



Green Practices Commission

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 863-9146

AGENDA

GREEN PRACTICES COMMISSION MEETING

Thursday, January 9, 2025 at 5:30 p.m.

Location: Heman Park Community Center (975 Pennsylvania Avenue) **virtual via Videoconference (Zoom)**

1. CALL TO ORDER

2. ROLL CALL

3. OPENING ROUND

4. APPROVAL OF MINUTES:

- a. August 22, 2024 Minutes
- b. October 17, 2024 Minutes
- c. November 14, 2024 Minutes

5. SPECIAL PRESENTATION: None

6. CITIZEN PARTICIPATION

7. NEW BUSINESS

- a. Carbon assessment scope of work
 - i. Review Trivers/IMEG's responses to the Commission's questions
 - ii. Discuss scheduling another study session with the City Council to answer remaining questions for the City. Request for study session would go through the Council Liaison.

8. OLD BUSINESS

- a. ROARS content and online articles
- b. Tiny forests
- c. Spring 2025 electronics recycling event: Saturday, May 10 at Heman Park Community Center

9. COUNCIL LIAISON UPDATE

10. CLOSING ROUND

11. ADJOURNMENT

Staff Liaison Contact:

Mary Kennedy, Senior Planner

(314) 505-8516

mkennedy@ucitymo.org



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VIRTUAL MEETING DETAILS

GREEN PRACTICES COMMISSION MEETING

Thursday, January 9, 2025 at 3:00 pm

Location: via Videoconference (Zoom) – see meeting details below

Observe and/or Listen to the Meeting (your options to join the meeting are below):

Join Zoom Meeting

<https://us02web.zoom.us/j/83496289820?pwd=YElWQuOicgSWogvcn4ya1kY7ihtMLa.1>

Meeting ID: 834 9628 9820

Passcode: 584944

One tap mobile

+16469313860,,83496289820#,,,,*584944# US

+19292056099,,83496289820#,,,,*584944# US (New York)

Dial by your location

- +1 646 931 3860 US
- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)

Meeting ID: 834 9628 9820

Passcode: 584944

Find your local number: <https://us02web.zoom.us/j/83496289820?pwd=YElWQuOicgSWogvcn4ya1kY7ihtMLa.1>

Citizen Participation

Comments may be sent via email to: jwagner@ucitymo.org or mailed to the City Hall – 6801 Delmar Blvd. – Attention John L. Wagner, Director of Planning and Development. Such comments will be provided to the Plan Commission prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting. Please note, when submitting your comments or invites, a **name and address must be provided**. Please also note if your comment is on an agenda or nonagenda item, and a name and address are not provided, the provided comment will not be recorded in the official record.



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MEETING MINUTES (DRAFT)

GREEN PRACTICES COMMISSION

Thursday, August 22, 2024 at 5:30 pm
Via Videoconference (Zoom)

1. **Call to Order:** 5:30 pm
2. **Roll Call:**

Attendees Present: Connie Mueller (Chair), Tim Schmalz, Mat Emden, Suzanne Schoomer, John Tieman (Council Liaison), Mary Kennedy (Staff Liaison)

Attendees Absent: Nicole Baumgarten
3. **Opening Round:** None
4. **Approval of Minutes:**
 - a. April 11, 2024 Minutes – Chair Mueller had a correction for the name of the Forestry Commissioner. Commissioner Schmalz noted that his name was misspelled. With these corrections, the minutes were approved unanimously.
 - b. May 9, 2024 Minutes – Minutes were unanimously approved.
5. **Special Presentation:** Commissioner Schmalz had a suggestion for a future special presentation on tree canopy cover by an individual working on her masters degree. He volunteered to coordinate having her present.
6. **Citizen Participation:** None
7. **New Business:** There was some discussion about the status of new commissioner applications.
8. **Old Business:**
 - a. Target building: Ms. Kennedy reported that she'd contacted the Market at Olive developer to see if Target would be willing to have someone attend an upcoming GPC meeting to discuss the sustainable design aspects of their new building in U City. Staff has not received a response after following up. Ms. Kennedy mentioned that the Target had already received approval for the rezoning and final development plan.

Commissioner Mueller clarified that she'd like for the City to be able to spread positive stories about developments that projects that are incorporating sustainable design.

