

Meeting Summary - Lāna`i CPAC Mtg. 6

February 14, 2013 / 6:00 – 9:00 PM

Lanai Senior Center, 309 Seventh St. Lāna`i City, Lāna`i, HI 96763

Attending: Community Plan Advisory Committee

<i>Chris Costales</i>	<i>Deborah de la Cruz</i>	<i>Joe Felipe</i>	<i>Butch Gima</i>
<i>Caron Green</i>	<i>Ron McOmber</i>	<i>Stan Ruidas</i>	
<i>Alberta DeJetley</i>	<i>Ernest Magaoay</i>		

County of Maui – Planning Department

<i>David Yamashita, Long-Range Planning</i>	<i>Kathleen Kern, Long-Range Planning</i>
<i>Mary Jorgensen, Long-Range Planning</i>	<i>Doug Miller, Long-Range Planning</i>

Absent: *Jeffrey Baltero* *Jarrod Barfield* *Charles Kaukeano* *Matt Mano*

Public: *Jay Penniman, Maui Nui Seabird Recovery Project*
John Stubbardt, Director of Utilities for Lanai Water Company

A. CALL TO ORDER

Butch called the meeting to order at ? pm.

Butch noted that the CPAC had quorum and provided an overview of the meeting agenda.

B. PUBLIC TESTIMONY

Pat Riley provided a handout that included a request to clarify jurisdictional responsibility for the roads on Lāna`i. He also requested identification of any “State Agricultural Park” areas. He said that he understood that Castle & Cook (C&C) had transferred 100 acres to the State for infrastructure development and that it had reverted back to C&C because the infrastructure improvements were not made. Pat recommended conducting a summary assessment of the 1998 Plan to assist in creating a more effective new Plan. He recommended identifying the infrastructure improvement funding sources, i.e., Federal, State County, private or other. He felt that the Lāna`i Water Advisory Committee (LWAC) needs to continue in some form. He would like to ensure continued and expanded use of reclaimed effluent wastewater. He recommended creation of a comprehensive solid waste management study. He’d like to see information on the proposed “Big Wind” project incorporated into the planning process. He advocated for an ordinance for a Special District for Lāna`i City. He’d like to see the trails list from the 1998 Plan kept in the new plan. He mentioned that the partially implemented Lāna`i Drainage Master Plan is on file with the County.

John Stubbardt said that the Public Utilities Commission has approved the transfer of the water, sewer and transportation systems to Lāna`i Resorts LLC. He said that they are going to invest \$10 million in water and wastewater improvements that will not be passed along to the ratepayers. He said that their draft water plan calls for 5 systems: 2 potable, 1 brackish, and 2 recycle. A desalinization plant is also

planned. John said that conservation will be an important part of the plan. They will be fixing leaks, installing a leak detection system, replacing pipe, and conducting an education and awareness program.

Ron asked John if the Water Company would please let customers know when they have a leak. Caron asked if 6 million gallons per day (mgd) was the total sustainable yield. John replied that the state set the upper level yield for the model. Caron asked how close they are coming to using the total potable water. John said that the usage is 1 mgd of potable water and 1 mgd of non-potable for a total of 2 mgd.

Alberta would like people to know how much the service has improved since John came on board. Deborah asked if there was a handout available on water system costs. John replied that they don't know the full answer yet, but they are working with consultants and they will let them know when it is ready. Butch asked John for clarification about the news article that was incorrect. Is there only one set of \$10 million available for improvement investments? John said yes, there is only one \$10 million investment planned. He said that approximately \$9 million will be spent on water system improvements and \$1 million for other system improvements.

Winnie said in answer to one of Pat's questions that Kaumapapa'u Hwy to the harbor is a state facility and the Keomuku Hwy is a County facility. She was very familiar with this since her husband was in charge of road maintenance and always had a hard time getting maintenance materials.

C. PRESENTATIONS

Kathleen to summarize Infrastructure presentation.

Kathleen presented a brief slide show to frame the discussion of the infrastructure chapter. Lanai's infrastructure systems are a mixture of public and privately owned systems: the Water transmission system is owned by Lanai Resorts, MECO runs the power plant, Solid Waste is both County along with private hauling, both the County and Lanai Resorts operate wastewater treatment facilities, and the road network is made of State, County as well as some private roads, with County and Lanai resorts managing drainage systems. Bringing a sustainability perspective to infrastructure systems means not only recognizing that there are finite resources (water, land, etc) and that there are long term consequences on the environment and human health but also thinking about how to re-integrate natural systems into the built environment. 'Green Infrastructure' is a term that has emerged over the past two decades to describe infrastructure that works with natural processes and systems to manage stormwater, improve air quality, provide shade, and lower the 'heat island' effect. Green infrastructure is often 'cheaper, easier, greener and beautiful' than traditional infrastructure: 'green streets' use natural system drainage – vegetated swales and ditches – rather than curbs, gutters and concrete pipes to deal with stormwater run off. Lanai City has many examples of swales and natural systems drainage, in addition to engineered drainage. Thinking about sustainability means we need to re-think many infrastructure systems that are smaller, multi-purpose and take advantage of natural eco-system processes.

