

POLICY, ECONOMIC DEVELOPMENT, AND AGRICULTURE COMMITTEE

Council of the County of Maui

MINUTES

August 20, 2018

Council Chamber, 8th Floor

CONVENE: 9:03 a.m.

PRESENT: Councilmember Yuki Lei K. Sugimura, Chair
Councilmember Stacy Crivello, Vice-Chair (out 11:40 a.m.)
Councilmember Alika Atay
Councilmember Elle Cochran
Councilmember Riki Hokama (in 9:50 a.m.)
Councilmember Kelly T. King

EXCUSED: Councilmember Robert Carroll
Councilmember Don S. Guzman
Councilmember Mike White

STAFF: Carla Nakata, Legislative Attorney
Clarita Balala, Committee Secretary

Ella Alcon, Council Aide, Molokai Council Office (via telephone
conference bridge)

ADMIN.: Edward S. Kushi, Jr., First Deputy Corporation Counsel,
Department of the Corporation Counsel
Jerrie L. Sheppard, Deputy Corporation Counsel, Department of
the Corporation Counsel (Item 71)
Alan M. Arakawa, Mayor, Office of the Mayor
David Goode, Director, Department of Public Works (Item 80)
Joseph Alueta, Deputy Director, Department of Planning (Item 80)
Erin Wade, Planner, Department of Planning (Item 80)
David Silva, Captain, Department of Police (Item 80)
Gladys Baisa, Acting Director, Department of Water Supply
(Item 87)
David Underwood, Director, Department of Personnel Services
(Item 87)
John C. Kulp, Deputy Director, Department of Finance (Item 71)
Guy Hironaka, Real Property Manager, Department of Finance
(Item 71)
Teena Rasmussen, Director, Office of Economic Development
(Item 71)

Seated in the gallery:

Annalise Kehler, Planner, Department of Planning
Shayne Agawa, Deputy Director, Department of Water Supply

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Wendy Taomoto, Engineering Program Manager, Department
of Water Supply
Michele Sakuma, Secretary, Department of Water Supply

OTHERS: Mercer "Chubby" Vicens, President, Vicens Entitlement Group
(Item 87)
Gary Albitz, President, Rotary Club of Kahului (Item 87)
Warren Watanabe, Executive Director, Maui County Farm Bureau
(Item 71)
Cesar Gaxiola, Executive Director, J. Walter Cameron Center
(Item 87)
Barbara Barry (Item 71)
Tom Croly (Item 87)
Arleen Gerbig (Item 87)
Leonardo Sequeira (Item 87)
Anders Lyons (Item 87)
William Kamai (Item 87)
Riki Carvalho (Item 87)
Tom Blackburn-Rodriguez (Item 87)
Max Tsai (Item 87)
Sandy Baz (Item 87)
Zandra Amaral Crouse (Item 87)

Julie Dixon, Dixon Resources Unlimited (Item 80)
Emily Kwatinetz, Dixon Resources Unlimited (Item 80)
Darren Strand, General Manager, Diversified Agriculture,
Alexander and Baldwin LLC (Item 71)
Mae Nakahata, Alexander and Baldwin LLC (Item 71)
Carol Reimann, Vice President, Alexander and Baldwin LLC
(Item 71)
Charlie Loomis, Associate General Counsel, Alexander and
Baldwin LLC (Item 71)
(9) additional attendees

PRESS: *Akaku: Maui Community Television, Inc.*

CHAIR SUGIMURA: . . .*(gavel)*. . . Good morning, everyone. Welcome to the Policy, Economic Development, and Agriculture Committee. Today is August 20th and it is now 9:03 a.m. Please silence all noisemaking devices and cell phones. We will begin our meeting. At this time, I'd like to welcome all Members. Thank you for being here. My name is Yuki Lei Sugimura. We have Stacy Crivello, my Vice-Chair.

VICE-CHAIR CRIVELLO: Aloha, Chair.

CHAIR SUGIMURA: Good morning. Alika Atay.

COUNCILMEMBER ATAY: Good morning, Chair.

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CHAIR SUGIMURA: Good morning. Elle Cochran.

COUNCILMEMBER COCHRAN: Aloha, good morning, Chair.

CHAIR SUGIMURA: Good morning. And Kelly King.

COUNCILMEMBER KING: Aloha. Good morning.

