

Summary of Meeting #4 — Metropolitan Reliability Advisory Committee
June 10, 2008
5:30 p.m.
Robert J. Mohart Center

Committee Members in Attendance

Michael Browder (Alternate)	Margaret May
Kimberley Davis	Allen Norman
Dee Evans	Angie Splittgerber
Greg Hugeback (Alternate)	Howard Townsend
Peter Hughes (Alternate)	

Ex-Officio Committee Members in Attendance

Beth Gottstein
Randy Dunn (Long Range Planner, 3rd Council District — attending in place of John DeBauche)
Kim Randolph

KCP&L Employees in Attendance

Steve Gilkey
Merley McMurry
Matt Tidwell

- The fourth meeting of the Metropolitan Reliability Advisory Committee was called to order by Carol Marinovich of Fleishman-Hillard at 5:35 p.m. The purpose of the fourth meeting was to review and discuss suggested sites for the Troost substation. By the end of the meeting the goal was to have selected a few sites for serious consideration. In turn, committee members would present these sites to their respective neighborhood associations.
- Sites were presented to committee members in a handout listing the sites in the order in which the suggestion was received (i.e., the first site suggested was listed as site 1; the seventh as site 7, and so on.)
- Marinovich asked the group about the possibility of scheduling a meeting for June 24, and if that would give each group enough time to meet. Committee member Splittgerber requested that the meeting be held after the third Tuesday in July. The overall timeframe of the project was discussed, and Merley McMurry suggested that groups that are not meeting regularly could schedule a call meeting to ensure they received timely input from their members, as well as help the project stay on track. Committee Member Norman stated that the neighborhood associations in which the potential sites are located need time to discuss the situation.

Site Discussions

- Steve Gilkey gave the committee a primer on the handouts, which were technical evaluations of each site in three areas: distribution, necessary area for substation development, and transmission. Each criteria was color coded based upon its feasibility: a green rating meant the site met technical substation requirements; a

yellow rating meant several complex issues would need to be resolved before site becomes a viable option, and a red rating means the site does not meet technical substation requirements.


Site 1 (Southwest corner of 30th & Troost)

- Gilkey indicated that KCP&L’s vision of the substation would be to locate it on the back half of the site along Harrison. Gilkey also raised concerns expressed by Operation Breakthrough that this construction would interfere with busses and other activities. Gilkey reviewed these options and concluded there would be enough room to put the substation on the back half of the proposed plot, then work with Operation Breakthrough to continue bus flow.
- Committee member Kimberley Davis raised the additional concern of Operation Breakthrough being landlocked should the Wonder Bread property on the proposed site be used for the substation. Committee alternate Peter Hughes and Gilkey discussed with Davis where Operation Breakthrough was located on the map, and how the substation may work in the area. Gilkey was confident KCP&L and Operation Breakthrough could work together to continue bus flow and maximize parking space in the room remaining.
- Marinovich reminded the group that should this site become one of the top choices, KCP&L will conduct additional research on the site, and discussions would take place between KCP&L and Operation Breakthrough.

Proposed Site 1

Proposed Site 1

- **Feasibility**
 - Distribution ■
 - Substation ■
 - Transmission ■
- **Site Impacts:**
 - Accommodate Operation Breakthrough
- **Other:**
 - None Identified



Site 2 (West side of Harrison, between 31st and Linwood)

- Gilkey made note of the fact that KCP&L would have to figure out a way to get the transmission line from Troost into the area – the site is workable, but would require additional resources. Constructing on this site may displace area families. Also, KCP&L cannot build on the Linwood frontage. (The substation would be kept back towards 31st).
- Splittgerber stated that Hyde Park homeowners would like for the substation to be constructed in the middle of the block and as far back from Linwood and 31st Street as possible. The house on the north was owned by a slumlord according to Splittgerber; therefore, no issue was taken with the possibility of this home being removed (though the other home may be owner-occupied). Ideally, Splittgerber would much rather see the substation on the opposite side of the street. Gilkey indicated they would like to avoid the vacating issue, but that would be discussed with the city, if necessary.
- Aerial photos of all sites were handed out to the committee, and committee members took a few moments to review locations on these photos.
- Gilkey provided clarification on the transmission assessment for this site (the feasibility of adding a transmission line), and Hughes asked if KCP&L had come to any agreements with the Parks Board on where the lines could be run. There was a commitment made to the Parks Board to keep the transmission poles as far off the boulevards as possible and to refrain from placing a substation along the boulevard.

Site 3 (IBC Property)

- According to Gilkey, IBC is very interested in keeping the three parcels (as seen in the image) as one property for their market value. IBC also indicated they have ownership of two parcels on the southeast corner of the property, (each is 101 x 157 feet). Put together, it may still be too small, but this particular site has not been evaluated.
- Splittgerber requested clarification on what IBC was “offering up.” Gilkey reviewed the discussions with IBC – they want to keep all properties labeled “3” on the photo together, but would consider breaking off the southeast corner from their owning.
- Splittgerber raised the concern with the fact that there had been no discussion on the other two sites on what had been offered up, and did not feel this should be discussed at this time.
- Davis noted that should IBC split up these parcels, Operation Breakthrough would purchase the parking lot property.
- Hughes asked how long ago contact was made to the representatives of the property owners. Gilkey answered the communication was made during the middle of the week of 6/2.

