

NOTICE OF JOINT STUDY SESSION

University City, City Council *and* The City Green Practices Commission

CITY HALL, Fifth Floor

6801 Delmar Blvd., University City, Missouri 63130

Monday, April 28, 2025

6:00 p.m.

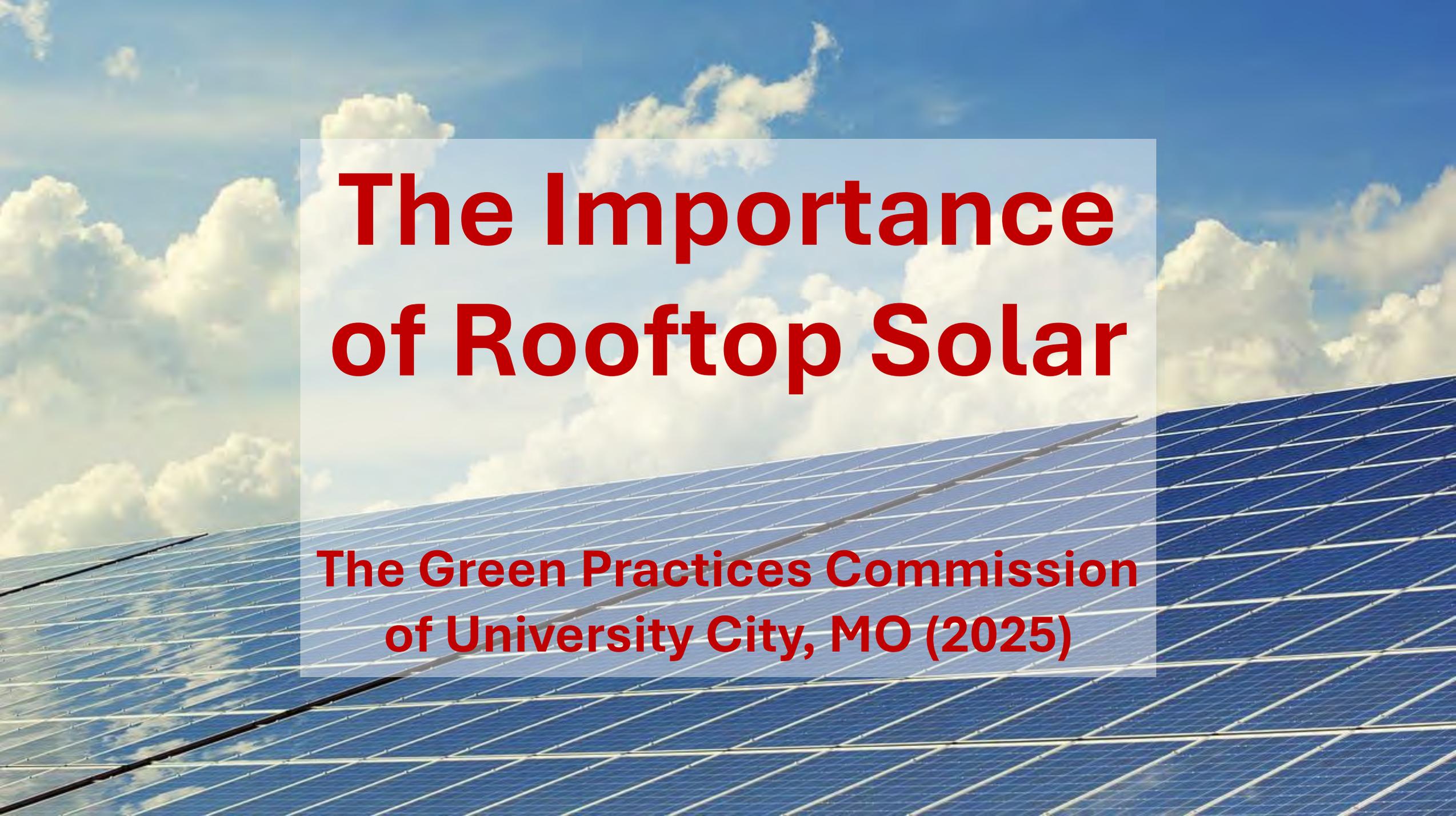
AGENDA

Requested by the Green Practices Commission

1. Meeting called to order
2. Green Practices Commission Presentation – “The Importance of Rooftop Solar”
3. Q & A
4. Adjournment

This meeting is OPEN to the public.

