

BOONE COUNTY PLANNING & ZONING COMMISSION
WORK SESSION & WIND FARM REGULATIONS PUBLIC HEARING
HARRISBURG HIGH SCHOOL, GYMNASIUM
801 S. HARRIS ST., HARRISBURG, MISSOURI
(573) 886-4330

Minutes

6:30 P.M.

Thursday, April 20, 2021

Commissioners present: Boyd Harris, Eric Kurzejeski, Greg Martin, Steve Koirtyohann, Rhonda Proctor, Jeff McCann, Fred Furlong, Randal Trecha

Absent: Michael Poehlman, Bill Lloyd, Daniel Mings

Staff: Bill Florea, Thad Yonke, Uriah Mach, Cece Riley, Paula Evans

The second public hearing to receive comments and questions regarding the proposed Wind Farm regulations was called to order at 6:30 PM.

Chairperson Harris read the following statement:

Good evening and welcome to tonight's hearing regarding the proposed Boone County Wind Farm Regulations. An informational presentation will be given which will explain the proposed regulations. After the presentation, the Commission will call upon those who have pre-registered to speak, after those who have pre-registered have spoken, anyone present who wishes to make comments may do so. In the interest of time, responses to questions may not be given this evening. However, a record of all questions and comments will be kept and responses may be made directly to the individual, by posting on our website, or both. Forms have been made available for those who prefer to submit their questions in writing.

If you choose to provide testimony this evening and have not pre-registered, please complete the "Request to Speak" form and place in the box on the table. Please be concise and we ask that you not be repetitious with your remarks, we also ask that you restrict your comments to the proposed regulations. We recognize that this issue can be quite emotional, in that regard we ask that you refrain from applause, cheers or other signs of support or displeasure. Please be considerate of everyone here.

In order to give everyone an opportunity, speakers will be limited to five minutes each. Time limits may be changed depending on how the hearing progresses. If you feel that your allotted time is not enough, you are welcome to attend later public hearings or submit your additional comments in writing. Comments and questions can be submitted in writing and by email until April 30, 2021, to: WECOD@boonecountymmo.org.

This is the second of three public hearings to be held by the Planning and Zoning Commission. No decision will be made tonight. After the public hearings are completed, Resource Management will review and organize the comments and questions and forward them to the Planning and Zoning Commission. The Commission may make changes to the proposed regulations as a result of the comments received, or they may make a recommendation for approval or denial to the County Commission. The County Commission will hold another public hearing regarding the final draft. The County Commission may approve or deny the regulations, or they may refer them back to the Planning and Zoning Commission for further consideration.

The progress of the proposed regulations will be updated regularly on our website at: www.showmeboone.com/resource-management/WECOD

Staff gave a power point presentation which included a brief summary of the requirements for establishing a wind farm in Boone County. This power point is available on the previously mentioned website.

The floor was open for comments:

Tom Weislocher, 11581 N Trimble Rd, Harrisburg

I live on Trimble Road near Harrisburg, adjacent to land leased to a German wind company. The primary obligation of County officials is to protect the health, safety, and welfare of their citizens. A wind company's obligation is to earn a return on investment for their shareholders. Therefore, the burden should not be on the county to make it easy for them to develop here. The burden should be on the wind companies to show that the proposed benefits of their project outweigh its pitfalls and to assure that persons adversely affected will be compensated.

These modern wind turbines are amazingly huge machines, roughly comparable in height and width to the St. Louis Arch. They have no resemblance to the old farm windmills of centuries past and they dwarf the tiny wind turbine currently on the University of Missouri campus. Can you imagine a group of seventy St. Louis Arches surrounding your home, only 1750-feet away? The rotor diameter on just one of these wind turbines is equivalent to the combined total wingspan of three Boeing 707s sitting side by side. That's how big they are. So how close should we allow them to someone else's property? Looking at places with a longer history of wind development, France now requires setbacks of 5280 feet, just under a mile. Germany is also at 5280 feet. That means there are few, if any places left in Germany where they can continue to build. Is it any wonder that German companies are rushing to central Missouri where we don't yet mandate these safe setbacks so that they can hook into our transmission lines and sell the power to the highest bidder out of state? Manitoba, Canada requires 6500 feet setbacks, more than a mile. Riverside County, CA, one of the earliest adopters of wind power in the United States in the 1980's, now requires 10560-foot setbacks, almost two miles. And we are talking 1750 feet? That would make us sitting ducks for predatory wind development, and it doesn't seem right.