Commissioner Emden mentioned that he'd like to see the City plan and incorporate sustainable design priorities as development interest spreads farther east on Olive.
 - b. ROARS content and online articles: The blurb about the new "Environment" page was published in the most recent issue of ROARS. Commissioner Schmalz had some feedback on the content and formatting. Ms. Kennedy said she could fix some of the formatting issues.
 - c. Tiny Forests: Chair Mueller reported that the triangular, City-owned parcel on Groby Road just south of Olive would be a good possible site for a tiny forest.



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- d. Volunteer litter clean-up event: No updates.
- e. Sustainability action items chart: Commissioner Schmalz provided an update on this effort and suggested that much of the information on the “Environment” webpage works towards this effort.

Commissioner Mueller mentioned the energy modeling and life cycle cost reports for the Trinity/Annex renovation. Commissioners expressed concerns that the reports did not provide all the required information or demonstrate compliance with the City’s energy efficiency policy (Section 500.260 of the municipal code). Commissioners Emden and Schmalz volunteered to review the reports in the next month and send their findings to Council Liaison John Tieman. Commissioner Emden requested that staff find the ongoing maintenance plan of electrical/mechanical systems equipment that was produced in preparation for the Trinity/Annex project.

- f. Fall 2024 document shredding and 2025 recycling events: September 14 is the document shredding event, which will be paired with the community yard sale, at Centennial Commons.

9. **Council Liaison Update:** Councilmember John Tieman reported that he met with Chair Mueller, Ms. Kennedy, and John Wagner, Director of Planning & Development, to discuss doing a carbon assessment of City-owned facilities and then a long-range plan for achieving net zero. Councilmember Tieman also recently met with the City Manager and Trivers, the architecture firm designing the Trinity/Annex project, about working on this project and getting a scope of work drafted. Commissioner Schmalz suggested they review the Greenhouse Gas Emissions report he wrote a few years ago; he will share the report with Councilmember Tieman.
10. **Closing Round:** Commissioner Schoomer suggested sharing information about recycling political signs around election season. There was some discussion on whether the signs are actually recyclable, and if so, where they can be recycled and or if not, how they can be reused/upcycled. Ms. Kennedy will try to find information on recycling these signs.
11. **Adjournment:** The meeting was adjourned at 6:58 pm.



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MEETING MINUTES (DRAFT)

GREEN PRACTICES COMMISSION

Thursday, October 17, 2024 at 5:30 pm

Location: Heman Park Community Center, 975 Pennsylvania Avenue

1. **Call to Order:** 5:32 pm

2. **Roll Call:**

Attendees Present: Connie Mueller (Chair), Tim Schmalz, Mat Emden, John Tieman (Council Liaison), Nicole Baumgarten, Mary Kennedy (Staff Liaison)

Attendees Absent: Suzanne Schoomer

3. **Opening Round:** None

4. **Approval of Minutes:**

a. June 20, 2024 -

b. July 11, 2024 -

5. **Special Presentation:** Nida Bockert presented her research on tree cover in the Loop and surrounding areas. Commissioners had suggestions on other local organizations, commissions, and contacts she could get in touch with for partnership opportunities.

6. **Citizen Participation:** None

7. **New Business:** Ms. Kennedy reported that the City will be participating in a regional campaign sign recycling drive around the November election. The collection day in U City will be November 8, more details coming soon.

8. **Old Business:**

a. ROARS content and online articles: Ms. Kennedy stated next steps would be deciding what the next articles should be. Commissioner Emden said he would write an article on electrification and the nuances, challenges, and benefits facing residents in St. Louis and Missouri in transitioning home energy sources to electric.

b. Tiny Forests: Chair Mueller put together a draft plan for the Tiny Forest at the request of the City Manager. She will meet with Ms. Kennedy in the near future to finalize the plan and identify anything that needs more research or follow-up. There was some discussion of how to get water to the site. Commissioner Baumgarten suggested expanding this concept in the future to install prairie areas on City-owned land.

c. Volunteer litter clean-up event: Commissioner Baumgarten provided an update on this effort and said that a Boy Scout troop was interested in volunteering for a litter clean-up event. She suggested tabling this idea until an area in need is identified.

d. Sustainability action items chart: No updates.

e. Fall 2024 document shredding and 2025 recycling events: No dates have been solidified for 2025. Ms. Kennedy reported that the document shredding event had great turnout, and some learned lessons include choosing a date when there's not another City-sponsored



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event happening and hosting the event at Heman Park Community Center instead of Centennial Commons.

- 9. Council Liaison Update:** Councilmember Tieman reported that he is working to get appointments made to the Green Practices Commission to fill vacant positions. According to the City Clerk, there are three applications to the Commission. He also reported that Dierbergs decided to come back to the site that they were originally interested. Commissioners asked about the sustainable design aspects of the building and how in general moving forward how they could be more involved in the development process to influence sustainable design.