Posted 25th day of April, 2025



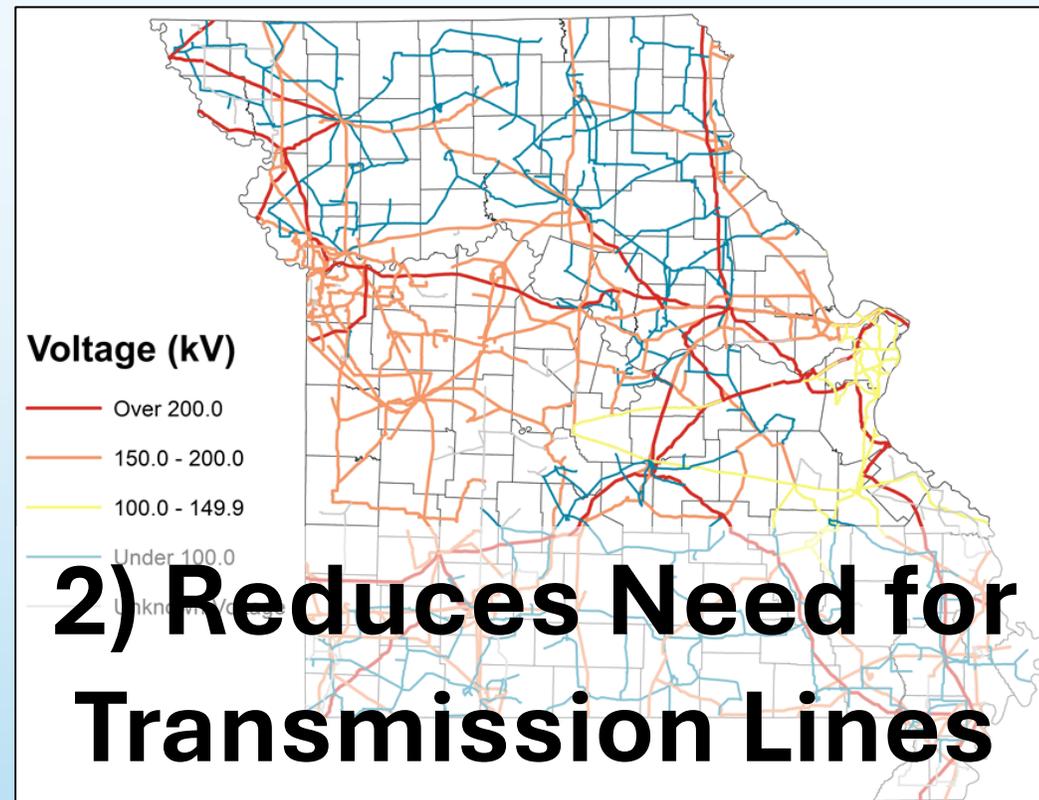
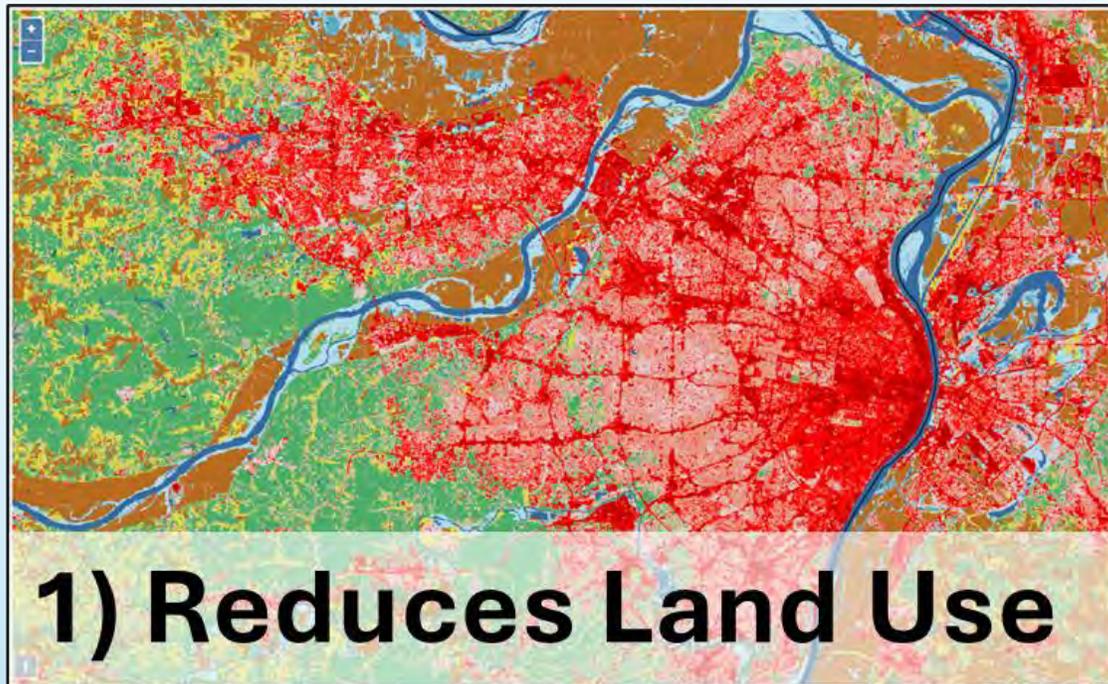
The Importance of Rooftop Solar

