



**Green Practices Commission**

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

## **AGENDA**

### **GREEN PRACTICES COMMISSION MEETING**

Thursday, December 11, 2025 at 5:30 p.m.

Location: Heman Park Community Center (975 Pennsylvania Avenue)

- 1. MEETING CALLED TO ORDER**
- 2. ROLL CALL**
- 3. OPENING ROUND**
- 4. APPROVAL OF MINUTES**
  - a. November 13, 2025
- 5. SPECIAL PRESENTATION**
- 6. CITIZEN PARTICIPATION**
- 7. NEW BUSINESS**
- 8. OLD BUSINESS**
  - a. Annual report for commission
  - b. Solar ordinance
  - c. Sol Smart
- 9. COUNCIL LIAISON UPDATE**
- 10. CLOSING ROUND**
- 11. ADJOURNMENT**

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**MEETING MINUTES (DRAFT)**

**GREEN PRACTICES COMMISSION MEETING**

Thursday, November 13, 2025 at 5:30 p.m.

Location: Heman Park Community Center (975 Pennsylvania Avenue)

**1. MEETING CALLED TO ORDER 5:34 p.m.**

**2. ROLL CALL**

Attendees Present: Connie Mueller (Chair), Suzanne Schoomer (through 6:28 p.m.), John Tieman (Council liaison), Ken Schechtman, Timothy Schmalz, Yann Estaque (5:38 p.m.), Mathew Emden, Bonnie Harper (Open Space STL), Steve Stricklan (staff liaison)

Attendees Absent: Nicole Baumgarten

**3. OPENING ROUND**

**4. APPROVAL OF MINUTES**

a. June 26, 2025

- i. There was some discussion regarding the subject of House Bill 939 within the Council Liaison Update, but it was determined no correction to the minutes was needed. Commissioner Schoomer motioned to approve. Commissioner Schectman seconded. All Commissioners voted aye, zero nays, or abstentions. Motion approved.

b. October 9, 2025

- i. Commissioner Schoomer motioned to approve. Commissioner Schectman seconded. All Commissioners voted aye, zero nays, or abstentions. Motion approved.

Commissioner Estaque arrived at 5: 38 p.m.

**5. SPECIAL PRESENTATION**

Chair Mueller introduced Bonnie Harper from Open Space Council for the St. Louis Region and asked her to provide information about the organization and the work they do. Ms. Haper provided an overview of the scope of work of the organization. This included working with property owners to keep all or a portion of properties in a Land Trust, the creation of a Climate Action Plan, and Conservation Easements.

**6. CITIZEN PARTICIPATION**

**7. NEW BUSINESS**

- a. Sol Smart

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- i. Mr. Stricklan provided an update regarding local communities with certification-Clayton and Brentwood. Initial research showed that University City's process is fairly straightforward, involving mostly a building permit, rather than a complex zoning review. The Planning and Zoning Department Direction from Interim Director Becky Ahlvin is to avoid conflicting code revisions while the City's consultant Zone Co. is rewriting the entire zoning code, a draft of which is anticipated in February. It is anticipated that the Planning staff will be at full capacity at that time as well.
- ii. There was discussion among the Commission members about having the consultant include the Sol Smart concepts in the draft at this time. Commissioner Schoomer motioned that the City's Zoning Code consultant Zone Co. be aware of and incorporate the principles of the principles of Sol Smart into the new Zoning Code update. A sample will be forthcoming from this Commission. Chair Mueller seconded. All Commissioners voted aye, zero nays, or abstentions. Motion approved.

Commissioner Schoomer departed 6:28 p.m.

## **8. OLD BUSINESS**

- a. Annual report for commission
  - i. Mr. Stricklan provided an example of a report to the Commission members. He will take the information provided by Chair Mueller and create a report for review at the next meeting with the intent of providing it to City Council as its annual report.
- b. Solar ordinance
  - i. Commissioner Schmalz discussed the information he compiled after reviewing what the City of St. Louis had done. He will share the research to be discussed at the next meeting. The codes could be adapted to be used for a solar audit ordinance.

## **9. COUNCIL LIAISON UPDATE**

- a. Council Member Tieman mentioned the importance of avoiding the appearance of violating quorum requirements when emailing.
- b. There was discussion on the carbon assessment from Trivers. The Commission's wishes would be conveyed.
- c. Council Member Tieman mentioned the proposed data center in the Armory in the City of St. Louis and the classification of the building as a warehouse as something to be monitored.
- d. Council Member Tieman has an essay on environmentalism in the Sunday St. Louis Post-Dispatch editorial page.
- e. There was discussion on Roberts Rules.

