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June 26, 2019

Brian L. Chinn
448 Stringtown Rd
Williamsburg, KY 40769

Gwen Pinson
Executive Director
Kentucky Public Services Commission
PO Box 615
Frankfort, KY 40602-0615

Re: Docket No. 2019-00117

Dear Ms. Pinson:

I am writing to respond to Mr. Jacob WALBOURN's letter to the Commission, dated June 21, 2019; as well as to refute his fabricated statement that I threatened Verizon. A statement I have reported to the Kentucky Bar Association.

To be clear, the reason I am asking for the current proposed location permit to be denied is not based on perceived health concerns; therefore, any Commission action against the proposed locations permit would not violate Federal Law. I was a loyal Verizon customer for nearly 20 years prior to moving to my current location five years ago. Verizon coverage in this area was nonexistent and I was forced to change to AT&T. I understand the need for coverage in this area.

In Mr. WALBOURN's Exhibit A, it appears an optional location was considered on Dean CHAMBERS' property, a location that would ensure ZERO impact on residential property and within the established "search ring." The CHAMBERS property is located across I-75, away from all residential properties and is the sight of an existing cell tower for AT&T, indicating that area is viable for a cell tower.

First I will address Mr. WALBOURN's Exhibit B, the article "Cell Phone Towers Do Not Affect Property Values." The title implies this is a cut and dry; Mr. WALBOURN even invokes "empirical data". As with any study and especially with real estate appraisal, the circumstances; including property use, structure type and geographical location is a requirement to provide accurate results.

In Mr. WALBOURN's example, this study involves multi-story condominiums in an urban resort beach community primarily used as vacation rentals one block from the oceanfront. I would be surprised in any vacationer who rents a vacation condominium or any investor who purchases a unit would even notice a co-located cell tower. Applying this study to a rural or suburban area, and then concluding the results pertain to that area is specious at best.

The article also references a study in New Zealand that concluded the proximity to a cell tower did "seem to affect value." That study actually shows property value adjacent to cell towers are affected by up to a 20% decrease in property value. This was conveniently left out of the article which was published by the American Bar Association.

I have attached the executive summary of a study conducted by Burgoyne Appraisal Company March 7, 2017 titled, "Impact of Communication Towers and Equipment on Nearby Property Values." Based on 32 years of experience in real estate appraisal, the report states;

As a general matter, assuming two generally comparable areas, aesthetics will have the most significant impact on property values.

As a general matter, visible utility structures do adversely affect property values.

I thought I was clear in my initial letter that I was not concerned with health issues; but, was concerned with the perceptions of potential buyers and the general appearance of the tower. Perception is a major player in today's society, regardless of any empirical data, especially in rural areas and when tagged with "a Government Study concluded." Just look at the ongoing anti-vaccination movement. Perception may have some basis to consideration. The FDA/US Government stance on Monsanto's Round-Up, was for years, this is a safe product. Today, class action lawsuits worth billions have been cleared to proceed after cancer researchers found links to lymphatic cancer.

Now to Mr. WALBOURN's fabricated allegation that I said, "Verizon would regret not selecting my property." Read the letter from John MARCELLETTI of Pyramid Network Services, LLC, dated June 18, 2019. The only true part of Mr. WALBOURN's statement is what he put in quotations, I did in fact say the words "would regret". Maybe that is how some attorneys twist facts to fit their intended narrative. The statement I made to Mr. MARCELLETTI was based on my personal observations, as well as stories from other members in the community about dealings with Mr. BOWMAN. My statement was; Verizon would regret putting a tower on his property and potentially being married to him for the next 30 years.

