

*Reported to SAB March of 2019, Postponed 6-Months and  
Re-Sponsored on October 10<sup>th</sup>*

*“Presentation on “Mount Trashmore”*

***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. THIS 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***

***“Wind Turbines working in conjunction with Solar Panel Grids for the Best Passive Use”***



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, 100 million?]. That estimate was to be with 80 trucks running daily to the mainland for three to four years.

Those numbers should be first benchmark to 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 detoxing 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 to make a determination of costs.

Based upon a one expert's recommendation the current consensus should be that the landfill is too dangerous to the public safety to attempt a removal at this time. The above is the best passive use for Key West and the people might well be the above scenario also bringing KW into the 21<sup>st</sup> Century in keeping with Renewable Energy growth in the rest of the United States and Globally.

## **PROCESS AND PROCEDURE FROM SAB TO COMMISSION**

SAB must reevaluate the existing report by the City of Key West without the existing bias. The landfill's current condition and testing should be revisited with a goal of a re-boring analysis of the entire dump site. New arm's length scientific benchmarks should be ascertained to determine potential future safe uses. In engineering parlance, **"It don't get fixed, until you measure it"** (I believe the City's Report a compilation of older second hand or tertiary information, at its heart).

Or in scientific vernacular, **"When a measure becomes the 'Target' (the City's Report), 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".**

In case the landfill is found prohibitively expensive to remove and/or unsafe to the public, how about a hybrid mini-grid of solar voltaic and a wind turbine farm as above? There would be an enormously reduced cost in normal battery storage capacity as the wind turbines could replace the need for 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, continuously producing energy. Additionally, there are tax credits, grants and possible collaboration with the private sector and minimal costs. Additionally, the city owned property would continue to appreciate in value continuing to be an asset until some point in the future when exponentially rising technology catches up and the landfill and it can be safely removed [*Photos Above Below*].

The most recent hasty push by SAB in cooperation with the city, without discussion or review as to public health and safety determination is to accept a \$50,000 to turn the landfill into a public park. Why put lipstick on the pig before having determined if it is indeed a pig.

What if 200 million dollars' worth of "Affordable" [Read] "Market Rate" housing were to be constructed, along with the 300 million spent for the dumps removal? That's one-half a billion dollars at play by a waste removal and construction company or developer. We know there are several of those around.

## ***“TASK FORCE PROFESSIONALS and INDIVIDUAL EXPERTS”***

SAB can create its own pro bono Task Force to work to find the safest, highest and best use via a new scientific analysis with arm's length third party experts to reporting directly back to SAB. It might include engineers, architects, land and marine biologists, geologists, artists, archaeologists and others. Possibly skill sets and/or candidates might include known and established experts:

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

## **THE “BEST USE” NOT HIGHEST INCOME, 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 also 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 [If ruled scientifically safe for habitation] to change the density ratio to 80 micro-units per acre by variance. That would allow 1440 micro-units being placed on the entire landfill area, or **a lesser amount around the safer outside base of the sloped mound perimeter**. That is green sustainably efficient in the extreme. And there would be little push back from the, “Not in my neighborhood” [NIMN] groups. Especially if it could be made a **permanent home for “Kots” which** would solve another issue/problem.

After determination with newly authenticated data collection under the “SAB Task Force” professionals, this very well might be accomplished. This by building micro-units around the outside perimeters only, following coring, sampling and lab analysis for the toxic heavy metals Cadmium, Chromium, Arsenic, Lead, Mercury, Uranium, Aluminum plus other gases from those coring/bore holes and the watery leche’s [le-chez] beneath [at the outside of the dump perimeter].

Those micro-units might be either earth sheltered [similar to ‘Green Sustainable ‘Berm’ or ‘Earthen’ Homes’] Wherein the earth acts as ‘thermal mass’, making it easier to maintain a steady indoor air temperature reducing energy costs for heating and cooling .

In either case they should be built on pilings driven to the bedrock at the existing sloped base footprint of the landfill in the manner of stilt homes with Caissons’ driven to protect erosion of the earth at the rear (Demonstrated in PP photos Micro-Retaining Walls). This would apply only to the very outside portion around Mt. Trashmore and only after a thorough scientific analysis when deemed that parameter was safe for removal. And they should be built to withstand category 5 and above hurricane winds. The rainwater running from the top to bottoms of the solar panels and ground could be collected and stored for commercial vehicle washing, irrigation, emergencies such as hurricanes and refilling of fire trucks.

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 2018 ‘Alice Report’, 60% ‘Working Poor’ of Stock Island and the Lower Keys (We are told). This very low income

“Working Poor” segment is 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 counterparts who can afford to pay the deposit to move in live in these units and make a minimum of double that, making \$50,000 to \$75,000 which is a mid-level income, good for our teachers, firefighters, business workers and managers, etc. only!

So, the “Low Income” 3,000 units projects are actually “Market Rate” units mis-labeled as “Low Income” by developers, with cooperation with city or town managers, planning and building departments. So, developers continue to reap the rewards of “Low-Income Housing” by purposeful continuing the use of obfuscating terminology and numbers developed by? and continued by?

“So, we have Alice report statistics that prove a large percentage of our community [lives] below poverty level, cannot we change the levels for affordable housing somehow? “How about a new category of only ‘Working Poor’ households 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, for 50 years.

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

- 1.) Someone in the near future may try construct even more “market rate units” [in the guise of “Affordable” Low-Income Housing] on the Mt. Trashmore 19-acre water-front property if the city deems it safe to build upon. And it appears the SAB Board and the city, if it continues on the present course, might be destined to be a part of that process.
- 2.) And the second major problem has already occurred within the history of a similar project in 1987 [See KW Citizen, 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 appearance of impropriety and a conflict of interest”. This time there may be as much as one-half of

a billion dollars at stake if removal and 19 acres of new housing were to be approved. How?. By calling it “Affordable”.

It appears as if some members of the City of Key West government are already actively seeking 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 a combination of the private sector individual and City experts under SAB to report back to the City Commission in the next six months. [1776 – 13]

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