

“Mount Trashmore in KW”

CREATION OF A SAB OBJECTIVE “TASK FORCE” TO INCLUDE A BROAD MIXTURE OF PRIVATE SECTOR PROFESSIONAL SKILL-SETS TO WORK WITH SAB FOR SCIENTIFIC CONSLUSIONS TO DETERMINE THE “HIGHEST AND BEST USE” FOR MOUNT TRASHMORE WITH THE POSSIBLE INCLUSION OF RELATED “TRUE AFFORDABLE HOUSING FOR THE WORKING POOR” and A PROBABLE BEST ‘ENVIRONMENTALLY PASSIVE USE’ – *Re-Sponsored by Ric Lightner*

ALL FOUR OF THESE MIGHT BE IMPLEMENTED AT THE SAME TIME FOR THE FUTURE

1.) CREATION OF A SAB OBJECTIVE “TASK FORCE” TO INCLUDE A BROAD MIXTURE OF PRIVATE SECTOR PROFESSIONAL SKILL-SETS TO WORK WITH SAB FOR SCIENTIFIC CONCLUSIONS TO DETERMINE THE “HIGHEST AND BEST USE” FOR MOUNT TRASHMORE WITH *NEW LANDFILL TESTING ANALYSIS*.

2.) THE *POSSIBLE INCLUSION OF RELATED “TRUE AFFORDABLE HOUSING FOR THE WORKING POOR”*. ONLY AVAILABLE TO INCOME RANGES FROM *\$12,500 TO \$25,000 ANNUALLY*, OR *\$250 TO \$500 WEEKLY*.

3.)“KOTS, SEMI-EXPANDED 6-PERSON DORMATORIES” AND SOCIETAL REINTRODUCTION WITH EARNED MICRO-HOUSING IN 1-2 PERSON EFFICIENCIES” BUILT AROUND THE OUTSIDE ONLY, OF THE LANDFILL.

4.) *“SOLAR WITH WIND TURBINE GRID COULD POWER NEW “WORKING POOR HOUSING UNITS”, “SPCA”, “GERALD ADAMS SCHOOL”, “NURSING HOME”, EXISTING “KOTS”, “SHERIFF’S COMPLEX”, “FKCC”, RESIDINSCES OR ANY COMBINATION THEREOF [SEE POWERPOINT SLIDES BELOW].*

*“Wind Turbines which would work in conjunction with Solar Panel grids”
And many less batteries [the most expensive component] needed
nightly as Wind Power is used in the form of Lithium Ion batteries*



So, Mount Trashmore sits on 18 acres and is 92 feet high and may or may not be fit for safe commercial or residential use in the future. Current City of Key West estimates are 70 to 190 million dollars to remove the landfill [minus any costs to safely detox personnel and equipment and ensure public health and safety]. That estimate was to be with 80 trucks running daily to the mainland for three to four years.

Those numbers should be first benchmark that should be firmly verified now for the future.

A part of SAB's duties should include reverification of landfill removal projections detailed in tons or cubic yards removed by truckloads in dollars and a manner easily understood by a lay person. There are no allowances for the concurrent tangential costs of transportation to a legal brownfield waste dump, additional equipment and manpower required for this massive task. SAB should immediately appoint someone skilled at data assemblage and interpretation or seek out a pro bono RFP of all information needed from a competent and proven building construction 'Take-Offs' estimator.

The current consensus of the SAB board it is that the landfill is too dangerous to the public safety to attempt a removal at this time. This is based on a one expert's recommendation at this time. And the best passive use for Key West and the people might well be the above scenario also bringing KW into the 21st Century with the rest of the country. [34 - .3 min.]

THE "BEST USE" OF MOUNT TRASHMORE

Most compassionate and logical people would agree that the absolute best use [not the highest monetary use] would be to find truly low-low income affordable housing for the 60% "Working Poor" service people of United Ways "Alice Report". This could include at least a partial solution for the 'homeless' scenario that is engulfing us and the rest of America. As in California, it has the potential of becoming pandemic if not addressed now for the future.

One solution might be to change the density ratio to 80 micro-units per acre by variance [up to 400 SF each]. That would allow 1440 micro-units being placed on the entire landfill area, or a lessor amount around the outside base of the sloped mound perimeter. That is green sustainably efficient in the extreme and there would be little blow back from the, "Not in my neighborhood" [NIMN] groups.

After determination from new scientific data collection under the "SAB Task Force" professionals, this very well might be possible be accomplished for the outside perimeters only following coring, sampling and lab analysis of heavy metal elements and gases in from those cores/bore hole samples and the leche's [le-chéz] beneath.