A peer reviewed paper published by the Department of Wind Energy at the Technical University of Denmark demonstrates ice throw range of 328 to 2300 feet normal conditions, and blade throw up to 1.2 miles during an overspeed event when the wind is blowing hard. That would indicate one and a quarter miles is the minimum setback for safety.

Boone County's current draft specifies that sound shall not exceed 65 decibels (dB). Yet the World Health Organization (WHO) says that outside noise levels of just 30-40 dB at night cause body movements, awakening, sleep disturbance, and arousal, with chronically ill and elderly populations affected to a greater degree. In 2018 the WHO updated their guidelines, now saying wind turbine noise levels shall be kept below 45 dB daytime, 40 dB evening, and 35 dB at night. So why are we looking at 65 dB for Boone County? That needs to be corrected. Even NextEra, a prominent wind company, has this to say on their website: "The Ontario Ministry of Environment's sound guidelines for rural areas establish maximum permissible sound levels at 40 dB, which is consistent with the standards set by the United States Environmental Protection Agency." If a wind company and the EPA can both agree on 40 dB maximum, Boone County should also adopt 40 dB maximum daytime, 35 dB at night.

What about infrasound generated by wind turbines? These very low frequency vibrations travel through the ground for miles and affect earthquake detection systems. The effects of infrasound on people have been studied and documented for decades, primarily by the US military. Infrasound can disorient the enemy, make them nauseous, cause spontaneous bowel movements, and incapacitate them for fighting. All without firing a shot or any visible appearances of aggression. It is the ultimate unseen and unheard weapon. It is definitely not what we want near our homes, schools, or livestock that many here derive a living from.

Separate independent studies at eight locations showed a 14-59% loss in value for properties located within two miles of wind turbines. Since developers insist that there is no risk to property values, the county should require them to put up a guarantee for that, as well as an enforcement escrow account to protect the county from being bullied by the deeper pockets of a wind company. Experience shows no one will be happy with wind turbines at 1750 feet away when they finally go online, and then it will be too late. Let's do the right thing now and put the setbacks at 1.25 miles with sound limits at 40dB daytime and 35 dB at night.

Susan Goodman, 11581 N Trimble Rd, Harrisburg

Susan Goodman asked for a show of hands of people who would consider moving if wind turbines are built near their homes. Approximately 15 people raised their hand.

That will affect the tax base. I have sent the P & Z Committee the information and links from my April 8th presentation. It includes property value guarantee agreements from expert witness real estate appraiser Michael McCann, NASA research starting in 1979, 21 peer reviewed turbine health hazard articles and an eight-page testimony from cardiologist Ben Johnson. Also, Madison County, Iowa Health Department files that led them to state that wind turbines are a health hazard and they call for one-mile setbacks. I also included an article on the military use of infrasound as a weapon which the turbines do create. I closed my statement with a fire chief's statement that burning debris has been thrown 4200 feet, it is imperative that we require the wind companies to provide liability insurance from construction through removal and I provided the name of an insurance company.

