

WATER AND INFRASTRUCTURE COMMITTEE

Council of the County of Maui

MINUTES

May 12, 2025

Online Only via Teams

CONVENE: 1:33 p.m.

PRESENT: Councilmember Tom Cook, Chair
Councilmember Yuki Lei K. Sugimura, Vice Chair (arrived at 1:44 p.m.)
Councilmember Gabe Johnson, Member (arrived at 1:44 p.m.)
Councilmember Alice L. Lee, Member (arrived at 1:44 p.m.)(left at 1:57 p.m.)
Councilmember Tamara Paltin, Member
Councilmember Keani N.W. Rawlins-Fernandez, Member
Councilmember Shane M. Sinenci, Member
Councilmember Nohelani U‘u-Hodgins, Member

EXCUSED: Councilmember Tasha Kama, Member

STAFF: Keone Hurdle, Legislative Analyst
Jarret Pascual, Legislative Analyst
Carla Nakata, Legislative Attorney
Lori Ann Tengan, Committee Secretary
Jean Pokipala, Council Services Assistant Clerk
Ryan Martins, Council Ambassador

Residency Area Office:

Mavis Oliveira-Medeiros, Council Aide, East Maui Residency Area Office
Roxanne Morita, Council Aide, Lāna‘i Residency Area Office
Jade Rojas-Letisi, Council Aide, Makawao-Ha‘ikū-Pā‘ia Residency Area Office
Zhanterell Lindo, Council Aide, Moloka‘i Residency Area Office
Jared Agtunong, Council Aide, South Maui Residency Area Office

ADMIN.: Caleb Rowe, Deputy Corporation Counsel, Department of the Corporation Counsel
Jordan Molina, Director, Department of Public Works
Guy Hironaka, Real Property Management Specialist, Department of Finance

OTHERS: Jeffrey Ueoka, Lawyer, Wells Street Law, LLC, RCFC Kehalani, LLC
Darren Okimoto, Senior Project Manager, Dowling Company, Inc.,
RCFC Kehalani, LLC
(20) additional attendees

PRESS: Akakū: Maui Community Television, Inc.

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CHAIR COOK: . . .*(gavel)*. . . Will the Water and Infrastructure Committee of May 12th, 2025, please come to order. The time is now 1:33 p.m. May I ask that all participants please silence noisemaking devices. I'm your Chair, Tom Cook. Members, per the Sunshine Law, please identify by name who, if anyone, is in the vehicle or workspace with you today, exclusive of minors. Before we begin, I'd also like to ask the Department representatives who have joined us online to please also turn on your cameras when it's your turn to speak. Now I'd like to introduce the Committee Members. Committee Vice-Chair Yuki Lei Sugimura will be arriving late. Councilmember Gabe Johnson is excused, he is mulching his garden. Councilmember Tasha Kama is excused, she will be late. Councilmember Alice Lee, forthcoming, I hope. And aloha, Councilmember Tamara Paltin.

COUNCILMEMBER PALTIN: Aloha 'auinalā kākou. Streaming live and direct from my kitchen table in Nāpili. I have one unnamed minor canine with me, and we are ready to rock and roll.

CHAIR COOK: Oh. And good afternoon, Councilmember Keani Rawlins-Fernandez.

COUNCILMEMBER RAWLINS-FERNANDEZ: Aloha 'auinalā, mai Moloka'i nui a Hina. I am alone in my workspace, in my work vehicle...it's not really work, it's my personal vehicle. There are currently no testifiers at the Moloka'i District Office, and I am also ready to rock and roll. Loving that energy, Member Paltin.

CHAIR COOK: Aloha and good afternoon, Councilmember Shane Sinenci, in Hāna.

COUNCILMEMBER SINENCI: Hey, aloha 'auinalā. I am here at the...my Kahului rental. My apologies, Chair, I have to jump off at 3:00 for another meeting, but I'll try and stay on, should the meeting go longer, if you need quorum, Chair. There are no testifiers in Hāna, and I'm here alone.

CHAIR COOK: And good afternoon, Councilmember Nohelani U'u-Hodgins.

COUNCILMEMBER U'U-HODGINS: Good afternoon, Chair. I'm in my personal vehicle as well, alone for the next minute or so, and then I'll be joined by my son. I do want to give you folks a heads up. I'm going to be driving in a little bit . . .*(inaudible)*. . . for the next like 20-ish minutes, 30-ish minutes, I'm going to have to . . .*(inaudible)*. . . come, but we'll be here listening, and participating when necessary. Thank you, Chair.

CHAIR COOK: Okay. From the Department of Public Works, we have Director Jordan Molina. Staff, is Jordan online?

MR. MOLINA: Good afternoon, Chair and Committee Members.

CHAIR COOK: Good afternoon, Director Molina. Thank you for joining us. From the Department of Finance, we have Guy Hironaka, Real Property Management Specialist V. Good afternoon, Guy.

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MR. PASCUAL: Chair, we see him online.

CHAIR COOK: Okay. From Corporation Counsel, Deputy Corporation Counsel Caleb Rowe, Deputy Corporation Counsel Michael Hopper.

MR. ROWE: Good afternoon, everyone.

CHAIR COOK: Representing RCFC Kehalani LLC, Mr. Jeffrey Ueoka; and from Dowling Company, Mr. Darren Okimoto. Members, without objection, I would designate Mr. Ueoka and Mr. Okimoto as resource persons under Rule 18(A) of the Rules of the Council, due to their expertise in today's subject-matter as representatives of RCFC Kehalani LLC. Any objections?

COUNCILMEMBERS: No objections.

CHAIR COOK: No objections. Mr. Ueoka. Would you two like to come down and join us? From our OCS, our Committee Staff, Keone Hurdle and Jarret Pascual, Lori Ann Tengan, Carla Nakata, and Jean Pokipala. Sorry, I need some water. Please see the last page of the agenda for information on the meeting connectivity. Good afternoon, everyone. For today's meeting, we have two items on today's agenda...WAI-7 on Accepting Dedication of the Roadway Lots at Kehalani, Wailuku-Kahului Project District 3, situated in Wailuku, Maui, Hawai'i [sic]; and WAI-1(2) on the proposed Acquisition of 220 Lalo Street, Kahului, Hawai'i, for the Department of Public Works, Countywide Baseyard Facilities Program. Let's begin with our first item.