CHAIR SUGIMURA: Good morning. Joining us today a little later will be Riki Hokama, Mike White, Don Guzman is excused, and Bob Carroll. So, we are going to begin our meeting. Today, on our agenda for the first item is PEA-80, which is the parking plan for Lahaina and Wailuku. We have Michele McLean from the, will be joining us from the Planning . . . oh, Joe Alueta is here instead. Sorry. Joe Alueta from the Planning Department, our Deputy Director. David Goode will be here shortly. We have Erin Wade, our Wailuku guru, Coordinator, I appreciate, as well as David Silva from Department of Police will be speaking on this. The other members who will be participating is Julie Dixon, President of Dixon Resources Unlimited; Emily is here too? Emily is here – how do you say your last name?

MS. KWATINETZ: Kwatinetz.

CHAIR SUGIMURA: Kwatinetz, also an Associate from Dixon Resources Unlimited. For the second item, which is PEA-87, confirmation of Gladys Baisa as Water Director. We will have Gladys Baisa, the Acting Director of Water Supply as well as Dave Underwood, Personnel . . . Director of Personnel Services. For both those two items, from Corp. Counsel, we have Deputy Corp. Counsel [sic] Junior Kushi, will be Corp. Counsel as well as for the last item for PEA-71, A&B Acquisition of 262 acres of land, which is the expansion of the Kula Ag Park. We will have Teena Rasmussen, Economic Development Director, Office of the Mayor; Mark Walker will be joining us, as well as Gladys Baisa, Acting Director for Water Supply; and Jerri Sheppard from Corp. Counsel will be there. Also helping us with that last item from A&B, we have Darren Strand, who's the General Manager of Diversified Agriculture for A&B; Mae Nakahata, Director of Agriculture Research; Carol Reimann, Vice President Maui, as well as Charlie Loomis. The last two will be in the gallery in case we have questions on those items. Today on the agenda, we have *PEA-80, which is the Parking Action Plan for Wailuku Town and Lahaina Town; PEA-87, Confirmation of Director of Water Supply; PEA-71, Approving the Acquisition of Approximately 262 Acres in Pulehunui and Omaopio (Makawao) and this is the expansion of the Kula Ag Park.* So, Members, that is our agenda today. It's another full agenda and I wanted to start with public testimony. So, at this time, for individuals wishing to testify in the Chamber, please sign up on the desk outside. And I will take up . . . right now, we have five people signed up. The first testifier is Chubby Vicens testifying on PEA-87, followed by Gary Albitz also testifying on PEA-87, and then Warren Watanabe on PEA-71, which is . . . I'm sorry, this is confirmation of Gladys Baisa not A&B. Good morning, Chubby.

. . .BEGIN PUBLIC TESTIMONY. . .

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MR. VICENS: Good morning, Chair Sugimura and Members of the County Council Committee. My name is Mercer "Chubby" Vicens and I've been around for a long time. I'm here this morning to speak on PEA-87, the appointment of Gladys Baisa as Director of the Water Supply. I have been in management, lead management for over 50 years, and one of the things that I've learned over the years is that a manager does not need to know everything about every aspect of their business. However, a good manager understands his people, understands what their capabilities are, and generally surrounds themselves with the best possible people that they can. I have known Ms. Baisa for over 20 years starting down at MEO where she took over the program from Joe Souki and made it really . . . I'm still on the Board there and have been there for 10-12 years and the name Gladys Baisa still pops up when you start talking about good management and how people . . . how she related to people, and how they responded to her guidance. And I think this is what's happened in the Water Department. I've been following them for the last couple years and I see a tremendous change in the attitude of the employees. They're excited to come to work. They love what they're doing. And more importantly, they are allowed to do their job. And that's what a good manager does. They evaluate the employee and stretch them a little bit so that they can do a good job for whatever department they work at, and this is what Gladys does. Gladys has a subtle way of speaking to you and before you know it you're falling all over yourself to try and appease her and get the things done. And that's a good manager. And I would like to ask this group and the Members to follow that will be joining us later to be able to consider Gladys as the Director of the Water Department. And again, in closing, I would like to thank you, Chair and Members, for your consideration of Gladys Baisa to be the Director of the Water Department. Thank you.

CHAIR SUGIMURA: Thank you, Mr. Vicens. Anyone have questions for him? Seeing none. Thank you very much. Next testifier is Gary Albitz, also testifying on PEA-87.

MR. ALBITZ: Good morning, Council. Good morning, Ms. Chairman.

CHAIR SUGIMURA: Good morning.

