

It is expected that a Quorum of the Personnel Committee, Board of Public Works, Plan Commission and Administration Committee will be attending this meeting: (although it is not expected that any official action of any of those bodies will be taken)

**CITY OF MENASHA
SUSTAINABILITY BOARD
Common Council Chambers
140 Main Street, Menasha**

Tuesday, September 15, 2009

6:30 PM

AGENDA

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. PUBLIC COMMENTS ON ANY MATTER OF CONCERN TO THE SUSTAINABILITY BOARD
(five (5) minute time limit for each person)
- D. MINUTES TO APPROVE
 - 1. [Sustainability Board Minutes, 8/18/09](#)
- E. COMMUNICATIONS
- F. DISCUSSION ITEMS
 - 1. City of Menasha Redevelopment/Vision Plans
 - “First Impressions” program
 - 2. [Proposing an initiative to work together with local Credit Unions to provide Energy Efficient Mortgages \(Sadie Schroeder\)](#)
 - 3. City codes related to sustainability (CDD Keil)
 - 4. [Wind Energy Ordinance](#)
 - 5. Department TNS presentations/Sustainability training
 - 6. Board presentations to Common Council
- G. ACTION ITEMS
 - 1. Sustainability Board Budget
 - 2. Booth at the energy fair at the UW thru Cumulus Broadcasting.
 - 3. Set next meeting date
- H. REPORT OF COMMISSIONERS & STAFF
 - 1. Valley Transit Update (Roger Kanitz)
 - 2. Report on Demonstration projects - Stormwater/Water quality, natural landscaping
 - 3. Report on Walking & Bike Audit
 - 4. Report on Neighborhood Electric Vehicle Ordinance
 - 5. Status of the “Sustainability Action Summit” and the additional TNS event
- I. ADJOURNMENT

**CITY OF MENASHA
SUSTAINABILITY BOARD
Common Council Chambers
140 Main Street, Menasha**

August 18, 2009

6:30 PM

Minutes

A. CALL TO ORDER

Meeting called to order at 6:35 p.m. by Roger Kanitz

B. ROLL CALL/EXCUSED ABSENCES

Present: Sadie Schroeder, Roger Kanitz, Mike Dillon

Excused: Becky Bauer, Trevor Frank

Others Present: CDD Greg Keil

C. PUBLIC COMMENTS ON ANY MATTER OF CONCERN TO THE SUSTAINABILITY BOARD

(five (5) minute time limit for each person)

No one spoke.

D. MINUTES TO APPROVE

1. [Sustainability Board Minutes, 7/21/09](#)

Moved by Roger Kanitz and seconded by Sadie Schroeder to approve minutes of July 17, 2009 meeting.

Motion carried

E. COMMUNICATIONS

None

F. DISCUSSION ITEMS

1. City Of Menasha Redevelopment/Vision Plans – City of Beloit Model Roger Kanitz reported on his recent visit to the City of Beloit and described the progress the city has made in renovating the city's waterfront with parks, green space and other amenities. Commissioners discussed prospects for generating public interest and support for such an initiative in Menasha. Greg Keil is to contact the Community Development Director of Beloit to find out more about the process that led to the city's redevelopment effort.

G. REPORT OF COMMISSIONERS AND STAFF

1. SCA Green Scene & Heard Event -Mike Dillon reported that the event was well attended. Eight persons picked-up volunteer forms. There will be a follow-up event on America Recycles Day in which the Winnebago County Solid Waste Department will be participating. Kristin Sewall is to make the volunteer forms available to George Dearborn and Eileen McCoy.

