

MINUTES

11-20-08 5:00 pm Sargent County Courthouse Conference Room

Present: JDA members-Neil, Mike, Jerome, Ron, Sandy, Bill, Dan

Guests present: Maurice Orn, Carol & Jim Peterson, Jerry Waswick, David Jacobson, Don Wehlander, Don Metzger

Call to Order:Chairman Ron Narum

Minutes of Last meeting were presented-Jerome/Mike to approve the minutes of the meeting held on 10-15-08. Motion carried unanimously.

Treasurer's report was presented on paper-no action taken

Ron declared the purpose of the meeting is a presentation to be given to the group by Don Metzger representing "Just Wind", a company located in Napoleon, ND. The company is involved in wind farm development. You can visit their web site on www.just-wind.com.

The following information is discussion based record of the presentation and questions only.

Just Wind is a private Company, not a large company as many others in the business. It works with communities and landowners to try to keep the revenue and power in the local hands. They come in to do presentations on an invitation by the community or an organization within the community. Just Wind meets with landowners and reviews local, state, and federal zoning ordinances that will have an impact on future wind development in an area. They look at living residential set backs, as well as fly zones, microwave beams, and any other environmental or manmade situations that have an impact on the development process. They review local data as well as set up their own sites for data collection. They also collect data from other sources that have wind information available. They have software that analyzes the information and uses maps of the area to assist in setting up a wind farm. The software assists in location determination, how many turbines can be placed, where road access needs to be, as well as other pertinent information for use by the developers. The developers then bring that information and model to the communities and landowners to assist in actual layouts that may have potential. The software is simply a first step in the beginning of a development. The developers use the info as a tool to assist in creating some dialog with local people as well as the feasibility of local placement of turbines.

During the year of wind data collection, they begin working on lease agreements, negotiation talks, soil boring for foundation information, local education on wind farms. Just wind has an agreement that in 5 years if nothing happens the lease becomes Void. Just Wind has power purchase agreements and turbine purchase agreements. They build low profile roads to access each site, cables are underground, and they have decommission agreements. 1/10 of an acre is used for the tower itself. Just wind deals with a 25 year lease that is perpetual; if everyone is happy the lease runs another 20 years. If not happy, they try to renegotiate. Just wind likes about 1000 foot distance between each turbine. They build 2.3 – 2.4 megawatt turbines and like to work with wind speeds of 8 mph up to 58 mph. There is a low noise disruption from the blades. The wind farm will have a local facility that will provide maintenance and clerical duties. 3 people per megawatts. Each turbine is required to be serviced annually. They try to hire locals to do this work. The company has its own training program. The maintenance is year round employment. The area of Napoleon allowed non landowners to invest in the wind farm as well as landowners. The valuation of the turbines is governed by the state. Just Wind is owned by Don and a few other people. Napoleon is going to be a 360 megawatt farm with 160 turbines. Strausberg will be 400 towers. All power goes to one substation typically. Power companies assist in advising if the lines have room and how much power space is available. It is part of the initial feasibility studies and data collection. With a few other comments and questions the presentation ended at 6:25 pm. Bill Anderson is going to make contact with the County zoning/planning committee. Sandy is going to talk to Julie about the fall twp officer meeting. Twp zoning books are on the state web site. The currency of Twp zoning in the county was discussed. A larger advertised public meeting will probably be held. With no further discussion of the JDA members meeting was adjourned at 6:35.