They might be either earth sheltered [similar to 'Green Sustainable 'Berm' or 'Earthen' Homes'. Earth acts as 'thermal mass', making it easier to maintain a steady indoor air temperature reducing energy costs for heating and cooling. Or they could be built on pilings above the existing sloped base footprint of the landfill in the manner of stilt homes built to withstand category 5 and above storms. This would apply only to the very outside portion around Mt. Trashmore could after scientific analysis when deemed safe for removal. [271 – 2.1 minutes]

Developers Ideal Concept





Bad Design and Construction



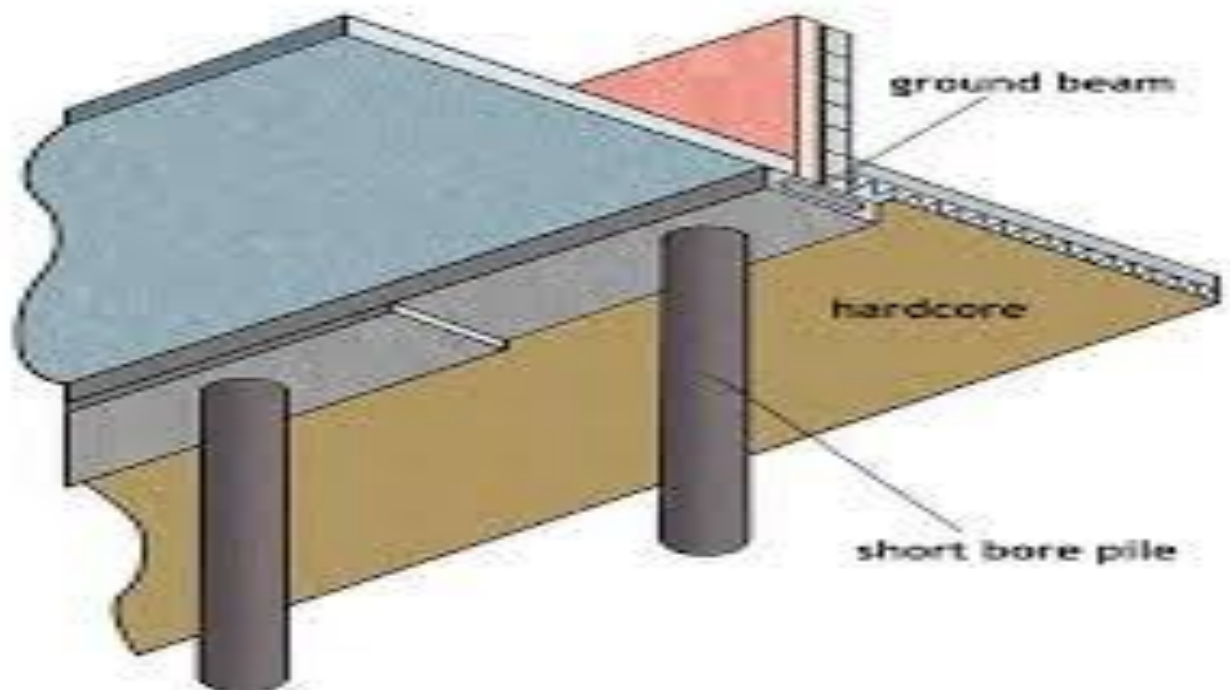


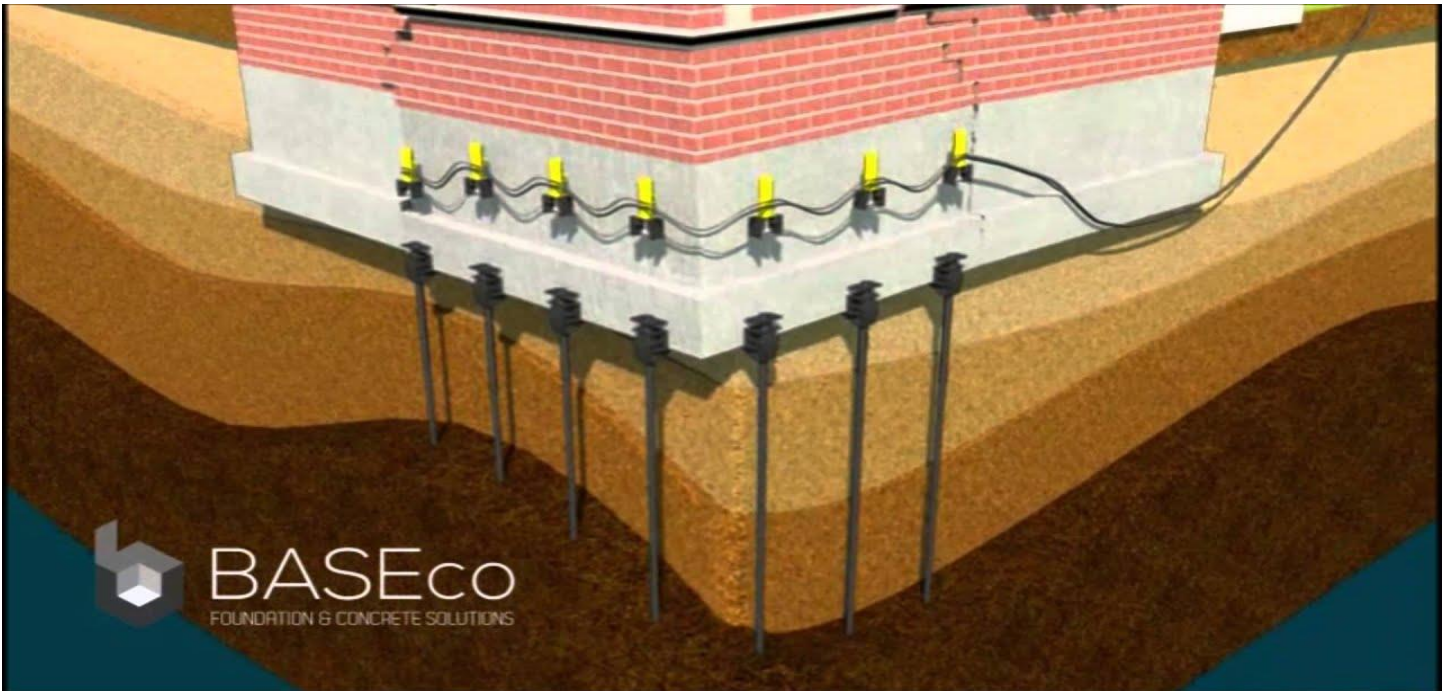
Micro Retaining Walls Rebar for RWS





Pilings Driven to Bedrock





Structures Built into Base of Slope





Structure Built into Base of Surrounding Slope





The Low Income 'Affordable' Versus 'Market-Rate' Conundrum

Presently there are 3,000 plus units in the lower Keys pipeline to be constructed, with only one 100+ -unit Stock Island project dedicated to benefit the published 'Alice Report', 60% 'Working Poor' of Stock Island and the Lower Keys (We are told). This very low income "Working Poor" segment is dedicated towards those folks making \$250 to \$500 weekly or \$12,000.00 to \$25,000.00 annually. They are presently living month to month, a small emergency away from eviction possible adding to our homeless population.

Their counterpart who can afford to pay the deposit to move into the three thousand units and make a minimum of double that at \$1,000 weekly, totaling \$50,000 minimum which is our teachers, cops, firefighters, small business owners and middle-managers, etc.

Our citizenry is fully aware, the "Low Income" 3,000 units projects are actually "Market Rate" units mis-labeled as "Low Income" first by developers followed by planning and all other departments, thereafter with cooperation from city or town managers, planning and building departments. Developers continue to reap the rewards of "Low-Income housing" by purposeful continuing the use of obfuscating financial terminology without clear, meaningful terminology from our City Accountants and Controllers, ever cautious about budgeting and indebtedness, when that is exactly the needed thinking needed to start to circumnavigate this issue in the form of bonding.

