

15848 Teal Road
Verona, KY 41092

August 25, 2025

Subject: Bullock Pen Water District's (BPWD) Plans

RECEIVED

Public Service Commission
211 Sower Blvd
Frankfort, KY 40602

AUG 28 2025

PUBLIC SERVICE
COMMISSION

To Whom It May Concern

1. The purpose of this letter is to express concern about the Bullock Pen Water District's (BPWD) plans to build a new water plant on Bullock Pen Lake. I write as a property owner on the lake with deeded property under the lake. I have two levels of concern. First, as an on the lake property owner I have concerns about the effects on my family's quality of life, the additional secondary expenses imposed on property owners, and the direct impact on property values. Second, I am deeply concerned about the cloaked, abnormal, and largely non-public procedures by which this project appears to have been pursued.

2. Bullock Pen is one of the few public waters available in northern Kentucky and residing on its shores is a natural pleasure. Any construction that affects that natural beauty or threatens its continuation has direct effect on the lake families' quality of life and that of the many other users in the area. Just the additional proposed water draw, which is based on decades old agreements, can drastically affect the shoreline and the aquatic growth along it. This in turn affects fishing and other activities as well as the appearance and maintenance of property. Additionally, while the additional draw "will only lower water by an additional two feet", experience suggests this is a dubious expectation. For many, it will pose new problems such as additional erosion, new water hazards, loss of use or reconstruction of docks, new access stairs, additional shore reinforcement, and other maintenance issues. Obviously, the construction of a major commercial facility directly across from our subdivision has an impact on property values as its lights and sounds change the nature of our neighborhood. Such construction poses significant environmental questions and risks and unconsidered private costs.

3. As a resident and user of this local water system I am interested in a continued safe water supply, but I am concerned that a proper analysis be done so that the rights of all residents receive proper consideration and the best solution for the area is found. This is my second area of concern. The existence of this project was sprung on me by word of mouth and has apparently been ongoing for some time without well-founded public notice. Even after belatedly learning of it, I had difficulty finding public acknowledgement of it. Since the district can mail bills, I see no reason why a very wide

public notice was not made as it also potentially affects water rates as well as the lake and its users. With such awareness issues and concerns could be better understood and addressed. Furthermore, a more long-term economically and environmentally friendly solution may be readily available through Ohio River water purchase and this option has not been thoroughly examined. It is not at all clear to me that both reasonable and regulatory requirements for prudent decision-making and use of public resources and funds have been followed or met. The cart may be well before the horse here—a “build” solution based on property availability before the long-term implications are fully understood.

4. While I have obvious interests as expressed in paragraph 2, as a Kentucky resident I am also interested in our public business being done in a professional and thorough manner. Here, I am concerned that neither my interests nor obviously appropriate procedures have been served.

Harry R. Yarger
COL (Ret), PhD