**RESOLUTION 25-86, ACCEPTING DEDICATION OF ROADWAY LOTS AT
KEHALANI, WAILUKU-KAHULUI PROJECT DISTRICT 3 (WAILUKU),
SITUATED IN WAILUKU, MAUI, HAWAII (WAI-7)**

CHAIR COOK: Members, this first item is Resolution 25-86(2025), entitled "ACCEPTING DEDICATION OF ROADWAY LOTS FOR THE KAIMANA AT KEHALANI SUBDIVISION (KEHALANI MAKAI)" --

MS. NAKATA:: Excuse me, Chair, could Staff request a short recess?

CHAIR COOK: Okay. We will take a five-minute recess. . . . (*gavel*) . . .

RECESS: 1:39 p.m.

RECONVENE: 1:44 p.m.

CHAIR COOK: . . . (*gavel*) . . . Welcome back, Members. It is now 1:44 p.m., and we're going to reconvene our meeting. We left off at our -- beginning our first item, WAI-7. Members, this first item is Resolution 25-86(2025), entitled "ACCEPTING DEDICATION OF ROADWAY LOTS FOR THE KAIMANA AT KEHALANI SUBDIVISION (KEHALANI MAKAI), KEHALANI MAUKA (LARGE-LOT) SUBDIVISIONS, ILIAHI AT KEHALANI ROADWAY LOT

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SUBDIVISION AND FOR THE SUBDIVISION OF SITE C-1/11 OF WAILUKU PROJECT DISTRICT SITUATED IN WAILUKU, MAUI, HAWAII, PURSUANT TO SECTION 3.45.015, MAUI COUNTY CODE.” And before I continue, I would like to welcome Councilmember Johnson from Lānaʻi, and thank him for joining us.

COUNCILMEMBER JOHNSON: Thank you, Chair, Councilmembers, community members. I'm in my greenhouse alone, planting tuberose, and try to stay on the meeting as long as I can. Thank you, Chair.

CHAIR COOK: Thank you. And Chair Lee, good afternoon and aloha.

COUNCILMEMBER LEE: Hahoma (*phonetic*), Chair. I'm home alone in my space, and I can't, unfortunately, stay for very long. And just want to shout out to Kai Nishiki for sending all that delicious banana bread to our office...to all of us. Thank you.

CHAIR COOK: And aloha and good afternoon, Vice-Chair Sugimura.

VICE-CHAIR SUGIMURA: Aloha. Thank you very much for having this meeting. I look forward to the...the important agenda items. Thank you, Chair.

CHAIR COOK: Okay, so continue...continuing. Resolution 25-86's purpose is to accept the dedication of roadway lots within several subdivisions at Kehalani, Wailuku-Kahului Project District 3, Wailuku, situated in Wailuku, Maui, Hawai'i. Members, I would like to note that Resolution 25-86, along with an ASF, has been posted on the May 16th, 2025, Council agenda for the full Council's consideration. The ASF makes revisions to the resolution's title, clarifies and updates the tax map keys for consistency, and incorporates nonsubstantive and technical revisions for clarity, consistency, and style. At this time, Mr. Ueoka, you may share any opening comments, followed by your presentation.

MR. UEOKA: Thank you, Chair Cook. Just roll to the presentation. I know everyone's short for time, so thank you. Thanks, Chair. I'll try to run through run through it quick. So, thank you, everyone. We're here for the Kehalani roadway dedication, Reso 25-86. In coordination with Councilmember Cook's office, we did ask, and he was supportive of, if we could take this up on Friday. We are very aware of how busy your agendas are, and a lot of big topics coming up, so we were hoping that this is a relatively innocuous one, and we could move it along quickly. Thank you. Next slide. So, that basically outlines Kehalani. It's an aerial view, so it's at the...you know, below the West Maui mountains, right here in Wailuku Town below Wailuku Heights. Next slide. So, it's a master plan community Wailuku-Kahului Project District. It's all found in Maui County Code Chapter 19.80. Started around in 1991, and we're finally wrapping it all up. It encompasses 549 acres. There's a couple of community parks, a bunch of pocket parks. Pu'u Kukui Elementary school is located there. A lot of bikeway and the pedestrian paths. Down in the village center, there's Foodland, Longs, and local banks. Next slide, please. So, in this overview, you can see at the...the blue areas are the roads we're asking to get dedicated. And you can kind of see, there are all the central roads. That orange area is...that's Nanea. Those were already dedicated and accepted by the County

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years ago when that subdivision was completed. That one connects directly to the main county road, so it could be done at that time. And as you can see, there's some additional land along Kuikahi Drive where RCFC is going to give some...or part of the expansion of that area. And if you can kind of see it, up South Alu Road on the top right corner-ish, that's also being...roadway widening was dedicated by RCFC. You can see that the two...there's two county wells also in Kehalani, and the Īao Water Treatment Plant, while that's not, you know, owned by RCFC or anybody, it is within Kehalani, theoretically. There's the Makai Park and the Mauka Park, and you can see Pu'u Kukui Elementary School, and all the various subdivisions within our neighborhoods, within Kehalani, that are being served. Next slide, please. So, it's a huge Homeowners' Association. Kehalani was approved for up to 2,400 residential units. There's, you know, a little over 2,100 done. And just using basic, kind of simple math, around three people per household, so there's probably around 6,400 residences...residents within Kehalani. And, you know, for the most part, it's made up of local families and our community workforce, you know...because it's close to the County, State buildings, courthouse, hospitals, schools. You know, it's Central Maui. Next slide, please. So, this is like another map showing more, like in detail, the mauka roadway lots. So, there's kind of like a loop that goes around, and those are the various different parcels making it up. Next slide. And this is the makai roadway lots. So, you can see the connection from Waiale, up to Honoapi'ilani Highway, and some of the internals. Next slide, please. So, I'm going to emphasize this a lot. People ask why now? Why so long? So, again, this was all started in the 1990s, and the roadways were all built to county standards at the time they were constructed, and they were always intended to be dedicated to the County. It's a little over three miles of road. And again, emphasizing it, the construction plans were all approved by the County agencies, with the same understanding that they would be dedicated. Things just happen. It's hard to dedicate roads to the County. Never got done. And RCFC took over around 13 years ago, and they've been trying diligently to get them over. And we feel we've...we're not over the finish line, but this is pretty close, being up in front of the Council. And we want to emphasize that the County and the public are already using these parks...or these roadways, I should say. It serves the park, which has parking and restrooms...a parking lot and restrooms; the school; there's a county bus stop within Kehalani; and the County Department of Water Supply well facilities. So, there is a lot of public use in there. Next slide, please. So, the reason why we're with the County is, again, over time, County standards have changed, and now these roads do not meet all of the County standards. But please be assured that RCFC and the Homeowners' Association have been taking care and maintaining these roads over the years. If you've driven in the area, the roads are...you know, they're good. They've restriped the collector roadways and intersections--I think this is all in 2023--repaired some sidewalks and road curves, street signage, those curb ramp...the ADA-accessible curb ramps, those mats, the warning mats. They added a flashing beacon at a bike path crossing Kauna Lipo. And this was the most important thing to Public Works, was executed an access and maintenance agreement with the County for the HOA to provide the landscape and irrigation maintenance. So, that was helpful, I think, to the County. Next slide, please. So, as you can see, the roadways are restriped, and at the top you can also see the...that's the...the lighted crosswalk, the blinking light one for crossing Kauna Lipo Drive. On the right is a pedestrian path that goes from one side of