Clear evidence of this lies in a recent article in the Citizen where it was reported there were a total of 12 units out of 208 on Rockland, that were devoted to handling the 60% “Working Poor” service people. Twelve units divided by 208 equals one-half of one percent point (.05%). **One, one half of one percent.** And that’s not 5% or 50%! All the other future projects have the same proportions for the low-low income **“Market Rate” housing.**

MORE ON SOLAR AND MOUNT TRASHMORE

- 1.) Someone in the near future may try construct even more market rate units [in the guise of “Affordable” Low-Income Housing] on the 19-acre water-front property if the city deems it safe to build upon. And it appears the SAB Board if it continues on the present course, might be destined to be a part of that highly ill-informed process.
- 2.) And the second major problem has already occurred within the history of this project in 1987 [**See Addendum #5, three-part series on the landfill**] with developers, wherein a grand jury was formed, “due to alarming concerns that members of the city government who championed the project had personally gained from it”. That bullet was dodged when a grand jury determined that, “There was only an an appearance of impropriety and a conflict of interest”. [KEY WEST CITIZEN 2019]

For three years now some members of past and present City of Key West government are continuing to actively seek that the city be in charge of taking this property along a fast track back to its control.

One way to safeguard against a reoccurrence of developmental influences or “improprieties” is to form combination of the private sector individual and City experts under SAB to report back to the City Commission in the next six months. **[448 – 3.4 minutes]**

“POSSIBLE TASK FORCE PROFESSIONALS AND INDIVIDUAL EXPERTS”

SAB should long ago have created Its own pro bono Task Force to work with the city to find the science based, safest, highest and best use via a new scientific analysis with arm’s length third party experts to reporting directly back to SAB or City Commission. It should include engineers, architects, land and marine biologists, geologists and others. Possibly skill sets and/or candidates might include known experts. This panel can report to and be under the auspices of SAB and be ‘Sunshine Free’ under certain simple circumstances. Suggestions for individuals might include:

- Private Sector Land Fill and Brown Field Expert - Ed Russo
- KW Solid Waste Director - John Paul Castro
- KW Engineer and Head of Building – Terry Justice
- KW Engineer – Jonnie Yonque Project Engineer
- Monroe County Health Department Executive Director or Appointee – Bob Eadie
- Private Sector Architect - Bill Horn or Appointee, USGBC LEED AP BD+C
- Private Sector Architect - Bert Bender or Appointee, USGBC LEED AP
- Private Sector Solar/Wind Field/RWH plus Affordable Housing Expert – Marty Flynn
- Private Sector Artist for Innovative Design, Creativity and renderings
- Private Sector Construction Estimator(s) -
- Florida Keys Aqueduct Authority - Julie Cheon
- NOAA/FKNMS - Marine Geologist -
- NOAA/FKNMS - Marine Biologist -
- NOAA/FKNMS Marine Archaeologist – Matthew Lawrence [179 – 1.4minutes]

“Welcome to Key West” may be viewed by planes arriving-departing KW Airport”





Olitic limestone bedrock 3' below would allow strong base at very low cost for Wind Turbines. Augured columns driven 90' for solar array panels to be supported above mound.

Process and Procedure from SAB to Commission

For SAB to reevaluate without bias the existing reports by the City of Key West. The landfill's current condition and testing should be revisited with new benchmarks to determine potential future safe uses. In engineering parlance, **"If you can't objectively measure it, you can't fix it"**. Or in a scientist's vernacular, **"When a measure becomes the 'Target', it is no longer a good measure" or, "Any observed statistics collapse when pressure (the City's Report), is placed upon it for control purposes.**

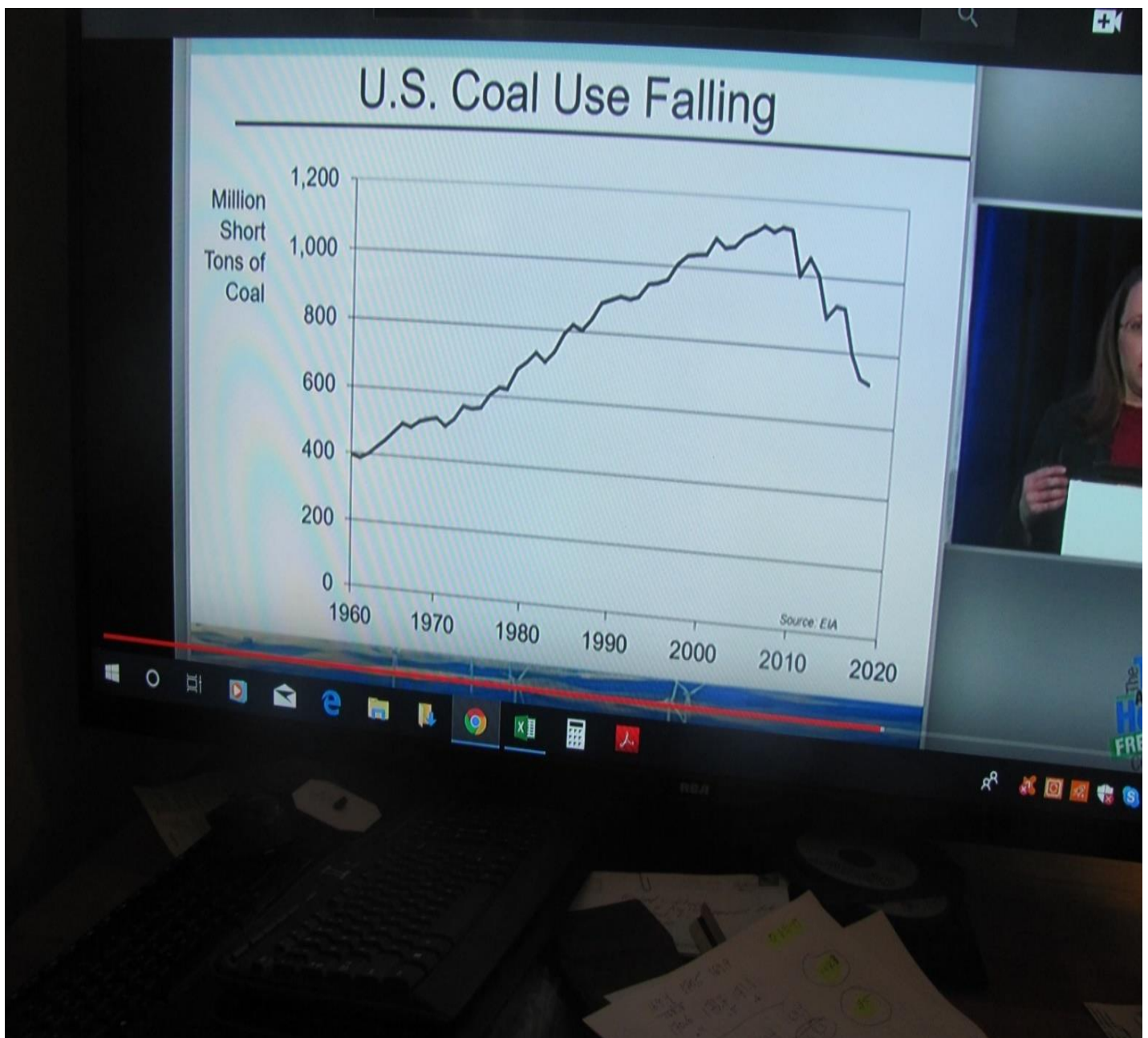
[WE ARE BEHIND THE CHINESE IN EVERY PHASE OF SOLAR AND WIND TECHNOLOGY ENERGY AND KW IS BEHIND MOST OTHER CITIES AND STATES IN THE UNITED STATES]