MR. ALBITZ: I'm just going to read my statements. So, on behalf of the Rotary Club of Kahului, and as a resident of Upcountry Maui, and as a Business and Management Consultant, I am writing in strong support of confirming the Mayor's appointment of Gladys Baisa to the Director of the Board of Water Supply [sic]. She's been a Deputy Director and she has a new Deputy Director who is a licensed professional engineer and she has a direct support staff of about 15. As a Business and Management Consultant to Fortune 500 companies, I advise global companies on how to efficiently and effectively make their people, process, and technology work together. In the matter of business, if water in these three areas don't work, the water doesn't flow. I've known and worked with Gladys for a couple of years. She's the best I've seen in my 40 years of management consulting around the world. In the area of people, process, and technology, she's the best in the people and the process. She's got somebody as a Deputy Director to work on the technology, and in my opinion, that's the best combination you could have. Ms. Baisa has made great strides in working with the unions, the vendors, the product companies,

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consultants, and most of all the employees of the Water Supply. So, if the people, process, and technology don't work together, the water won't flow. We strongly urge you to approve the resolution before you today for Gladys as the Director of the Water Supply. Thank you for the opportunity to testify.

CHAIR SUGIMURA: Thank you very much. We have sound problems with Akaku and I think it might be my mike so, excuse me, is it working now?

UNIDENTIFIED SPEAKER: I hear.

CHAIR SUGIMURA: Mr. Albitz . . . anybody have questions for him? Seeing none. Thank you very much for testifying. We also have his written testimony that was submitted to us. Next, we have Warren Watanabe on PEA-71, which is the acquisition of the . . . expansion of the Kula Ag Park, followed by Cesar Gaxiola and last testifier is Barbara Barry.

MR. WATANABE: Aloha, Chair Sugimura, Vice-Chair Crivello, and Members of the Committee. I'm Warren Watanabe, Executive Director of the Maui County Farm Bureau. The County Farm Bureau strongly supports PEA-71 beginning the process to expand the Maui Agricultural Park System. The Maui Island Plan specifically highlights as one of its goals: *"Protection of Maui's Small Towns and Rural Character. Outside of growth areas development will be limited to preserve our agricultural lands and open space. This will keep the country – country, a refrain repeated by many citizens."* The country appeal is tied in to agriculture – vistas of fields of crops and pastures for livestock, yet, agriculture does not happen because we wish it. It requires policy support from entities such as this body, including land, water, infrastructure, labor and the list goes on. Bottom line, it requires commitment and effort to make it happen. This measure is an example of such a commitment. The existing Ag Park is the largest contiguous body of diversified agriculture on Maui and there is an urgent need for expansion. At one time, the Ag Park met the needs of our farmers, but times have changed, and so have the needs of our farmers. This opportunity to expand into former HC&S lands, coupled with State funding to purchase the lands and improve infrastructure, moves a vision into reality. Many of our farmers are land short. Farmers on Oahu, occupying the Central plains have large parcels of land, allowing practices such as crop rotation. Our land limited farmers who depend on farming as their sole source of income often cannot afford this practice due to its impact on their revenue stream. PEA-71, expanding Ag park lands, gives farmers and ranchers the opportunity to utilize crop rotations, temporary fallow with cover cropping, and other best management practices to reduce pest populations, boost soil health and improve the water holding capacity of croplands and pastures. Again, these basic practices are essential for land stewardship and sustainable agricultural productivity. We are currently working with entities, such as the Department of Education, to expand the revenue base of our farmers. Timely access to these lands is critical. We also urge careful analysis during implementation to ensure that unintended consequences to our existing Ag Park do not occur. Maui was once the breadbasket of the State up to the 1980s. The potential exists, and the industry is ready and willing to accept the challenge to make agriculture an economic engine for Maui

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County again. So, we respectfully request your strong support for this first phase of expanding our Ag Park system by passing this measure today. Thank you.

CHAIR SUGIMURA: Thank you. Anyone have questions for Mr. Watanabe? Seeing none. Thank you very much --

MR. WATANABE: Thank you.

CHAIR SUGIMURA: --for being here. Next testifier is Cesar Gaxiola, also on PEA-87, followed by Barbara Barry and next would be Tom Croly after that.

