

From: [PSC Executive Director](#)
To: [REDACTED]
Subject: Rhudes Creek Solar, Case Number 2021-00127
Date: Monday, November 29, 2021 11:34:00 AM
Attachments: [Rhudes Creek Solar PSC Comment Case Number 2021-00127 Asa and Jennifer Fraze.pdf](#)

Thank you for your comments on the application of Rhudes Creek Solar, LLC. Your comments in the above-referenced matter have been received and will be placed into the case file for the Commission's consideration. Please cite the case number in this matter, 2021-00127, in any further correspondence. The documents in this case are available at [View Case Filings for: 2021-00127 \(ky.gov\)](#).

Thank you for your interest in this matter.

From: PSC Public Information Officer <PSC.Info@ky.gov>
Sent: Monday, November 29, 2021 10:25 AM
To: PSC Executive Director <PSCED@ky.gov>
Subject: FW: Rhudes Creek Solar, Case Number 2021-00127

****CAUTION** PDF attachments may contain links to malicious sites. Please contact the COT Service Desk ServiceCorrespondence@ky.gov for any assistance.**

From: Asa Fraze [REDACTED]
Sent: Tuesday, November 23, 2021 9:45 AM
To: PSC Public Information Officer <PSC.Info@ky.gov>
Subject: Rhudes Creek Solar, Case Number 2021-00127

****CAUTION** PDF attachments may contain links to malicious sites. Please contact the COT Service Desk ServiceCorrespondence@ky.gov for any assistance.**

Good morning,

We tried emailing our comments and attached video to the provided psc.comments@ky.gov, however we received an email back stating it could not be sent because we were not on the approved email list. We called the Consumer Services number and they told us to try emailing this address. We have attached our comment letter as well as a video that one of the PSC officials requested that we submit. Would it be possible for you to provide these items to the correct individuals so that they can be submitted into record? If not, could you please instruct us on how to get this information to the correct people?

 [20210125_133443.mp4](#) 

Thank you for your time.

Very respectfully,

Asa and Jennifer Frazee
3562 Hardinsburg Rd.
Cecilia, KY 42724

November 22, 2021

Kentucky Public Service Commission
211 Sower Boulevard
Frankfort, KY 40602

RE: Rhudes Creek Solar Project, Case Number 2021-00127

To whom it may concern,

We are writing to voice several concerns we have regarding the proposed ibV Energy Partners solar project. We live at 3562 Hardinsburg Rd, Cecilia KY. The proposed transmission lines and access road for the project will be installed on Mr. Dave Peterson's property (this property borders ours on two sides). As you can see in the video we provided, we often receive a large amount of water runoff from Mr. Peterson's property that flows around our house, through the front yard, and then gradually drains back on to Mr. Peterson's property over the course of 2-3 days. This occurs during any periods of high rainfall and makes our sump pump run continuously when flooding is at its peak. Our primary concern is when they change the terrain on Mr. Peterson's land to build the access road, we will receive larger amounts of water runoff from the adjoining property and this runoff will not be able to drain off of our property due to the topographical changes. If the water has no place to go, our property will flood, overwhelming our sump pump, flooding our crawlspace, affecting the structural integrity and livability of our house.

Second, we are concerned about the negative impact on property values to the area in and around Cecilia. This is frustrating because we have no control over whether we lose up to one third of our home's value (this is the average value loss for property in close proximity to solar projects). Our house and property represent an investment and we did not spend our hard-earned money to pay for our property and subsequent upgrades for our home, just to take a loss or see significantly decreased returns when we sell. This concern for decreased property value also extends to property taxes. We currently pay property taxes on the amount for which we purchased our home and if our property values are affected, we will be stuck paying higher taxes for property valued much higher than property is actually worth on the market.

We moved to Kentucky in the hopes of living in the country, somewhat secluded from city life and able to enjoy the natural beauty of the environment that God created. Solar farms will unquestionably change that. We love the way the land looks around us and do not want to lose that. Additionally, this proposed solar project, along with the nearly dozen others underway in the area, all consume farmland. Farmland is a finite resource. There is so little land on Earth available for farming that we cannot afford to lose more. Allowing solar farms to replace agricultural land sacrifices the long-term food security of all in favor of a quick payday for a few. If we say it is okay for one or two farms to be converted to solar farms, where does it stop? You cannot eat solar panels or the electricity they produce. People think there are supply chain and

food availability issues now, but it will increase tenfold if we continue to repurpose one of our most finite resources. Further, what happens if this project is delayed or canceled prior to completing its anticipated lifecycle? The company states there is money set aside to clean up the area, but what if that money is not there when the time comes or it is not enough? Cecilia will be stuck with a solar farm junk yard full of toxic chemicals on land that is no longer usable for anything. This area will also see significant alteration to wildlife ecosystems. Sandhill Cranes directly transit this area to feed off the leftovers on the farms as part of their yearly migratory patterns and use many areas that would be affected by the solar farms. All of the birds, deer, coyotes, skunks, opossums, and every other animal in this area will have their homes and potential food sources affected.