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Kauna Lipo Drive to the other. Next slide, please. So, this is the lower road, the bottom part of Kauna Lipo. Pu'u Kukui Elementary School is on the left side of this picture. So, nice trees, well-maintained, and they'll continue to be maintained by the HOA. Next slide, please. So, going to reemphasize it, when they were built, they were designed to County standards. Things changed, so now, why we're here in front of you guys is, they don't all meet the standards. So, the makai roadways, a lot of them are 25-plus years old, and there's only a 4-foot sidewalk on one side of the roadway, which doesn't meet current County Complete Street standards, but it is consistent with a lot of the other roads in Wailuku, and older areas on Maui. So, it does have a sidewalk on one side. Next slide, please. So, as you can see, this is one of the makai portions. And if a sidewalk were to go in...a sidewalk were to go in, you'd lose all this nice landscaping and green area and, you know, it'd just kind of be a shame to get rid of all those mature trees. So, as you can see, in this...in the picture on the left, on the opposite side of the road, there is a sidewalk. This other picture on the right, it's less visible, but it's there. Next slide, please. So, we're asking that the Council accept the existing curb ramps, accept the crosswalks in those certain areas in the makai parking...makai side of the project with the crosswalk markings that were striped, rather than...I'm sorry, consistent with the old regulations...restriped consistent with the old regulations and not up to what the County wants now. Next slide, please. So, this is a picture of the curb ramps. The one on the left and the right, you can see they're both in good repair and, you know, they are satisfactory, but whether or not they meet current standards, it's unclear at this time. And you can see the replacement of that detectable mat. Next slide, please. And this was the restriping that was done in 2023. So, the one on the left is one of those intersections on the makai side, and on the one on the right is that intersection at Kauna Lipo. You can see the flashing crosswalk signals again, too, but you can see there's a slight difference in the striping. And again, they just followed, on the left side, exactly what was approved when the roads were built, and restriped it to that, and it's good shape still. Next slide, please. And the other thing we're asking for was, we're hoping that the Council can accept the street trees in their existing locations. They were a requirement of the County to be placed, and they were placed in accordance with approved plans at the time. Also, the sidewalks in their current conditions...you know, they've been repaired over time. But, you know, like anything else, wear and tear over the years, and what you see now is acceptable. It's just, you know, ordinary wear and tear. Next slide, please. So, these are the street trees. You know, they're mature, large trees at this point. They've been around for a long time, and we're just asking the County to take them in their existing locations. Next slide, please. And the next one is the sewer improvements. So, they were done 30 years...30-plus years ago, and this is a point...some of the improvements 30-plus years ago. But all of the homeowners in Kehalani have been paying full sewer fees to the County --

MS. NAKATA: Excuse me, Chair. Apologies. It looks like we may need another short recess, or if Councilmember Johnson can turn his camera on?

UNIDENTIFIED SPEAKER: . . . *(inaudible)* . . .

MR. PASCUAL: Member U'u-Hodgins is online now.

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MS. NAKATA: Thank you, Chair.

MR. UEOKA: Oh, thank you, Chair. So, just a slight reminder that most people in Kehalani have been paying around \$80 per month for sewer fees, and I know there's a lot of other service provided, but we're hoping that...you know, just a thought, that's around \$2.1 million a year from Kehalani goes into the sewer fees. So, you know, there is a...they've been paying for a lot, and it's been a privately...you know, it's...hasn't been dedicated to the County, so it's been private for all these years. Next slide. So, this is a picture of the aluminum drainage system. It's aluminum, so it still looks good. A lot of the other ones that need to be replaced in the County, I think they were like, galvanized, or some kind of other steel piping that, you know, with time rots, but this was aluminum, it's still in good shape. So, we hope the County can accept this. Next slide, please. And as part of the process, they ran cameras through all of the lines in the makai side. And as you can see, they're looking okay. Nothing stands out, so we're hoping, again, that the County can accept this. Next slide, please. So, the next steps, basically, would be for the County Council to approve the acceptance of these roads in their as-is condition. And the Finance Director, we need to work with them and Public Works, and everyone to get the deeds signed off on...or I believe the deeds were signed off by Public Works. And as a reminder, I know Director Molina is on the call, but they did transmit this resolution to the Council, so we...in discussions with him, that was the sign that Public Works was okay with this dedication. So, I think that's it. That's my last slide. Yep. So, available for questions. Darren's also here, Okimoto, from Kehalani...or Dowling Company. Thank you.

CHAIR COOK: Thank you, Mr. Ueoka. We're going to have a presentation from...comments from Mister...Director Molina, and then we'd open it up.

COUNCILMEMBER PALTIN: Chair? Can I make a quick disclosure? George Vierra is pau hana and in the hale for a short --

CHAIR COOK: Good. Thank you, Member Paltin, and tell George hi. Director Molina, would you like to provide any opening comments?