Proposed Site 3

Proposed Site 3

- Feasibility
 - Distribution ■
 - Substation ■
 - Transmission ■
- Site Impacts:
 - IBC Bankrupt
- Other:
 - Complex Issues



Site 4 (Southwest corner of 25th and Campbell)

- This site is too close to the 18th and Charlotte substation, and therefore is not a feasible option. Site 4 was eliminated from consideration.

Site 5 (East side of Troost between 28th and 29th)

- This site is a Nazarene property. With the length and width of the site, KCP&L would have a number of options to move the substation around within the footprint of the site. Gilkey felt as though the substation could be placed between the two buildings on the property.
- Norman pointed out this site has the highest elevation in the area. Gilkey stated KCP&L would be able to dig down into the property if needed.
- Committee member Townsend expressed favor for the Nazarene property in terms of its aesthetics, saying it has been consistently maintained and cleaned. Townsend has concerns about taking a piece of the property for the substation, as it may result in Nazarene moving completely off of Troost, a potentiality to which he is opposed.
- Norman brought up the IBC property once again, referring to it as a “white elephant” that may be demolished at some point anyway, so this property may be a viable alternative to the Nazarene property.

Site 6 (Northwest corner of 30th and Harrison)

- Due to concerns of current and future housing developments in the area, site 6 was eliminated from consideration.

Site 7 (Southwest corner of 27th of Forest)

- Gilkey felt this would be a tight fit for the substation, but it would be possible to place the substation here.
- Committee member Evans raised the concern of continuing the flow of the K.C. Metro Bus MAX route if the substation were to be constructed here. Also, this area is on Beacon Hill's master development plan.
- Norman asked if KCP&L needed all of the China Kitchen property for the substation. Gilkey explained they would not, but the issue is getting the transmission line from Troost into the substation. Norman pointed that this is a major intersection for this part of the city and the aesthetics of the corner must be considered, potentially working the bus stop in to the frontage of the substation, softening the industrial look and feel of the substation.
- Hughes asked if it were possible to run the transmission line underground. Gilkey indicated that KCP&L would need to do further evaluation.

Site 8 (22nd and Campbell)

- Due to the close proximity of the 18th and Charlotte substation, site 8 was eliminated from consideration.

Site 9 (West side of Forest, near 31st Street)

- There are two homes at mid-block and two apartment buildings currently under renovation.
- Committee alternate Browder reminded the group that at the corner of 31st and Forest are the original offices of Walt Disney, and any construction may also impede upon parking for a nearby Police station.
- Townsend suggested the site across Linwood (in front of the Police department) may be an option.
- Gilkey indicated that KCP&L's initial thoughts were to run the transmission line down 31st Street and into the substation, but there is uncertainty as to who owns all parcels that would be affected. A comment was made that Ben Herron owns the properties south of the Disney building.

Site 10 (East side of Harrison, between 31st and Linwood)

- Transmission line access would run along the corner of 31st and Troost.
- Hughes called the committee's attention to the building shown on the northwest corner of 31st and Harrison is no longer standing.

Site A (27th and Troost)*Note, late site addition for consideration

- While the transmission would be very feasible, Evans reminded the group that this area also is part of the Beacon Hill development plan and town homes will be going up on the north side of Troost. Additionally, Norman pointed out that the west half of the block is already under contract. Due to future developmental issues, site A was eliminated from consideration.

Voting

- Before committee members were asked to cast their votes for their top two site options, Splittgerber requested that a site option be added called 2/10, based upon the assertion that because these proposed sites are so close in proximity and similar in configuration. Gilkey agreed to adding this as an option, but Browder is currently working on a development plan for the area in site 10 and was opposed to placing the substation there instead of business that may generate revenue. Committee members Splittgerber and Browder discussed the existing development plan and the impacts the substation would have on the plan.
- Townsend asked about KCP&L's plans for area improvement surrounding the site that is ultimately selected. Gilkey indicated these could be discussed with the owners and the city, but the key focus for these meetings is to narrow down options for the substation location. Once the location was determined, future discussions would be held.
- Marinovich asked that all members of the committee come forward and cast votes for their top two site selections. The voting breakdown is as follows:
 - **Site 1** — 4 votes
 - **Site 2** — 1 vote
 - **Site 3** — 6 votes
 - **Site 5** — 1 vote
 - **Site 2/10** — 1 vote
- Thus, the top two sites to be examined more in-depth are sites 1 and 3. Steve said site 3 is the primary target, and KCP&L would make person-to-person contact with the owners. From there, they would discuss (with the owners) which areas of the property would be available/feasible.
- The committee settled on July 8th as an agreeable date for the next meeting.
- Meeting adjourned at 7:00 p.m.

The next meeting of the Troost Corridor Advisory Committee will be on:

Tuesday, July 8th at 5:30 p.m.
Robert Mohart Center
3200 Wayne
Kansas City, MO