Questions/Comments:

Water System

Butch said that the 6 mgd (million gallons per day) sustainable yield (for water) was based upon a recharge rate of ___? mgd. Alberta asked if this section would become obsolete within one year because things are changing so rapidly. Butch responded no, but Issue #2 would need to be corrected. He said

that current plans cannot be completely built out unless: 1) there is a decrease in water loss; 2) there is a decrease in consumption; or 3) an additional water source is found. Alberta responded that Lāna`i Resorts is doing all three. Butch said that he has yet to see the Lāna`i Resorts development plan.

Alberta said that building a desalinization plant would allow build out to occur and therefore this section is unnecessary. Debbie said that we need to walk a fine line as we go through these proceedings. We need to assume that things will not get done in some areas and that we can't just count on more water. Alberta said she felt that all the issues will be resolved by the new owner because you can see daily improvements. Butch responded that this is a long range plan. Caron said that first issue is the long term viability of the aquifer – we need to acknowledge future population growth. She felt that there is no harm in leaving this section in. Butch felt it would be irresponsible to defer the chapter. Debbie said that leaving the chapter in would be an indication to Lanai Resorts that the community would like to see their plan. Ron recommended not putting this section on the back burner.

E. CHAPTER 7 DISCUSSION

Earnest asked to move on and start the discussion on Issues. Caron requested that Issue #1 be split into two separate issues: 1) the long-term viability of the aquifer; and 2) water quality. She also asked what was meant in the Issue #1 Strategy by “programmatic measures”. Mary responded that it might mean an education program. Caron said that it should just say “Restore the watershed”. Butch said that we could do the word-smithing later.

Butch asked if there were any questions on Issue #2. Alberta said that they have been fixing the leaks for two years. Caron said she agrees and that the revenue stream is the Company's issue so it should be removed. Kathleen asked if Issue #2 should be reframed as a maintenance issue. Butch said that leaks probably still exist, because leakage is still above the 12% industry standard. He felt that it doesn't hurt to keep Issue #2 in the Plan. Alberta reiterated that John said he has reduced leakage. Debbie supported leaving language in to continue the leak repair program.

Butch asked if there were any questions on the third issue. Caron suggested replacing “...build out of the Manele and Ko'ele project districts and other known projects...” with “...potential population growth...” since the sites are unlikely to build out. Butch said that projections must be made on the entitled build out. Debbie suggested just adding the words “population growth” after “Ko'ele District”.

Butch asked if there were any other comments on the Issues and Strategies. Joe said that although he is not current with the water issues, the plan information was prepared prior to the new owner's proposals and these are no longer the pineapple days. Water is now supplied primarily to the resorts and the water lines have been managed; and why no mention of desalinization? Ron said that desalinization is fine as an objective, but you can't ignore the cost and the time to complete the project – so need to keep #3 in for now. Kathleen said that language regarding desalinization can be added in. Joe said he would also like to show his appreciation for the company's water maintenance work. Butch said that everyone appreciates the work they have done.

Butch asked if there were any problems with the Goal – none.

Butch asked for comments about the Policies. Alberta said there is no 100 acre agricultural park; that the Hawaiian Home Lands area is part of the city; that the community gardens may be moved; and the horse paddock may be eliminated. Therefore, Policy #4 should be removed. Butch said that he would like to have a water oversight committee. He recommended adding language in favor of Home Rule for the water plan. Alberta said that she was on the Planning Commission when the Lāna`i Water Advisory Committee (LWAC) was removed and she said we need to talk to the Council members on Maui. Joe said that he agreed with Alberta – Lāna`i is part of Maui County, so the County should have oversight. Ron said he strongly disagrees because the Board of Water Supply has nothing to do with Lāna`i's private water system. He felt it would be a shame if LWAC was dissolved. Butch said he agreed, but the committee should not try to write an ordinance in the Community Plan, but recommended removing Department of Water Supply (DWS) and putting LWAC in its place. Joe said he's not interested in having Maui County control the water in Lāna`i, but if there is an existing body in place, Lāna`i should try to have a representative on it. Alberta said the LWAC is not supported by the County and that there is a need to lobby the Council members and the Planning Department. Butch said that this is not a ??? or ??? issue and we should be ashamed to let the State oversee water. Deborah said that more information is needed on LWAC. Stanley said that from his past experience on the Planning Commission, this question has already been asked. He said there is a need for checks and balances; Lāna`i cannot rely on the County. Need to have Home Rule and there should at least be a Policy in the Plan to state that. Butch asked David and John to please provide the pros and cons of having LWAC. John said that LWAC has been a contentious and controversial issue. He recommended allocating time at the next meeting for this discussion. Butch said the discussion could also continue now or be moved to the end of this meeting. Deborah asked to table the issue and to move on. Kathleen said that the discussion could be continued on either April 6 or March 6. Debbie asked that the information be emailed ahead of time. Earnest asked for information on LWAC's tasks.