Councilmember Tieman also reported that a restaurant will be going into the former Jordan's Auto at Hanley and Delmar; and that Circle K has proposed a new gas station across the street from their current location at Olive and Hanley. He gave a few other development-related updates: TruHotel activity, and a groundbreaking for a new home built by SHED on Crest Ave.

- 10. Closing Round:** There was some discussion about the upcoming carbon assessment and decarbonization plan.
- 11. Adjournment:** The meeting was adjourned at 6:56 pm.

DRAFT



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MEETING MINUTES (DRAFT)

GREEN PRACTICES COMMISSION

Thursday, November 14, 2024 at 5:30 pm

Location: Heman Park Community Center, 975 Pennsylvania Avenue

1. **Call to Order:** 5:32 pm

2. **Roll Call:**

Attendees Present: Connie Mueller (Chair), Tim Schmalz, Suzanne Schoomer, Ken Schechtman, Mat Emden, Nicole Baumgarten, John Tieman (Council Liaison), Mary Kennedy (Staff Liaison)

Attendees Absent: None

Opening Round: Commissioner Schmalz asked if Council had a deadline to approve the contract with Trivers and when the GPC's questions should be resolved in relation to that. Ms. Kennedy clarified that the proposed scope of work is for the carbon assessment only, and that a future decarbonization plan would be scoped later once the assessment is complete. Councilmember Tieman reiterated that this project is still only in the conversation stage, the City has not committed to a specific firm or scope of work.

Councilmember Tieman believes the Council wants the Commission's feedback on the scope of work before approving a contract. Commissioner Schmalz was concerned about the cost for the proposed scope of work. There was some question about why this project is not required to have at least three bids. Commissioners agreed they would like to send questions for the City to answer and questions for Trivers to answer, and then meet with Trivers to discuss at the January 9 meeting. The Commission voted to designate Commissioner Baumgarten to make final edits to the questions for the City, and to designate Commissioners Schmalz and Emden to make edits to the questions for Trivers, based on the discussion had this evening.

3. **Approval of Minutes:** No minutes were presented for approval.

4. **Special Presentation:** None

5. **Citizen Participation:** None

6. **New Business:**

- a. Welcome newest commissioner, Ken Schechtman
- b. Review list of questions to send to Trivers

7. **Old Business:**

- a. Campaign/political sign recycling: Ms. Kennedy reported that the recycling event was successful, according to City employees who staffed the event.
- b. ROARS content and online articles: Commissioner Emden had some logistical questions for finalizing the electrification article, and said he would send a draft article to the Commission with time for editing before the January ROARS content deadline.
- c. Tiny Forests: Chair Mueller reported that she and Ms. Kennedy met to review the draft plan. She mentioned that she could get all the trees needed for the plan for about \$400, and that it's better to have very young trees because they are easier to plant and when



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planted in a tiny forest, they grow much more quickly.

- d. Volunteer litter clean-up event: Tabled for now. Chair Mueller suggested creating a list of other organizations' litter clean-up event. Commissioner Baumgarten agreed and suggested that if other organizations already do litter clean-up events, the Commission should focus on other initiatives.
 - e. Sustainability action items chart: No updates.
 - f. Fall 2024 document shredding and 2025 recycling events: Ms. Kennedy reported that Saturday, May 10, 2025 from 9:00 am – 12:00 pm at Heman Park Community Center will be the next electronics recycling event.
8. **Council Liaison Update**: Councilmember Tieman reported that the Dierbergs development has been approved by Plan Commission and City Council. He also reported that Councilmember Jeff Hales was elected to be a Missouri State Representative, so he will be leaving the City Council by the end of the year. He also reported on other development updates.
 9. **Closing Round**: Commissioner Baumgarten stated that she had received two code violations and a court summons for tall grass despite the plants being a native plant garden. She spoke with City staff and expressed an interest in educating City inspectors on native plants to avoid situations like this in the future.
 10. **Adjournment**: The meeting was adjourned at 6:49 pm.