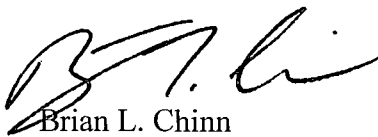
Finally, Mr. WALBOURN repeatedly states that my agreement to have the tower on my property somehow constitutes my approval. He appears confounded that I would even consider protesting the placement of the tower. I certainly hope he understands the concept of an income producing

asset to my property vs. a 240 foot eyesore looming over my property. With that being said, I had one meeting with Mr. MARCELLETTI of Pyramid during an initial visit to survey the property and no agreement was implied. I simply stated I would be open to discuss possibilities.

If the permit for this location is approved, there will be no place on my 27 acre farm that this tower cannot be seen. I ask the Commission; what is my recourse when a potential buyer walks away because they don't want to look at the tower or considers it unsafe? Maybe I can give them a copy of Mr. WALBOURN's article. This location is not down the road; if it falls, it falls on my property. That is how close it is. Would the members of the Commission enjoy sitting on their deck during a family picnic looking at this tower? Standing in the front yard looking at this tower? Looking out the den window seeing this tower? Walking along the riverbank in the lower field, looking at this tower?

I ask the Commission to deny this permit and suggest the location be modified to the non-residential property of Dean CHAMBERS, indicated as Candidate C on Mr. WALBOURN's Exhibit A. I am a taxpaying resident of Kentucky and the current proposed placement of this eyesore will directly affect the pursuit of happiness on my own property and based on my rebuttal study, have a negative impact on property value.

Sincerely,

A handwritten signature in black ink, appearing to read "B. L. Chinn".

Brian L. Chinn
Property Owner

“Impact of Communication Towers and Equipment on Nearby Property Values”

Prepared by

Burgoyne Appraisal Company

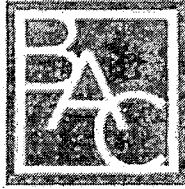
Executed March 7, 2017

Exhibit Presented as evidence in Comments of the Smart Communities Citing Coalition on the Mobilite
Petition for Declaratory Ruling on Streamlining of Small Cell Infrastructure By Improving Wireless
Facilities Siting Policies.

WT Docket No. 16-421.

For the full comments of the Smart Communities Siting Coalition please see

https://ecfsapi.fcc.gov/file/1030998488645/COMMENTS_SMART%20COMMUNITIES%20SITING%20COALITION.pdf



BURGOYNE APPRAISAL COMPANY

DAVID E. BURGOYNE ASA SR/WA
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GOKHAN ANDI

Burgoyne Appraisal Company has investigated the impact of communication towers and communication equipment on nearby property values, including residential properties, commercial properties, and properties in historically designated areas. Our report on such impacts is based upon our more than thirty years of professional appraisal experience and drawing upon literature search of other articles and appraisal papers.

Please note that due to the nature of the report our investigation is general in nature and is not specifically related to any given location.

IMPACT OF COMMUNICATION TOWERS AND EQUIPMENT ON NEARBY PROPERTY VALUES

I. Executive Summary

- The Burgoyne Appraisal Company ("Burgoyne"), drawing upon its thirty-two (32) years of experience as a Real Estate Appraiser specializing in detrimental conditions, takings, adverse impacts and right-of-way, finds that:
- As a general matter, assuming two generally comparable areas, aesthetics will have the most significant impact on property values. If, for example, I assume two houses of equal age, size and condition in the same residential area, the relative value of one home will be most affected by the aesthetics in the immediate vicinity of that home.
- As a general matter, visible utility structures do adversely affect property values. This is reflected in the fact that, as a general matter property values are higher in areas where there are no aboveground utility facilities (other than lighting) than in areas where utilities are aboveground.
- The impact will generally be related to the size of the facility, the characteristics of the facility, its location (including proximity), and visibility. That is to say, I would expect a tower or other structure that is larger than existing structures to have a greater impact on property values than a structure that is similarly sized and in keeping with other structures. I would expect that installation of equipment that is widely visible to have a more significant impact than equipment that is not (so, for example, a transformer at the top of a pole would have less of an impact than a box of similar size that is within a normal site line, or on the