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## Roger & Janelle Nicolai

2663 Blue Bird Rd.  
Falls of Rough, Kentucky 40119



August 10, 2022

Kentucky Public Service Commission  
Executive Director  
211 Sower Boulevard, P.O. Box 615  
Frankfort, Kentucky 40602  
Re: Docket #2021-00398

To Whom It May Concern,

It is frustrating that we have to continue to explain ourselves in regards to this case. The latest petition and included signatures, submitted by Terry and Kim Newton, does not address our sole concern; property value. At no point have we objected to the construction of a cellular communications site. What we object to is the negative effect, regarding property value, that we will incur.

We have proven that we will suffer a drop in property value if this site is built in the proposed location. The National Association of Realtors tacitly endorses evidence we have submitted!<sup>1</sup>

The submitted petition does not address or, even, acknowledge our loss in property value. In this way the petition appears either wantonly obtuse- or purposely avoidant- in the facts it presents. In regards to this case the petition is completely irrelevant. Professionally, through

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<sup>1</sup> <https://www.nar.realtor/cell-phone-towers> : Wherein the study we submitted, *Wireless Towers and Home Values: An Alternative Valuation Approach Using a Spatial Econometric Analysis*, is made available to NAR members.

both its creation and submission to a public forum, this petition verges on slander. In neither instance has the impact on our property value been dealt with.

We continue to ask the PSC to help us with this case. The negative consequences of this cellular site should not be ours to bear. We have tried to be “creative” in our approach to this case and offer a solution that benefits all affected parties. Moving the construction site (within the Newton’s property), for example, would allow the Newtons to benefit monetarily from the site and alleviate some of our losses in property value.

We are not trying to stop the creation of a new cellular facility.

**We are trying to mitigate the financial harm our property will incur.**

Thank You,

Roger & Janelle Nicolai