MR. MOLINA: Yeah, thank you, Chair. Jordan Molina, Director with Public Works. Good afternoon. Yeah, I just would remind the Committee that we did transmit our...the reso, along with our comments on the matter. We are in support of the dedication, despite some of the conditions that have fell out of standard over the years. As was noted by the presentation, you know, we were...the Department was aware that these roads were intending to come to the County, and for one reason or another, it just drug on. And so, we have been working with RCFC for a few years now to address some of these items that were deficient, primarily related to, you know, repair and maintenance over the years. They did tackle a lot of the matters that we had flagged, but there is some stuff that, you know, we felt were...weren't critical to resolve prior to coming to Council, and so that's noted in the table we have provided in our correspondence to the Committee. And yeah, we're also looking forward to closing out this...this matter because it has been a saga with these roadways in Kehalani. Thank you, Chair.

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CHAIR COOK: Thank you, Director Molina. Before we begin our discussion, let's see if anyone would like to provide testimony for WAI-7. Staff?

MR. PASCUAL: Chair, we have one individual signed up. Would you be able to read your testimony remarks?

CHAIR COOK: Yes, I may. Anyone wishing to testify, please sign up in the lobby, join the online meeting, or call in to the phone number noted on today's agenda. For online testifiers, please click the raise-your-hand button. For those calling in, please follow the prompts via phone; star-5 to raise and lower your hand, star-6 to mute and unmute. Please ensure your name on Microsoft Teams appears as the name you prefer to be referred to as, or anonymous if you wish to testify anonymously. If you are in-person, please notify Staff that you would like to testify anonymously. Otherwise, please state your name for the record at the beginning of your testimony. Written testimony will continue to be accepted, and can be submitted via e-comment at mauicounty.us/agendas. Staff will enable your microphone and video when it is your turn to testify. Oral testimony is limited to three minutes per item. If you are still testifying beyond that time, I will kindly ask you to complete your testimony. You can view the meeting on *Akakū* Channel 53, Facebook Live, or mauicounty.us/agendas. Decorum will be maintained throughout this meeting. Breaching decorum includes anything that disrupts the orderly management of the meeting. Violation of decorum will result in being removed from the meeting. Staff, first testifier?

MR. PASCUAL: Thank you, Chair. The first testifier is Scott Matsuura.

. . . OPEN PUBLIC TESTIMONY FOR WAI-7 . . .

MR. MATSUURA: Hi, Chair Cook and Members of the Committee. My name is Scott Matsuura. I'm the president of the Kehalani Community Association. And again, the association represents about 2,100 homeowners within the Project District 3. The community association is in full support of Resolution 25-86, and humbly asks that the Committee move this measure along, and...and the Council pass it at its next meeting, I guess. You know, our homeowners have been waiting quite patiently for many years for these roads to be dedicated, and again, for whatever...one reason or another, it hasn't happened. But the community, you know, association has helped with some of the maintenance over the years. I think the landscape agreement...maintenance agreement, is very significant for the County. We pay approximately \$1.3 million a year for maintenance for common areas, trees, and everything else. So that, you know, is one of the burdens, I guess, that the County won't have. These roads have been used, or are being used, by a lot of people other than just the homeowners, I think, as Jeff had talked about, having the school you know, other County facilities within the District as well. And, you know, this is...it is very important for the community, and we just hope that we can move it along. Thank you.

CHAIR COOK: Thank you, sir. Wait a minute. Members, any clarifying questions for the testifier? Member Paltin?

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COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Mister...was it Matsuura?

MR. MATSUURA: Yes.

COUNCILMEMBER PALTIN: Oh, thank you. I just wanted to clarify. Is the expectation of the homeowners then, after this acceptance, that the County maintains and fixes up the roads?

MR. MATSUURA: Yeah. I think once the County obviously takes control over it, then the community association, yeah, would not have to maintain...or pay to maintain the roads.

COUNCILMEMBER PALTIN: Thank you. Thank you, Chair.

CHAIR COOK: Okay. Members, any other clarifying questions for our testifier? Seeing none. Thank you, sir.

MR. MATSUURA: Thank you.

CHAIR COOK: Staff, any other testifiers?

MR. PASCUAL: Chair, that's all the individuals signed up to testify. If anyone in the audience or on Teams would like to testify, please come up to the podium. And I do see one individual coming up now.

MR. LAW: Good afternoon, Luna Ho'omaluku Cook. It's always good when the County can get some...some of the Hawaiian lands back. So, I support this agenda item. And what I'm wondering...I'll try to make it relevant here. So, I'm wondering, does the...does the...do they have county trash service with the...the toters? And if so, I'm wondering...I'm hoping that they have the same rules for everybody else, where they don't leave them out on the street, all...all night and all day, and they get them back in as soon as possible to make sure the streets look clean and tidy. Thank you.

CHAIR COOK: Members, any clarifying questions for our testifier? Seeing none. Thank you. Staff?

MR. PASCUAL: Chair, this is the last call for oral testimony. Please come up to the podium or raise your hand on Teams if you would like to testify. The countdown is three, two, one. Seeing none. Chair, no one has indicated that they wish to testify.

CHAIR COOK: Members, seeing that there are no more testifiers, I'd like to close oral testimony and leave written testimony open.

COUNCILMEMBERS: No objections.

CHAIR COOK: Thank you.

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. . . CLOSE PUBLIC TESTIMONY FOR WAI-7 . . .

CHAIR COOK: Members, I'm proposing two rounds of three-minute questions per Member. Are there any objections?

COUNCILMEMBERS: No objections.

CHAIR COOK: Thank you, Members. Let's begin discussions. Vice-Chair Sugimura, any questions?

VICE-CHAIR SUGIMURA: Thank you very much for the presentation, Mr. Ueoka, and Mr. Matsuura representing the Homeowners' Association. So, I got a lot of my questions answered by my meeting with...with Mr. Ueoka, so I have no further questions at this time, but I'll listen further in case I need to. But thank you.

CHAIR COOK: Okay. Thank you. Councilmember Johnson, do you have any clarifying questions, or any questions for our resource people?

COUNCILMEMBER JOHNSON: Sure. My question is...thank you, Chair. My question is going to be for Director Molina in regards to the responsibility. My understanding is that we're going to be taking over the landscaping, and what's your...I'd like to...I mean, are you guys budgeted for that? I'd like to hear your opinion. Is that...are you okay with taking on that responsibility? And also, I'm going to ask about if you think you need an arborist, or are you able to have that ready to go?

CHAIR COOK: Director Molina.

