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COMMISSION

Terry & Kimberly Newton

2589 Blue Bird Rd.

Falls of Rough Ky. 40119

Email - 

March 20, 2022

Attention KPSC Executive Director

Docket # 2021-00398

My name is Terry Newton and I'm speaking on behalf of my wife (Kimberly Newton) and myself. We would like to make our last comments on the communication facility scheduled to be built on our farm at 2589 Blue Bird Rd. Falls of Rough KY.

I'd like to start out by saying I'm glad that Mr. and Mrs. Nicolai would like to see the communication tower remain on OUR property as stated.

However we do have a slight issue with the Nicolai's intervening with how we run OUR farming business and who we can and can't lease property to, for a source of income. Weather we build buildings to house boats and RV's, lease for crops and yes even a cell tower.

If you visit the web site Rocketmortgage.com and click on home appreciation you will read how thing affect housing and

property value. According to Millionacres.com current national average appreciation rate is 2% month over month and 14.5% year over year, as you read you will know this will not always hold true all the time due to many variables. Improvements to your house and land will help increase your value just as this communication tower is an improvement to our community. (Without the Nicolai's having a market analysis done on their farm I'm unsure how they arrived at 10% = 30K?)

Let me state once more that there were two locations for the communication tower. The first location was unacceptable due to Mead County RECC overhead power lines and easement. The second location fit the need for a New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility and Tillman Infrastructure LLC, and as for our needs as well, due to the fact that this area can't be used for TILLABLE LAND and sets next to a heavily wooded area.

Keeping in mind this is rural area and with no zoning and not suburban areas. But with the findings that the Nicolai's has presented about Locke & Blomquist and depreciation occurs within 1000' of a cell tower and the studies done by Affuso, Cummings, Le say 2400', these folks need to get together and come up with an more accurate number, 1400' difference is over a ¼ mile.

Putting this aside, in the picture's that Mr. Nicolai's presented to you with google earth, you will see markups I have made to

be more accurate and to scale. My point being is first Mr. Nicolai stated their house will be closer to the tower than ours.

Second is where they think the tower should go on Our Property and would have less visibility to them at about 800'. This is NOT an option for the sole reason that this is tillable soil and being used.

Third is as quoted by Mrs. Nicolai stating that anywhere on OUR property would have an impact on their property value , this brings me to ask why move the tower from its original designated area to begin with??? (it's just as much, less visible at the surveyed area if you take in consideration the elevations, evergreens and tree lines.)

Thank you and your constituents for taking the time to listen to our concerns and comment's and we look forward to the start of the construction of the tower to benefit our community.

Sincerely





