

1. GENERAL AGENDA

Mayor Dean Katerndahl opened the work session at 6:02 p.m. on May 2, 2023, at City Hall, 8880 Clark Avenue, Parkville, Missouri. In attendance were aldermen Philip Wassmer, Bob Bennett, Douglas Wylie, Stephen Melton, Michael Lee and Allyson Berberich.

The following staff was also present:

Alexa Barton, City Administrator

Jeffery Rhodes, Assistant City Administrator

Kevin Chrisman, Police Chief

Dan Harper, Public Works Director

Stephen Lachky, Community Development Director

Brittanie Propes, Parks & Recreation Director

Chris Ashley, Parks & Recreation Project Manager

John Mautino, City Attorney

A. 2021 International Energy Conservation Code and Designated Appendices to 2018 International Family of Building Codes

Alderman Melton provided comments on addressing climate change.

Community Development Director Stephen Lachky stated that there was not a uniform code for all municipalities. The International Energy Conservation Code was updated every three years to determine if any changes were needed. Kansas City, Missouri was the first city to adopt the 2021 version, following six months of discussion. A majority of the local communities planned on waiting to see what happened or would wait until the 2024 update. Lachky said that proposed legislation in Missouri would limit the ability of cities. Public comments that were received prior to the work session were provided to the Board; attached as Exhibit A.

Discussion focused on the intent of Platte County or the surrounding cities and plans for Parkville in terms of timing for commercial buildings. Building Official Ed Gault stated that most cities were on a six-year cycle and would be looking at the 2024 update and there was a cost impact to home builders.

The following members of the public provided comments: Theresa Noble, 5832 Manor Drive; Will Ruder, Homebuilders Association of Greater Kansas City; and Sharla Reed, Energy Smart Institute. Comments from the attendees via videoconference attached as Exhibit B.

The next step would be to schedule a second work session to determine the most effective way to move forward.

2. ADJOURN

The work session ended at 7:09 p.m.

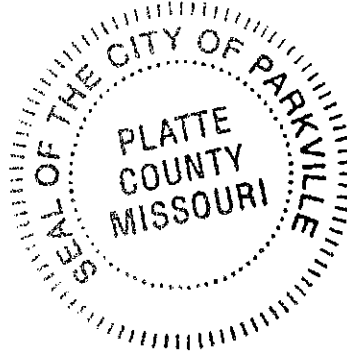
MINUTES OF THE BOARD OF ALDERMEN WORK SESSION OF MAY 2, 2023

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The work session minutes for May 2, 2023, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the sixteenth day of May 2023.

Submitted by:

Melissa McChesney
City Clerk Melissa McChesney



From: Stahnke, Sam <sstahnke@arco1.com>

Sent: Monday, May 01, 2023 9:16 PM

To: Ed Linnebur <ed.linnebur@parkvilleedc.com>; Alexa Barton <ABarton@parkvillemo.gov>; Archie Smith V (archie@universalconstruction.net) <archie@universalconstruction.net>; Audra Heller <audra@audraheller.com>; Austin Jones (Austin.Jones@nkch.org) <Austin.Jones@nkch.org>; Blake Moss <Blake.Moss@CommerceBank.com>; Bradley Cole <bradley.cole@amwater.com>; Brian Mertz <bmertz1@kc.rr.com>; Bridget Mendoza (bridget@bembizserv.com) <bridget@bembizserv.com>; Cara Davis (ccdavis@saintlukeskc.org) <ccdavis@saintlukeskc.org>; Dale Brouk <daleb@fivestarlifestyles.com>; Dr. Greg Moore <gmoore@park.edu>; Dustin Bohl (Dbohl@bccmconstruction.com) <Dbohl@bccmconstruction.com>; Gina James <gjames@uhy-us.com>; Greg Darkenwald <greg.darkenwald@capitalelectric.com>; Greg Plumb (greg.plumb@park.edu) <greg.plumb@park.edu>; Gretchen Moran (gretchen@simplyliving-kc.com) <gretchen@simplyliving-kc.com>; Jacob R. Wilson <jrwilson@bankofweston.com>; Jason Henrie (jason.henrie@centralbank.net) <jason.henrie@centralbank.net>; Jason Klindt (jason.klindt@evergy.com) <jason.klindt@evergy.com>; Jesse.c@johnnystavern.com; Katie Valentine <KValentine@wells-bank.com>; Kelly Putnam (historicparkvillemainstreet@gmail.com) <historicparkvillemainstreet@gmail.com>; Kevin McDonald <K-M-LAWN@msn.com>; Larry Rideaux <Larry.Rideaux@mccck.edu>; Lucas Salinas (Lucas.Salinas@Charter.com) <Lucas.Salinas@Charter.com>; Dean Katerndahl <DKaterndahl@parkvillemo.gov>; Michael Lee <MLee@parkvillemo.gov>; Michael Short (shortm@stifel.com) <shortm@stifel.com>; Michelle Ford (MichelleFord@KansasCityYMCA.org) <MichelleFord@KansasCityYMCA.org>; Mike Kimbrel Ph. D. (kimbreilm@parkhill.k12.mo.us) <kimbreilm@parkhill.k12.mo.us>; Morgan Mutert (MMutert@mcclurevision.com) <MMutert@mcclurevision.com>; Opal Hibbs (hibbso@parkhill.k12.mo.us) <hibbso@parkhill.k12.mo.us>; Patti Reardon <patti.reardon@spireenergy.com>; Sandra Knoernschild (SandyKnoe@outlook.com) <SandyKnoe@outlook.com>; slehr@eshipping.biz; 'Sean Walsh' <swalsh@bccmconstruction.com>; Susan Newburger <susan.newburger@gmail.com>; Tina Chace (tchace@plattecountyedc.com) <tchace@plattecountyedc.com>; Troy McQuinn (tmquinn@monetagroup.com) <tmquinn@monetagroup.com>; Wm. Christopher Cline <ccline@thinkconfluence.com>; Wylie J Saulsbury (wylie@bctllc.net) <wylie@bctllc.net>

Subject: RE: Board of Aldermen - Work Session Packet 5/2/23

Purposely replying to all here. As a general contractor, I would advocate against changing to the 2021 IECC. It WILL make all construction more expensive in Parkville vs the county, Riverside, and other neighboring markets. I do agree with the idea of some energy efficient ideas but adding electric outlets in homes and future EV readiness in commercial when we don't have a timeline or commitment from Evergy when the electrical infrastructure will even be designed (let alone built out) for all electric homes/business is quite ludicrous at this point.

I would challenge the \$30k add to a home as well. If that was from 2020, I believe some of the realtors here could have more input on the rise in home prices and construction since then.

I would advocate moving from the 2012 IECC to the 2015 or even 2018 but perhaps walk before we run in Parkville.

Commercially, if a client of ours would want to build and would compare Parkville with the 2021 IECC to other locations, they would most likely move to another location UNLESS they had an affinity/need to be in Parkville.

