private property in order to maximize building density and tax base valuation. Updating our codes to allow such a feature would be immensely beneficial.

Based on what I've seen in these other cities, these specific biofilters are very attractive and add greenery to the urban environment. We've made great strides in Green Bay on our willingness to be creative with urban design over the past 10+ years, and this would help us make another leap to keep pace with our peer and aspirational sister cities.

Sincerely,

Garritt R. Bader
Principal, GB Real Estate Investments, LLC

Executive Director
Thomas W. Sigmund, P.E. *Commissioners*
Kathryn Hasselblad, President James Blumreich, Secretary
Thomas P. Meinz, Vice President Mark D. Tumpach, Vice President
Lee D. Hoffmann, Vice President

NEW Water
The brand of the Green Bay Metropolitan Sewerage District

July 29, 2019

Victoria Pebbles, Program Director
Great Lakes Commission
1300 Victors Way, Suite 1350
Ann Arbor, MI 48108

Re: Letter of Support

Dear Ms. Pebbles,

NEW Water, the brand of the Green Bay Metropolitan Sewerage District, would like to express its full support for the City of Green Bay's application to the Great Lakes Commission – Great Lakes Emerging Champions Mini-Grant Program which would fund a green infrastructure code audit. Green infrastructure such as bioswales, permeable pavement, conservation of open lands, and natural plantings mitigate the flow and velocity of storm water, keeping precipitation where it falls. It can reduce runoff and lower the amount of pollutants in local waterways, thus improving water quality. Green infrastructure benefits the community's appearance by reducing hard surfaces, greening and cooling neighborhoods, and encouraging more walking and less parking.

NEW Water would benefit from Green Bay's code audit through a reduction of surface flooding that impacts its pumping and meter stations and a reduction of excess clear water that, at times, has overwhelmed the interceptor system and water resource recovery facilities. As NEW Water's largest municipal customer, work by the City of Green Bay to implement green infrastructure will have a significant improvement in regional water quality. NEW Water would welcome the opportunity to join the city's outreach program to inform residents and business owners of the value of these sustainability practices throughout the community.

The City of Green Bay has informed NEW Water that they will use this code audit to set the stage for future opportunities and partnerships with businesses, residents, and non-profit organizations. It is for these reasons that NEW Water gives its full support for Green Bay's grant proposal. Please feel free to contact me with any questions.

Sincerely,

GREEN BAY
METROPOLITAN
SEWERAGE DISTRICT

Thomas W. Sigmund

Thomas W. Sigmund,
P.E. Executive
Director

Green Bay Metropolitan Sewerage District

2231 North Quincy Street | Green Bay, WI 54302 | Phone (920) 432-4893 | Fax (920) 432-4302 | www.newwater.us

Fund for Lake Michigan
Clearly making a deep impact.

At the Global Water Center
247 W. Freshwater Way, Suite 537, Milwaukee, WI 53204
414-418-5008 | fundforlakemichigan.org

July 24, 2019

Victoria Pebbles
Program Director, Great Lakes Commission (GLC)
1300 Victors Way, Suite 1350
Ann Arbor, MI 48108

Dear Victoria,

The Fund for Lake Michigan enthusiastically supports the City of Green Bay's application to the Great Lakes Commission – Great Lakes Emerging Champions Mini-Grant Program. In fact, we have encouraged the city to apply to the Fund for Lake Michigan for additional grant support to leverage and expand upon the proposal to the commission.

Like many cities in the region, the City of Green Bay has experienced devastating flooding in recent years and the bay itself is plagued by poor water quality. City leaders are committed to moving swiftly and proactively to address flooding risks and to do their part to reduce polluted runoff (as you know, much of the bay's water quality problems originate upstream of the city).

With support from the Great Lakes Champions program, the City of Green Bay will hire a nationally-recognized consultant to identify barriers to green infrastructure within the city's existing codes, ordinances and review processes. The consultant will then work with city leaders and staff to recommend specific green infrastructure-friendly revisions to these codes and ordinances.

We have found this to be a very successfully approach to advancing green infrastructure in other cities in Wisconsin. In fact, modifications to local codes and ordinances in other communities have not only removed barriers but have also encouraged and incentivized city departments, builders, developers, and individual property owners to implement green infrastructure.

The Fund for Lake Michigan wholeheartedly supports this proposal. City leaders realize that the work outlined in the current proposal is an important first step in a much larger effort to expand the use of green infrastructure in the region. I am confident that the GLC's investment in the city will pay dividends for years to come.

Please do not hesitate to contact me if you have questions or need additional information.

Sincerely

Vicki Elkin

Vicki Elkin, Executive Director