Green Practices Commission

RE: Questions regarding the proposed scope of work for Carbon Assessment + Decarbonization
Planning services
December 6, 2024

Questions for the City:

1. What prompted the proposal of this assessment to the City Council?
2. What does the City hope to accomplish with the carbon assessment?
3. What is U-City's commitment to reducing its carbon footprint?
 - a. Is the City committed to taking practical steps following the results of a study?
 - b. Does the City currently have a set goal in mind for reducing carbon emissions?
4. What assurances are being taken to make sure this current assessment is compatible with the previous 2005 & 2015 greenhouse gas inventories?
5. Are any University City buildings not included in the assessment?
6. Why has University City selected a carbon assessment in lieu of other items on the climate action plan?
7. What is University City's budget for carbon emission reduction?
8. Has the City sought bids from other firms?
9. What are the requirements the City must follow when sourcing assessments like these?
 - a. Do services require RFPs or a minimum amount of proposals?

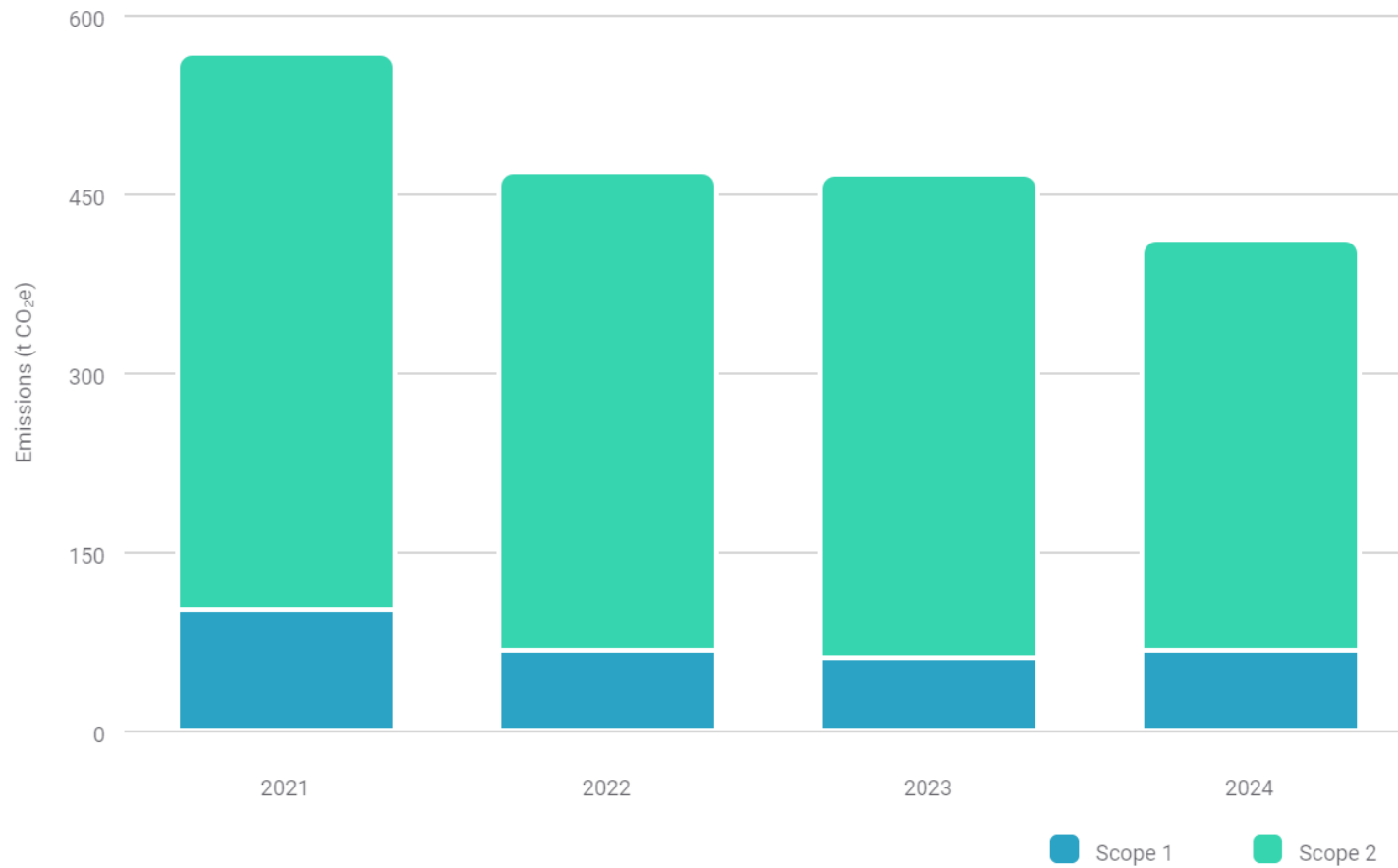
Questions for Trivers/IMEG:

1. What is the analytics software (#5 in Basic Services) and how is that different than, "Set up and analyze available sub-meter data for the 15 buildings" (#2 in Phase 1 Additional Services) - **EnergyCAP is the analytics software under Basic Services. Additional services would come into play if any buildings are submetered and monitoring and analytics is requested for the submeters.**
 - a. How will data be entered into the analytics software (automatic, manual)
 - **Manual**
 - b. What will the analytics software tell us?
 - **Usage trends, scope 1 and 2 emissions.**
 - c. What Scopes of emissions are being analyzed as part of the GHG inventory
 - **Scopes 1 and 2.**
2. What GHG methodology will be used (i.e. SIMAP or similar)
 - a. This reads like it is just a glorified utility analysis
 - **SIMAP uses the GHG protocol. ECAP does not specify which they comply with, but they use location based emissions and those are covered in the GHG protocol.**
3. Who will be responsible for gathering utility data (U-city or Trivers)
 - a. **Trivers, but will need account information from U-city and potentially a letter of authorization to get access to utilities**
4. Who will actually own the report when it is done? If the city wanted to advertise improvements in publications and academic journals and/or use this report to apply for grants, would Trivers/IMEG have to be involved?
 - a. **The City will own the report and will be able to use the information for publication and grant applications, provided credit is given to Trivers/IMEG for production of the report.**
5. How will this report be the same/different from the March 2013 report provided by IMEG on the Trinity Energy Report? – **Please clarify. We are not aware of a March 2013 report.**
 - a. Is there an example of past studies performed by Trivers/IMEG
 - **See attached examples of the output Energy and Carbon tables from the utility analytics software that will be produced as part of this study.**
 - b. If there are no examples of past studies, what data/recommendations will be in the final report?

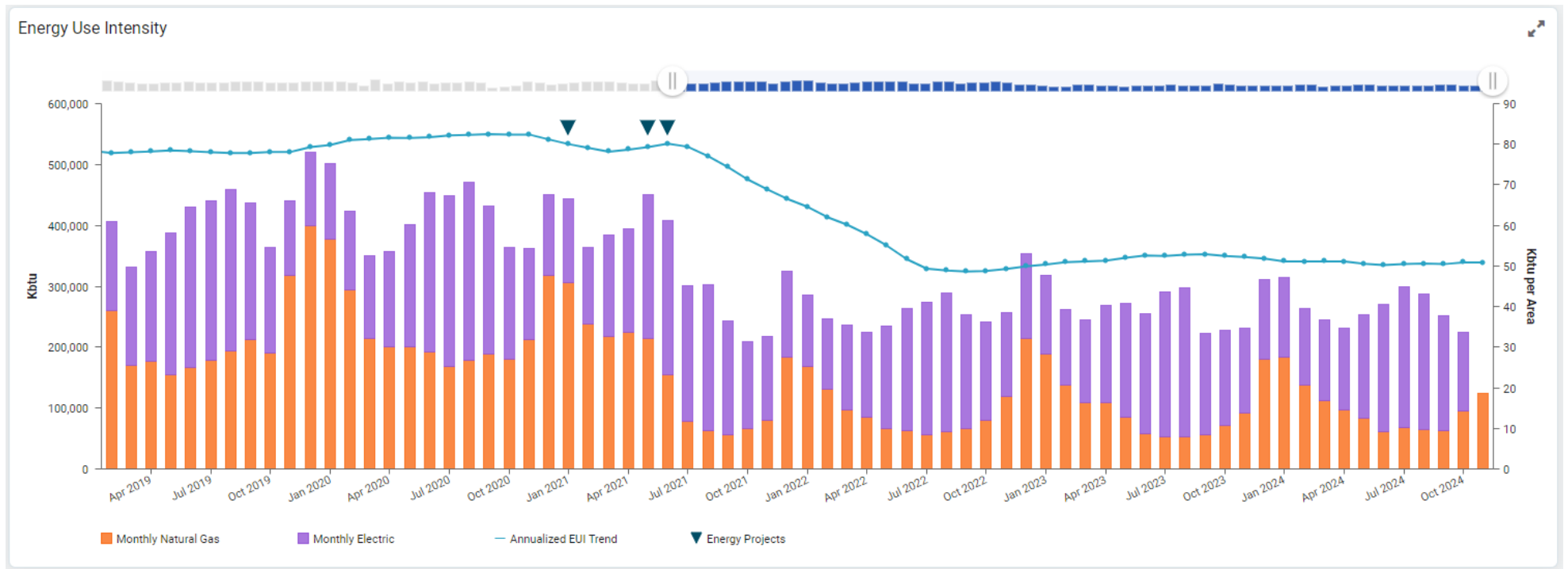
Per the Trivers proposal, we envision this scope of work as the first phase of an overall project. The utility analytics produced will be used to create Energy Use