We have a list of wind turbine problems and I have copies. There were 31 when I printed that and now there are 35. The language of the proposed energy regulations interests me. In most places in regard to environmental protection, the word "should" is used rather than "must" or "required". Section C.29.7.1 Natural and Biological resources. To me that indicates preference and permission as in we would prefer it be done this way, but you can have permission to do it otherwise. That appears to give the wind company great latitude with our natural resources and what we have seen them do to the environment and other parts of Missouri and the world is not pretty. At the pony express lake conservation area, the conservation department asked them to build three miles from the natural area and they built right up next to it and now hunting there isn't good anymore. What enforcement do we have for these regulations? We have been told there is no budget for it. Wind turbine building continued in Oklahoma after they were served a legal cease and desist order. Are we leaving the wind companies to operate on the honor system? The list of lawsuits against all the wind companies, including the one planning to build here is long. The one that wants to build here has had trouble in Texas, Oregon, Indiana and Illinois. They have not repaired the roads like they said they were going to. In Texas there were 23 residents who had leases and were getting the money and the tax breaks on their own land and sued this wind company and said they misrepresented themselves; that turbines do create noise, reduce property values, destroys the countryside, creates pulsations that negatively affect residents health and interfere with internet, TV, and satellite. A County Commissioner said he no longer enjoys sitting outside his home because of the noise. A local justice of the peace said he can't keep his windows open because of the noise and it interferes with his sleep. Some people were forced to abandon their homes, it was intolerable.

I read a wind company article that the new technology has corrected the sound and harmonic problems with wind turbines but my research turned up no information at all as to the accuracy of that statement. If anyone can give me any documentation that is known to show proof of that please do so. So much more could be said, we are in contact with farmers and families in Dekalb and Schuyler Counties who are being hurt by turbines now.

Susan Goodman gave examples of families in Kirksville with health problems.

Greg Toul, 9515 N Rte. E, Harrisburg

I wanted to thank the Planning and Zoning Commission of doing a great job and trying to protect us. This is a huge undertaking for them with the impact it has on the nature, wildlife, and the people of the area. The regulations say there needs to be an overlay district plan drawn to scale during the application process. One of my concerns on this is it says the approximate proposed grading and removal of natural vegetation. Is there an allowable acreage that is going to be destroyed? How much of this land is going to be stripped and be replaced with windmills?

The section about environmental assessment that needs to be done during the application process. After reading through this I wondered why this is not done prior to even considering a windmill coming to the area because of the impact it already has? We know they have impacts on a lot of things and I don't know who is going to be accountable for all of these studies and what the rules are going to be for them to adhere to. How soon will their application be kicked out if they don't meet the guidelines from the studies?

One of the sections in the assessment was also about the risk of fire. I wondered if the county has gone to the fire protection district and talked about the training that we will have to have to take care of us if we have the windmills here with the dangers they present? I came here because I am concerned like a lot of people are and I want to tell the county that they have done a great job with these regulations but I think they have a huge opportunity to show the citizens of Boone County and this community that they care and put an end to this and say no, we will not have them here.

Carolyn Crisman, 315 S Franklin St, Kirksville

I am from Kirksville; I am an economic developer in Adair County. We are currently home to the state's largest windfarm, 400 megawatts, 175 turbines spanning two counties. I was asked to come here to share some of the good things that have come about from that project. Some of the short-term benefits were that we were told 350 to 450 construction workers were going to come to our area during the 18-month build process and that came true. It was really important because ten of those months was during the Covid shutdown. Those construction workers kept our hotels full; restaurants being eaten at and gas stations used; our taxes did not see a dip because of Covid. When you are in a rural community of 26,000 in our county that means a lot. I am excited about some of the long-term benefits, the project just went online at the end of December, one of those long-term benefits is job creation. 25 wind technician jobs have been created in our area and 90% of those have gone to local people in Adair, Schuyler, and Scotland Counties. 75% of the jobs went to veterans. It is exciting when local kids have gotten to come back to our community.

Carolyn Crisman gave examples the local residents who took the technician jobs.

\$3.2 million is being made per year by the landowners, 70% of them are local and I have seen renovations take place in old farmhouses, new vehicles are being purchased, and farmers are deciding to retire because they have another source of income and they have been able to turn the farm over to the next generation. Also, one of the benefits we are seeing are the taxes being paid to our taxing districts, over \$2 million is going to be coming into the taxing districts, most of which will go to the local school. Schuyler County's population has been declining year after year and so has the school population. In 2019 when the school was discussing how much money they were going to see from the project the Superintendent stated that eight teachers will not lose their jobs now because this project is coming. In Schuyler County that school is the lifeblood of that community as well as the county's largest employer. So, eight teachers saved their jobs instantly. One of the things we are hoping to see is because these turbines are connected by fiber, we are hoping the internet providers are able to hook up to some of that fiber and provide broadband to the area because we have some connectivity issues there as well. I won't tell you that it is all roses, the roads are bad and they didn't finish building out the wind farm until the end of 2020 and we had a terrible winter so MoDot hasn't been able to fix the roads but they said May 1st is when they are going to start that so we anticipate the roads getting better. Some people don't like the aesthetics, they don't think the turbines look