2. ECOS Sustainability Conference - Roger Kanitz reported that planning for the conference is underway for the event to be held on October 24. The City of Oshkosh and New North are potential participants as well as local sustainability boards. The event will be held at UW Fox Valley.
3. Valley Transit Update: Roger Kanitz reported that funding has been approved for Valley Transit to acquire three hybrid buses.
4. Menasha Utilities Public Power Week Event – Greg Keil reported that Menasha Utilities will be holding the event October 5. Customers will be eligible to receive a complimentary package of energy saving products. A related event entitled “Answers to Energy Questions” is scheduled for October 15 at UW Fox Valley.
5. City Department TNS Presentations/Sustainability Policy- - Greg Keil reported that Mike Dillon from SCA and Bill Beachkofski from Energy Control and Design made presentations to city department heads on reducing energy consumption in municipal buildings. Commissioners discussed topics for succeeding meetings and methods to promote fuller engagement by the departments in adopting sustainability principles.
6. Demonstration projects - Stormwater/Water quality, natural landscaping – Greg Keil reported that the rain garden project has been put on hold until September due to concerns about the survivability of plants in hot/dry weather.
7. Walking & Bike Audit- Greg Keil reported that mapping of the features and attributes associated with the audit has been completed.
8. Neighborhood Electric Vehicle Ordinance – Greg Keil reported that attempts are being made to coordinate the establishment of NEV ordinances with the Town of Harrison. The regional planning commission will be making a presentation to the town on creating a NEV ordinance .
9. Farm Fresh Market - Greg Keil reported that Kristin Sewall is organizing an event called Hometown Halloween Trick or Treat, which is to coincide with the October 29 Farm Fresh Market. The event is being coordinated with Menasha downtown businesses. Mike Dillon offered a contribution of \$300 by SCA Tissue for the event.
10. Follow up to Sustainability Board Volunteer Form- Linda Stoll is to create a letter for Kristin Sewall to distribute to persons who responded to the volunteer forms.

H. ACTION ITEMS

1. Set next meeting date
Meeting set for September 16, 2009

I. ADJOURNMENT

Motion made by Sadie Schroeder and seconded by Mike Dillon to adjourn at 7:57 p.m.

Respectfully submitted by CDD Greg Keil

MONEY MATTERS

BY JESSICA A. KNOBLAUCH

Flex Your Mortgage

Energy-Efficient Mortgages Expand Your Green Options

Last February, Dawn Webb and her husband, Floyd, bought their dream home—a 2,500-square-foot dwelling in Sacramento, California, with four bedrooms, three bathrooms and plenty of space for a growing family. But the home—built in 1989—needed an energy upgrade. So the Webbs opted for an Energy Efficient Mortgage (EEM).

According to the U.S. Department of Energy, EEMs give borrowers the opportunity to finance cost-effective, energy-saving measures as part of a single mortgage and stretch debt-to-income qualifying ratios on loans.

Federally insured mortgage programs, the Federal Housing Administration (FHA), the Veteran's Administration (VA), and the conventional secondary mortgage market, Fannie Mae and Freddie Mac, all sponsor EEMs. FHA

EEMs are currently the most popular.

The Webb's FHA EEM allowed them to purchase up to \$10,000 worth of energy-saving measures, including a more efficient central heating and cooling system, an energy-saving water heater and less drafty windows. Though the energy-efficiency expenses are tacked onto the original mortgage, FHA EEMs do not require borrowers to qualify for additional financing because cost-effective energy improvements result in lower utility bills, making more funds available for mortgage payments.

Elise Groves, a mortgage broker who did her first EEM last October, says that the additional paperwork is well worth the hassle for people who are purchasing older homes.

"All the loans that I'm doing with an FHA, I'm absolutely pitching doing an EEM," says Groves. "That additional

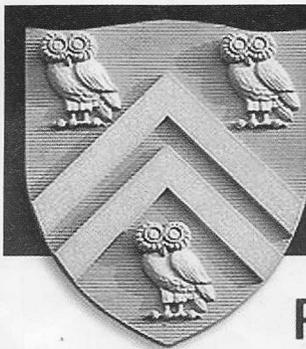
money borrowed to become more energy efficient is going to cost maybe \$60 to \$70 a month in higher mortgage payments, but the homeowner is saving \$150 a month in electricity bills."

What's Your Rating?

To qualify for an EEM, potential applicants must first hire a certified Home Energy Rater to inspect and evaluate the home's energy features, prepare a home energy rating and make recommendations for improvements.

"For an EEM, you need to put together a package that looks pretty attractive from an economic standpoint that's also not going to take too many years to pay itself off," says Peter Waring, owner of Healthier Dwelling, a green building and energy consulting company in California.

To evaluate a building or home's effi-



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ciency, Waring first determines how "tight" and well insulated the dwelling is by examining it from floor to ceiling for leaks and cracks. Waring then punches the data into a software program that generates a computer model of the house, revealing its efficiency rating.

To estimate a homeowner's potential savings from upgrades, Waring must guess what the cost of electricity and natural gas will be five, 10 or 30 years from now. Though Waring's estimates are conservative, he says that as petroleum becomes less available and gas prices skyrocket, the savings will continue to improve.