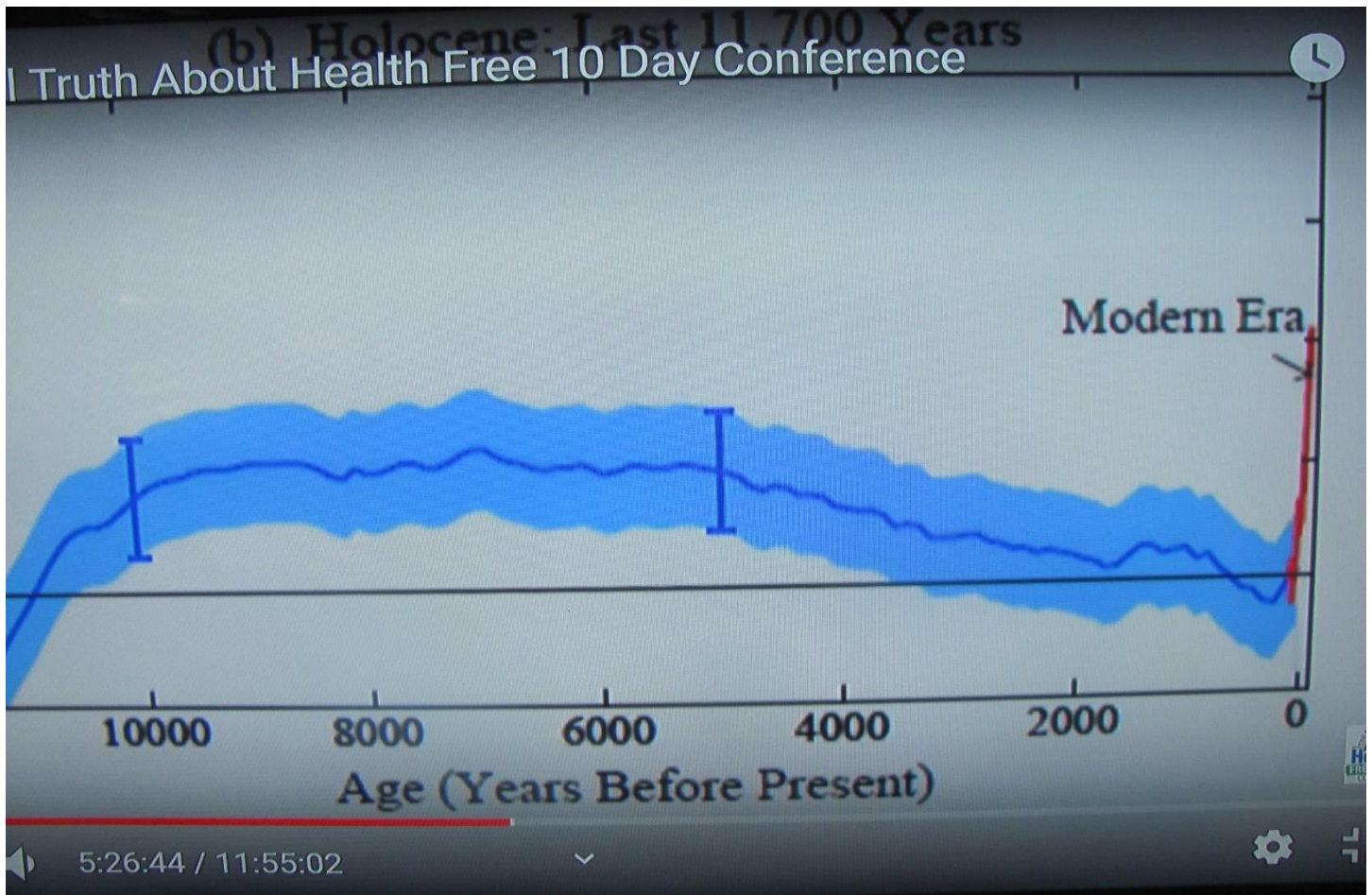
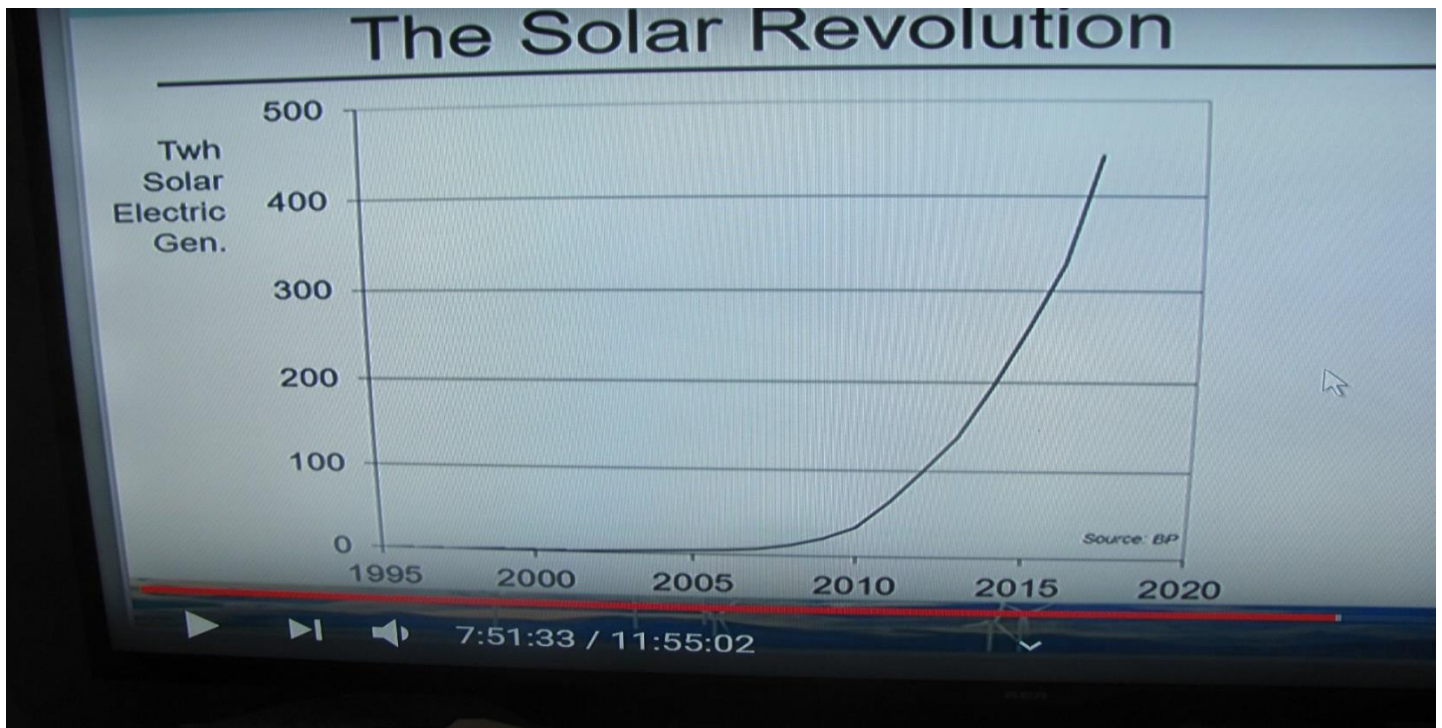
Here are some thoughts in case the landfill is found prohibitively expensive to remove or unsafe to the public. How about a hybrid mini-grid of solar voltaic and a wind turbine farm?

