

1. CALL TO ORDER

A. Roll Call

Interim City Clerk Sheryl Morgan called the roll as follows:

Present:

Ward 1 Alderman Tina Welch
Ward 1 Alderman Philip Wassmer
Ward 2 Alderman Brian T. Whitley
Ward 2 Alderman Bob Bennett
Ward 3 Alderman Douglas Wylie
Ward 3 Alderman Stephen Melton
Ward 4 Alderman Michael Lee
Ward 4 Alderman Abby LacKamp

Absent:

None

A quorum of the Board of Aldermen was present.

The following staff was also present:

Alexa Barton, City Administrator
Bryan Kidney, Deputy 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
Cindy Gray, Finance Director
John Mautino, City Attorney

B. Pledge of Allegiance

Mayor Katerndahl led the Board in the Pledge of Allegiance to the Flag of the United States of America.

C. Approval of Agenda

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO **APPROVE THE AGENDA.**

RESULT: MOTION PASSED 8-0.

2. CITIZEN INPUT

Mayor Katerndahl recognized the recent passing of Jim Reed, who served as the past Director of the Parkville Nature Sanctuary.

A. Proclaim October 2025 as Community Planning Month

Mayor Katerndahl presented a Proclamation for National Community Planning Month to Community Development Director Stephen Lachky.

B. Proclaim October 9, 2025 as Stone Canyon Pizza Day, 30th Anniversary

Mayor Katerndahl read a joint Proclamation with PACE to celebrate the 30th anniversary of Stone Canyon Pizza and proclaimed October 9 as Stone Canyon Pizza Day. Mayor Katerndahl will present the Proclamation in person.

3. CONSENT AGENDA

A. Approve the minutes for the September 16, 2025, regular meeting

B. Approve the minutes for the September 16, 2025, work session

C. Approve the minutes for the September 30, 2025, work session

D. Receive and file the proposed 2026 budget for the Parkville Old Towne Market Community Improvement District

E. Receive and file the proposed 2026 budget for the Parkville Market Place Community Improvement District

F. Receive and file the proposed 2026 budget for the Parkville Market Place #2 Community Improvement District

G. Appoint Lorraine James to the Planning and Zoning Commission through May 2028

H. Approve Resolution No. 25-035 to reappoint Dale Brouk, Tom Hagedorn, Andrea Kimball, and Jim McCall to the Parkville Commons Community Improvement District Board of Directors through 2029

I. Appoint Chapman Williams, Ward 4, to the Industrial Development Authority through May 2027

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO **APPROVE THE CONSENT AGENDA AND RECOMMENDED MOTIONS, AS PRESENTED.**

RESULT: MOTION PASSED 8-0.

4. ACTION AGENDA

A. Approve the first and second readings of Bill No. 3348, an ordinance amending Chapter 103 of the Code of Ordinances of the City of Parkville, Missouri, relating to public meetings and records (Administration)

John Mautino describe the proposed Bill.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO **APPROVE BILL NO. 3348, AN ORDINANCE AMENDING CHAPTER 103 OF THE CODE OF ORDINANCES OF THE CITY OF PARKVILLE, MISSOURI RELATING TO PUBLIC MEETINGS AND RECORDS, ON FIRST READING.**

RESULT: MOTION PASSED 8-0.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO **APPROVE BILL NO. 3348, AN ORDINANCE AMENDING CHAPTER 103 OF THE CODE OF ORDINANCES OF THE CITY OF PARKVILLE, MISSOURI RELATING TO PUBLIC MEETINGS AND RECORDS, ON SECOND READING TO BECOME ORDINANCE NO. 3275.**

RESULT: MOTION PASSED 8-0.