MR. MOLINA: Thank you, Chair. Thank you, Member Johnson. Yeah, to clarify, we will not be taking over the landscaping. As Mr. Ueoka noted, we have a landscape maintenance agreement with the association to clarify their rights and abilities to do that maintenance of --

COUNCILMEMBER JOHNSON: . . .*(inaudible)*. . .

MR. MOLINA: -- all the landscaping through the project. And then we...you know, at this point, you...Council has granted us with additional support with our arborist, so we're in a good position to continue guiding Kehalani in their maintenance of the trees up in the development. Thank you.

COUNCILMEMBER JOHNSON: So, you...you will...you will be doing the guiding then, right? Because it'll be our land, our trees, but they're going to be doing the work, is my...is my understanding, right?

MR. MOLINA: Correct.

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COUNCILMEMBER JOHNSON: Okay. That's...thanks. That's all I need to know. Thank you, Chair.

CHAIR COOK: Okay. Is Chair Lee still with us?

MR. PASCUAL: Chair, I apologize, I believe Chair Lee had to leave for a 2:00 --

CHAIR COOK: Okay.

MR. PASCUAL: -- 2:00 meeting.

CHAIR COOK: Councilmember Paltin, questions for resource people?

COUNCILMEMBER PALTIN: Thank you, Chair. Is this going to be a CFD to get it up to County standards?

CHAIR COOK: Member [sic] Molina? Director Molina?

MR. MOLINA: No. Once we take over, these become County roads, and so it will be just through the normal CIP process when we do come around to upgrade --

COUNCILMEMBER PALTIN: Okay. Thank you.

MR. MOLINA: -- these areas.

COUNCILMEMBER PALTIN: Can you clarify to me how one gets in the queue for County standards? We have a road in West Maui since 1931. There was a resolution passed by this body in 2018. I'm not sure if you worked on the resolution for that Councilmember, but are we just willy-nilly saying you come first, you come second? There was a comment made during Budget when I tried to say I would put some money, and you said, well, you'd have to figure out where you are in the lineup to accept the roads. And so, I just was wondering, how come some guys can and some guys cannot? And I'm willing to be supportive if we're supportive for my resolution on the same day.

CHAIR COOK: Director Molina?

MR. MOLINA: Thank you, Chair. That's through the budget process that we prioritize the CIP. I'm assuming you're referring to Hui Road F, which is its own special kind of case that we are working through.

COUNCILMEMBER PALTIN: Okay. So, through the CIP, we have budgeted for Kehalani in the upcoming budget cycle?

MR. MOLINA: No, we don't have at this time.

COUNCILMEMBER PALTIN: Okay. Where is this project in the queue?

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MR. MOLINA: It's not in the queue at this time.

COUNCILMEMBER PALTIN: Okay. So, just clarifying. We're okay to accept substandard roads, even if they're not in the queue, as a general practice?

MR. MOLINA: That's correct. That's the Council's authority.

COUNCILMEMBER PALTIN: Okay. I have a similar resolution, I hope we get treated similarly. And then if we accept this substandard road, and there is some sort of accident or anything, will we be held liable?

MR. MOLINA: Correct. Those become our facilities.

COUNCILMEMBER PALTIN: Okay. So, the main thing, we're treating everybody fairly.

CHAIR COOK: Okay.

COUNCILMEMBER PALTIN: Thank you.

CHAIR COOK: Thank you, Member Paltin. Councilmember Rawlins-Fernandez, questions for our resource people?

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Chair. All right. Okay. Oh, and I'm at my office, alone on my side of the office. Okay. So, dovetailing off of Member Paltin's questions, would you...Director Molina, would you be able to explain like the process? So, like, we adopt this resolution at the Council, and then, like what does that process look like administratively on your end after that?

CHAIR COOK: Director?

MR. MOLINA: Thank you, Member Rawlins-Fernandez. Really, after this, we just sign deeds, and the process is done. And those assets become within the Public Works' inventory for repair and maintenance.

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. And then as far as like the maintenance goes at that point, it goes into a plan, or a queue, or...or like when you're going to bring it up to standard? Who's going to make --

MR. MOLINA: So, you know, we...we have tons of roads that we've had forever that we don't bring up to standard for various reasons. So, it'll just fall into that typical queue, like all the other roads we have from a long time now. And so, yeah, unfortunately, we...you know, we don't have enough staff to do it all in any kind of reasonable time frames and balancing the various other priorities. It'll just be part of the inventory of the...the Public Works. And as issues arise that may warrant them being prioritized higher, then we will respond accordingly.

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COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. Okay. And then...so as far as...like paving is one thing, and then the tree maintenance. What...what does that process look like?

MR. MOLINA: So, typically, for the County, we have an annual pruning contract where we hire vendors to go out, and attack all the trees Countywide that are County street trees, to do that pruning maintenance.

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. All right. Okay. I think that's good for my round one. I wanted to thank Mr. Ueoka for giving the historical context because I think in 1991, I was...well, for sure I was in elementary school. I didn't do the math. I think I was in 1st grade. So, I was not tracking that at that age. I appreciate, you know, how...how far back that was. Way far back. Mahalo. Mahalo, Chair.

CHAIR COOK: Okay. Member...Councilmember Sinenci, your turn. Would you have any questions for resource people?

COUNCILMEMBER SINENCI: Mahalo, Chair, for my opportunity. For Director Molina, has this gone through the Fire Department to see about access in and out? I do see that there might be some areas where there's a...a cul-de-sac at the end of the road, and I was just wondering about turning ratios for the fire trucks.

CHAIR COOK: Director.

MR. MOLINA: Thank you. Thank you, Member Sinenci. Yeah, so this subdivision was designed and approved by the County to our subdivision standards, which involved the review by the Fire Department. So, over the years, they've been building, you know, to the County's approvals. The issues that are substandard, you know, are...are relatively minor...like the curb ramps, there's always refinement as far as those required slopes and widths for curb ramps. But overall, the site was developed under the County's oversight, including Fire Department. Thank you.

COUNCILMEMBER SINENCI: Oh, okay. And then, does...do the roads have on-street parking? I did see on O'ahu that a dump truck took out a bunch of parked cars. Does...do the residents get regular trash pickup, and would...would it...or do they have on-street parking that could kind of block some of the...the...the trash trucks?

CHAIR COOK: Director.

