

There are no better governed cities anywhere. As has been already mentioned, it would be difficult to point out any special features of the English Municipal Act that would bear transplanting to a different environment. The English cities are well managed in spite of some of the provisions of their laws. But one thing they have which we have not, and which lies at the root of all our troubles. They have stable and permanent civic government. They get it in two ways: first, their city councils are elected for three years, not for one; secondly, the actual civic administration is placed in the hands of permanent officials, scarcely interfered with by aldermen or councillors.

One looks into the subject of civic administration in Germany with peculiar interest, because their problems are largely our own. Nearly all the German cities are the product of the last thirty or forty years. During that time they have grown faster than those of the United States and Canada. Their older cities have been rebuilt. Their problems of government are intensely modern, their methods of meeting these problems more truly democratic, than anything we know.

There, as in England, we find that the outstanding feature of their city government is its permanence. The Germans manage their cities as any great business is managed. The wealth of these cities is astounding. Several of them own over half the land inside the city limits. Frankfort, which is one of these, and smaller than Toronto, has spent over \$50,000,000, in the last ten years, in the purchase of land. Berlin owns 40,000 acres. A long list of these city possessions might be added did space permit. But it may suffice to say that so rich and so well managed are these German cities that in one thousand five hundred of them it is unnecessary to levy any municipal taxes; all the expenses of these places are met out of their own yearly revenues.

How is it accomplished?

1. The members of the council are elected for six years, one-third of them retiring bi-annually.
2. The actual administration of the city is in the hands of a