pretty. Beauty is in the eye of the beholder. I live in the city limits of Kirksville and I have a water tower out my window and it is ugly, but I like water.

Robert Dochler, 11600 N Rte E, Harrisburg

I watched the April 8th meeting and there were three people that commented on the regulations stating that they were too restrictive. I read the regulations and I disagree. One of the people, Mr. Owens, asked you to compare these regulations with those in other parts of the country and the state and included Adair County as one of those places to compare too. I thought this was an odd comparison, so I did my own research using the website and census data. In 2019, data shows that Boone County population was 180,000 with a density of 240 people per square mile. Adair County had a population of only 25,000 with a density of four people per square mile. I looked up the populations for Atchison, Gentry, Nodaway, Schuyler and Worth County, all of which have windfarms, and the combined total populations of those six counties equal just under 66,000 people and an average density of 20 people per square mile. Clearly this is not an apples to apples comparison and should not be treated as one. Five out of the six counties have experienced negative growth rates and, in my opinion, the growth rates do not reflect booming prosperity. Mr. Owens said the setbacks and signatures for the WECOD present geographical challenges and make it impossible for any project to meet the elements. In my opinion, your job as the Commissioners is to consider the interests and wellbeing of the residents of Boone County and not to produce regulations to meet the needs of an industry wanting to exploit our resources. I believe the regulations for the WECOD and CUP demonstrate that the Commission did their homework and listened to the concerns of the Boone County residents and took into consideration mistakes made in other communities. You've drafted regulations that attempt to mitigate those concerns while maintaining a level of reasonableness which is important. I agree with everything that Mr. Weislocher, Dr. Goodman, and Mr. Toul said in their presentations. I believe the proposed WECOD brings fairness to this process and allows the people who are closest to, and most effected by the proposed turbine sites to have an equal voice in this matter.

Section 29.5.1.5 requires a narrative explaining why the proposed project sites were chosen over alternative locations. I think this is very good for transparency purposes. I would like to know why the densely populated rolling hills of Harrisburg and the surrounding area were chosen over flat areas east of highway 63 between Hallsville and Sturgeon that are more consistent with the topography of other wind projects in the state.

Section 29.7.2.6 talks about the burying of power lines. The word "shall" is used which I agree with. However, it is followed by four potential outs for the company to use to get out of burying the lines. The one potential out that I have problems with deals with the one on economic infeasibility. I request that this one and the one that follows it be removed. I don't think it is the Commission's responsibility to allow them an exception based on a lack of economic feasibility to the company. We already have to deal with the unsightly turbines and if it is infeasible for them then maybe they should consider this not a feasible site for the project.

In the section regarding noise management, everything talks about decibel levels and what is allowed. I would like to consider for the people that do have to live in close proximity it seems like the majority of complaints regarding sound aren't so much about the noise level but the consistency and the inability to get away from it. I wonder if we could consider an option where those people that are in a certain designated area that have any level of constant noise be allowed some type of relief where the power generation of the turbines are shut down for a designated amount of time on schedule to give them some relief from the constant noise.

Brent Voorheis, 10877 N Rte. J, Harrisburg

I have lived in Boone County and on the family farm for over 68 years. I graduated from Harrisburg School and I served 24 years on the School Board, I was Board President when we started building the new high school campus. School funding was and is a challenge. We were the first to sign the lease with the wind development company. After being contacted by the wind development company it took my wife and I six months of research before we

signed the lease agreement. We talked with farmers, landowners, and residents of Nolan County, Texas where there is another wind farm. We visited with Ken Becker, the economic director of Sweetwater, Texas, and we stood under wind turbines in operation. We didn't sign the lease blindly and we thought it would be good for the school's tax base, good for the planet and I won't deny that we will receive some financial value. Our grandson attends Blackwell School District in Texas, south of Sweetwater. The school board has set up advanced education funding. For each year he attends, Blackwell School District places \$3000 in an account. When he graduates, he will receive \$39,000 toward his education. That money is from the wind farm taxes.