MR. MOLINA: There is some on-street parking. Certain roads are limited on parking, like the parkway, the main corridors. And they do currently have trash pickup, but I think it's by a private vendor. And I'm not sure if Mr. Ueoka wants to add any clarification to that.

COUNCILMEMBER SINENCI: . . .*(inaudible)*. . .

CHAIR COOK: Mr. Ueoka.

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MR. UEOKA: Thank you. I'm going more on because I live in Kehalani, not because I'm representing them, but overnight parking is prohibited as part of the CC&Rs. And we do...I don't know about every single place, but a lot of it does have County trash pickup. But there is some private also, I know that much.

COUNCILMEMBER SINENCI: Okay. Thank you for that clarification. Thank you, Chair.

CHAIR COOK: Thank you. Councilmember U'u-Hodgins, questions for the resource people?

COUNCILMEMBER U'U-HODGINS: Good. For Sunshine Law purposes, I'm now sitting at my picnic table in my front yard, and I have two unnamed minors at home with me now. I just wanted to clarify, so we can understand the version of the substandardness of the road. I know we discussed it, but for me to like really internalize it, it's the one side of the sidewalk and some of the ADA ramps, right? Can somebody please just say yes or no?

CHAIR COOK: Director.

MR. MOLINA: Yes. And some of the crosswalk striping is...the design has changed.

COUNCILMEMBER U'U-HODGINS: But pretty minimal. We're not talking about like Maliko Road, or even the fact that we have Holomua Road, and majority of it is in interesting condition, I shall say?

MR. MOLINA: No. Again, this is a fully-regulated development by the County over the years, so they've built everything to the standards that applied at the time they obtained their approvals.

COUNCILMEMBER U'U-HODGINS: Okay. So, the liability that we're incurring shouldn't--and I mean, I'm sitting on a wood table, so knock on wood--it's not too bad?

MR. MOLINA: Yeah. I mean relative to a lot of our other roads that, you know, have zero standards to them, yes --

COUNCILMEMBER U'U-HODGINS: Yes.

MR. MOLINA: -- these are good roads in that regard.

COUNCILMEMBER U'U-HODGINS: That's what I assumed, too. I mean, I'm not like a road professional, but I just got off of the road, and the roads in that area are quite nice. So, I really don't have any other questions other than that. I did have a meeting with this group to answer any additional...additional questions. But other than that, I appreciate both you folks' time. Thank you. Thanks, Chair.

CHAIR COOK: Thank you, Member. For Chair's questions for Director Molina. The...what's the conditions of the road insofar as the County's perspective as far as future maintenance?

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MR. MOLINA: I mean, the roads are generally in good condition. There's a lot of...there's a bunch of repaving they did in front of Pu'u Kukui, which is probably the...one of the more damaged area, in part because of the tree roots. But yeah, overall, the pavements are in good condition, and so we don't expect major maintenance or repairs, I should say, on these roadways. Thank you, Chair.

CHAIR COOK: Thank you. My follow-up question. The...the Homeowners' Association retaining the landscaping and tree maintenance obligation, is that...does that help the County out a lot or a little?

MR. MOLINA: It helps us tremendously. So, one additional thing they're taking on, which is not typical, is the tree maintenance. So, those homeowners are shouldering that cost for the County. But also, the advantage of having this maintenance agreement, it makes it clear about how we resolve any sort of issues with maintenance. Because the alternative for...for areas that don't have an HOA representing them is in...individual, parcel-by-parcel enforcement by the County to get those people to maintain their frontage areas as they're required to by Code.

CHAIR COOK: Okay. And then I guess my...my final, final question. This basically--the...the County's reviewing and accepting this is, basically it was built to standards to start with, but just over a period of time, it hadn't been formally dedicated to the County, and that's what we're codifying now; is that correct?

MR. MOLINA: That's correct, Chair. Typically, with subdivisions, the dedication process comes after. And for...you know, there's been turnover with ownership here, I don't know, other disputes. But yeah, just over the years, they haven't finished that dedication process until this point.

CHAIR COOK: Okay. Thank you. Members, is there a need for a second round of questions? Member Paltin.

COUNCILMEMBER PALTIN: Thank you. Mr. Ueoka, can you clarify if any TAT monies is collected from this subdivision?

MR. UEOKA: I...sorry, I represent the master developer, so I don't know the intricacies of if anyone has a short-term rental, or rental home permit, or anything. I don't believe there were any areas that were like zoned for transient accommodations. But as you know, there's a...anybody can get a permit, right, through the STRH or B&B process. So, I don't know. I'm sorry.

COUNCILMEMBER PALTIN: And then if you could clarify about the sewage situation? In your presentation, you said that they're paying County sewer; is that correct?

MR. UEOKA: Yes. So --

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COUNCILMEMBER PALTIN: But is it that they're not on County sewer, but they're paying County sewer?

MR. UEOKA: So, part of this dedication is for the County to accept the internal sewer lines. But everyone's waste has been going to the Kahului treatment plant. So, there is a...naturally a fee involved with that and a cost. It was just more of the specific nature of we're paying the full fee because...you know, everyone in there pays because we're on the County sewer system, but the interior sewer lines were still private.

COUNCILMEMBER PALTIN: So, is it...were the sewer lines built to County standards as well? And is DEM being consulted? Is it like now they take over the maintenance of those sewer? And were they built to the County standards?

MR. UEOKA: They were all built to County standard, and DEM was consulted on it. And that was...they just had questions, and that's why we're asking the Council to just accept as-is.

COUNCILMEMBER PALTIN: So, DEM was supportive?

MR. UEOKA: That's my understanding, yes.

COUNCILMEMBER PALTIN: And they haven't been maintaining the sewer during this time, but the sewer was going to the County treatment facility?

MR. UEOKA: The lines within the Kehalani project district were privately owned and maintained for this period. And part of the requirement was for them to be camera'd [sic], just to make to make sure they were still good.

COUNCILMEMBER PALTIN: And you said something about aluminum. Is it that we don't use aluminum anymore, we use galvanized?

MR. UEOKA: That was a drainage...like a big drainage pipe. So, the County used to use different...required different materials, but Kehalani always had aluminum. So, that's why it's still in good shape after many years.

COUNCILMEMBER PALTIN: And that's part of the MS4?

MR. UEOKA: Not sure, but it was County standard, we built above. I believe we built above County standard at the time...in certain portions. Yeah.