**The Green Practices Commission
of University City, MO (2025)**

Proposed Ordinance:

"All new commercial and multi-family developments within University City with a footprint of at least 5,000 square feet will generate solar panel cost-benefit analyses. They will report their findings to the Green Practices Commission, which will in turn report the findings to the City Council."

Why is rooftop solar so critical?



3) Decreases Need for Litigation & Dragged-out Projects

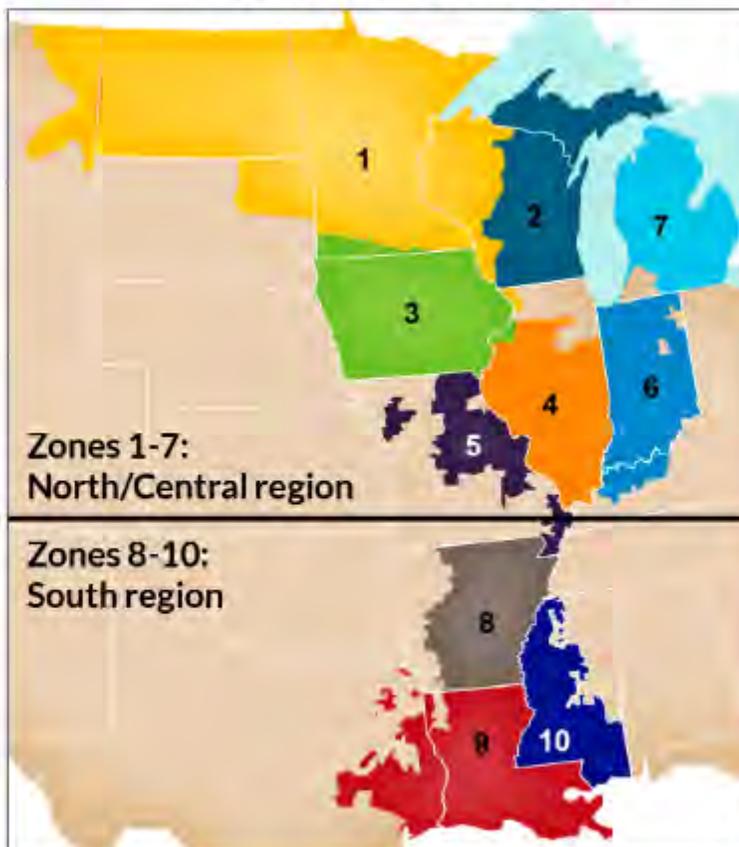
Midcontinent Independent System Operator (MISO)'s Planning Resource Auction