MR. GAXIOLA: Chair Sugimura and Councilmembers, good morning, and aloha to you. Thank you for your support to me. My name is Cesar Gaxiola and I am the Executive Director for the J. Walter Cameron Center. This morning, I am providing testimony supporting the Mayor's appointment of Gladys C. Baisa, Director to the . . . of the Board of Water Supply. Mrs. Baisa is a very experienced and proven effective manager. I have worked for many years with Mrs. Baisa in her previous job as Executive Director of MEO and as a Chair and member of the Maui County Council. She is an exceptionally effective manager. She led MEO to become one of the five most outstanding community action agencies in the country and grew the agency from a million-dollar budget to \$21 million when she retired in 2005. Her MEO staff is about a third larger of the Water Department current staff size. As the ED of MEO, she addressed some of the most challenging problems in our community, solving needs ranging from infant care, senior transportation and other needs, inmate reintegration and helping persons with disabilities. She solved our local labor needs when she arranged for unemployed Hispanic farm workers from the mainland to come to Maui to save the agriculture industry in the late 80's when near zero unemployment left our fruit rotting in the fields. I'm one of them. Her creativity, ability to work with all the sectors of the community and mobilize resources is legend. She started the Maui Nonprofit Directors Association, she was founding member of the Ka Ipu Kukui Fellows Program, and GO Maui to mention a few. She has been involved in many other boards, commissions, chairing most of them. She has a lifetime of connection with water and water issues having lived almost all of her life Upcountry. She served all ten years of her Council service on the Water Committee and chaired the Committee for two of those years. Her husband, Sherman Baisa, retired from the Water Department as an inspector. She has a record of effective local, State, and Federal legislative experience. Since she has been in charge of the Department, she has established a healthy working relationship with the union representatives and successfully worked with us to solve long standing issues. I strongly urge you to approve the resolution before you today. Thank you for the opportunity to testify this morning. Aloha.

CHAIR SUGIMURA: Thank you. Members, anyone have questions for Mr. Gaxiola? Seeing none. Thank you.

MR. GAXIOLA: Thank you.

CHAIR SUGIMURA: Next testifier is Barbara Barry.

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MS. BARRY: Good morning, Chair, Councilmembers. Sorry I have been under the weather a little bit, so my voice might be a little scratchy. But today I want to speak to you on PEA-71, the purchase of the Ag Park, the new Ag Park land under consideration. As I look into the sale of this land by A&B to the State and County, State of Hawaii and County of Maui for the expansion of the Kula Ag Park, it raises many concerns for me. First, the asking price for Ag land that is not considered, from what I can determine from the maps, to be important Ag land with the asking price of \$5,923,000 to me is an astounding asking price. The 2017 appraised value of this land is \$27,300 with a property tax of \$200 per year. Are the comparables that are listed in this sales agreement important Ag lands, are they level, what's the soil like? What will be the tax burden for the County if this sale goes through at this price and who will pay it? I think this sets a terrible precedent for Ag land to be put out of the financial reach of many small farmers. There should be a law that A&B cannot inflate the cost of these lands that Hawaiians and many others say is not actually their land to sell at such astronomical heights because of greed or market value. The property is being sold as is and is littered, as I understand it, from a conversation with Ms. Rasmussen with past agricultural irrigation pipe which has just been rotated into the soil. Food farmers, especially organic farmers, you know, will have a problem being certified with that in the soil. I also think that the land needs to be tested for past pesticide residue, which would certainly impact any organic farmers going into this property. It doesn't seem like there's been any archaeological investigation into the parcel that I could determine, and I think that should be required by the State and County. I don't know if anybody knows if that has occurred. This park is supposed to be made available for farmers to afford to make a living selling the products they grow. Will there be high water costs due to the electric expense of pumping the water uphill like at the current Ag Park? Does this property make the best fiscal sense for the State, County, and farmers who have to compete with imported, less costly food? Why is the County moving ahead . . . moving forward with funding the water infrastructure before the sale is actually approved? If this project rolls ahead, will there be a provision that the ditch water for the farmers, for the Ag Park, will have a higher priority than A&B's other lands? If not, the farmers would be in jeopardy when water levels are low, and A&B wants to water their own leases.

MS. NAKATA: Three minutes

MS. BARRY: Does anyone know who will be --

CHAIR SUGIMURA: Please conclude.

MS. BARRY: --responsible for maintaining the East Maui ditch now that A&B is not growing sugar? How are the plots of the current Ag Park being managed? Since there is no waiting list for farmers at the current Ag Park, maybe the County should look into an audit to assure that the land is being used properly considering a new Administration will be in place soon and Ms. Rasmussen is retiring.

CHAIR SUGIMURA: Please conclude.

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MS. BARRY: Actually, I'd like a few more minutes, please?

CHAIR SUGIMURA: We're at a three-minute . . . you've reached your three minute maximum.

MS. BARRY: I know. I'd like to . . .