COUNCILMEMBER PALTIN: So, that's something Public Works would be responsible for, the drainage?

MR. UEOKA: Yeah. I believe those drainage --

MR. MOLINA: That's correct. That's correct, Member Paltin. The drainage system within the roadways comes with the roadways.

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CHAIR COOK: Member Paltin, did you have a --

COUNCILMEMBER PALTIN: Okay. And --

CHAIR COOK: Our...our other resource --

COUNCILMEMBER PALTIN: -- go ahead.

CHAIR COOK: Our other resource, Mr. Okimoto, has...could answer your transient vacation rental question.

MR. OKIMOTO: Yeah. Thank you, Chair. Thank you, Members.

COUNCILMEMBER PALTIN: Okay.

MR. OKIMOTO: Yeah. Councilmember Paltin, your question. Our CC&Rs don't allow transient vacation rentals, so there should be no transient vacation rentals in all of Kehalani.

COUNCILMEMBER PALTIN: Oh, okay. So, no TAT contributions to the County either, as well?

MR. OKIMOTO: That's our understanding. No.

COUNCILMEMBER PALTIN: Thank you so much for being there and providing those answers.

MR. OKIMOTO: Thank you.

CHAIR COOK: Thank you very much. Members, anybody else for a second round of questions? Seeing none. Members, this item has been posted in the agenda for Friday's Council meeting. If there's no objections, the Chair would like to defer this item.

COUNCILMEMBERS: No objections.

ACTION: DEFER pending further discussion.

CHAIR COOK: Okay. Thank you, Members, and thank you, Mr. Ueoka and Mr. Okimoto, for being here today. Now, let's move on to our next item.

**ACQUISITION OF 220 LALO STREET, KAHULUI, HAWAII, FOR THE
DEPARTMENT OF PUBLIC WORKS, COUNTYWIDE BASEYARD FACILITIES
PROGRAM (WAI-1(2))**

CHAIR COOK: Members, WAI-1(2) relates to the proposed acquisition of 220 Lalo Street, Kahului, Maui, Hawai'i, for the Central-South Baseyard Relocation Land Purchase Project, as well as matters relating to Bills 61 and 62 (2025). For your reference, you

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may find a copy of Bills 61 and 62 and the Director's Transmittal Letter in Granicus, attachment number 1. Also for your reference, the Resolution with exhibits, preliminary title report, and appraisal have been uploaded to Granicus as attachment number 2. This item is on Friday's Council agenda for second and final reading. Vice-Chair Sugimura requested that this item be discussed in Committee prior to final action. At this time, Director Molina, you may share any opening comments, followed by the presentation.

MR. MOLINA: Thank you, Chair. No presentation today, but I do have some comments. So, yeah, thank you for hearing this matter, and for the support at the last Council meeting on the budget amendment request. So, in our FY '25 budget, the Department of Public Works had requested funding to look at the baseyard expansion for our Central Maui staff. Due to the growth in our operation over the few years, we just need more space. Wailuku is busting at the gills. And so, we've been on the hunt for some time, and this opportunity just presented itself at the beginning of April. Right now, on Maui, there is not a lot of heavy industrial land on the market. So, when we became aware of this one, we acted quickly. We are aware that there are several other interested buyers, primarily offshore buyers, and so we do have an interest and desire to move forward quickly on this one so we can secure the purchase with the current property owner. We...we have reviewed the title report, the appraisal, the facilities. You know, it's...you know, it's an older facility, but relatively in good shape. The land itself is...is clean from a title perspective, and even from a condition assessment. So, yeah, I mean, everything seems good, and this property is...is favorable for our needs. And so, requesting your folks' support--I guess not today, but on Friday--when the items are scheduled for the resolution first hearing, and then the budget amendment on second reading. Happy to answer any questions. Thank you, Chair.

CHAIR COOK: Thank you, Director Molina. Before we begin our discussion, let's see if anyone would like to provide testimony. Staff, are there testifiers for WAI-1(2)?

MR. PASCUAL: Chair, I don't see any individuals signed up, but there is one coming down to the podium.

. . . OPEN PUBLIC TESTIMONY FOR WAI-1(2) . . .

MR. LAW: Thank you, Jarret. Jasee Law from Kula, and thank you, Mr. Molina, for working for the County and stuff. I know this is a big one for you guys. And as usual, one of my kuleanas [sic] is recycling, which is just a generic term, but I'm pretty sure Director Agawa would appreciate if you guys left space over there for some stuff for landfill diversion. Thank you.

CHAIR COOK: Members. Any clarifying questions for our testifier? Seeing none. Staff, any further testifiers this morning?

MR. PASCUAL: Chair, I can do a last call if you'd like.

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CHAIR COOK: Please.

MR. PASCUAL: This is the last call for oral testimony. Please come up to the podium or raise your hand on Teams if you would like to testify. The countdown is three, two, one. Seeing none. Chair, no one has indicated that they wish to testify.

CHAIR COOK: Members, seeing that there are no individuals wishing to testify, without objection, I'd like to close oral testimony.

COUNCILMEMBERS: No objections.

. . . END PUBLIC TESTIMONY FOR WAI-1(2) . . .

CHAIR COOK: Thank you. As a reminder, written testimony will continue to be accepted into the record. Discussion. Members, I'm proposing two rounds of three-minute questions per Member. Are there any objections?

COUNCILMEMBERS: No objections.

CHAIR COOK: Seeing none. Thank you, Members. Let's begin discussion, starting with Vice-Chair Sugimura.

VICE-CHAIR SUGIMURA: Thank you, Chair. So, Director, I know that you're on a timeline to purchase this. So, what is your...what is your timeline for acquisition and to occupy the property?

CHAIR COOK: Director?

MR. MOLINA: We are still kind of working through that timeline. So, one of the key issues from the seller's perspective was, how quick the County could move because he had multiple offers in hand. And so, you folks facilitating the expedited hearings on this is helping us be able to maintain our position. And right now, the closing is anticipated at the end of June. But getting the Council's authorization to proceed is a key milestone to allow us to continue with the acquisition. Thank you.

VICE-CHAIR SUGIMURA: Oh, good. Oh, good news. So, who is going to occupy the new baseyard? And what about the existing...or what are you seeing in terms of what this will do to your operations?

