

Wind Power: Who's looking out for you?

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www.dawsonpower.com

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Special points of interest:

- Don't just sign a financial deal with wind developers.
- Read the fine print.
- Research the impact on your land and your neighbors.
- Think ahead! (20 years)
- What happens if you're unhappy with the wind turbine?
- What if the wind turbine company ceases business?

WHAT'S IN THE FINE PRINT?

When you sign a 20 to 30 year contract to host a wind turbine on your property you may be signing away many rights you're unaware of. A confidentiality agreement in the contract may mean legal action can be taken against you if you complain publicly about the project.

Wind Power Lease Considerations

Local ordinances are becoming increasingly important to protect landowners and their neighbors from siting a wind turbine too close to their home. There are a lot of things that should be considered: noise, shadow flicker, development rights for ground water or top soil, lease length, payment options, and even how and when the turbine owners have access to your land. Please visit http://www.nppd.com/wind_generation/questions_ask.asp for more information.

Meet with your neighbors. If you've been approached, they've been approached. If you're interested in having a wind farm on or near your home site, consider hiring a lawyer to protect everyone's interests. Simple things like adding a clause that prohibits advertising on the tower, or that the paint color be agreed up since you have to look at it for 20-30 years. Make sure there is a clause stipulating that the wind company must produce a valid certificate of insurance covering liability to the farm and others each year and that it assumes full liability for damages caused by the wind tower.

It would be important that the contract states that the wind power company will pay taxes associated with the wind tower, including an enforcement clause.



Wind Is Good!

Wind energy is clean energy that produces no emissions, which means it doesn't contribute to acid rain and snow, global climate change, smog, regional haze, mercury contamination, water withdrawal, and particulate-related health effects.

Small wind turbines, alone or as part of a hybrid system, can power homes, businesses, and farms/ranches. Wind energy is perfect for remote applications, such as water pumping, ice making, powering telecommunications sites, and displacing diesel fuel in villages.

Unlike conventional fossil fuels,

wind energy is renewable, abundant energy that will be available for future generations.

Locally-owned wind generates new income sources for farmers, landowners, and communities. It also strengthens rural and often depressed communities in more subtle – yet important – ways by expanding local entrepreneurial ingenuity and fostering a sense of hope for the future.

The utilities in Nebraska are equally concerned about our environment and welcome a renewable source that makes economic sense. A wind turbine needs to have access to

viable transmission lines (to carry the generated power), and utilities still need to keep enough base load via regular generating stations so that when the wind doesn't blow, you still have all the electricity you need.

NPPD has two large scale wind farms (Ainsworth and Bloomfield) and report they generate electricity only about 40% of the time.

As a wind interested customer, it is your responsibility to decide whether or not any wind project is economically feasible.

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What noise? Shadow flicker?



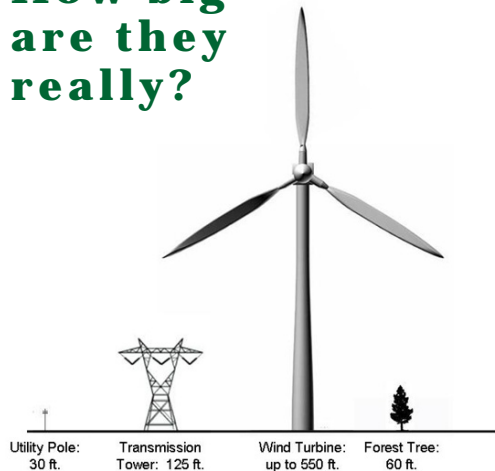
The sound of an industrial wind turbine is often compared to the sound of a refrigerator by wind developers. People who live with the noise more often compare it to a jet engine or a dryer with tennis shoes in it. It's important to make your own assessment by visiting an industrial wind turbine in person.

Shadow flicker occurs when the blades of the turbine rotor cast shadows that move across the ground and nearby structures. The shadows show up through windows and can be very distracting. With careful planning, proper turbine siting can reduce this problem.

The wind industry concedes that, as with all tall things (buildings, for example, or trees), ice and snow can build up and, eventually, fall down, creating a hazard to people and structures below.

Did you know even though the blades look like they are turning very slowly, in fact, depending on the size, the blades can be going anywhere from 90 to 180 mph?

How big are they really?



Most of us see large turbines from a distance. We are usually in a moving car when we see them. It can be very hard to understand just how big these machines really are and how much their constant movement is visible until you spend a few hours half a mile from a wind turbine. Most people never do this.

Most of us just pass by them in a car and are entertained by the novelty of seeing them. We may have a feeling we know what wind farms are about because we've passed them in a car. Isn't this the same as someone who has

never spent any time on a farm but has passed plenty of them in his car thinking he knows what its like to be a farmer?

Some people look at an industrial wind turbine and see money. Some look at them and know their land and their lives will be changed forever.

Is it right for you?

Just because a site is windy does not necessarily mean it is suitable for wind turbines. Once you have considered the full range of factors involved in siting a wind project, and received input from appropriate experts, you can decide whether your land is right for a turbine. Then you, too, may be able to harness the wind.

Turbines do make noise and they are big. Be sensitive to your neighbors. Talk to them during the planning process and find out their concerns. If possible, place your turbines where they will be least seen and heard by neighbors.

Any wind turbine is subject to local zoning laws. You can learn more about these laws by consulting your local county officials or a lawyer familiar with your jurisdiction.

Resources used for this newsletter:

www.betterplan.squarespace.com
www.windaction.com

www.awea.org
www.nrel.com

www.windustry.com
www.doe.gov

www.windturbinesyndrome.com
www.nppd.com <http://greeninc.blogs.nytimes.com>