Did Boone County Resource Management or the Planning and Zoning Commission have any correspondence with the wind development company? Have you seen the sample lease agreement? Did you ask for one? The reason I ask these questions is that reading some of the proposed regulations it seems to me that Boone County is trying to reinvent the wheel. Did you know that our lease already has a decommissioning bond built in? Did you know that the wind farm development company, through an independent firm, has been conducting an ongoing bat study? That guy comes in about once a month from Kansas City to take readings and those readings are coming off the met tower. Did you know that the wind farm development company, through an independent company, has been conducting an ongoing eagle study? Did you know that these and other studies are required by the Federal government? I do know, in addressing Mr. Weislocher's question, that the wind company is in negotiations with Columbia and MU to sell electricity at some point in time.

Again, we didn't go into this agreement lightly and we thought it would be beneficial for our community. I have lived here 68 years and I am not planning on moving off the family farm.

Terrie Nagel, 5501 W Tracy Ct, Columbia

I have lived on Tracy Court for 30 years.

Ms. Nagel read the following statement:

Regarding Section 29.5.1.3:

The petition should make it very clear what the property owners are signing. Should a *minimum* number of signatures be required, when a single property owner owns sufficient acreage to make up one or more primary districts?

Those signing the petition should also acknowledge in writing that they have read the adverse conditions documents described in section 29.5.1.10 and that they are aware of the length of the leases (30 years): FULL DISCLOSURE. Property owners in the proposed overlay district and surrounding area (including Boone and contiguous counties) have the right to the same information.

Regarding Section 29.5.1.9:

The number of construction jobs and estimated construction payroll sentence should be edited to indicate subtotals for Boone County jobs and estimated payroll will be provided, in addition to non-Boone county construction jobs and estimated payroll.

The number of permanent jobs and estimated continuing payroll sentence should be edited to indicate subtotals for Boone County permanent jobs and estimated payroll will be provided, in addition to non-Boone county permanent jobs and estimated payroll.

Other projected economic benefits and costs of the project; in other areas where wind energy has been added, consumer electric bills have increased significantly, as much as 30 percent. Boone County should have the right to

negotiate a fair value for the purchase of the wind energy, such that it does not raise rates significantly to consumers, including residents and businesses.

Regarding Section 29.5.1.10: an environmental assessment

This environmental assessment should include potential adverse impacts on the community, individuals and local populations including children and senior citizens, displaced ground animals, and livestock. Again, these potential adverse impact documents should be shared with all those potentially affected by the overlay district.

For example,

An assessment that identifies the anticipated hours per year of shadow flicker expected to be perceived at each residence, educational facility, workplace, health care setting, outdoor or indoor public gathering area, other occupied building and roadway within a minimum of one mile of any turbine;

A plan for fire protection for the proposed facility that is prepared by or in consultation with a fire safety expert; and an assessment of the risks that determines whether the proposed facility will interfere with the weather radars used for severe storm warning or any local weather radars.

Location of all sensitive receptors, including schools, day care centers, healthcare facilities, residences, residential neighborhoods, places of worship and elderly care facilities.

Regarding section 29.8.3.3 Distinct groupings or clusters of machines shall be limited to no more than 12 machines per cluster. Each cluster must be greater than 1.25 times the minimum spacing distance from another cluster. If we are still talking about turbines, use the word “turbines” instead of “machines.” The second sentence may be missing words. Should it be “Each cluster must be **located more** than 1.25 times the minimum spacing distance from another cluster?”

Section 29.8.3.6 inoperable turbines. What are the consequences if they aren’t repaired within 90 days? Is it considered abandoned and subject to reclamation?