AYES: TINA WELCH, PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT, DOUGLAS WYLIE, STEPHEN MELTON, MICHAEL LEE, ABBY LACKAMP

NOES: None

ABSTAIN: None

- B. Approve the first reading of Bill No. 3349, an ordinance adopting the 2024 International Family of Building Codes and designated appendices, as amended, by repealing and replacing Parkville Municipal Code, Chapter 500 Building Code in its entirety, and amending Section 605 Licensing Requirements. (Community Development)

Community Development Director Stephen Lachky gave a presentation summarizing the proposed Ordinance and the provisions of the Energy Conservation Code. A copy of the presentation is attached to these Minutes as Exhibit A.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3349, AN ORDINANCE ADOPTING THE 2024 INTERNATIONAL FAMILY OF BUILDING CODES AND DESIGNATED APPENDICES, AS AMENDED, BY REPEALING AND REPLACING PARKVILLE MUNICIPAL CODE, CHAPTER 500 BUILDING CODE IN ITS ENTIRETY, AND AMENDING SECTION 605 LICENSING REQUIREMENTS, ON FIRST READING AND POSTPONE THE SECOND READING TO JANUARY 6, 2026, TO ALLOW A REQUIRED MINIMUM 90-DAY PUBLIC COMMENT PERIOD; AND IN THE MEANTIME FILE THE PROPOSED 2024 IBC AMENDMENTS WITH THE CITY CLERK AND PUBLICLY DISPLAY THE PROPOSED AMENDMENTS.

RESULT: MOTION PASSED 8-0.

- C. Approve the first and second readings of Bill No. 3350, an ordinance to approve a zoning map amendment for three parcels between Thousand Oaks and NW River Rd from Platte County "AG" Agricultural District to City of Parkville "R-3" Single-Family Residential - Case No. PZ2025-22; Forest Park Development, applicant (Community Development)

Community Development Director Stephen Lachky reviewed the proposed zoning amendment and the history of zoning in the development.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3350, AN ORDINANCE TO APPROVE A ZONING MAP AMENDMENT FOR THREE PARCELS BETWEEN THOUSAND OAKS AND NW RIVER RD FROM PLATTE COUNTY "AG" AGRICULTURAL DISTRICT TO CITY OF PARKVILLE "R-3" SINGLE-FAMILY RESIDENTIAL, ON FIRST READING.

RESULT: MOTION PASSED 8-0.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO **APPROVE BILL NO. 3350, AN ORDINANCE TO APPROVE A ZONING MAP AMENDMENT FOR THREE PARCELS BETWEEN THOUSAND OAKS AND NW RIVER RD FROM PLATTE COUNTY "AG" AGRICULTURAL DISTRICT TO CITY OF PARKVILLE "R-3" SINGLE-FAMILY RESIDENTIAL, ON SECOND READING TO BECOME ORDINANCE NO. 3276.**

RESULT: MOTION PASSED 8-0.

AYES: TINA WELCH, PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT, DOUGLAS WYLIE, STEPHEN MELTON, MICHAEL LEE, ABBY LACKAMP

NOES: None

ABSTAIN: None

D. Approval of Resolution No. 25-036, A Resolution Approving the Appointment of Melissa Bazert as City Clerk (Administration)

City Administrator Alexa Barton explained that resolution to appoint the new City Clerk.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO **APPROVE RESOLUTION NO. 25-036, APPROVING THE APPOINTMENT OF MELISSA BAZERT AS CITY CLERK.**

RESULT: MOTION PASSED 8-0.

E. Approve Resolution No. 25-037, to approve Change Orders No. 10 and 11 to the construction contract with E.L. Crawford Construction, Inc., for the Farmers' Market Project and authorizing the City Administrator to execute said Change Orders on behalf of the City (Parks)

Parks and Recreation Director Brittanie Propes outlined the purpose for the Change Orders.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO **APPROVE RESOLUTION NO. 25-037, TO APPROVE CHANGE ORDERS NO. 10 AND 11 TO THE CONSTRUCTION CONTRACT WITH E.L. CRAWFORD CONSTRUCTION, INC., FOR THE FARMERS' MARKET PROJECT AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE SAID CHANGE ORDERS ON BEHALF OF THE CITY.**

RESULT: MOTION PASSED 8-0.

