

Sustainability Commission Minutes

Monday, June 4, 2018 at 6:00 p.m.

Mission City Hall

In attendance: John Arnett, Terri Baugh, David Greenlee, Andy Hyland, Sean Partain, Alexis Penny, Josh Thede, Manny Trillo, Ingrid Worth
Staff present: Emily Randel

I. Welcome and Introductions

Vice Chair Josh Thede welcomed everyone to the meeting, including new member Alexis Penny. Andy Hyland joined the meeting immediately following introductions.

II. Presentation from Pettey Hardin, Tidal Wave Auto Spas

Andy Hyland introduced the concept of the Sustainability Scorecard. He reiterated that the Scorecard is meant to add benefit to the development process and not to be punitive in any way.

Pettey Hardin introduced himself and his company and provided an overview of the project planned for the former Valero station at 6501 Johnson Drive. A design with two buildings is proposed: A two-story building along the front of the site, with vacuum bays and offices above, and a car wash drive tunnel in the building toward the back of the site. Many conservation modifications are now a regular part of Tidal Wave's business practices at other locations, and more are planned at this location. Some of those elements include:

- Installing a system that recycles the water used in the wash cycle.
- Changing from the company's standard deep blue roof color to a lighter ash gray to combat the heat island effect.
- Using biodegradable chemicals and hosting community fundraisers to encourage community groups not to do their own car washes with the associated run-off at locations not designed to capture the water.
- Removing the underground storage tanks used in the location's previous gas station businesses.
- Expanding the width of the sidewalks in front of the building.
- Adding landscaping where possible, for a net increase of pervious area on the site previously 100% impervious.
- Increasing the thickness of the insulated glass from the standard ¼" thick to ½" thick. They will benefit from having natural light in the wash tunnel which they find their customers prefer.
- Installing an automated system that opens and closes the drive tunnel doors to maintain a more consistent temperature in the winter months.

The company would consider photovoltaic cells on the roof of each of their buildings, and would consider adding recycling can options at their vacuum stations. Emily Randel said she would connect Mr. Hardin to resources for each of these items. Tidal Wave Auto Spas is working on expanding with several locations in the Kansas City metro area and will be beginning construction in Raytown soon. Mr. Hardin shared that he has found the process of working with

the City to be difficult in other respects, but thanked the Sustainability Commission for their time and the enjoyable and informative discussion. Mr. Hardin will submit his comments in writing to the Commission, along with an accompanying score.

III. Presentation from Todd Howard, Clockwork

Todd Howard introduced himself and the company and provided an overview of the project proposed for 6005-6045 Martway. The project has undergone revisions in response to community input, reducing the project height by one floor. The approved iteration includes first floor retail with three stories of apartments, including 91 units total, above. Todd Howard reviewed some of the sustainable elements of the project, which are becoming more and more common in the projects they complete, including:

- Increasing density in a walkable part of Mission, allowing for new residents to interact with nearby commercial and recreational amenities.
- Designing a new project on a site that is partially located within a floodplain.
- Using a higher grade of rigid insulation, a first for the company.
- Installing Energy Star rated appliances, energy efficient HVAC systems, and LED lighting.
- Installing plumbing fixtures rated to reduce water consumption.
- Providing on-site recycling services.

The project developers are considering installing electric vehicle charging stations for their residents.

Discussion followed about the “optional” elements of the project that may or may not be included. Mr. Howard shared that those elements would depend on the project’s pro forma and any development agreement that may be created between the developer and the City. The project’s reduction of one story may impact the inclusion of some of the additional elements of the project. The group discussed the issue of scoring a project when some of the elements still have to be decided.

Josh Thede asked if there was anything the group could do to encourage the project team to aim for LEED certification. Mr. Howard answered that there was not. The LEED certification process is costly, and that the company is leaning more toward the Passive House design concepts.

Mr. Howard feels that the project falls comfortably into the silver range based on the scorecard’s scoring system.

IV. Approval of the May 7, 2018 minutes

David Greenlee moved to approve the minutes and Terri Baugh seconded the motion. The commission approved the minutes.

V. Old Business

Emily Randel shared the information on the bicycle repair station again. The total cost including the bike repair stand and tools and the air pump with gauge, (\$1,380.63) as quoted to the City from BikeWalkKC and the pouring of the concrete pad (\$800) is \$2,180.63. The group discussed approaching the Parks, Recreation, and Tree Commission to see if they would like to help sponsor the station. David Greenlee moved to approve the expense up to \$2,180.63 for a bike fix-it station to be installed at the market site. Terri Baugh seconded the motion. The group approved the motion.

VI. New Business

The group reminded Emily Randel that Alexis Penny still needs a name badge. David Greenlee moved to spend \$10 for a name badge for Alexis. Josh Thede seconded the motion. The motion passed.

VII. Status Update on 2018 goals

A status update on 2018 goals was tabled due to limited meeting time.

VIII. Standing items

A. Budget Review

Purchase	Cost	Month Reported
HyVee - Earth Hour Snacks	\$32.63	April
Facebook ad - Earth Hour	\$20.00	April
BikeWalkKC Parts Reimbursement 4/5/18	\$100.00	April
TOTAL SPENT: \$152.63		
TOTAL REMAINING: \$4,847.37		

B. Report from Capital Improvement Program Committee

John Arnett shared that there has not been a CIP meeting since the last Sustainability Commission meeting.

IX. Adjourn

Josh Thede moved to adjourn the meeting. Manny Trillo seconded the motion and the motion passed. The meeting adjourned at 8:58 p.m.

The next regular meeting of the Sustainability Commission will be on Monday, July 2, 2018 at 6:30 p.m. at City Hall.