Section 29.8.5 Safety: The setback number of 1,750 feet is inadequate, given the adverse health and safety issues that wind turbines entail.

Lawmakers in Kansas have proposed the Wind Generation Permit and Property Protection Act that would require turbines be placed 1 mile from any property line of nonparticipating real property, 1.5 miles from a residence and 3 miles from an airport, federal wildlife refuge, public park, or hunting area. Any industrial wind turbine that is installed may not generate noise levels that exceed 40 decibels. Only one turbine would be allowed per square mile, in addition to other restrictions on sound and light emitted. Any industrial wind turbine that is installed may not generate noise levels that exceed 40 decibels. I propose similar setbacks, decibel levels, and a maximum of one turbine per square mile in the proposed overlay districts, in these Boone county regulations.

Wind energy is neither clean nor reliable and will desecrate our Boone county landscape, causing health and noise issues.

Ms. Nagel ran out of time to finish her testimony. She submitted her written statement for the record which included the following:

Wind energy is neither clean nor reliable and will desecrate our Boone county landscape, causing health and noise issues, killing our bald eagles, bats and birds, and running off our wildlife. Turbine construction, installation and maintenance all depend heavily on fossil fuels. Wind energy is intermittent and inefficient. There’s no adequate storage technology for the electricity produced. Natural gas is used as a backup when there isn't enough wind,

which will create more stress on the grid in Boone County, causing potential rolling blackouts like those in Kansas and Texas. Take away the tax subsidies and wind turbine production will halt, since wind energy is not sustainable. We can do better than this.

Stephen Nagel, 11295 N Rte E, Harrisburg

I moved here in 2015 and I own property on Route E just south of highway 124. I grew up in Middletown, Missouri on a cattle ranch and joined the Navy and moved back home. I had no intention of getting involved in this but after doing some research it became a little daunting. Boone County has 442,000 acres and 180,000 people, that is 2.45 acres per person. Howard County has 301,000 acres and 9700 people, that is 31 acres per person. To give you a perspective to think about, this is a very populated county even in Harrisburg. Driving in this evening most houses along the road have five to ten acres and it is very populated, it is not a 9000-person county. I don't think the 1750-foot setback is far enough, that is only 583 yards, people hunt at that range. A wind turbine with blades is about 500-foot tall, if it falls that leaves 1200-feet. Wind turbine blades are 100-180 feet long, they spin at 200 mph at the tip, if anything comes off or fails I've heard other people talk about how far that goes, I didn't read the data but simple logic tells you that will fly quite a way. In researching the infra-noise there are as many articles that say it is no problem as there are that say there is a problem but I do know that the US Military uses it to disburse crowds and that is probably what ran the American diplomats out of Cuba a few months ago, which was 20Hz. It caused the same symptoms on them as it does with people that live close to the farms. Aeroacoustics noise and flicker all add to your inability to enjoy your property and it is like working a job at a factory where you have a lot of noise and commotion and you go home to a quiet place but when you have a wind farm next to you there is no quiet place; it is 24/7 infra-noise, the aeroacoustics and flicker.

There is an article called "High-voltage Transmission Lines and Rural Western Real Estate Values, published in Appraisal Journal by James Chalmers. He is qualified as an expert witness in over 20 states and he found that residential properties near transmission lines sold for 20-50% less than comparable properties. Michael McCann of McCann Appraisal based in Chicago indicated that residential property values are adversely and measurably impacted by close proximity of industrial scale wind energy turbine projects to the residential properties up to two miles in a range of 25% up to 40% loss of value. That is a concern, I am not planning on selling my house and moving but I don't feel like it is fair that I should have to pay with my property value for another person to gain on their own property. We aren't powering the City of Columbia or the City of Harrisburg with this, the energy is being sold out of state and I don't think it is a fair trade.