## **10. CLOSING ROUND**

- a. Commissioner Schmalz discussed the elementary soccer league at Centennial Commons.
- b. Commissioner Schmalz discussed the One U-City Trivia Night coming up in February.
- c. Commissioner Schmalz mentioned applying for a Parks position in the chance that he has to leave the Commission.

## **11. ADJOURNMENT**

- a. Commissioner Emden motioned to adjourn. Commissioner Schectman seconded. All Commissioners voted aye, zero nays, or abstentions. Motion approved.
- b. Meeting adjourned at 6:54 p.m.

# Green Practices Commission

## 2024 Yearly Report

### Accomplishments:

- Advocated for the energy efficiency ordinance that requires the City to invest in energy efficiency improvements for the construction of new City-owned buildings or major renovations of existing City-owned buildings. (City Code Section 500.260).
- Recommendation that the City require developers to perform a cost-benefit analysis on installing solar panels, as part of any application for a development that requires Plan Commission and/or City Council approval. Commissioners suggested adding that the findings of the cost-benefit analyses would be reported to the Green Practices Commission and thereafter the City Council.
- New *Environment* web page within University City's website.
- Articles written for ROARS newsletter
  - *Challenges homeowners face when transitioning home energy sources to electric*
- Fall document shredding event
- Spring electronics recycling event
- Recycling of political yard signs by the City was encouraged

### Speakers:

- Nida Bockert (Ralston-Purina) presented her research on tree cover in the Loop and surrounding areas. Commissioners had suggestions on other local organizations, commission she could collaborate with.

### Projects still under investigation:

- The Commission is concerned that the City may not be sufficiently meeting the energy efficiency ordinance requirements. Commissioners expressed concern following examination of reports from IMEG and Navigate, and recommended that the City get three bids for this work.
- Tiny forest on City-owned property. Possible sites are on Groby Avenue near Olive and Greensfelder park.
- Review of litter Clean-up opportunities
- Sustainability action items from Comprehensive City Plan
- Glass recycling through the Ripple Glass Company
- Grow Solar Power Hour
- Net Zero Emissions goals, as outlined by City Council liaison Tieman wish list.
- The City should spread positive stories about developments and projects that are incorporating sustainable design.
- The City should plan and incorporate sustainable design priorities as development interest spreads farther east on Olive

## **STL City Solar Ready Ordinance**

Number: 71063

Basic Info/Summary: <https://www.stlouis-mo.gov/government/city-laws/board-bills/boardbill.cfm?bbDetail=true&BBId=13425>

Actual Ordinance: <https://www.stlouis-mo.gov/government/city-laws/upload/legislative//Ordinances/BOAPdf/71063%20Combined.pdf>

### **Summary:**

This bill will require that new residential, multifamily and commercial construction be SolarReady. The definition of Solar-Ready for this bill is solely defined as designing and constructing a building in a way that facilitates and optimizes the installation of a rooftop solar photovoltaic (PV) system during construction. Ordinance 70799 will be amended by adopting and incorporating into the International Energy Conservation Code of the City of St. Louis Appendix RA (residential) and Appendix CA (commercial) from the 2018 International Energy Conservation Code. All the sections from Appendix CA and Appendix RA will be adopted in entirety. Physical requirements imposed by this bill for a Solar-Ready building in the City of St. Louis, MO shall include a minimum solar-ready zone area free from obstructions sized per requirements in Appendix RA and Appendix CA. The bill will require the new construction permit applicant to submit roof load design calculations, conduit sizing and routing, Solar-Ready reserved electrical service panel space and construction document certification must be provided to the building division, as required in the Appendices.

This bill will empower the community at-large to reduce the cost of adding solar power to their building if they decide to do so in the future. Additionally, this will also make buildings subject to this law highly desirable in the future, as solar power installation costs continue to fall year over year.

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## **Appendix CA Solar-Ready Zone – Commercial**

### **SECTION CA103 SOLAR-READY ZONE**

CA103.1 General. A solar-ready zone shall be located on the roof of buildings that are five stories or less in height above grade plane, and are oriented between 110 degrees and 270 degrees of true north or have low-slope roofs. Solar-ready zones shall comply with Sections CA103.2 through CA103.8.