5. STAFF UPDATES ON ACTIVITIES

A. Administration

1. Accounts Payable

Per RSMo. 79.300, the accounts payable report outlining payments processing for payroll, contractual, commodities, equipment and all obligations of the City was included in the agenda packet.

2. Floating Holiday, Monday, November 10, 2025

City Administrator Alexa Barton explained that in addition to the accounts payable report, the City previously approved two floating holidays. The City used one holiday for the day after Juneteenth and the City is now proposing to use the second day for the day before Veterans Day, which is November 10th, to give employees a four-day weekend.

3. Midwest Assistance Program (MAP) Memorandum of Understanding providing wastewater rate services

City Administrator Barton explained that Deputy City Administrator Bryan Kidney found that Midwest Assistance Program assists services free of charge to cities less than 10,000 in population. The City Administrator explained that the city would use staff in house, on-call contractor Jay Norco and the city's financial advisor to assist and will bring this back to the board.

B. Police Department

Police Chief Kevin Chrisman said he did not have anything.

C. Community Development

Community Development Director Stephen Lachky stated that the Planning Commission is scheduled to meet on Tuesday, October 14th at 5:30 and will be held at the same time as the next Board Work Session. City Administrator Alexa Barton explained that the Board of Aldermen work session will be held upstairs in the Administration conference room. Stephen Lachky also explained that the City has had two interns as a part of Park Hill's professional studies program. Their teacher came to do a check in this week and was very complimentary.

D. **Public Works**

Public Works Director Dan Harper stated that his interns are assisting with Crooked Road Channel Repair project. He also stated that the 59th Street stormwater repair project is expected to start in the next two weeks. Dan Harper also explained that the Sanitary Sewer Repair project is near completion. He said that new stripe went down on Main Street, and they are still waiting for some signs for this project. He also explained that Public Works is starting to plan for snow and ice.

1. **Fall Cleanup Events**

Public Works Director Dan Harper said curbside pickup is October 13 (limit of five items only) and Fall yard waste drop off at Rockridge Quarry is open now. City Administrator Alexa Barton added that the City has received the agreement for the Household Hazardous Waste event and that will be presented in an upcoming meeting. Alderman Michael Lee stated he and Alderman LacKamp had received a complaint about roundabout pavement conditions. Director Harper explained that they received a quote of 10,000.00 to fix the concrete and that staff is looking at the budget to figure out how to offset the cost and striping. He also explained that the city was reluctant to repair the area because of the trucks and new development there. Alderman Lee inquired about the striping and Director Harper explained that they are still considering the mill and overlay. He stated that they do have a contractor, Heartland Traffic, that is ready.

E. **Parks & Recreation**

Parks and Recreation Director Brittanie Propes said last Friday crews were restriping the Friends Shelter parking lot and will return to complete the Barkville parking lot tomorrow, the crosswalks near the boat ramps due to rain. She also reminded that they are adding additional ADA spots to be compliant. Director Propes stated that the Train depot renovations are underway and that the landscaping is expected to begin soon, as well as powerwashing the brick. She will be looking to obtain a right of way permit to start the front patio. She also stated that pumpkin carving is on October 23rd, from 5-8pm. The event will include live music, Compost Collective will be doing sing-ups and taking the pumpkin guts, and FOPAS will be there for dog adoptions. She also stated that Ghost Stories is Saturday, October 25th, from 5-9 p.m. and the City is once again partnering with Weston Little Theater for the haunted trail. They are looking for volunteers to read stories and help with the S'mores station. They also need help with Little Goblin's hour from 5-6 p.m. Last week the city received 25 free native trees from the forest relief program. These will be planted at Gateway Park and along new trails. Director Propes also stated that Eagle Scout came to the last CLARB meeting to propose a wood duck project which was approved for the Wetlands. It is expected to be installed by the end of the month.