"You're basically borrowing the money you were going to spend in the future on gas and electricity and putting it into making improvements on your house now," he says. "So you've locked in what your energy needs are and also drastically reduced [your home's] carbon emissions."



John Shipman, president and CEO of Energy Efficiency Management, says that more than 70% of residential and nonresidential buildings predate current energy efficiency standards. In other words, the majority of U.S. buildings could use an upgrade, and fast, since building energy use is responsible for nearly 70% of electricity consumption and is the largest source of carbon emissions in the country.

"EEMs could be a great vehicle for

the country to use energy efficiency and use it wisely," says Shipman. "Our biggest offender is homes built before the energy code."

However, Shipman hopes that the current cap on FHA EEMs (\$8,000 plus up to \$4,000 in weatherization improvements) will eventually be eliminated because it only allows for homeowners to take small measures rather than retrofitting the entire house to be more energy efficient.

"We're handcuffed by this cap," says Shipman. "If we could take the existing housing stock in America and make it 50% better [with uncapped EEMs], can you imagine what that would do for the environment?"

CONTACTS: Energy Efficient Management: www.energyefficiencypro.com; Energy Efficient Mortgage: www.energystar.gov/index.cfm?c=bldrs_lenders_raters.energy_efficient_mortgage; Healthier Dwelling, www.healthierdwelling.com. **E**

JESSICA A. KNOBLAUCH is a New York City-based environmental journalist.

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Small Banks, Radical Vision

Local banks can change the world,
one neighborly investment at a time

Zach Carter

William Spademan is a radical banker. In an era when Wall Street executives frequent talk shows to defend lavish bonuses “earned” through reckless speculation, Spademan has been working to create a new kind of bank that would empower communities instead of enriching a powerful few.

“If you give any community the ability to create and control money, [it] can decide for itself what to invest in ... [and] what needs to be done,” Spademan says.

After spending decades in the non-profit world, Spademan found himself reluctantly turning to the realm of banking in an effort to mitigate economic inequality and assuage poverty.

“I was kind of repulsed by the whole idea of economics and money,” Spademan says. His new banking model is informed by years of community activism. Spademan founded the Center for Peace and Justice in Brunswick, Maine, in the late 1980s and continues to operate a group that provides financial support to nonprofit organizations.

For six years, he has been working to develop a new type of financial institution he calls a Common Good Bank. Spademan’s bank combines two common financial structures—a credit union and a public bank corporation—directing the community focus of the former and the profit potential of the latter toward the good of society. It’s an ambitious idea that would give communities democratic control over the creation of money and its distribution—restoring public accountability in the financial system, and funding important public projects that have been ignored by Wall Street financiers.

Large banks today tend to be public companies with stockholders spread



First National Bank of Orwell, Vermont, is one of the smallest banks in the nation. While bigger banks were suffering last year, First National had one of its best years. Most of the bank’s lending is in residential mortgages to Orwell neighbors. And many of those are of a type that larger banks will not issue: mortgages for people who run businesses out of their homes, or who rely on wood furnaces as their primary source of heat, or who saw the timber used to frame homes that they themselves build, often with the help of nearby relatives.

DON SHALL PHOTO
FLICKR.COM/PHOTOS/DONSHALL

all over the globe, especially on Wall Street. The short-term interests of these shareholders are rarely attuned to the well-being of the communities where banks operate.

West Coast financial behemoth Wells Fargo, for instance, has long been considered one of the strongest banks in the world for investors. But its stock price benefited significantly from the billions of dollars the bank raked in from the subprime mortgage boom. Wells Fargo's executives sold these toxic loans off to investors immediately after they had been extended to borrowers, so the bank's books have stayed clean, even though many of the communities it serves have been devastated. In April 2007, the banking giant paid \$6.8 million to settle a class-action lawsuit filed against the company for predatory subprime mortgage lending in California.

It became common for corporate banks to pursue high-risk ventures to turn high profits, despite the fact that it is astonishingly easy to make money in the banking business. Before risky lending was the norm, banking "used to be called the three-six-three business model," according to Lawrence J. White, a senior bank regulatory official during the late 1980s. "You borrow money at 3 percent, you lend it out at 6 percent, and you're on the golf course by 3 p.m.," says White.

Shareholders on Wall Street do not need a bank to make long-term profits; they only need it to garner high returns in the short term. When the stock starts to fall, these speculators can simply sell and move on to other stocks. The pressure on bankers to engage in risky behavior is high, and many banks link executive compensation to the company's stock price, rewarding short-term gains and sacrificing long-term stability.