2024 PRA Results

Zone	Local Balancing Authorities	Summer	Fall (Price \$/MW-Day)	Winter	Spring
1	DPC, GRE, MDU, MP, NSP, OTP, SMP	30.00	15.00	0.75	34.10
2	ALTE, MGE, UPPC, WEC, WPS, MIUP	30.00	15.00	0.75	34.10
3	ALTW, MEC, MPW	30.00	15.00	0.75	34.10
4	AMIL, CWLP, SIPC, GLH	30.00	15.00	0.75	34.10
5	AMMO, CWLD	30.00	719.81	0.75	719.81
6	BREC, CIN, HE, IPL, NIPS, SIGE	30.00	15.00	0.75	34.10
7	CONS, DECO	30.00	15.00	0.75	34.10
8	EAI	30.00	15.00	0.75	34.10
9	CLEC, EES, LAFA, LAGN, LEPA	30.00	15.00	0.75	34.10
10	EMBA, SME	30.00	15.00	0.75	34.10
ERZ	KCPL, OPPD, WAJE (SPP), PJM, OVEC, LGEE, AECL, SPA, TVA	30.00	15.00	0.75	34.10

Highlighted values are CONE pricing

MISO Resource Adequacy Zones



Missouri faced an energy deficit of 872 MW in 2024 (down from a 2,435 MW surplus in 2023) that can be traced back to:

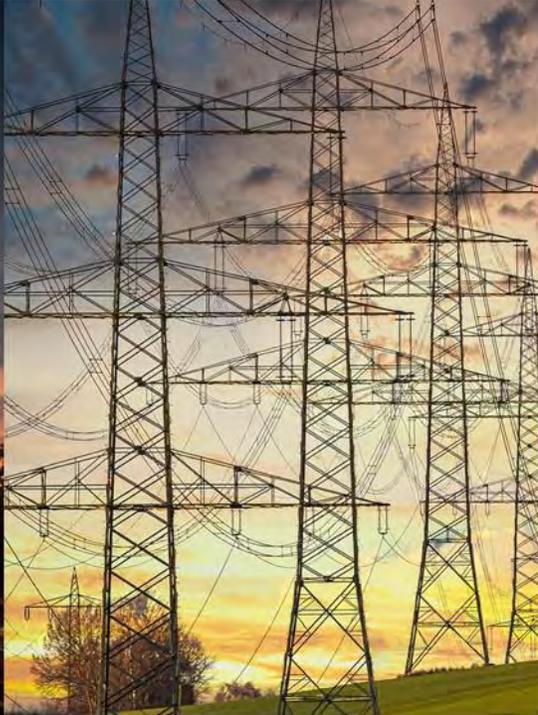
- Power Plant Retirements
- Planned Power Plant Maintenance
- Seasonal Outages
- **Higher Electricity Demand**
- Tighter Limit on Imports

Source: <https://cdn.misoenergy.org/2024%20PRA%20Results%20Posting%2020240425632665.pdf>

The Grid Infrastructure Outlook with Status Quo



12,500+ Power Plants



200,000+ miles of High Voltage Power Lines



Millions More Miles of Low Voltage Lines



Millions of Transformers and Similar Equipment



Electric Poles at “End of Life” or in Disrepair

Increased Grid Infrastructure Results in...

Blackouts 

 **Wildfires**

Costs 

Adding Rooftop Solar (and Solar Ready Construction) Will:



**Costs &
Emissions**



Reputation



**Resilience to
Power Failures**



Property Values

Benefits of Solar-Ready Design

- **Solar-ready rooftops** – ones that are designed and oriented for Photovoltaic (PV) and Solar Water Heating – save more money than retrofitting existing buildings.
 - 10 kW PV system: \$2,644 cheaper installation costs
 - Scaling up saves more: 3-story mixed-use building installation savings could be anywhere between \$12,500 to \$25,000 for PV.



This 10kW PV kit sells online for ~\$15K.

Risks of Rooftop Solar Include:



Weather Damage



Reduced Gov't Financial Support & Incentives



Theft



Structural Implications



Falls & Injury

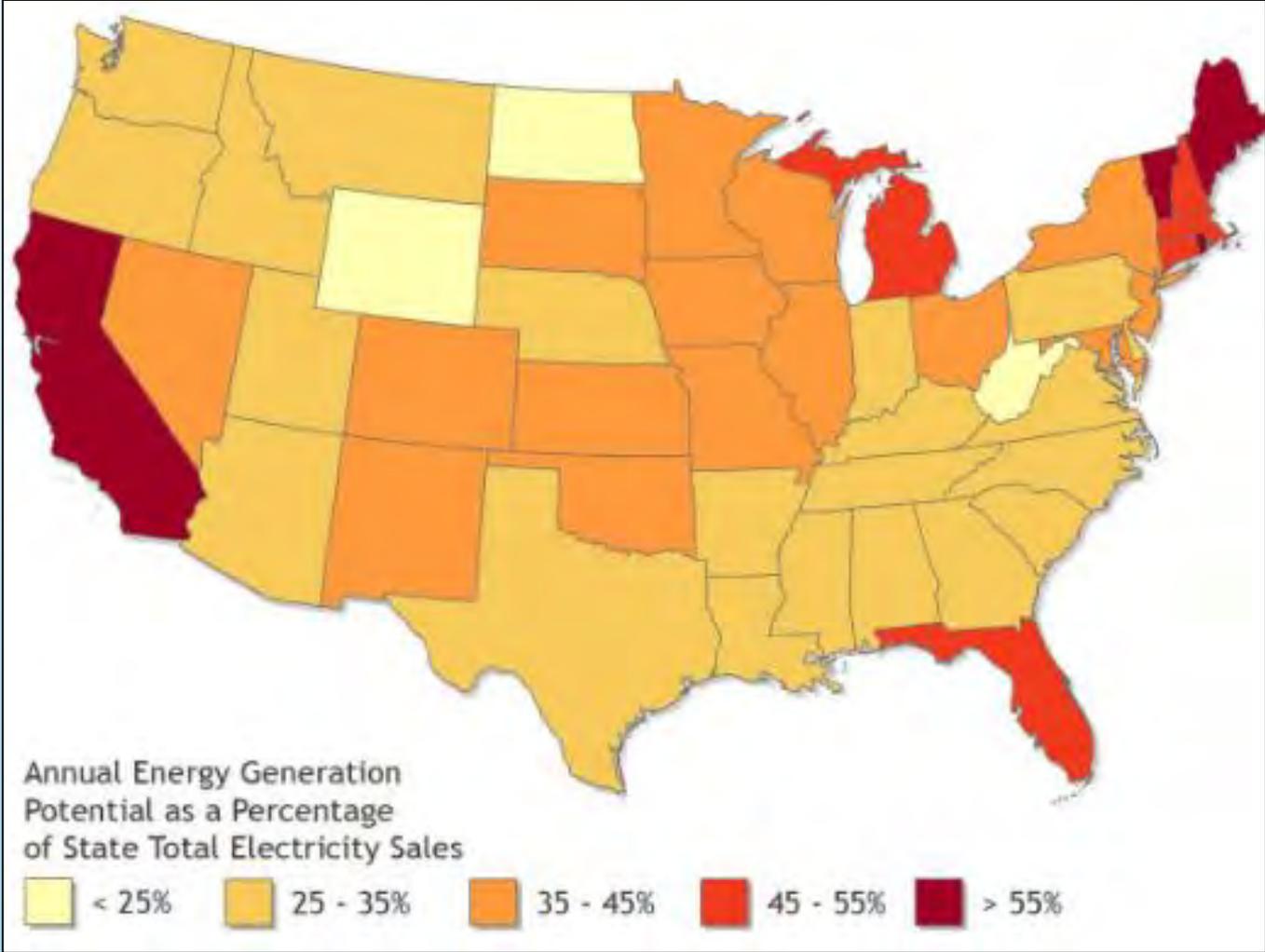