6. MAYOR, BOARD OF ALDERMEN & COMMITTEE REPORTS & MISCELLANEOUS ITEMS

At the end of the meeting, City Administrator Alexa Barton stated that Paint Parkville is tomorrow, October 8, at City Hall and four other locations. There is voting tomorrow afternoon at City Hall. Alderman Lee stated FOPAS is having its first gala this Saturday at VIP event space on Main Street. Alderman Wassmer reminded everyone that there is a Main Street Parkville meeting tomorrow at 8:30 at the Legion. Alderman LacKamp wanted to congratulate them on a successful Taylor Swift release party. Mayor Katerndahl thanked the Bluffs for a great annual picnic and the Ally Cats performance. Alderman Wassmer also reminded everyone that the ribbon cutting for the Banneker school is on October 25th at 10:00 am.

7. UPCOMING MEETINGS

8. CLOSED SESSION

9. ADJOURN

Mayor Katerndahl declared the meeting adjourned at 07:53 PM.

The minutes for October 7, 2025, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the 21st day of October 2025.

Submitted by:

Melissa Bazert
City Clerk Melissa Bazert





2024 International Family of Building Codes (IBC)

Board of Aldermen Meeting
October 7, 2025

1

Background

- The International Building Code (IBC) is a model building code developed by the International Code Council (ICC) after extensive research.
- The purpose of the codes are to protect public health, safety and general welfare as they relate to the construction and occupancy of buildings and structures.

2

Adoption Schedule

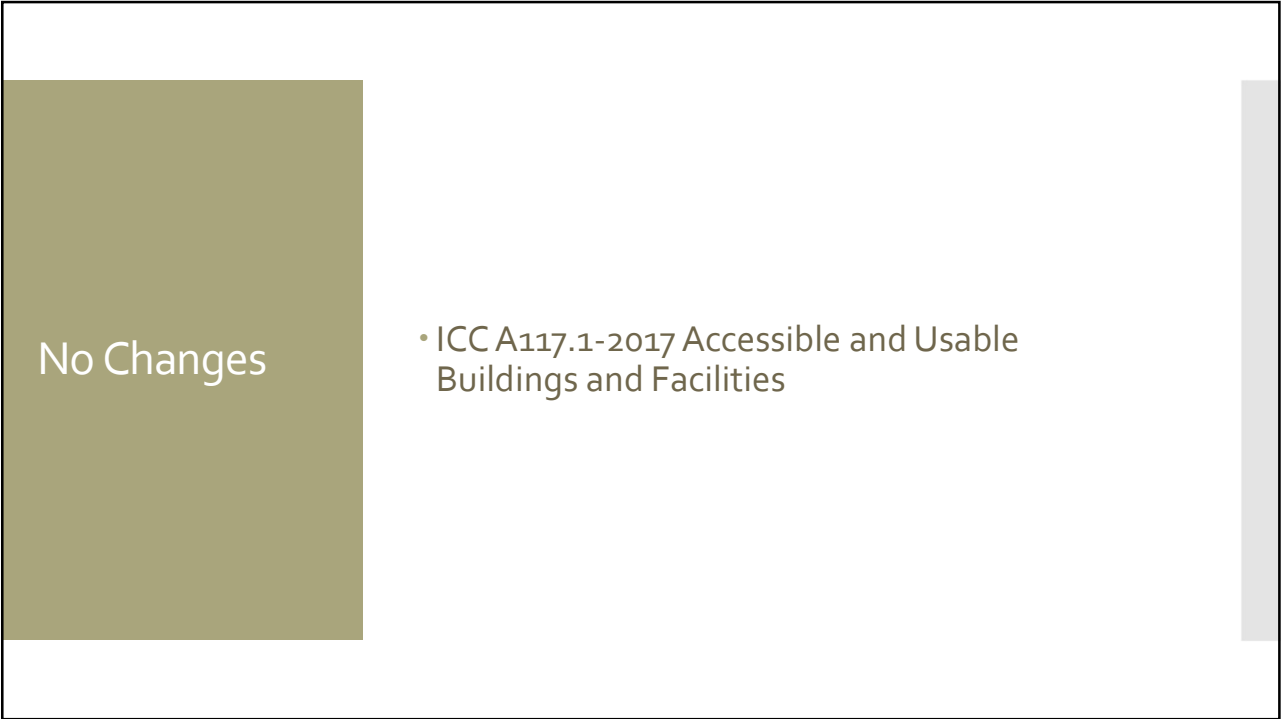
- The City of Parkville updates out building codes on a six-year schedule (like most jurisdictions do).
- On January 7, 2020, the City adopted the *2018 International Family of Building Codes* via ordinance.
- Most jurisdictions around the Kansas City region plan to update their building codes to the 2024 IBC in Q4 2025.