There would be an enormously reduced cost in normal battery storage capacity as the wind turbines could replace the need for many of those batteries. This would be due to the fact all equipment and components are in the same location with the wind turbines running nightly when the sun is not shining and producing energy. Additionally, there are tax credits, grants and possible collaboration with the private sector and minimal costs. [190 – 1.5 minutes]

[See Demonstrative Photos Below]

Solar & Wind driven energy displaced coal around the globe. In the USA since April '09

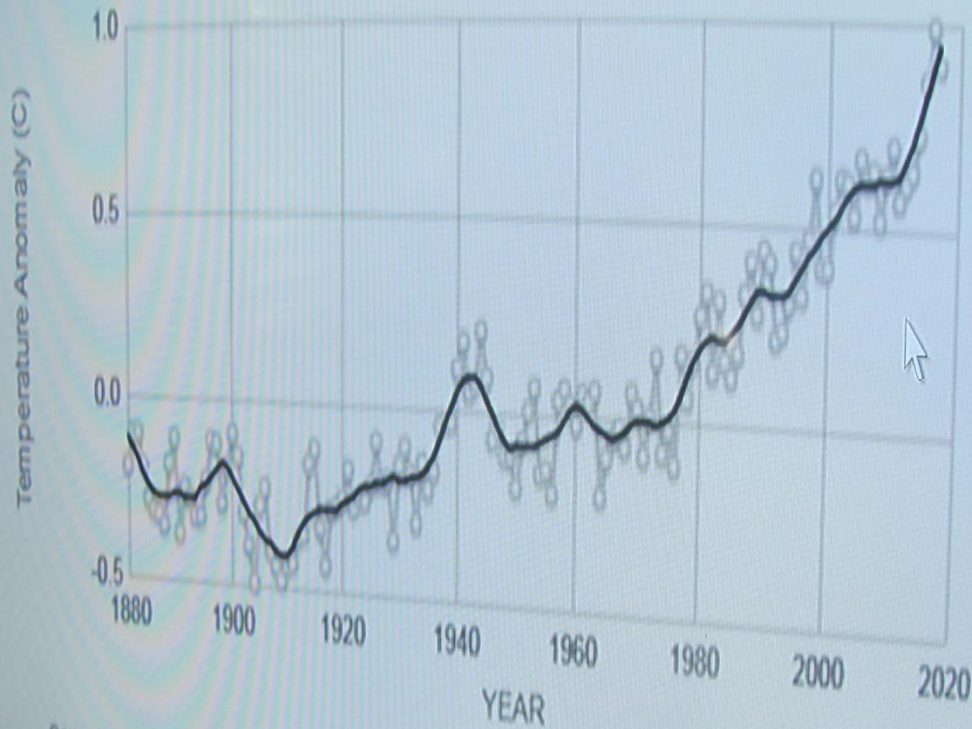




Exponentially Rising Heat, Health and Global Sea Levels

Day 6 - The Real Truth About Climate Change

It's Getting Hot in Here...



Source: climate.nasa.gov



7:23:42 / 11:55:02

Climate Change: NASA & NOAA (2018)

“China is the Global leader in in Design, Manufacturing, Installation and Sales of Solar (45%) and Wind Turbine (50%) Renewable Energy”

Day 6 - The Real Truth About Health Free 10 Day Conference

The US Economy Resource

China ahead in solar & wind manufacturing, installation, & investing

China - Biggest renewable energy investor in 2017
\$126.6 billion into the industry, a 30% increase over 2016.

- US ranked 3 (GE) in 10 wind companies.
- Denmark (Vestas) and China (Goldwin) fight for #1
- China Installed ~half of wind energy worldwide in 2016



- China top solar manufacturer
- 45 percent of the world's 2016 new solar installations is in China

- China leading in EV production
- China sold 777,000 EVs in 2017 – US 199,000
- China makes more EVs than every country COMBINED



2:37:52 / 11:55

Wind Overtakes Nuclear in China

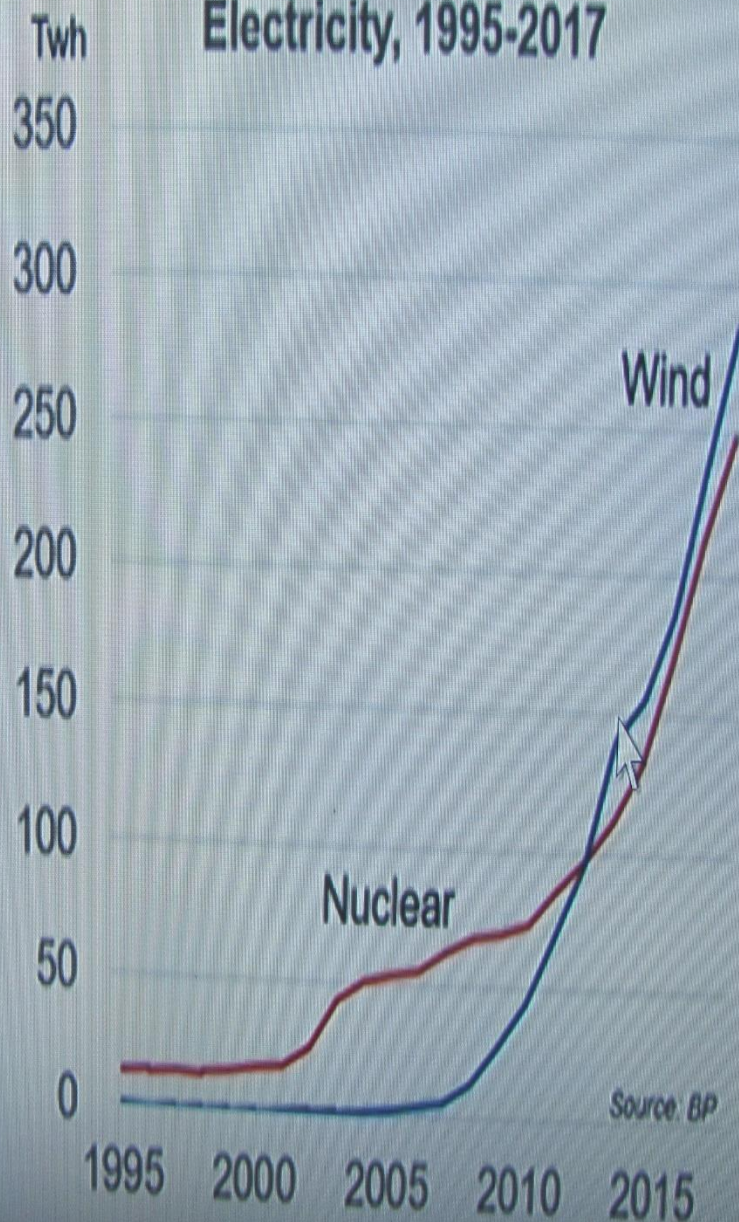
Wind now China's #3 electricity source behind coal and hydro