Butch asked if there were any comments on the Actions. Caron asked if the Water Use and Development Plan had been implemented. Butch said no – that it had been approved but not implemented. He also said that the Department of Water Supply has no jurisdiction over the private water system. He asked to remove DWS as the lead agency. Chris asked to add the U.S. Fish and Wildlife Service to the list of agencies in Action 7.02. Caron requested adding a corresponding action like 7.06 for the proposed desalination plant. Alberta said ??? about Action 7.10. Ron said that he has been asking for years to cover the open water source at the golf course to reduce evaporation.

Caron asked about the growth projections used for the wastewater analysis. Kathleen said that the expected growth shouldn't exceed capacity, but if growth is greater, it could. Caron said that higher growth can be expected. Kathleen asked if anyone knew the location of all of the septic systems on the island. John replied that most were located above Queen Street on Supervisor Hill. He said there are 48 septic tanks and that they will be connected if any changes are made. Kathleen said that the County may try to map them. Kathleen asked the CPAC if using grey water would be a viable strategy. John said that this is an issue due to the small lots; if it is not done properly, it can be a problem. Ron asked how much it would hurt the wastewater supply. John replied that it would have an impact on the system. Caron asked if it might be better to apply grey water systems standards only to new development – otherwise it could be expensive to retrofit for existing owners. John said that all green systems should be considered. Butch said that when the wastewater system reaches 75% of its capacity, it must be reviewed. Alberta said that grey water should not be used for home gardens because it is a safety issue.

Butch asked if there were any objections to the Goal, Objectives, and Policies for solid waste. Caron asked which forecast numbers were used. Kathleen said ??? Butch asked Stanley if the Planning Commission had heard where the new landfill would be located. Stanley replied no, the existing site has seven more years of capacity. Butch said that there was discussion of using the old rock and gravel site. Ron said that Castle and Cooke had proposed an alternative site at the rock pit, but the County wanted the roads to the site improved, so that was the end of that. Alberta asked what will happen when the recycling center lease ends. Kurt Matsumoto said that they were planning on moving it to the Miki Basin because they want to encourage recycling to reduce pressure on the landfill.

Kathleen asked if there was still a problem with illegal dumping. The answer was yes. Kathleen asked if there were any preferences in dealing with the filling of the existing landfill. Has anyone looked at shipping off-island? Caron asked how feasible it might be to have a company on Oahu that burns waste. Kathleen asked about dumping going on at the end of town. Ron said the County is picking up the material and taking it to the landfill. Caron said she would like to further investigate off-island shipping of waste and would like to have a place to take old appliances. Ron said that there currently is a place that takes junk appliances. Caron said that they need to do a better job of advertising so that people don't dump them in a field. Alberta said she would like to see recycling of soft goods such as clothes. Butch said that the waste is being separated for recycle now.

Butch asked if there were and questions on the Goal, Objectives and Policies for solid waste. Caron said that she felt Policy #3 should be an objective. Stanley said that someone should build a small ultra-high temperature incinerator. Butch commented that there was only one Action. Kathleen said that one could be added to improve the marketing and advertising of the junk appliance drop off site.

Energy Discussion: Stanley said that there is a need for more energy production. He said that MECO has 2 new generator engines. He said that the solar plant produces about 1.2 megawatts on an average day, but the meter drops off on cloudy days. He said that the combined heat/power plant at Manele helps, but it is not reliable since it has been replaced annually. He said that the system can handle 6 to 7 megawatts of demand comfortably, but not much more. He said that the "choo choo trains" on tracks are the workhorses and they all run on low sulfur diesel fuel. Stanley said that MECO has spent a lot of money in order to abide by the EPA emission standards. He said the Lāna`i City electrical poles are being replaced and that steel poles would be best if there is ever hurricane. He said that there are three separate circuits: 1) the power plant to Manele which includes the solar plant. He said this circuit is on its maximum capacity for renewables; 2) the Lāna`i City #1 circuit; and 3) the Lāna`i City #2 circuit, which includes that airport.