#### **Exceptions:**

1. A building with a permanently installed, on-site renewable energy system.
2. A building with a solar-ready zone that is shaded for more than 70 percent of daylight hours annually.
3. A building where the licensed design professional certifies that the incident solar radiation available to the building is not suitable for a solar-ready zone.
4. A building where the licensed design professional certifies that the solar zone area required by Section CA103.3 cannot be met because of extensive rooftop equipment, skylights, vegetative roof areas or other obstructions.

CA103.2 Construction document requirements for a solar-ready zone. Construction documents shall indicate the solar-ready zone.

CA103.3 Solar-ready zone area. The total solar-ready zone area shall be not less than 40 percent of the roof area calculated as the horizontally projected gross roof area less the area covered by skylights, occupied roof decks, vegetative roof areas and mandatory access or set back areas as required by the International Fire Code. The solar-ready zone shall be a single area or smaller, separated sub-zone areas. Each subzone shall be not less than 5 feet (1524 mm) in width in the narrowest dimension.

CA103.4 Obstructions. Solar ready zones shall be free from obstructions, including pipes, vents, ducts, HVAC equipment, skylights and roof-mounted equipment.

CA103.5 Roof loads and documentation. A collateral dead load of not less than 5 pounds per square foot (5 psf) (24.41 kg/m<sup>2</sup>) shall be included in the gravity and lateral design calculations for the solar-ready zone. The structural design loads for roof dead load and roof live load shall be indicated on the construction documents.

CA103.6 Interconnection pathway. Construction documents shall indicate pathways for routing of conduit or piping from the solar-ready zone to the electrical service panel or service hot water system.

CA 103.7 Electrical service reserved space. The main electrical service panel shall have a reserved space to allow installation of a dual-pole circuit breaker for future solar electric installation and shall be labeled "For Future Solar Electric." The reserved space shall be positioned at the end of the panel that is opposite from the panel supply conductor connection.

CA103.8 Construction documentation certificate. A permanent certificate, indicating the solar-ready zone and other requirements of this section, shall be posted near the electrical distribution panel, water heater or other conspicuous location by the builder or registered design professional.

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## **APPENDIX RA**

### **SOLAR-READY PROVISIONS—DETACHED ONE-AND TWO-FAMILY DWELLINGS AND TOWNHOUSES**

#### **SECTION RA103 SOLAR-READY ZONE**

RA103.1 General. New detached one- and two-family dwellings, and townhouses with not less than 600 square feet (55.74 m<sup>2</sup>) of roof area oriented between 110 degrees and 270 degrees of true north shall comply with Sections RA103.2 through RA103.8.

Exceptions:

1. New residential buildings with a permanently installed on-site renewable energy system.
2. A building with a solar-ready zone that is shaded for more than 70 percent of daylight hours annually.

RA103.2 Construction document requirements for solar ready zone. Construction documents shall indicate the solar ready zone.

RA103.3 Solar-ready zone area. The total solar-ready zone area shall be not less than 300 square feet (27.87 m<sup>2</sup>) exclusive of mandatory access or set back areas as required by the International Fire Code. New townhouses three stories or less in height above grade plane and with a total floor area less than or equal to 2,000 square feet (185.8 m<sup>2</sup>) per dwelling shall have a solar-ready zone area of not less than 150 square feet (13.94 m<sup>2</sup>). The solar-ready zone shall be composed of areas not less than 5 feet (1524 mm) in width and not less than 80 square feet (7.44 m<sup>2</sup>) exclusive of access or set back areas as required by the International Fire Code.

RA103.4 Obstructions. Solar-ready zones shall be free from obstructions, including but not limited to vents, chimneys, and roof-mounted equipment.

RA103.5 Roof load documentation. The structural design loads for roof dead load and roof live load shall be clearly indicated on the construction documents.

RA103.6 Interconnection pathway. Construction documents shall indicate pathways for routing of conduit or plumbing from the solar-ready zone to the electrical service panel or service hot water system.

RA103.7 Electrical service reserved space. The main electrical service panel shall have a reserved space to allow installation of a dual pole circuit breaker for future solar electric installation and shall be labeled "For Future Solar Electric." The reserved space shall be positioned at the opposite (load) end from the input feeder location or main circuit location.

RA103.8 Construction documentation certificate. A permanent certificate, indicating the solar-ready zone and other requirements of this section, shall be posted near the electrical distribution panel, water heater or other conspicuous location by the builder or registered design professional.