CHAIR SUGIMURA: If you'd like to submit your --

MS. BARRY: I'd like to be able to finish.

CHAIR SUGIMURA: --testimony in writing, you can submit your testimony in writing.

MS. BARRY: Okay. I will continue . . . I will submit the rest of this to the Council in writing.
Thank you.

CHAIR SUGIMURA: Thank you. Anyone have questions for her?

MS. KING: I have a question, Chair?

CHAIR SUGIMURA: Ms. King?

COUNCILMEMBER KING: Thank you. Thank you for being here Ms. Barry. Yeah, I'd be interested. You've got quite a long list there of concerns. I would be interested in seeing it in writing. But also, you were recently approved to the Board for the Kula Ag Park?

MS. BARRY: To the Committee, yes.

COUNCILMEMBER KING: Okay, to the Committee. And have you folks had a chance to have a meeting on this?

MS. BARRY: We had one finally scheduled for August 7th but ten minutes before the meeting was supposed to happen or I guess 40 minutes because I was there a half hour early to meet with Ms. Rasmussen and Mr. Yamamura. Someone forgot to post it online electronically, so they were notified that they could not actually hold the meeting.

COUNCILMEMBER KING: Okay.

MS. BARRY: And till this date, I haven't heard anything from Mr. Yamamura about rescheduling the meeting.

COUNCILMEMBER KING: Okay. So, there's no like prevailing opinion or discussion from the Committee on this?

MR. BARRY: No, there was not.

COUNCILMEMBER KING: Okay. Thank you.

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MS. BARRY: Thank you.

CHAIR SUGIMURA: Thank you. Anyone else? Thank you very much for being here. Next testifier is Tom Croly then Arleen Gerbig followed by Leonardo Sequeira.

MR. CROLY: Aloha, Chair. Aloha, Committee members. I'm Tom Croly speaking on my own behalf. I'm proud to add my voice to those in support of confirmation of Gladys Baisa as Water Director. I'm someone who pays close attention to County government. I watch all the Council meetings. I watch most of the Committee meetings and Commission meetings. And in those meetings, I can see the people who really understand the issues and really come prepared, and I can see those who fake it. Gladys is someone who always comes prepared. Always understands the issues and is always ready for whatever the issue is. Gladys is prepared and qualified to be the Water Director because she's already been doing the job for the last nine and a half months. She served as Chair of the Water Resources Committee for two years, and she brings to the table more than 40 years of experience as a manager. Leading a Department as large and complex as the Water Department, first and foremost, requires an effective manager. An effective manager is someone who can see the big picture, someone with the ability to understand the technical challenges but perhaps, more importantly, can use the human resources at her disposal to actually get things done. The Director does not dig wells, but she must manage and motivate the team that does. The Director doesn't go out and fix leaking pipes at any hour of the day or night, but she must manage the system and the people who do. The Director does not engineer the water system or draw up blueprints, but she's the one that must provide the necessary resources to those engineers who do. The Director does not answer the phone calls from someone wanting to establish water service or with a billing problem, but she must motivate the customer service people that do. When Gladys served on this Council, she provided leadership. A leadership that I think everyone would agree is lacking today. Everyone may not have agreed with where Gladys wanted to take things or what she wanted to do. But with Gladys on the team, things got done. Gladys Baisa is the most qualified person to be Maui's Water Director. And if she's willing to put her vast talents to work at this task than we, the people of Maui, are the ones that benefit. Sometimes you have difficult decisions at this Council, sometimes you have very easy ones. This one, having the opportunity to confirm Gladys Baisa, as Maui's Water Director, is like Michael Jordan offering to coach your high school basketball team. Just say yes and move on. Thank you.

CHAIR SUGIMURA: Any questions for Mr. Croly? Okay. Next testifier is Arleen Gerbig. And as she's coming to the podium, I want to let you know that we're having sound problems with Akaku and they're gonna be coming here at that time. I'll take a short recess to see if they can address the sound problems. Thank you.

MS. GERBIG: Good morning, Chair Sugimura and the rest of the Committee. My name is Arleen Gerbig and I live in Lahaina. I am the President of the Lahaina-Honolua Senior Citizens Club where Gladys is a lifetime member. My husband and I . . . Don and I would support Gladys as Director of Water immediately. As you all know, Gladys

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already has extensive experience as Acting Director over the past few months, and sufficient engineering support within the Department to make her qualified for this position. My husband, Don, served on the Department of Water Board so he knows the duties of the Director. We both strongly feel that, at this time, that Gladys Baisa would be an excellent choice for the Director's position. I strongly recommend her for the appointment. Thank you.