Caron asked how feasible it would be to bury the power lines. Stanley said that he prefers steel poles because you can see the faults and underground vaults are dangerous. Butch asked about the Issues and Strategies. Caron asked if Issue #2, the 90% of electricity is produced by petroleum was still true. Stanley said he is not sure because cloud cover and maintenance issues impact overall energy production at the solar plant. Butch asked about Issue #3, Big Wind. Debbie said that none of the energy produced would be for Lāna`i . Earnest said he felt that Issue #3 protects Lāna`i in case the project does happen, so it should be left in. Butch said it should distinguish between Big Wind and Small Wind. Alberta said that although Big Wind will not provide the island energy, it will provide cash that will support development of new sources. Debbie said she felt that this Issue was more appropriate for the Economic Development section. Caron agreed. Christine said that she agreed with Debbie, but would like to remove it completely. Caron said she felt leaving it in would be insurance in case the project happens.

Joe said that Issue #3 relates directly to Issues #1 and #2, so why exclude another benefit? Butch reiterated that the island would get no energy from the project. Joe said that the island would benefit indirectly through reduced energy rates. Alberta mentioned that the advisor had said that the island residents would have to choose what they want to receive as a benefit package – including reduced rates. Butch said that Joe is correct that representations were made that there would be either a 40% drop in rates or leveled rates, but Honolulu rates are rising and in 2017 their rates will be equal to Lāna`i rates. Also, 50% of the benefit package needs approval by the PUC and 50% will be approved by Castle and Cooke.

Debbie to Alberta: are you asking to move the Issue to Economic Development? Alberta replied that she would like to leave the door open for Big Wind. She said she does not want to see anything in the Plan that says no wind turbines. She would actually like to see it appear in both sections. Butch said that he agrees with Debbie that it should not be in the Plan. Alberta said she would like to keep it in because she could see wind supporting Lāna`i in the future. Debbie suggesting including wind energy in Issue #2. Butch asked if Alberta was saying they could send power back to Lāna`i. Alberta replied yes, if the population reaches 5,000. Debbie repeated her suggestion to move wind to Issue #2 and to copy it verbatim into the Economic Development section.

Ron said that he is a big proponent of electric cars and that he would like to see a financing program to encourage the purchase of electric vehicles. He asked Kurt to consider putting in charging stations around the island. Butch asked if there were any questions on the Goal, Objectives, and Policies. There was a question about whether or not to leave Policy #4 in to discourage nuclear energy. Earnest said to leave it. Butch said that technology for nuclear energy has improved. Ron said the Plan should not discourage Nuclear energy and that options should be left open. Christine asked not to change Policy #4. Alberta said that we need to explore all options so it should be removed. Joe suggested changing “discourage” to “explore”. Debbie said that explore means we are encouraging nuclear power and she felt the policy should just be removed. Earnest agreed. Stanley said that as background information there was a proposal to release ?? to open sea. Butch recommended removing the policy.

Caron said Policy #6 to explore bio-fuels and bio-diesel may be problematic because they would compete for land that could be used for other things. Ron said that he doesn't understand why the mayor's office is the lead agency for the Energy section. Kathleen said the matrix was set up to see which County department would be responsible for issues and actions. Ron said responsibility should go to the person in charge.

Transportation Discussion was tabled until another meeting.

Stormwater Discussion:

A question was asked if the first sentence in the Introduction was still true that 40 inches is the low annual rainfall. A suggestion was made to remove Issue #1 regarding agricultural road storm runoff. Alberta asked if Issue #2 was a County issue. Butch replied that it had been a County/Castle & Cooke partnership. Debbie said that the DHHL 201 G projects don't have to comply with and County regulations, but language could be added to the Plan to encourage compliance. Caron asked to add a mitigation plan. Alberta asked to remove Action 7.30 and 7.31. Caron suggested adding language calling for removing blockages in drains and channels.

F. PUBLIC TESTIMONY

Zane de la Cruz said that there are two engineered runoffs that dump a lot of sediment detrimentally. He suggested using the term “agricultural infrastructure” in place of “agricultural roads”.

G. FINAL COMMENTS

H. NEXT MEETING DATE: March 6, 2013 at 6:00 PM at the Lānaʻi Senior Center

Butch said that finishing the Water and beginning the Transportation discussions would occur at the next meeting along with discussion of Public Facilities and Services. The discussions about Historic, Cultural, and Scenic Resources would be held at the March 7 meeting.

Action: Adjourn meeting.

Motion:

Secoond:

Vote: ayes. Motion carries.

Meeting adjourned at 9:10 P.M.

DRAFT