

LAND USE COMMITTEE
Council of the County of Maui

MINUTES

February 18, 2009

Site Inspection

CONVENE: 3:34 p.m.

PRESENT: VOTING MEMBERS:
Councilmember Gladys C. Baisa, Chair
Councilmember Michael J. Molina, Vice-Chair
Councilmember Sol P. Kaho'ohalahala
Councilmember Danny A. Mateo
Councilmember Bill Kauakea Medeiros
Councilmember Wayne K. Nishiki
Councilmember Joseph Pontanilla
Councilmember Michael P. Victorino

EXCUSED: VOTING MEMBERS:
Councilmember Jo Anne Johnson

STAFF: Pauline Martins, Committee Secretary
Carla Nakata, Legislative Attorney

Leinaala Kihm, Executive Assistant, Councilmember Bill Kauakea Medeiros

ADMIN.: Clayton Yoshida, Planning Program Administrator, Current Planning Division,
Department of Planning
James Giroux, Deputy Corporation Counsel, Department of the Corporation
Counsel

OTHERS: **Item 1:** Cheryl Vasconcellos, Executive Director, Hana Health
Mich Hirano, Project Manager, Munekiyo & Hiraga, Inc.
Daniel Ornellas, Maui District Land Agent, Department of
Land and Natural Resources (arrived at 4:00 p.m.)
Peter Metz, Operations Director, Hana Health
Harry Hasegawa, Treasurer, Hana Health
John Kahalehoe, Sr., Board member, Hana Health
Edward Cashman, Board member, Hana Health
Ward Mardfin
Samuel Kalalau III

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**LU-1 DISTRICT BOUNDARY AMENDMENT AND CHANGE IN
ZONING FOR HANA COMMUNITY HEALTH AND WELLNESS
VILLAGE (C.C. No. 06-313)**

The Committee assembled at the parking lot fronting the Hana Community Health Center located at 4590 Hana Highway, Hana, Maui (TMK No. (2) 1-4-03:024, or Parcel 24).

Chair Baisa convened the site inspection to allow the Committee members an opportunity to view the subject property, which includes both Parcel 24 and TMK No. (2) 1-4-03:022 (Parcel 22), as well as the surrounding area.

There was no public testimony.

Ms. Vasconcellos introduced the Hana Health Board members who were in attendance.

Mr. Hirano distributed a site plan and provided an overview of the site. He stated that Parcel 24, which contains the original health center site, covers approximately two acres. He stated that the parcel encompasses the driveway through the tent, and abuts Parcel 22. Mr. Hirano stated that the existing health center includes an ambulance station, and a former house now used as part of the administrative office and a kitchen for the Meals on Wheels program. He also pointed out the organic farm at the rear of the property.

Mr. Hirano explained that the existing health center parcel is designated Rural. He noted that the proposed district boundary amendment applies only to a portion of the back parcel, for which an amendment from Agricultural to Rural has been proposed. He further explained that for both parcels, the existing zoning is Interim, and the request is to have the zoning changed from Interim to Public/Quasi-Public. He also noted that the land is owned by the State of Hawaii.

Ms. Vasconcellos conducted a tour of the existing facilities.

The Committee entered the health center and first viewed the existing dental facility. Ms. Vasconcellos stated that there is usually a physician on call who will come in for emergencies, including dental emergencies. She pointed out the reception area, physician's office, lab area, and three exam rooms. She also showed the Committee a telepharmacy where certain drugs are stocked. She explained that a pharmacy is not financially feasible for the health center.

The Committee then viewed the X-ray facility. Ms. Vasconcellos explained that a teleradiology system is in place. She stated that the health center wants to install a digital X-ray machine, and discussed priorities regarding X-ray use.

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Ms. Vasconcellos informed the Committee that infrastructural improvements are needed, including the installation of air conditioning, the lack of which affects the functioning of equipment. She stated that when the facility was privatized, all the old equipment was transferred.

Ms. Vasconcellos stated that fundraising efforts have continued to keep the health center going. She noted that doctors have been trained to operate the X-ray machine. She explained that when the State was operating the health center it was providing \$1.5 million in funding plus staffing, so close to \$2 million was being spent. She noted that currently health center funding is approximately \$1.1 million.

Ms. Vasconcellos showed the Committee the emergency room, where the health center tries to stabilize patients with the help of paramedics before transporting them to Maui Memorial Medical Center.

The Committee viewed the paramedics building, and the trailer for acupuncture and lomi lomi massage. Ms. Vasconcellos said that a trailer accommodates a full-time psychologist, and another trailer is provided for Administration. There are a total of four trailers used on the property to provide various services and functions.

Ms. Vasconcellos pointed out an area under a tent used as a kupuna dining room and as storage space. The Committee viewed a building which housed a kitchen, where meals are prepared for 95 seniors, to be eaten either at the health center or delivered to Hana residents, including chronic disease participants.

She noted that a portion of the building where the kitchen is located also serves as an administrative office and storage. Ms. Vasconcellos noted that her living quarters are at the rear of the kitchen and administrative office building. She pointed out an exercise facility area and a storage area under a tent. The Committee also viewed a refrigeration trailer, an old blue shed used for storage, and an organic farm at the rear of the property. She stated that produce from the farm is used for the health center's nutrition program and also supplies a farmer's market.

Ms. Vasconcellos stated that the proposed expansion would take some of the facilities from old buildings and move them into new ones, and expand the health center by approximately 4,000 square feet. She noted that kupuna housing had been proposed for property next to the health center. She also advised that the site layout that had been distributed is the revised layout initially presented to the Council, but does not reflect the downsizing currently anticipated.

Mr. Hirano explained that there are plans for another entity close in proximity to the health center to develop kupuna housing. He further explained that if that happens as planned, Hana Health would not be developing kupuna housing. He noted that Hana Health did not have the funds to prepare a revised site layout that would reflect the downsized plans.

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Member Pontanilla asked whether Maui Memorial Medical Center has employee housing. It was noted that Maui Memorial Medical Center used to have cottages for nurses.

Ms. Vasconcellos explained that if the health center brings in a cardiologist, it needs to rent a place for the cardiologist to stay. She said the health center will need to evaluate how kupuna will get to the planned exercise center, which is on an elevated slope.

There being no further questions or discussion, Chair Baisa adjourned the inspection at 4:17 p.m.

APPROVED:



GLADYS C. BAISA, Chair
Land Use Committee

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