CHAIR SUGIMURA: Thank you. Any questions for Ms. Gerbig? Thank you. Leonard [sic] Sequeira.

MR. SEQUEIRA: Sequeira.

CHAIR SUGIMURA: Sequeira, the next testifier. And then Anders Lyons, after that with Bill Kamai to follow.

MR. SEQUEIRA: Good morning, Chairman, Councilmembers. My name is Leonardo Sequeira. I'm here to in support to testify in behalf of Gladys Baisa. I concur, first of all, with all the previous testimony about her. I had the pleasure and honor to be working under her leadership for many years at MEO. And one of the things that I understood, and it struck me up to this day and I remember that she always, always had the compassion and the understanding of the people that she works . . . under her. And that's one thing that up to this day I remember that. And she's the one that tell me to treat your people the same way you'd like to be treated. The golden rule of course. And just like anybody else, she's the right person for any kind of job . . . any kind of job. She's a great manager, great people, everybody follows her because she's a good leader like everybody else previously mentioned and this is the kind of people, the kind of manager that shouldn't even have to ask for you to do the extra walk or the extra step because people willingly would go the extra step because that's the kind of leader she is. And I have also the pleasure to know her as a personal friend. She's a great lady and you couldn't pick anybody better than her. So, I definitely concur with that hoping that the Councilmembers will confirm. Thank you.

CHAIR SUGIMURA: Thank you. Any questions for Mr. Sequeira? Seeing none. Thank you for being here.

MR. SEQUEIRA: Thank you.

CHAIR SUGIMURA: Anders Lyons followed by Bill Kamai. After that is Riki Carvalho.

MR. LYONS: Good morning, Madam Chair and Members. I speak for myself today, but I can say that I have nearly five years of experience on the Board of Water Supply where I currently sit. And I have thoroughly enjoyed working with Gladys Baisa over the last nine months. She was thrown into a very difficult management position and has done an admirable job managing the Department. I am obviously here to encourage you to appoint her as the head of the Department in the full-time position. I have no reservations about making that recommendation. She has initiated planning and other personnel reviews that I think are going to be very beneficial to the Department and will

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also benefit any future Director who comes in under our new Administration. So, I thoroughly support Gladys Baisa's appointment and hope that you will as well. Thank you.

CHAIR SUGIMURA: Thank you. Any questions for Mr. Lyons? Seeing none. Thank you very much for being here.

MR. LYONS: Thank you.

CHAIR SUGIMURA: Next, Mr. William Kamai.

MR. KAMAI: Aloha and good morning, Chair Sugimura and Committee Members. I'm here in strong support of Gladys' appointment as Water Director. Her years of expertise at MEO, serving on this Board as Water Resource Committee Chair, serving as Chair of the County Council bolster her expertise in managing people. A change at this point would be detrimental to the people of Maui County as well as the Department. So, I humbly ask for your support for Gladys Baisa as Water Director.

CHAIR SUGIMURA: Thank you. Anyone have questions for Mr. Kamai? Seeing none. Thank you, Mr. Kamai, for being here. Next is Riki Carvalho followed by Tom Blackburn-Rodriguez and Max Tsai all speaking on Gladys Baisa.

MR. CARVALHO: Good morning, Madam Chair. Good morning, Members. My name is Riki Carvalho here on my behalf as an individual. I do work for the Department, so I have the experience that a lot of what everyone else is claiming. I just wanted to come and support Ms. Baisa for the Directorship. The past, I guess few months or nine months that she's been in, she has actually proven herself to be an asset to the Department. As you may have already heard, there's . . . the morale in the Department is really low, which she is actually currently just spearheading that to try and bring up the morale. She's actually moving mountains to do that right now and I think to keep her on board will help that. I've worked with the past Administrations, Directors, Deputy Directors and they've always said there was two difficult things that you have to manage while you're the Director. The technical side is easy. They said you have all the support, which Gladys has. She'll have us members. She'll have upper management as support. She'll even have family members as I was already testified to. But the two most difficult things that the Director has to deal with is number one - the public, and number two - the employees. She already has the experience dealing with the public. She knows the issues, she knows what it is that the public wants and needs to get done, and not only that what is the infrastructure needs to get done. And number two, I guess she heard the rumors and came in and found out first-hand, employees. And she's spearheading that right now to bring up the morale. She's been a valuable, valuable asset in at least starting it, and I think to not let her continue would be a detriment to the Department. Thank you.