3

Proposed IBC and local amendments

(changes between 2018 and 2024 International Codes)

4



No Changes

- ICC A117.1-2017 Accessible and Usable Buildings and Facilities

5



No Substantial Changes

- Building Code
- Residential Code
- Mechanical Code
- Plumbing Code
- Fuel Gas Code
- Fire Code
- International Swimming Pool and Spa Code
- ICC Accessible and Usable Building and Facilities

6

Substantial Changes

- Electrical Code

7

Proposed for Adoption

- Existing Building Code
- Energy Conservation Code

8



9

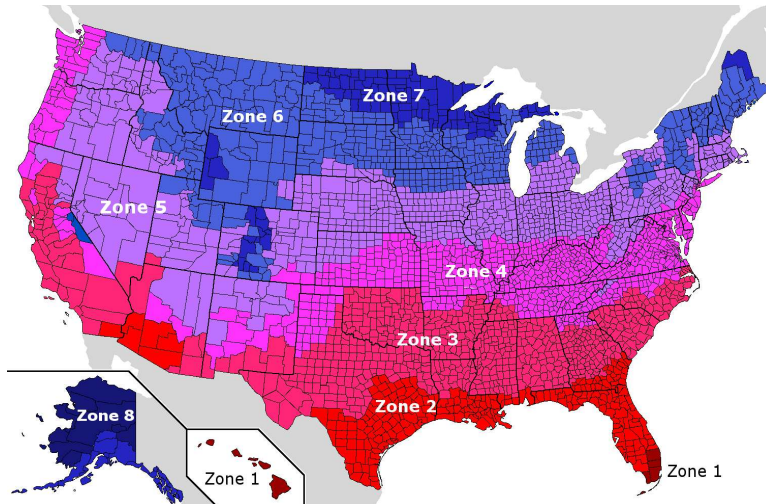


IECC
Background

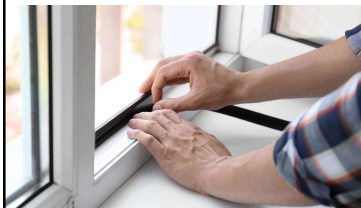
- The **International Energy Conservation Code (IECC)** promotes energy-efficient building practices and sets minimum efficiency standards for new construction.
- It covers **energy efficiency** in things such as walls, floors, ceilings, lighting, windows, doors, duct leakage, and air leakage.
- The IECC establishes a baseline for energy efficiency with **performance standards** for building envelopes, mechanical systems, lighting systems, and service water heating systems.
- Since its creation in 2000, it has been updated periodically (latest version being the **2024 IECC**).

10

IECC Climate Zones



11



Residential vs. Commercial



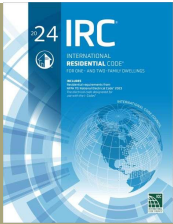
• Residential Provisions

- Apply to one- and two-family dwellings, townhouses, and R-2, R-3, and R-4 buildings three stories or less in height.
- Focuses on insulation levels, window performance, air sealing, and HVAC system efficiency.

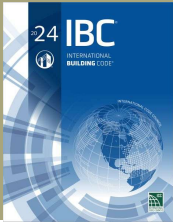
• Commercial Provisions

- Apply to all other buildings (including high-rise residential and mixed-use facilities)
- Focus on lighting controls, HVAC and service water heating performance, and building envelope requirements.