"We saw what was going on in the industry in the last few years," says Curtis Hage, CEO of Home Federal Bank, a community bank based in Sioux Falls, South Dakota, that specializes in mortgage lending. "It was just intolerable to us."

Hage is no radical. In my half-hour conversation with him, he used the word "conservative" approvingly a total of 22 times. He wasn't referring to theories of international relations; he was talking about straightforward aversion to risk. He never raises his voice. He wears plaid ties. He has never approved a subprime mortgage or a blockbuster merger, and all of his bank's loans are made either in the Sioux Falls area or to people with whom the bank has previously worked. Hage believes the best way to make money is to be responsive to community needs. "If we make a loan to a borrower who can't afford it, we've done no service to them, and we've created no value," Hage says.

Yet Hage still faces pressure from shareholders to make risky loans, expand his operations, or accept a buyout from a bigger bank with no particular commitment or accountability to the Sioux Falls community. Wells Fargo, in fact, owns a stake in Home Federal, and Wells Fargo is far less threatening than some Wall Street hedge funds.

Speculators Keep Out

Spademan thinks he has found the solution to Hage's dilemma. He hopes to lock speculators out of the Common Good Bank business by writing founding documents that require new shareholders to be depositors, and by adopting by-laws that allow each shareholder one vote on how to organize the company's operations. Most corporations grant one vote to each share of stock, a strategy that gives wealthy shareholders more power and allows speculators to rewrite the company's business practices if they purchase a large-enough stake.

Here Spademan borrows from a business model that has thrived in the United States since the Great Depression: the credit union, a democratically governed financial co-op that is owned by its customers.

Michael Sills is the CEO of Evansville Federal Credit Union in Evansville, Indiana, a small collective with about 7,500 members, all with an in-

terest in improving life in Evansville.

"One of our employees here was at church, and she talked to Ruth, who is a social worker here in town, about establishing a house for women who have been through alcohol or drug rehab, a kind of transitional house," Sills said. "So we enlisted our customers and our members to help donate money and do bake sales and car washes—those kinds of things—to generate the money. I think there was a bowl-a-thon, too." Evansville's substance-abuse-recovery home is the kind of project that might not get funding from ordinary financial institutions.

Some credit unions also offer unique, socially responsible loans, like Santa Barbara County Federal Credit Union in California, which specializes in lending for solar energy panels. Interest rates on credit union loans are typically lower than those on bank loans, while credit unions usually pay their depositors more than banks. Credit unions almost entirely missed the subprime explosion.

But there are significant costs to the credit union charter. Credit unions are barred from turning a profit (aside from a small amount to cushion against losses), so Evansville FCU funds its charity work with bake sales rather than earnings. Credit unions cannot sell stock. If they want to grow, they have to rely on the modest earnings cushion they've retained over time to fund any expansion, which makes for a very slow process.

Spademan's Common Good Banks could get around this problem. They would be stock-based corporations, but with strict rules that require them to be governed like a credit union. What's more, Common Good Banks could turn a profit, but they would have to spend it on charitable contributions. Owners of the bank would vote on how to distribute profits to various charities, nominated by the owners themselves.

"Each of the depositors is given 100 virtual pennies, and they have to distribute them among the various organizations," Spademan says. "If you like one organization a lot you could give >>



TOM GRALISH FOR YES! MAGAZINE

Judy Wicks talks with customers—she lives above the White Dog Cafe in Philadelphia, a restaurant she founded that also serves as a hub for social activism.

My Best Investments are Down the Street

I have always felt uneasy about the stock market. As a longtime organizer and a local restaurant founder and owner, I put nearly all of my money, time, and energy into my local community, rather than into global corporate investments.

When I inherited a few shares of stock from my parents, I moved them into socially responsible investment funds. That way I knew I was not supporting companies that produced weapons or cigarettes, or did testing on animals. But when I looked at my portfolio and saw Wal-Mart among my holdings, I knew the stock market was not for me.

Ten years ago, I sold my stocks and put my entire savings into The Reinvestment Fund, a Philadelphia community investment group that loans money to support affordable housing, local businesses, community centers, and other community needs. I soon discovered that the wind turbines producing renewable energy for our region, including my own home and business, were financed by The Reinvestment Fund. From my local investment, I receive not only a modest financial return (which has now outperformed the stock market), but also a “living return”—the benefit of living in a more sustainable community.