Keller Colley, 14631 N Hwy NN, Harrisburg

Mr. Voorheis brought up some good points, he has been an integral part of this community and we appreciate him. My main concern with this wind energy project is the loss of the value of my home; I have a brand-new house and I would hate to see it depleted. I can look around and see at least two other people in this room that have just built brand new houses as well. We just dumped a bunch of money into something that would be an awful thing to lose. I would like to thank the Commission and everyone who has come up with these regulations. As a safety professional myself, these are basic guidelines, I don't see the wind developers going above and beyond and take care of you, they are in it for monetary value. They are not looking out for the citizens. I wish there was an easy way to make this work together, but I don't see it.

Emily Furlong, 4401 W Voorheis Rd, Sturgeon

I appreciate some of the things Mr. Voorheis said about trying to improve the community. I am not from Harrisburg, I moved here in 2014 from a very suburban community and I love being here, I love the peace and quiet and being able to walk outside and not see anyone. Those are some of the reasons I love living here and one of the reasons I don't want to leave this community. I feel like that would be greatly disturbed and disrupted if my

neighbor decided to put up a turbine. I would hate to have our peace and quiet and our home devalued and disturbed in that manner. We have heard a lot of talk about this being beneficial to farmers. While this area has large tracts of land many people have moved to this area from the suburban areas like Columbia so they could have their piece of the pie, that piece of pie may only be five or ten acres for some people and it is sad to think about the fact that those people that have moved here to enjoy the same lifestyle and same quiet that we enjoy, would have that disrupted by the unsightliness of a wind turbine. This dream for many is built on the expectation of avoiding intrusive and obtrusive industrial objects in their community, this is not a primary farming community from what I am able to see so I fail to see the benefit to the majority of our community but more of a benefit to the minority.

We have also heard that this is great for the environment. I encourage the Commission to educate themselves about what happens to these structures once they are disassembled. This discarded material is not recycled or disintegrated in a landfill, it is just piled up and buried underground. This is not something that I would like to see in Boone County when these structures are disassembled and discarded. Many people have talked about the population, these communities in northern Missouri that have these turbines are not comparing apples to apples when you look at Boone County and Atchison and Scotland County. When this was first brought up, former Commissioner Fred Parry was on the radio discussing it and at that time there was concert venue that they were trying to put in south of Columbia and his comment was that it is not allowed, the County Commission did not allow this concert venue to go in south of Columbia because the people that live there have an expectation of quiet, peace and privacy. I would second that. We also have that expectation where we live and not be disrupted and have our peace of the pie ruined by the unsightliness of a turbine in our backyard. We are not talking about a concert venue, but we are talking about infra-sound.

Steve Proctor, 7001 Stidham Rd, Harrisburg

I drove up to Iowa a couple of weeks ago and drove through Schuyler County. It is not something I want to wake up and look at every morning. People don't even like to see power poles; everyone prefers their power lines be buried. I don't know how much taller a wind turbine is, but it is something I don't want to see. I work with the county all of the time and I don't agree with some of their regulations, but I abide by them because they are looking at the best interest of the county. I would never consider leaving Harrisburg, but I am not saying I wouldn't if the wind turbines show up. The revenue that we get from the wind turbines, if the value of property goes down it is just like other things it will be a replacement. There are many more cons than pro with wind turbines in my opinion.

I would like to see wind turbines stay strictly to A-1 zoning districts. It would be more suitable north of Hallsville, Sturgeon and Centralia. Like traveling through Texas you may see a house every three or four miles, it's the same way in Illinois, they are way off the road and as many as they have in the distance it is not something I want to see.

Robert Hall, 730 County Rd 104E, Harrisburg

I live in Howard County, but I have a Harrisburg address. We have been appalled by the wind turbine project ever since it first came up. I am opposed to it, I think the Boone County plan is very intriguing and I see that there is one element that I don't find in it, typically in a situation like this where you have a utility, there would be a requirement for easements that all the property owners would have to sign that would run with the land. Property is bought and sold all the time, and this puts a burden on the land.

No one else wished to speak.

Chairperson Harris stated the next public hearing would be on April 29, 2021 at the Southern Boone County Schools Central Board Office, 5275 W Red Tail Drive, Ashland at 6:30 PM.

The work session adjourned at 7:48 PM.

Meeting notes prepared by Paula Evans, Administrative Coordinator, Boone County Resource Management