

Michael Fisher**FILED**

APR 19 2005

Missouri Public
Service Commission

From: Michael Fisher
Sent: Thursday, July 29, 2004 4:49 PM
To: 'Hedrick, Terry'
Cc: Keefe, Glenn; Chris Rogers (E-mail)
Subject: RE: Aquila/Peculiar Meeting Notes 7/28/04

Terry:

Thank you to everyone for meeting with me. I really appreciate your interest in the Peculiar site. I am going to try and schedule a work session for Saturday, August 21. I would like to have Sid Douglas and Joey McLiney attend also. The agenda would be three-fold:

Explain the peaking plant & its operation.

Explain the benefits to the City, School District & Cass County of locating the peaking facility in Peculiar and provide an overview of Chapter 100 financing. I think it would be helpful for this section to have Sid present a synopsis and schedule for the Chapter 100 and to have a preliminary idea of the structure of the deal, i.e., land cost, PILOT payments and other items.

Lunch and a tour of two or three of the facilities in operation, especially one located in a residential area.

Hopefully with this approach the joint support of the Planning & Zoning Commission and the Board of Aldermen will be solidified and all their questions and concerns answered. In regard to the Chapter 100, I would like to begin preliminary discussion as soon as Chris has completed his Phase I on the site. I am hoping we can gain access next week. The indication we have received directly from two of the county commissioners is they are going to deny the request for the Harrisonville site.

Chris and I drove around the site, and it appears the approximately 40 acres directly west might have sold. I will verify.

If I can provide any additional information, please let me know. Mayor Lewis will be back in town this weekend and I will bring him up to date on our discussions. Thanks again for your interest.

Michael J. Fisher,
City Administrator
City of Peculiar

-----Original Message-----

From: Hedrick, Terry [mailto:Terry.Hedrick@aquila.com]
Sent: Wednesday, July 28, 2004 5:18 PM
To: Michael Fisher
Cc: Keefe, Glenn; Chris Rogers (E-mail)
Subject: Aquila/Peculiar Meeting Notes 7/28/04

Mike:

Aquila appreciated meeting with you today. The following is a summary of discussion items that were covered (Aquila will hold these items internal confidential):

- * The property at YY and S. Harper road was discussed.
- * A park would be part of the development concept.
- * Exact ownership/purchase is yet to be negotiated.
- * A land developer has plans to develop the land due East of the property.
- * A second land developer has plans to develop a ~40 acre area (and potential for more in the future) on the South side of the property.
- * The property (~40 acres) due West is currently for sale. Adjacent to that property (~38 acres) is a potential supporter.
- * Peculiar would utilize Sid Douglass for the Chapter 100 Economic Development.

Exhibit No. 113
Case No(s) EA-2005-0248
Date 3-29-05 Rptr *TR*

Action Items requested of Mike Fisher:

- * Investigate the property (and price) through a real estate person that the City has used previously.
- * Obtain permission for SEGA to access the property for investigation.
- * Request that Aquila provide a presentation at a future work session.
- * Provide Information on the Rezone application requirements.