CHAIR SUGIMURA: Thank you for being here.

COUNCILMEMBER COCHRAN: I have a question.

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CHAIR SUGIMURA: Ms. Cochran has a question.

COUNCILMEMBER COCHRAN: Thank you. Good morning.

MR. CARVALHO: Good morning.

COUNCILMEMBER COCHRAN: Thank you for being here. In reference to the technical proficiency I guess aspect you mentioned . . .

MR. CARVALHO: Yes.

COUNCILMEMBER COCHRAN: So, not, I guess, her not actually having the insider, you know, knowledge that you folks do because you are the Water Department employees, workers, and hands-on, if there's I guess a Departmental request, an expenditure of sorts or, you know, something to that effect, how is she able to determine if that's appropriate at this time, the purchase or you know that piece of equipment to buy or any of that type of decision-making? Would that not be done via her, it would be done via Division head or whatever?

MR. CARVALHO: That normally goes through the Division heads as far as management of putting in the request and it goes up the chain of command, which they justify the cost and which she looks at and then she either approves it or not. She'll actually go out and if it's a large cost, she'll go out and she'll find out if it's absolutely needed now or if it can be put off for later. But as you know, the infrastructure of the Department is lacking so . . . but I don't see that being an issue right now.

COUNCILMEMBER COCHRAN: Okay. Thank you very much for being here.

MR. CARVALHO: Thank you.

CHAIR SUGIMURA: Next testifier is Tom Blackburn-Rodriguez followed by Max Tsai. That's the last testifier we have in the Chamber.

MR. BLACKBURN-RODRIGUEZ: Good morning, Chair, Members of the Committee. My name is Tom Blackburn-Rodriguez. I live in Kihei, and I'm testifying this morning as an individual in strong support of the resolution confirming the appointment of Gladys Baisa as the Director of the Department of Water Supply. Gladys acted in the best interest of public service when she took over managing the Department on what was a very short notice and pulled it together working without a Deputy for more than nine months. As a result of her leadership, a great Department staff, and Council budget support, the Department is stable and performing at a highly-productive level. Water meters to people on the Upcountry list are increasing every quarter, and for the first time in decades the Department has a full staff of engineers. Employee satisfaction is high and productive union relations have been restored. We have been through much recently with the Water Department and its leadership. A great deal of money was spent to resolve that conflict to interrupt the running of the Department after all that has been

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accomplished would be very disruptive. Again, in closing, I strongly urge your approval of the resolution before you today. It's time to move on. Thank you for the opportunity to testify, and as always, thank you for your service. Aloha.

CHAIR SUGIMURA: Thank you. Anyone have questions for Mr. Blackburn-Rodriguez? Seeing none. Thank you very much for being here.

MR. BLACKBURN-RODRIGUEZ: Thank you, Chair.

CHAIR SUGIMURA: And last testifier is Max Tsai, also testifying on PEA-87.

MR. TSAI: Good morning, Chair.

CHAIR SUGIMURA: Good morning.

MR. TSAI: Councilmembers, my name is Max Tsai. I'm here to testify in support of Gladys Baisa for her position as the Director of Water. I'm going to echo all the testifiers previous to me. I'm not gonna repeat anything but we all know it's Gladys . . . her track records there, her service to the community, private, public sectors there. I do want to just bring up one more thing is the continuity is the key here. With the changes coming up in Administration, it's our best interest not to cause anything disruptive. We're looking at only what four months or so. So, I really want you guys to consider that. And thank you for allowing me to testify in front of you and thank you for your time serving the community. Any questions?

CHAIR SUGIMURA: Members, you have any questions for Mr. Tsai? Seeing none. Thank you very much. Nice seeing you.

MR. TSAI: Thank you.

CHAIR SUGIMURA: Last testifier in the Chamber is Mr. Sandy Baz who also wants to testify on PEA-87.