12

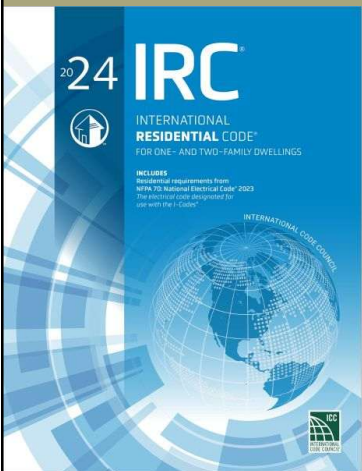


Residential vs.
Commercial



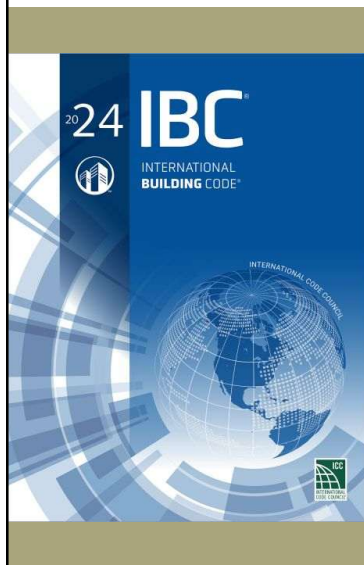
- **Residential Projects**
 - Parkville currently enforces energy requirements through IRC Chapter 11 (Energy Efficiency), not a separately adopted IECC.
 - It's recommended that jurisdictions adopt/update energy standards within the IRC.
- **Commercial Projects**
 - The IBC does NOT have an Energy Efficiency chapter, because detailed performance standards would overwhelm the IBC.
 - It's recommended that jurisdictions adopt/update energy standards via a standalone code (ex: IECC).

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- **2024 International Residential Code**
 - Contains an Energy Efficiency Chapter
 - Therefore, any energy standards for one- and two-family dwellings should be incorporated into this chapter (as opposed to a separate IECC residential code)

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• 2024 International Building Code

- Does NOT have an Energy Efficiency chapter.
- Therefore, any energy standards for most multi-family residential and all commercial buildings should be incorporated within the separate IECC.

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Compliance Pathways



• Prescriptive Path

- Following specific requirements for insulation, windows, HVAC, etc.

• Performance Path

- Showing through modeling that the building uses no more energy than a prescriptive-compliant building.

• Energy Rating Index (ERI) Path (in residential)

- Meeting a target score (often via HERS rating).

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Proposed 2024 IECC local amendments

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IECC by versions

- **The City of Parkville currently has not adopted any version of the IECC.**
 - Ex: 2018 IECC
 - Ex: 2021 IECC
 - Ex: 2024 IECC
- **Comparing recent versions:**
 - The 2021 had more restrictive standards than the 2018.
 - The 2024 lessened its restrictions back towards the 2018 standards.
 - The 2024 also provides flexibility from the strictness of the 2021.
- **Parkville's current regulations:**
 - Are either less restrictive than the 2018 IECC or equivalent.
- **Parkville's proposed 2024 IECC local amendments:**
 - Are either equivalent to the 2018 IECC standards or more restrictive.

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Item	Current Parkville Code	2018 IECC	2024 IECC (as proposed for adoption)
Windows/Fenestrations U-Values (lower = better)	0.35	0.32	0.32
Ceiling Insulation R-Values (higher = better)	R-38	R-49	R-38
Wood Framed Wall Insulation R-Values (higher = better)	R-13	R-13	R-20 or R-13 + R-5 Continuous
Basement Insulation (higher = better)	No requirement in most cases	R-10 continuous	R-10 Continuous

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Missouri vs.
Kansas

- **Missouri jurisdictions that have adopted the 2024 I-Codes**
 - Independence, Mo.
 - Gladstone, Mo.
- **Kansas jurisdictions that have adopted the 2024 I-Codes**
 - None currently.
 - Johnson County, Kan. plans to later this year, but have yet to determine their requirements (they do plan on requiring blower door testing and duct testing)
- Parkville's proposed 2024 I-Codes are identical to the standards adopted in Independence and Gladstone.