When we invest our savings in a local reinvestment fund, credit union, or locally owned bank, we provide the capital needed to build local, living economies in our regions and receive the benefit of a living return.

Judy Wicks is co-founder and board chair of the Business Alliance for Local Living Economies (www.livingeconomies.org), and founder of the White Dog Cafe (www.judywicks.com).

Read about Judy Wicks and the White Dog Cafe at www.yesmagazine.org/whitedog

» Go virtual pennies to that one, and only five to another. When all the voting is done, you add up all the pennies that all the organizations have been given, and those are the proportions in which the profits will be given out.”

This strategy could dramatically expand a community bank’s local role and influence. It would also give communities control of how money is created and invested, even allowing the bank to fund projects that have no hope of generating a financial return.

“Our money system is so broken that we don’t even see that it’s silly that there are people who are desperate for work while there are jobs that need to be done,” Spademan says. “Things aren’t happening just because we don’t have an accounting system that can deal with it. That’s crazy.”

Spademan faces some significant challenges getting his program off the ground. The recent wave of bank failures has put the federal deposit insurance fund under pressure, and the FDIC has been approving fewer new bank applications. Since Common Good Bank investors will have no hope of earning a significant financial return, Spademan will have a smaller pool of potential start-up capital than ordinary banks and will need committed organizers to assemble depositors.

Fortunately, Spademan appears to be well on his way. Between early March and mid-April, Spademan hired 23 division organizers, each in a different community, to gather the bank’s financing. If he can marshal the capital, Spademan could very well do something radical with the financial system.

Despite all the pressure on Home Federal’s Hage, the survival of his bank proves that a stock-based company can maintain fair lending practices and turn a profit, while the existence of more than 7,800 credit unions in the U.S. proves that democratic finance can work. ♣



Zach Carter writes a weekly blog on the economy for The Media Consortium. His work has appeared in *Mother Jones*, *The American Prospect*, and *The Colorado Independent* and on AlterNet.

WIND ENERGY ORDINANCE

SEC. 13-1-82 SPECIAL USE PERMITS REQUIRED--WIND ENERGY SYSTEMS.

- (a) **APPROVAL REQUIRED.** No owner shall, within the City, build, construct, use or place any type or kind of wind energy system without holding the appropriate conditional use permit for said system.
- (b) **SEPARATE PERMIT REQUIRED FOR EACH SYSTEM.** A separate conditional use permit shall be required for each system. Said permit shall be applicable solely to the systems, structures, use and property described in the permit.
- (c) **BASIS OF APPROVAL.** The Plan Commission shall base its determination on general considerations as to the effect of such grant on the health, general welfare, safety and economic prosperity of the City and, specifically, of the immediate neighborhood in which such use would be located, including such considerations as the effect on the established character and quality of the area, its physical attractiveness, the movement of traffic, the demand for related services, the possible hazardous, harmful, noxious, offensive or nuisance effect as a result of noise, dust, smoke or odor and such other factors as would be appropriate to carry out the intent of the Zoning Code.
- (d) **FEES.** The Common Council shall, by resolution, establish fees for the processing and issuance of wind energy special use permits under this Article.
- (e) **DEFINITIONS.** "Wind energy systems" shall mean "windmills" which are used to produce electrical or mechanical power.

SEC. 13-1-83 PERMIT PROCEDURE--WIND ENERGY SYSTEMS.

- (a) **APPLICATION.** The permit application for a wind energy system shall be made to the Zoning Administrator on forms provided by the City. The application shall include the following information:
 - (1) The name and address of the applicant.
 - (2) The address of the property on which the system will be located.
 - (3) Applications for the erection of a wind energy conversion system shall be accompanied by a plat or survey for the property to be served showing the location of the generating facility and the means by which the facility will provide power to structures. If the system is intended to provide power to more than one (1) premises, the plat or survey shall show all properties to be served and the means of connection to the wind energy conversion system. A copy of all agreements with system users off the premises shall accompany the application. The application shall further indicate the level of noise to be generated by the system and provide assurances as to the safety features of the system. Energy easements shall accompany the application.
 - (4) An accurate and complete written description of the use for which special grant is being requested, including pertinent statistics and operational characteristics.
 - (5) Plans and other drawings showing proposed development of the site and buildings, including landscape plans, location of parking and service areas, driveways, exterior lighting, type of building material, etc., if applicable.
 - (6) Any other information which the Zoning Administrator may deem to be necessary to the proper review of the application.
 - (7) The Zoning Administrator shall review the application and, if the application is complete and

contains all required information, shall refer it to the Plan Commission.