From: Plumb, Greg <greg.plumb@park.edu>

Sent: Tuesday, May 02, 2023 12:25 PM

To: Brian Mertz <bmertz1@kc.rr.com>

Cc: Ed Linnebur <ed.linnebur@parkvilleedc.com>; Alexa Barton <ABarton@parkvillemo.gov>; Archie Smith V <archie@universalconstruction.net> <archie@universalconstruction.net>; Audra Heller <audra@audraheller.com>; Austin Jones <Austin.Jones@nkch.org> <Austin.Jones@nkch.org>; Blake Moss <Blake.Moss@CommerceBank.com>; Bradley Cole <bradley.cole@amwater.com>; Bridget Mendoza <bridget@bembizserv.com> <bridget@bembizserv.com>; Cara Davis <ccdavis@saintlukeskc.org> <ccdavis@saintlukeskc.org>; Dale Brouk <daleb@fivestarlifestyles.com>; Moore, Greg <gmoore@park.edu>; Dustin Bohl <Dbohl@bccmconstruction.com> <Dbohl@bccmconstruction.com>; Gina James <gjames@uhy-us.com>; Greg Darkenwald <greg.darkenwald@capitalelectric.com>; Gretchen Moran <gretchen@simplyliving-kc.com> <gretchen@simplyliving-kc.com>; Jacob R. Wilson <jrwilson@bankofweston.com>; Jason Henrie <jason.henrie@centralbank.net> <jason.henrie@centralbank.net>; Jason Klindt <jason.klindt@evergy.com> <jason.klindt@evergy.com>; Jesse C. <johnnystavern.com>; Katie Valentine <KValentine@wells-bank.com>; Kelly Putnam <historicparkvillemainstreet@gmail.com> <historicparkvillemainstreet@gmail.com>; Kevin McDonald <K-M_LAWN@msn.com>; Larry Rideaux <Larry.Rideaux@mcckc.edu>; Lucas Salinas <Lucas.Salinas@Charter.com> <Lucas.Salinas@Charter.com>; Dean Katerndahl <DKaterndahl@parkvillemo.gov>; Michael Lee <MLee@parkvillemo.gov>; Michael Short <shortm@stifel.com> <shortm@stifel.com>; Michelle Ford <MichelleFord@KansasCityYMCA.org> <MichelleFord@KansasCityYMCA.org>; Mike Kimbrel Ph. D. <kimbrelm@parkhill.k12.mo.us> <kimbrelm@parkhill.k12.mo.us>; Morgan Mutert <MMutert@mcclurevision.com> <MMutert@mcclurevision.com>; Opal Hibbs <hibbso@parkhill.k12.mo.us> <hibbso@parkhill.k12.mo.us>; Patti Reardon <patti.reardon@spireenergy.com>; Stahnke, Sam <ssahnke@arco1.com>; Sandra Knoernschild <SandyKnoe@outlook.com> <SandyKnoe@outlook.com>; slehr@eshipping.biz; Sean Walsh <swalsh@bccmconstruction.com>; Susan Newburger <susan.newburger@gmail.com>; Tina Chace <tchace@plattecountyedc.com> <tchace@plattecountyedc.com>; Troy McQuinn <tmcquinn@monetagroup.com> <tmcquinn@monetagroup.com>; Wm. Christopher Cline <ccline@thinkconfluence.com>; Wylie J Saulsbury <wylie@bctllc.net> <wylie@bctllc.net>

Subject: Re: Board of Aldermen - Work Session Packet 5/2/23

I am unable to attend tonight's meeting, but thought I would share a few things for your consideration.

Just like buying a new model car, it is often better to wait until the second year of production for the manufacturer to work out the bugs, is there an advantage to the City in being a leader in adopting this significant change? What would it hurt to wait and examine what other cities in our area are doing?

As many of you know, I am strongly in favor of green energy, but I would rather let it evolve before the City imposes regulations requiring it.

The City has had a great run in new development in a controlled fashion. We need to continue to develop properties in a careful manner, but not being too restrictive.

Brian Mertz and Sam Stahnke have provided additional thoughtful insight for your consideration, and I urge you to read their thoughts.

Thank you and good luck!

Greg Plumb, J.D.