ibV has done an excellent job talking about the amount of jobs created by this project and the potential tax revenue over the life of the project. It is easy to be taken in by these numbers. However, these numbers are quite small, modest at best, when considered against the scope of the overall project and the return on investment for Hardin County. First, how many of the potential jobs will actually go to workers in Hardin County? It is very common for large construction projects like this to subcontract out most of their jobs, often to companies who are in no way connected to the local area. Additionally, how many of these jobs will need to be filled by people from outside the local area because of the unique skills required? This comes down to simple economics for ibV. If the labor can be brought in at a better price than they would get from using a local company or local talent, they will almost certainly do so. This is not a mark against ibV. Again, this is common practice for large construction projects. From a business standpoint, it makes good sense for them. The question is, does this serve the best interests of Hardin County and its future? Additionally, ibV readily admits in their pamphlets the large majority of jobs associated with this project will only be during the construction phase. These jobs are temporary and will go away once the project is complete. This is not the same as a new factory where the construction jobs are replaced by permanent jobs in the factory once the facility is built. These are not jobs that will remain in the local area and grow the tax base. There may be a brief injection of capital into the local economy from these jobs but this will almost certainly decline once the construction phase of the project is complete.

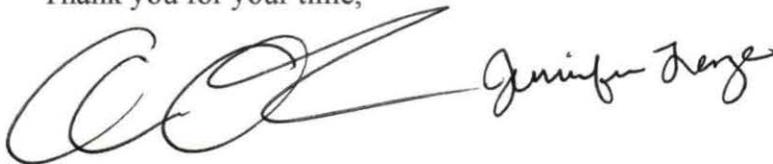
Moreover, ibV's literature states they estimate tax revenue generated for the local area will amount to a little over \$2.35 million dollars over the 20-to-30-year life of the project. Once again, \$2 million dollars sounds like a lot of money. However, when broken down over 25 years, this amounts to less than \$100,000 a year. For comparison, a recent proposed solar project in Connecticut puts these numbers to shame. The Connecticut project, comparable in output (120 MW) covers several hundred fewer acres (485 out of 737.2 acres on several plots of land). Of those, only 230 acres are active farmland, as opposed to the Cecilia project which is almost entirely on prime farmland. Furthermore, the Connecticut project has a tax stabilization agreement requiring the solar project owners to pay the community (East Windsor) \$378,000 a year for the next 20 years, plus a \$1.5 million impact payment when construction begins. Every year after 20 years, the annual payment will increase 1 percent. This is nearly four times what Hardin County stands to make from ibV's Cecilia project, not including the initial impact

payment. (Source: <https://ctexaminer.com/2021/02/25/largest-solar-farm-in-the-northeastern-united-states-approved-for-east-windsor/>).

The truth is the majority of benefits from this project will not remain in Hardin County and will certainly not directly contribute to Cecilia's long-term viability. This includes the power generated by this proposed industrial solar farm. This begs the question, is this project really the best long-term investment for Hardin County? If this is approved, the county is balancing the risk of potential environmental issues (which can come with an oversized impact) against what amounts to a small return on investment.

This decision is not about the next few years of Hardin County's future - it is about the next 50 years of Hardin County's future. ibV's project is just the beginning of the push to put industrial solar energy in Hardin County. If the county posture's itself to be the home of this type of industry, will this be for the true good of the county or will Hardin County find itself with buyer's remorse when the short-term windfall from the solar energy boom eventually dries up?

Thank you for your time,

A handwritten signature in black ink, appearing to read "Jennifer Frazee". The signature is written in a cursive style with a large, looping initial "J".

Asa and Jennifer Frazee

3562 Hardinsburg Road

Cecilia, KY 42724

*Larry Waddell
Resident Representative
1759 Valley Creek Road
Elizabeth, KENTUCKY 42701

*James W Gardner
Sturgill, Turner, Barker & Moloney, PLLC
333 West Vine Street
Suite 1400
Lexington, KENTUCKY 40507

*Mark Hinton
Chairman
1245 West Bryan Road
 Elizabethtown, KENTUCKY 42701

*M. Todd Osterloh
Sturgill, Turner, Barker & Moloney, PLLC
333 West Vine Street
Suite 1400
Lexington, KENTUCKY 40507