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Local Amendments for Residential

• Table N 1101.12

- Amend wood frame wall R Value in climate zone 4, except marine row column 5 to read 13.

• Deletions

- Table N 1101.10 *Building Thermal Envelope Insulation*
- Table N 1101.13 (1) *Prescriptive Compliance Option*
- Table N 1101.13 (2) *Simulated Building Performance Option*
- Table N 1101.13 (3) *Energy Rating Index Option*



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Local Amendments for Residential

• Basement Walls

- Walls associated with conditional basements shall be insulated from the top of the basement wall down to 10 feet below grade or to the basement floor, whichever is less. Walls associated with unconditioned basement shall meet the requirement unless the floor overhead is insulated in accordance with Table N. 1102.1.1.



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Local Amendments for Residential

• Ceiling with Attic Spaces

- When Section N1102.1.1 would require R-38 in the ceiling, R 30 shall be deemed to satisfy the requirement for R 38 wherever the full height of uncompressed R 30 insulation extends over the wall plate at the eaves. Similarly, R 38 shall be deemed to satisfy the requirement for R 49 whenever the full height of uncompressed R 38 insulation extends over the wall top plate at the eaves.



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Local Amendments for Residential

• Ceilings Without Attic Spaces.

- When section N 1102.1.1 would require insulation levels above R 30 and the design of the roof/ceiling assemblies does not allow sufficient space for the required insulation, the minimum required insulation for such roof/ceiling assemblies shall be R 30.



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Local Amendments for Residential

• Eave Baffle

- For air permeable insulations in vented attics, a baffle shall be installed adjacent to soffit and eave vents. Baffles shall maintain an opening equal to or greater than the size of the vent. The baffle shall extend over the top of the attic insulation. The baffle shall be permitted to be any solid material.



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Local Amendments for Residential

• Floors

- Floor insulation should be installed to maintain permanent contact with the underside of the subfloor decking.



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Local Amendments for Commercial



• General

- **Section C505.1 – General.** Buildings and spaces (e.g., Factory, High Hazard, Storage, Utility and Miscellaneous) undergoing a change of occupancy shall comply.
- **C505.1.1 Alterations and Change of Occupancy.** Alterations made concurrently with any change of occupancy shall be to the adopted code.

• Deletions

- Chapter 4 – *Commercial Energy Efficiency.*
- Section C502 – *Existing Buildings – Additions.*
- Section C503 – *Existing Buildings – Alterations*
- Section C504 – *Existing Buildings – Repairs*
- Chapter 6 – *Reference Standards* is hereby deleted.

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Updating Fees and Procedures



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Updating Schedule of Fees

- **No Changes**

- Standard building permit fees for residential and non-residential construction.
- Conducting work without a permit.

- **New Fees**

- Specialized contract work (plumbing, electrical, and mechanical).
- Specialized contractor's master licenses
- Inspections outside of normal business hours.
- Re-inspections.
- Temporary certificates of occupancy

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Updating Procedures

- **Temporary Certificates of Occupancy**

- Permit is good for a 90-day period.
- Permit can be extended for another 60 days (additional \$150 fee).
- One last 60-day extension is permitted (additional \$200 fee).
- Potential \$500/day fine thereafter, or eviction notice, Police Department enforcement, etc.

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Updating Procedures

• Erosion & Sediment Control Standards

- Updating Grading Standards and Regulations.
- Erosion control to be inspected as part of all scheduled inspections with the building inspector.
- Any infractions require 48 hours to address the erosion control issue.
- If not addressed after 48 hours, a "Stop Work" order will be initiated.