- (b) **HEARING.** Upon referral of the application, the Plan Commission shall schedule a public hearing thereof as soon as practical and the Plan Commission shall notice said hearing as deemed appropriate.
- (c) **DETERMINATION.** Following public hearing and necessary study and investigation, the Plan Commission shall, as soon as practical, render its decision in writing and a copy made a permanent part of the Commission's minutes. Such decision shall include an accurate description of the special use permitted, of the property on which permitted, and any and all conditions made applicable thereto, or, if disapproved, shall indicate the reasons for disapproval. The Plan Commission may impose any conditions or exemptions necessary to minimize any burden on the persons affected by granting the special use permit.
- (d) **TERMINATION.** When a special use does not continue in conformity with the conditions of the original approval, or where a change in the character of the surrounding area or of the use itself cause it to be no longer compatible with surrounding areas, or for similar cause based upon consideration for the public welfare, the special grant may be terminated by action of the Plan Commission following a public hearing thereon.
- (e) **CHANGES.** Subsequent change or addition to the approved plans or use shall first be submitted for approval to the Plan Commission and if, in the opinion of the Board, such change or addition constitutes a substantial alteration, a public hearing before the Plan Commission shall be required and notice thereof be given.
- (f) **APPROVAL DOES NOT WAIVE PERMIT REQUIREMENTS.** The approval of a permit under this Article shall not be construed to waive the requirement to obtain electrical, building or plumbing permits prior to installation of any system.

SEC. 13-1-84 SPECIFIC REQUIREMENTS REGARDING WIND ENERGY SYSTEMS.

- (a) **ADDITIONAL STANDARDS.** Wind energy conversion systems, commonly referred to as "windmills," which are used to produce electrical power, shall also satisfy the requirements of this Section in addition to those found elsewhere in this Article.
- (b) **APPLICATION.** Applications for the erection of a wind energy conversion system shall be accompanied by a plat of survey for the property to be served showing the location of the generating facility and the means by which the facility will provide power to structures. If the system is intended to provide power to more than one (1) premises, the plat of survey shall show all properties to be served and the means of connection to the wind energy conversion system. A copy of all agreements with system users off the premises shall accompany the application. The application shall further indicate the level of noise to be generated by the system and provide assurances as to the safety features of the system. Energy easements shall accompany the application.
- (c) **CONSTRUCTION.** Wind energy conversion systems shall be constructed and anchored in such a manner to withstand wind pressure of not less than forty (40) pounds per square foot in area.
- (d) **NOISE.** The maximum level of noise permitted to be generated by a wind energy conversion system shall be fifty (50) decibels, as measured on a dB(A) scale, measured at the lot line.
- (e) **ELECTROMAGNETIC INTERFERENCE.** Wind energy conversion system generators and alternators shall be filtered and/or shielded so as to prevent the emission of radio-frequency energy that would cause any harmful interference with radio and/or television broadcasting or reception. In the event that harmful interference is cause subsequent to the granting of a conditional use permit, the operator of the wind energy conversion system shall promptly take steps to eliminate the harmful interference in accordance with Federal Communications Commission regulations.
- (f) **LOCATION AND HEIGHT.** Wind energy conversion systems shall be located in the rear yard only and shall meet all setback and yard requirements for the district in which they are located and, in addition,

shall be located not closer to a property boundary than a distance equal to their height. Wind energy conversion systems are exempt from the height requirements of this Chapter; however, all such systems over seventy-five (75) feet in height shall submit plans to the Federal Aviation Administration (FAA) to determine whether the system is to be considered an object affecting navigable air space and subject to FAA restrictions. A copy of any FAA restrictions imposed shall be included as a part of the wind energy conversion system conditional use permit application.

- (g) **FENCE REQUIRED.** All wind energy conversion systems shall be surrounded by a security fence not less than six (6) feet in height. A sign shall be posted on the fence warning of high voltages.
- (h) **UTILITY COMPANY NOTIFICATION.** The appropriate electric power company shall be notified, in writing, of any proposed interface with that company's grid prior to installing said interface. Copies of comments by the appropriate utility company shall accompany and be part of the application for a conditional use permit.