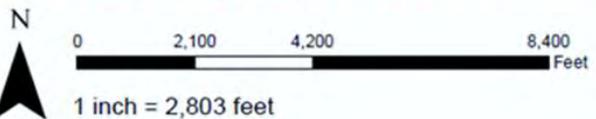
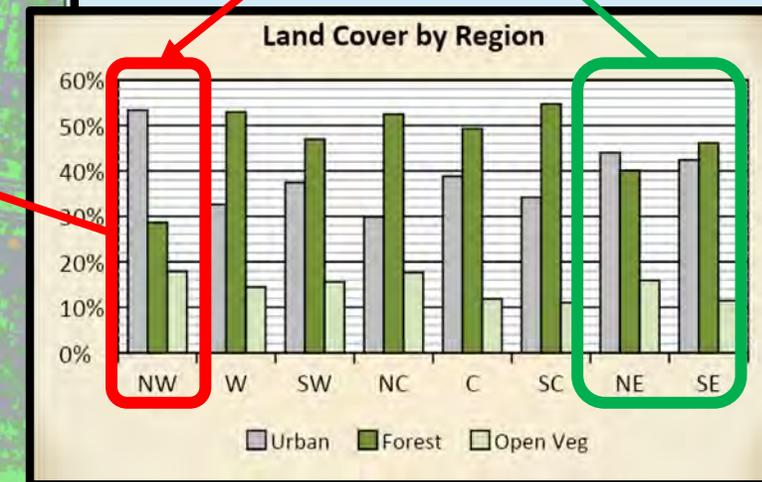
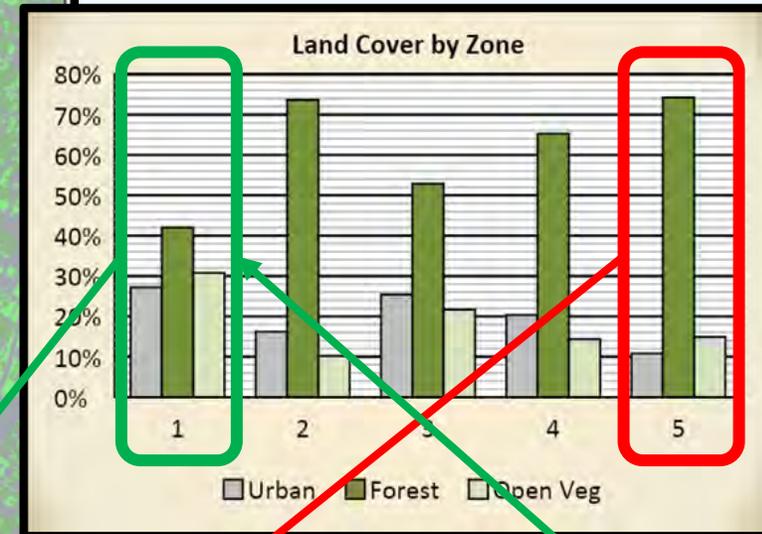
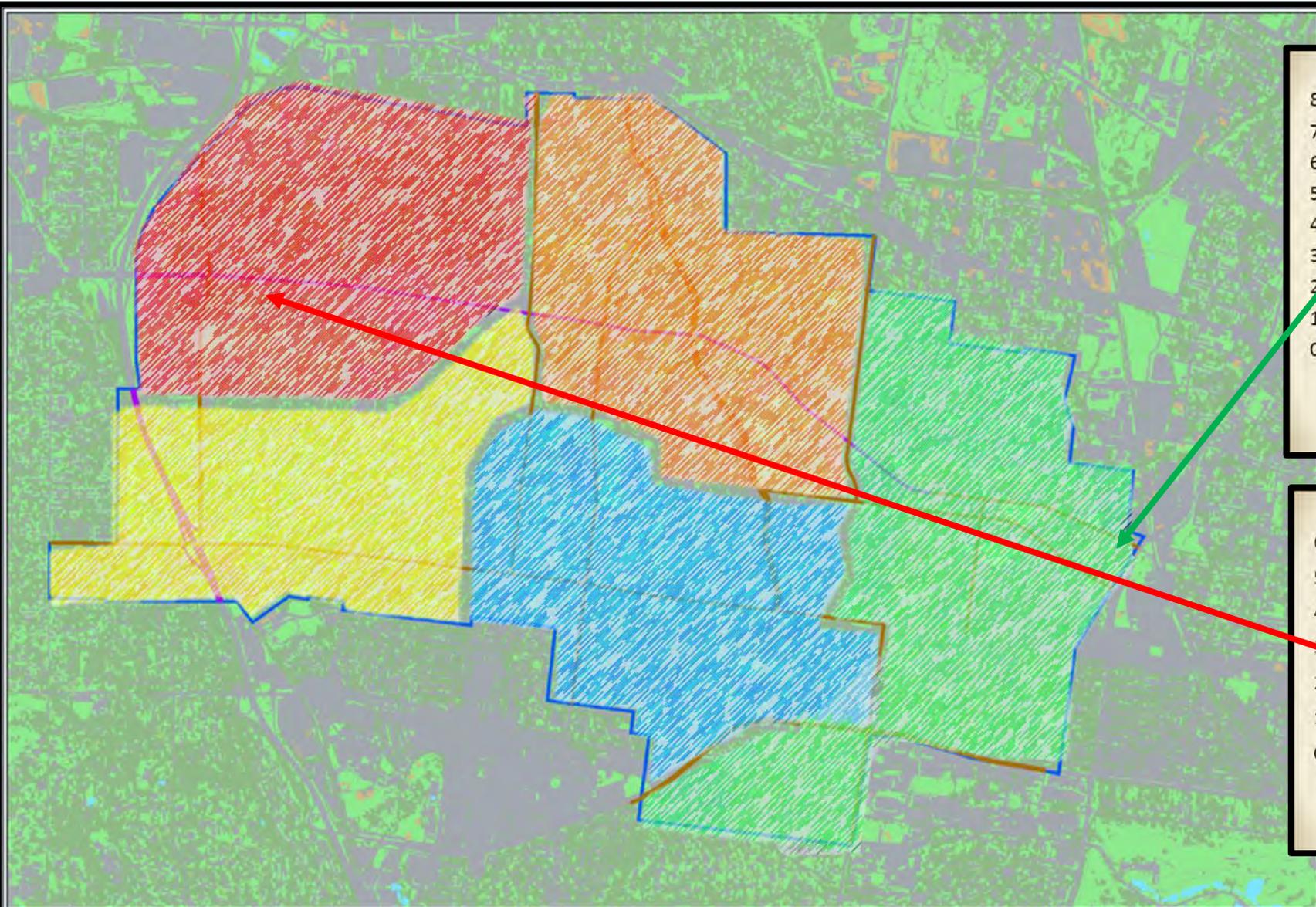
Costs