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Public Input and Next Steps



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Public Input and Feedback

- City staff have reached out to area builders, developers, and our on-call consultants for feedback. This includes:
 - Brian Mertz (PC Homes, LLC)
 - Jim Ecton (Level Builders, LLC)
 - Jeff Julian (Don Julian Builders, Inc.)
 - Rhonda Holland (Integrity Homes, LLC)
 - Mark Manville (Institute for Building Technology and Safety)
 - Will Ruder (Home Builders Association of Greater Kansas City)
 - George Schluter (Home Builders Association of Greater Kansas City)
- Staff has also reached out to the Metropolitan Energy Center regarding our process for public input and timeline for adopting the 2024 IBC.

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Public Comments

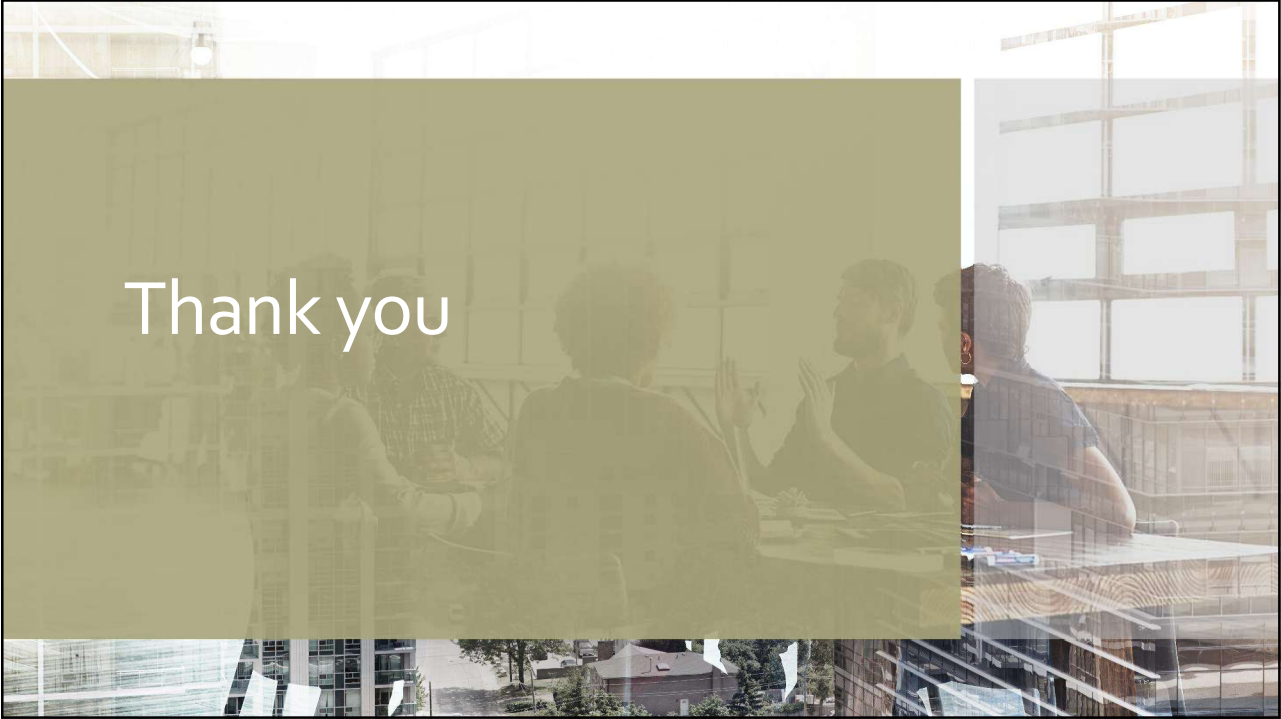
- The ICC states that jurisdictions should require a minimum 90-day public comments period, where the proposed IBC and amendments are displayed publicly.

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Next Steps

- **October 7, 2025, Board of Aldermen regular meeting**
 - Staff to present an ordinance (1st reading) adopting the 2024 IBC.
 - 90-day public comment period commences.
- **January 6, 2026, Board of Aldermen regular meeting**
 - Staff plans to present an ordinance (2nd reading) adopting the 2024 IBC.

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Thank you

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