Goal = 200 GW wind capacity by 2020

Wind potential = 10x electricity demand

- Wind could meet power needs of most of top 10 carbon emitters

China Wind & Nuclear Generated Electricity, 1995-2017



7:48:55 / 11:55:02

States, Cities and Towns Resource

Own Power Plants (Solar, Wind Farms, & Storage)

Community Solar: On churches & city, industrial, commercial buildings

EV Network: EV city fleets. Reduce cost. \$1/gallon fueling. Virtual power plant from consumer EV charging

Smart: Reduce city energy use, manage community solar & EV network, share electricity. Manage Microgrid.

➤ **Microgrid:** Resilience, disconnect from the utility & run city & neighborhoods in time of emergency.



Resilience

National Security Resource

Revenue

City and citizens
produce own
electricity

Terrorism

Microgrid
option for
communities in
case of attack



Natural Disasters

Puerto Rico
was not
resilient.

Hawaii is
working on

Addressing Resilience to the physical, social, environmental and economic
challenges facing the 21st century

2:41:00 / 11:55:02

"Micro-grid solar-wind could help to power new 104 'Working Poor Housing'

*SPCA, Gerald Adams School, Nursing home, etc.
Kots, Sheriff's jail complex or any combination thereof*

Consumer Resource

Resilient Home

- Model 3 – 60 kWh Battery Pack
- Powerwall – 6.4 kWh and Battery Pack
- Vehicle-to-home
- Mini-Microgrid

Energy Efficient

- LED Lights
- Appliances

EV: 21st Century Car:

Convenient

Charging while sleep/work

Fun-Fun-Fun

Torque, Low Noise, Smooth

Low maintenance

Few moving parts

Cheaper

\$1 per gallon equivalent

Cheaper with Solar



*Infectious Tesla Smile is spreading!
Congratulations King, Lita, & David from
Boulder, CO!*

Source: Hybridcars.com



2:46:18 / 11:55:02

“The future lies in resilient homes that are 100% off the grid with self-generation of Water and electric through rain harvesting, solar and wind turbines

**“THE FLORIDA SENATE
2017 SUMMARY OF LEGISLATION PASSED”**

**Committee on Communications, Energy,
And Public Utilities**

CS/SB 90 — Renewable Energy Source Devices

by Community Affairs Committee and Senators Brandes, Stewart, and Gibson

The bill implements the renewable energy tax exemption constitutional amendment. It limits the exemption from real property taxes for nonresidential real property to 80 percent of the just value of the property attributable to a renewable energy source device. It applies the real property tax exemption prospectively only.

The bill also exempts 80 percent of the assessed value of a renewable energy source device from tangible personal property tax for all applicants, residential and nonresidential. The exemption is prospective only, with two exceptions:

- A device installed to supply a municipal electric utility located entirely within a consolidated government; or
- A device installed after August 30, 2016, on municipal land as part of a project incorporating other renewable energy source devices under common ownership on municipal land for the sole purpose of supplying a municipal electric utility with at least 2 megawatts and no more than 5 megawatts of alternating current power when the renewable energy source devices in the project are used together.

All of these provisions expire on December 31, 2037.

Eligibility:

Solar Water Heat

Solar Photovoltaics

Agricultural

Wind (All)

Geothermal Heat Pumps

Wind (Small)

Savings Category:

Commercial

Industrial

Residential

Multifamily Residential

***1016 HOWE STREET, KEY WEST –
SUGGESTIONS FOR “KOTS, SEMI-EXPANDED 6-PERSON
DORMATORIES AND SOCIETAL REINTRODUCTIVE WITH MICRO-
HOUSING 2-PERSON EFFICIENCIES”***

“So now that we have statistics that prove a large percentage of our community [lives] below poverty level, can we change the levels for affordable housing? “I suggest only these households be supported with incomes: **\$8,000-\$12,000, low; \$12,000-\$18,000, medium; and \$19,000-\$25,000, high; and to build small homes to be rented — not sold — preventing affordable housing to be used as an investment. These are 12’ x 12’ 144-unit sf full efficiencies.**





“EXAMPLES OF MICRO-HOUSING SHOWING 144 sf EFFICIENCIES”
1016 HOWE STREET IN THE KEY WEST HISTORICAL ARCHTTECTURAL
PRESERVATION DISTRICT













Fully Tiled Bathroom with floor drain is 4' X 5' Toilet/ Shower