Increased Risk of Fire

Potential rooftop solar annual generation from all buildings as a percentage of each state's total electricity sales in 2013





Why Should We Pass This Ordinance?

Demonstrate benefits of solar to developers

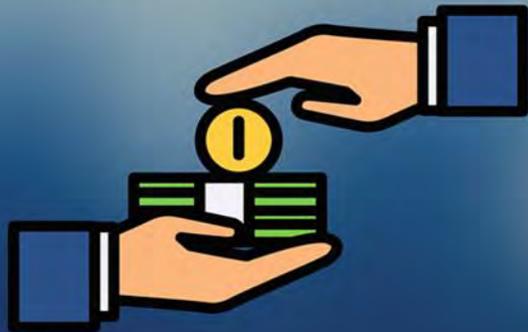


Help University City gather data on obstacles to installing rooftop solar.

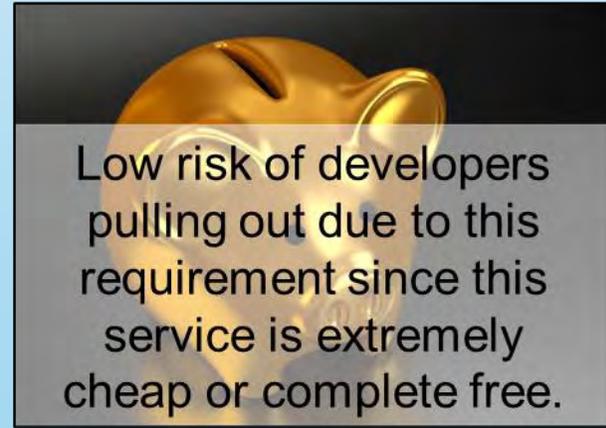


Establish University City at the forefront of sustainable practices

Provide opportunity for energy buy-back from new solar roofs



Does NOT require anyone to install solar panels



Low risk of developers pulling out due to this requirement since this service is extremely cheap or complete free.

Solar Ordinances in the STL Region

- **STL City** (2020) passed a solar readiness for commercial & residential construction.
 - Five stories or less
 - Roofs need to be sturdy enough for solar arrays
 - Must have electrical infrastructure installed “For Future Solar Electric”
- **Clayton** earned a Silver Solsmart designation
 - Reviewed local zoning requirements
 - Adopted nationally recognized standards for growing solar market
 - “Cutting red tape”
 - Improved conditions for solar growth
 - Trained staff on permitting & inspecting
- **Collinsville** changed code requiring native plants under commercial solar installations.
- **Lee’s Summit, MO** municipal code 15.2830 requires:
 - New residential dwellings to be designed, oriented, and equipped with upgraded electric, roofing, etc. to accommodate future PV or SWH.

Questions?