MR. MOLINA: Yeah. So, we have a bunch of stuff that's secured offsite in not the best location. So, some of that...or most of those equipments [sic] will come down to this site to be secured. There's also just a lot of equipment onsite at the baseyard that is, you know, cramping up operations there, and some of our...some of our groups--pavement preservation, and our traffic signals and signs group--will be able to come down into this new site and free up space so that we can...part of the plan is to redo Wailuku baseyard to be more efficient with the space there, and try to accommodate more

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activities on that smaller site. And we do want to try and get some of the more obnoxious equipment out, like the street sweepers. Ultimately trying to move the refuse trucks out of the neighborhood also because we consistently get complaints about those operations being in a residential area. So, yeah, there's a...there's...even though we're fitting in Wailuku, it is packed to the gills. And so, this will give us some breathing room, and some ability, like I said, to kind of reposition our activities there to be more efficient with the space as well.

VICE-CHAIR SUGIMURA: And one last question, Chair, if I could? Will you be requiring, then, renovation to this existing...or new property, and then...and then to the existing baseyard, as you make these changes that you're describing?

MR. MOLINA: So far, we don't anticipate too much renovations being necessary. We are still waiting the condition assessment report that Finance helped us procure. But initial indications had flagged that there wasn't any major repairs...some roof leaks, but overall, the site's in pretty good shape. There may be a need to outfit the facilities with...like if we want to bring some of our garage activities down there, then we'll need to make some modifications, and bring in that equipment. But the site itself is primarily for yard space to park vehicles, and that has...already accommodates us. And there's fencing...security fencing there on all the perimeters, so it's...it's pretty ready to go for our needs. And then...yeah, we will be coming forward later on as...as we plan out . . . *(timer sounds)* . . . Wailuku baseyard to look at, again, some expansions there to fit more operations on that site.

VICE-CHAIR SUGIMURA: Okay. Thank you.

CHAIR COOK: Member Johnson, are you still with us? Okay. Moving on to Councilmember Paltin. Do you have questions for the director?

COUNCILMEMBER PALTIN: Thank you, Chair. As I was looking through this, I was just trying to see, are we bonding the purchase or cash?

MR. MOLINA: It will be bonded.

COUNCILMEMBER PALTIN: Oh, okay. So, if we lose out to the other offers, then it's like we just don't include it in the bond?

MR. MOLINA: Correct.

COUNCILMEMBER PALTIN: Okay, yeah. And it's kind of...it's not in South Maui, but it's kind of towards the entrance of South Maui, so that's why it's acceptable because Central and South are on the same grouping?

MR. MOLINA: Yeah. It gets us a little bit more centrally-located, and so it's easier to support South Maui from this site as well.

COUNCILMEMBER PALTIN: And there's not a lot of houses around this site?

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MR. MOLINA: It's further away. Our direct neighbors are other heavy industrial properties, so we're in a better position. There's a huge wall bordering the property of the next building that provides some sound buffering there too, so we'll be in a lot better position down in Kahului Industrial.

COUNCILMEMBER PALTIN: But we still might get some complaints from people who didn't used to have the rubbish and the street sweeper noise, and who now will, but --

MR. MOLINA: I...

COUNCILMEMBER PALTIN: -- it's what it is.

MR. MOLINA: Yeah, I don't think it'll be as...as impactful as it is currently.

COUNCILMEMBER PALTIN: Okay. We can just send them over to you folks if anything?

MR. MOLINA: Yes, yes. Yes.

COUNCILMEMBER PALTIN: Okay, perfect. Support.

CHAIR COOK: Okay. Councilmember Rawlins-Fernandez, would you have questions for the Director regarding this issue?

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Chair. No. I...I think it's a good catch, and I'm supportive of moving quickly so that we don't lose the opportunity to offshore buyers. Mahalo, Chair.

CHAIR COOK: Thank you, Member. Councilmember Sinenci, questions?

COUNCILMEMBER SINENCI: No questions, Chair. My questions were answered. Thank you.

CHAIR COOK: Thank you. Councilmember U'u-Hodgins, questions for the Director?

COUNCILMEMBER U'U-HODGINS: Thank you, Chair. I really have no questions. I'm happy to support this too. Congratulations on finding someplace. It is in...it is in a spot that has like-industrial uses, so yay...yay for us. I think that would be probably less complaints on our end that we're dealing in this small Wailuku town with big machinery. This is in a place that's heavily trafficked...not only this location, but just next door is a pretty big highway that people are used to noise. But good luck, and congratulations.

CHAIR COOK: Thank you. So, Chair's question/comment is, there's going to be...are some of the tenants may rent for a little bit more during the transition. So, you have a little bit of timing issue with after it's closed; is that correct?

MR. MOLINA: Yeah. Thank you, Chair. So, the current owner of the property is Haleakalā Solar. They are downsizing. And so, one of the...one of the requests they

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made was to lease out the property for a year, or just a portion of it--one of the...one of the warehouse bays and some yard space for a year while they relocate out. And so, we...we're able to accommodate that, and that shouldn't be an issue going forward.

CHAIR COOK: Yeah. My comment is, it is an epic piece of property in Kahului, with access from both Lalo and Papa, and two acres, and....yeah. It's heavy in...zoned on Heavy Industrial. So, good job finding that place. And I'm very glad that the Members are supportive because I think this is really going to help Public Works out a lot.

MR. MOLINA: Thank you, Chair. If I can just do a quick shout out to our Real Property Manager, Guy Hironaka. He made magic happen for this one, so I just want to acknowledge his contribution. Thank you.

CHAIR COOK: Okay. Members, if there are no objections, the Chair would like to defer this item.

COUNCILMEMBERS: No objections.

ACTION: DEFER pending further discussion.

CHAIR COOK: Members, this concludes today's Water and Infrastructure Committee meeting. Thank you, everyone, for being here for a great meeting. The time is now 2:41 p.m., and the meeting is now adjourned. . . .*(gavel)*. . .

ADJOURN: 2:41 p.m.

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Transcribed by: Kaliko Reed

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CERTIFICATION

I, Kaliko Reed, hereby certify that pages 1 through 22 of the foregoing represents, to the best of my ability, a true and correct transcript of the proceedings. I further certify that I am not in any way concerned with the cause.

DATED the 30th day of May 2025, in Wailuku, Hawai'i



Kaliko Reed