

**Summary of Beacon Hill Community Meeting**  
**August 12, 2008**  
**5:30 p.m.**  
**Robert J. Mohart Center**

Attendance: Fifteen people attended the meeting.

- I. Welcome and introductions** – Chuck Caisley
- II. Background of the process** – Caisley gave the background, timeline and process of how the IBC property was selected for the substation. His presentation included information on the role of the Troost Advisory Committee which, was to provide guidance to KCP&L in helping to select a site for a substation within the Troost corridor. During his presentation there were questions about the transmission line, distribution clean-up, aesthetics and burying the line.
- III. Electricity and Substation 101** – Steve Gilkey reviewed the power delivery process.
- IV. The Need** – Gilkey further explained and sited examples of the increased load growth within the Troost corridor and the need for a substation between 27<sup>th</sup> and 36<sup>th</sup> Streets and between Harrison and Tracy. Questions were raised about the selection of the IBC location.  
Other questions included:
  - a) Concerns regarding the amount of space needed for the substation;
  - b) Why the 33<sup>rd</sup> and Troost site was abandoned last summer;
  - c) The site's proximity to Operation Breakthrough and other landowners;
  - d) Safety concerns about the distribution lines that will come out of the substation and generation activity.Because IBC is in federal bankruptcy, Gilkey discussed the challenges with the site. KCP&L is currently assessing and appraising the property. This process will take time.
- V. Safety** – John Horn gave an overview of basic electrical equipment and safety. He addressed the safety concerns of transmission lines, distribution systems and substations. There will be no PCBs in the substation. The oil used in the equipment is non-food grade and is biodegradable.
- VI. EMFs** – Horn led the discussion and answered questions regarding electromagnetic fields and safety. He highlighted the measurements within our homes and offices compared to the readings taken from transmission lines and substations. He pointed participants to several national websites for more information.
- VII. Real estate** – there were questions about the effect of a substation on property values.
- VIII. General Discussion Questions and Comments** – there were many questions raised about the site and working with the neighborhood.

*Question & Answers*

- *If the neighborhood decided they did not want the substation, will KCP&L build it anyway? Caisley reviewed the agreement with the Troost Advisory Committee regarding the selection of a site. KCP&L must build a substation in this area and the final decision will rest with the company after recommendations and guidance from the Committee. He stated that KCP&L's intent is to continue to respect the process agreed upon with the Advisory Committee. He further stated that it would be extremely difficult, if not impossible to get 100% agreement regarding any site. However, he added that if the majority of the residents had legitimate concerns, KCP&L would step back and reassess the site.*
- **Is KCP&L considering purchasing the entire IBC property?** KCP&L is exploring all options but in particular they are looking at the parking lot and other

available parcels. IBC has stated that they did not want to sell their manufacturing plant on Troost – it is currently housing their equipment.

- **If the neighborhood decided they didn't want the substation without the purchase of the entire building, will KCP&L just purchase what they need?** There are a lot of variables and unknowns in this question. First, it depends if IBC is willing to sell their building, the cost of the project and the timeliness of this transaction. One critical challenge for the company is that there is a need for additional power in the area that must be resolved, as soon as possible.
- **What about the alternate site?** KCP&L agreed with the Troost Advisory Committee not to pursue any assessments or discussions with property owners on the 2<sup>nd</sup> choice site, until negotiations are exhausted on the IBC site.
- **What will the site look like?** The exact footprint of the substation depends on the purchased parcels; however, this will be a low profile substation.
- **Can the neighborhood expect screening and other amenities?** Yes, the company will work with the neighborhood to decide the appropriate screening for the location. Nothing is off the table; however, KCP&L is a regulated utility that must manage costs. All expenditures must be reasonable and fall within the approved guidelines of the state commission and are distributed equally to ratepayers.

**Other suggestions included:**

- Purchase of IBC building
- Scholarships for Beacon Hill residents
- Home improvement loans
- Written guarantee that the company will do what it promises
- Discounted rates
- Payment to those residents who are next to the facility for known or unknown health related issues
- Purchase of property for those who are next to the facility

**IX. Next steps –**

- a. Dee Evans, president of Beacon Hill-McFeders Community Council and interim president of the Beacon Hill Homes Association will schedule a meeting with residents to discuss requests and possible options for the site. This information will be compiled and forwarded to KCP&L for consideration.
- b. KCP&L will continue the assessment and negotiations with IBC.
- c. KCP&L will keep Beacon Hill and the Troost Advisory Committee updated on the process.

**X. The meeting was adjourned.**