From: Brian Mertz <bmertz1@kc.rr.com>

Sent: Tuesday, May 02, 2023 7:39 AM

To: Brian Mertz <bmertz1@kc.rr.com>

Cc: Ed Linnebur <ed.linnebur@parkvilleedc.com>; Alexa Barton <ABarton@parkvillemo.gov>; Archie Smith V <archie@universalconstruction.net> <archie@universalconstruction.net>; Audra Heller <audra@audraheller.com>; Austin Jones <Austin.Jones@nkch.org> <Austin.Jones@nkch.org>; Blake Moss <Blake.Moss@CommerceBank.com>; Bradley Cole <bradley.cole@amwater.com>; Bridget Mendoza <bridget@bembizserv.com> <bridget@bembizserv.com>; Cara Davis <ccdavis@saintlukeskc.org> <ccdavis@saintlukeskc.org>; Dale Brouk <daleb@fivestarlifestyles.com>; Dr. Greg Moore <gmoore@park.edu>; Dustin Bohl <Dbohl@bccmconstruction.com> <Dbohl@bccmconstruction.com>; Gina James <gjames@uhy-us.com>; Greg Darkenwald <greg.darkenwald@capitalelectric.com>; Greg Plumb <greg.plumb@park.edu> <greg.plumb@park.edu>; Gretchen Moran <gretchen@simplyliving-kc.com> <gretchen@simplyliving-kc.com>; Jacob R. Wilson <jrwilson@bankofweston.com>; Jason Henrie <jason.henrie@centralbank.net> <jason.henrie@centralbank.net>; Jason Klindt <jason.klindt@evergy.com> <jason.klindt@evergy.com>; Jesse.c@johnnystavern.com; Katie Valentine <KValentine@wells-bank.com>; Kelly Putnam <historicparkvillemainstreet@gmail.com> <historicparkvillemainstreet@gmail.com>; Kevin McDonald <K-M_LAWN@msn.com>; Larry Rideaux <Larry.Rideaux@mcckc.edu>; Lucas Salinas <Lucas.Salinas@Charter.com> <Lucas.Salinas@Charter.com>; Dean Katerndahl <DKaterndahl@parkvillemo.gov>; Michael Lee <MLee@parkvillemo.gov>; Michael Short <shortm@stifel.com> <shortm@stifel.com>; Michelle Ford <MichelleFord@KansasCityYMCA.org> <MichelleFord@KansasCityYMCA.org>; Mike Kimbrel Ph. D. <kimbrelm@parkhill.k12.mo.us> <kimbrelm@parkhill.k12.mo.us>; Morgan Mutert <MMutert@mcclurevision.com> <MMutert@mcclurevision.com>; Opal Hibbs <hibbso@parkhill.k12.mo.us> <hibbso@parkhill.k12.mo.us>; Patti Reardon <patti.reardon@spireenergy.com>; Stahnke, Sam <ssahnke@arco1.com>; Sandra Knoernschild <SandyKnoe@outlook.com> <SandyKnoe@outlook.com>; slehr@eshipping.biz; Sean Walsh <swalsh@bccmconstruction.com>; Susan Newburger <susan.newburger@gmail.com>; Tina Chace <tchace@plattecountyedc.com> <tchace@plattecountyedc.com>; Troy McQuinn <tmcquinn@monetagroup.com> <tmcquinn@monetagroup.com>; Wm. Christopher Cline <ccline@thinkconfluence.com>; Wylie J Saulsbury <wylie@bctllc.net> <wylie@bctllc.net>

Subject: [SPAM]: Re: Board of Aldermen - Work Session Packet 5/2/23

Good morning everyone. Here are some stats put out by the KCHBA, a real world workup on insulation requirements alone in an excel format to show what that provision does, and some commentary from a builder friend of mine who is active in the KCMO market. You are seeing an exodus of builders fleeing KCMO due to this being adopted, I believe starting July 1. I have received numerous calls about if I have available lots for them to jump to. Those builders still with lots are pulling as many permits as they can so they will not be subject to this code. This will in turn result in builders fleeing to the suburbs not in the KCMO limits/code. This should be looked at from a strategic perspective of those surrounding communities perhaps. I myself would prefer the wait and see approach on this adoption or remove certain aspects of it from Parkville code. Mind you there are still supply chain issues in material and forcing you to use an insulation provided by two companies, seems to compound the issue, and increase the cost.

18:52:08 From Billy Davies to Everyone:

Working to keep my comment short, so I'm typing it!

18:58:12 From Billy Davies to Everyone:

Good evening, honorable members of the Board of Alderman. I'm Billy Davies, and I serve as the KC-based Conservation Program Coordinator for the Sierra Club Missouri Chapter, one of the oldest and most enduring grassroots environmental organizations in the nation and serving Missourians for over 50 years. I wish to applaud the Board for starting this important conversation to consider, and adopt, better building codes like the 2021 IECC to protect Parkville residents. Members and supporters of Sierra Club, many who are Parkville residents, have worked hard to advocate for their communities to adopt stronger energy codes to support our health and future. Further, with the passage of the federal Inflation Reduction Act, millions of dollars are available to help cities like Parkville, and cities like Kansas City, Overland Park, Mission, and Prairie Village that have adopted or are considering the code, facilitate this investment in the better of Parkville. I look forward to continuing to help residents engage

18:59:16 From Billy Davies to Everyone:

And participate in this conversation supporting Parkville's adoption of the 2021 IECC. I will also add that there have been multiple studies affirming the results of the USDOE report showing a positive impact for Missouri cities. Thank you! -Billy Davies

18:59:42 From City of Parkville to Everyone:

Thank you Billy!