Carbon Emissions Dashboards

Carbon Footprint - By Scope



Energy Use Intensity (EUI) Dashboards





2030 Building Performance Colorado EUI Targeting

| Building | Weather Normalized Baseline EUI (2021) | CO BPS EUI Requirements – 2030 | Baseline ENERGY STAR Score (2021) | % Reduction in EUI Needed from Baseline | Target EUI | Calculated ENERGY STAR Score* |
|----------------------|--|--------------------------------|-----------------------------------|---|--------------|-------------------------------|
| Anschutz Campus | 210.4 | 172.0 | 86 | 18.25% | 172.0 | 98 |
| Colorado Springs | 160.1 | 172.0 | 100 | 0.00% | 160.1 | 100 |
| North Campus | 150.0 | 172.0 | 92 | 0.00% | 150.0 | 92 |
| South Campus | 204.5 | 172.0 | 56 | 15.90% | 172.0 | 79 |
| Village Pavilion (N) | 75.9 | 64.9 | 80 | 14.45% | 64.9 | 91 |
| Composite | 191.3 | | | 15.23% | 162.2 | |

*Target ENERGY STAR Scores are estimates based on EUI reduction. These are not guaranteed scores.

- Data comes from ENERGY STAR Portfolio Manager, since this database is used to report for BPS requirements.
- Subject to change based on evaluation of BPS requirements for 2030.
- Colorado Springs and North Campus baseline performance met CO BPS requirements. Recommend sustaining baseline performance.



Colorado BPS Carbon Goals

| Building | Square Footage | 2021 Baseline GHGI | 9/2024 GHGI | % Change from Baseline | CO BPS GHGI Requirements – 2030 | % Change Needed from Baseline | % Change Needed from 9/2024 |
|--------------------|----------------|--------------------|-------------|------------------------|---------------------------------|-------------------------------|-----------------------------|
| Anschutz Campus | 1,878,964 | 10.9 | 11.5 | 5.7% | 7.7 | -41.5% | -49.6% |
| Colorado Springs | 264,678 | 8.5 | 11.7 | 37.9% | 7.7 | -9.9% | -51.6% |
| North Campus* | 248,117 | 6.5 | 6.3 | -1.9% | 7.7 | 0.0% | 0.0% |
| South Campus | 232,382 | 7.8 | 9.7 | 24.9% | 7.7 | -1.2% | -26.3% |
| Village Pavilion** | 173,235 | 2.6 | 2.2 | -14.6% | 2.9 | 0.0% | 0.0% |

*Data thru 8/2024

**Data thru 1/2024

GHGI measured in kgCO₂e/SF

Intensity (EUI) calculations for each building. For benchmarking purposes, the current EUI will be compared against both the US Energy Information Administration's Commercial Buildings Energy Consumption Survey (CBECS) and the City of St. Louis Building Energy Performance Standard (BEPS) targets for EUI based on building occupancy. This will provide the information required to target future phases on individual buildings and strategies that can show the most impact, including ASHRAE Level 2 Energy Audits, Retro-commissioning, design services for renovations and systems replacement, and design/planning services for on- and off-site renewable energy production.

6. Who are the project stakeholders referred to in #1 of Basic Services?
 - a. The Stakeholders Group will be determined by the City but we expect it will consist of representatives from the City Manager's office, City Council (John Tieman), facility managers for the various buildings, and from the Green Practices Commission.
7. After reviewing IMEG's LCA response, I am concerned with the level of detail in this report.
 - a. The Annex and Trinity project is an unusual condition as more efficient systems were considered in the design process but eliminated once the project was determined to be over budget. In conjunction with the City Manager and Owner's Representative Navigate, Clause F of the Energy Efficiency, Renewable Energy and Greenhouse Gas Reduction Policy was applied as the fifteen year payback of energy improvements did not yield equal or better than that earned on the reserve fund.
8. What utilities will be analyzed (electricity, water, gas)?
 - a. Electricity and gas for GHG analysis. We don't see a reason to gather water data if this is just for emissions, but we can if needed.
9. IF we move forward with the Trivers proposal, the invoicing terms should be net 60-90 with no interest until 90 days post receipt
 - a. Invoicing terms will be coordinated with the City Manager's Office.