19:03:08 From Mary English to Everyone:

For the record this is what I wanted to say:

19:04:36 From Mary English to Everyone:

- If you use the PERFORMANCE Path for the 2021 residential codes, you can still build a house with 2x4 walls. Secondly, the cost cited by the HBA of \$30,000 includes margin. Third, MEC research has found that when Columbia and St Louis passed an unammended 2018 codes, permits rose not declined.

19:05:08 From Sharla Riead to Everyone:

Sharla Riead, 816-678-8884, Sharla@energysmartinstitute.com

19:05:08 From Mary English to Everyone:

Mary English, 913-579-8484 Mary@metroenergy.org

19:05:17 From City of Parkville to Everyone:

Thank you all!

19:05:27 From Mary English to Everyone:

Finally MEC would like to present the fact regarding these codes if we can schedule it please.

19:05:31 From Billy Davies to Everyone:

Of course! william.davies@sierraclub.org

19:05:36 From Billy Davies to Everyone:

Thank you!

19:05:38 From City of Parkville to Everyone:

Billy?

19:05:49 From City of Parkville to Everyone:

Can you please include a phone number as well?

19:06:10 From Billy Davies to Everyone:

Sure! (847) 636-3642

19:06:22 From City of Parkville to Everyone:

Thank you

19:06:38 From Sharla Riead to Everyone:

Also, please note that in 2015, the IRC Chapter 11 was made equivalent to the IECC incorporating all compliance paths, so the discussion about staying in synch is already taken care of in the codes themselves.

19:07:52 From Mary English to Everyone:

Please see my notes about permits rising in cities that adopt better code. The "builders won't build here" is not backed up by the data/ facts.

19:09:27 From Sharla Riead to Everyone:

Total cost of ownership actually decreases when the new energy codes are enforced. You must consider not only the increase in mortgage cost, but the decrease in energy costs which more than offsets that increase, making the homes more affordable. These offsets are incorporated in Energy Mortgages which can be used to provide a "stretch loan" for people to purchase energy efficient homes.

From: George Schluter <gschluter800@gmail.com>

Sent: Sunday, April 30, 2023 3:58 PM

To: Stephen Lachky <SLachky@parkvillemo.gov>; Ed Gault <egault@parkvillemo.gov>

Subject: 2021 IECC

My name is George Schluter, I am a builder member of the KC HBA. Will Ruder forward to me a copy of your correspondence to him from last week. I am the chairman of the KC HBA Code Task Force. I reviewed the information that was attached & have few comments to make regarding the report.

1. I feel it is important to have as many jurisdictions as possible in the metro area be on the same building & energy codes as possible. This is important to help the builder as they work in multiple cities & counties. Most of the jurisdictions in our area have elected a 6 year cycle to adopt codes allowing for both municipal employees & builders to have time to understand the new codes, their impact on building, & to change the plans, specifications, & practices for the building community--both residential & commercial.

2. Regarding the 2021 IECC---I feel that it is inappropriate to place a greater burden on residential builders compared to commercial. If you examine the prescriptive requirements or the energy index approach you will find very large differences. I would like you to think about a 24 hour convenience store (QuickTrip) probably 2500sq.ft.=/-; or a restaurant say 5000 sqft. Why would this type of building use less energy than a single family home?? That's what is in the 2021 IECC.

Some examples: commercial building side wall R13+3.8 ci vs residential R-20+5ci. Ceiling/attic at R49 vs R60, Furnace commercial=80% efficient; residential=92%. AC, commercial 14 seer, residential 16 SEER.

3. The data supplied has some misleading items in my mind--you cannot compare cost changes from the unamended 18 code to the 21, you need to compare costs from the current amended 2018 to the proposed 2021. There appears to be an error in requirements for slab insulation for the 2021 residential--it requires R-10 insulation down 4 feet, not 2. I believe there could be significant impact to the city if a builder, residential or commercial, chose to use the prescriptive path where there would need to be at least 2 if not more additional inspections.

I don't plan to talk at the Tuesday meeting, but I plan to attend. I feel these points need to be made to the city council.

George Schluter
816-804-3159