MR. BAZ: Good morning, Members, Chair Sugimura, Members of the County Council and this Committee. Aloha. My name is Sandy Baz, testifying as an individual. And I wasn't really planning on testifying. There's very little that I could add to the wonderful testimonies from before me but just to share with you I was her deputy for five years. I know how she operates. I know how she works. I know the consensus that she can build, the morale that she can increase. You know, running a Department is they have, you know, a very important function. At MEO, you know, we had many important functions. She wasn't an expert in early childhood education, but she managed the people that ran all the Head Starts. She wasn't a driver, but she managed all those drivers and she did a great job at it. In fact, she did an incredible job. That's what led the organization to be an agency of excellence . . . all the wonderful things and accolades that you've seen that she's done throughout the years is because she has a drive. She has a passion and that passion leads to her to excel. She always tries to learn better management skills. She has always promoted mentorship. She was my mentor. She

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was the person who saw beyond what I could see in myself and allowed me to be able to grow. And she does that with all of her staff. All of these people that testified this morning have gained their own personal value from the efforts that she's provided, the strength that she has, and I know that she will apply this, she has applied this to her Directorship or Deputy Directorship at the Department. And throughout the last few months of this year she has the opportunity to continue what she's been doing. You heard from some of the staff. There's a lot more staff out there that I've heard from as well that are very appreciative of the efforts that she makes. She goes down into the baseyard and meets with them on a regular basis. She understands with her engineers what it takes to be able to get things done even though she's not an engineer. She has a great Deputy who has a lot of County experience and he will be a major asset to her management of this. But I just wanted to offer my support and ask you to humbly support the resolution approving Gladys as the Director of the Department. Thank you very much.

CHAIR SUGIMURA: Thank you, Mr. Baz. Anyone have questions for him? Seeing none. That is the last testifier we have signed up in the Chamber. Oh, we have somebody else? No.

MS. NAKATA: Excuse me, Chair. It looks like there's another testifier who signed up.

CHAIR SUGIMURA: Oh, there's another testifier. After I'll be taking the District Offices. Do we have Zandra Amaral signed up? Testifying on PEA-87, Zandra Amaral Crouse.

MS. CROUSE: Good morning, Madam Chair. Good morning, Councilmembers. I stand before you in support of Gladys Baisa as our Water Director. And the reason is, I recall when I was the Marketing and Sales Manager for The Whaler on Kaanapali Beach, we received much recognition not only from our managers abroad and here but also from our clients. But as I used to tell Mr. Sanborn every time one would come through it was not I that did the job, it was them. All I needed to do was provide my employees and the staff at The Whaler with the equipment they needed, the tools that they needed, and all I needed to do was to teach them what they needed to know. And as a facilitated manager, because there were dynamic people working for and with me and the company, we were able to excel. And I believe that Ms. Baisa's reputation in this community when she was with MEO, when she's been with the County, when she's volunteered her many, many, many years of service to our community has proven that Gladys is able to work with the best. She's able to work with the managers, with the unions, with the people foremost. And from what I have heard from the Department of Water from various people that work there, they're quite happy with Gladys because she's a woman that shows respect, leads by example, and I really don't think I need to say anything more. Gladys' reputation speaks for itself and I humbly ask this body today support Ms. Baisa because I do not believe that it was only, it would only be a benefit to her or to the Water Department. I believe that it would facilitate the many needs that we have with people who need our Water Department to be functionable, who are in need of our water services will also and foremost the people be benefit. So, I humbly ask all of you to support Gladys Baisa. Mahalo.

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CHAIR SUGIMURA: Thank you. Anyone have any questions for Ms. Crouse? Thank you for being here.

MS. CROUSE: Thank you, Ms. Chair.

CHAIR SUGIMURA: So, at this time, I'm going to the District Offices. Hana Office is closed. Lanai – Denise Fernandez, do you have any testifiers? Denise? Molokai District Office, do you have any testifiers?

MS. ALCON: Good morning, Chair. This is Ella Alcon on Molokai and there is no one here waiting to testify.

CHAIR SUGIMURA: Thank you, Ella. Can somebody check with Lanai and see if . . . can you send her an email maybe to see if they have any testifiers? While she's doing that, I want to recognize Carla Nakata, which is my Legislative Attorney, she's here as well as Committee Secretary Clarita Balala. Anyone else would like to testify from the Chambers? Seeing none. So, at this time, we have no testifiers on Lanai?

MS. NAKATA: I have to check.

CHAIR SUGIMURA: Oh, you have to check. Okay. So, while we're checking with the Lanai Office and before I close public testimony then I just want to say that today our agenda items are PEA-80, Parking Action Plan for Wailuku Town and Lahaina Town; PEA-87, Confirmation of Director of Water Supply Gladys Baisa; PEA-71, which is Approving the Acquisition of approximately 262 acres in Pulehunui and Omaopio in Makawao, the expansion of Ag Park. And we just heard that there's no testifiers on Lanai. So, Members, at this time, I'd like to ask to close public testimony.

COUNCILMEMBERS: No objections.

CHAIR SUGIMURA: Thank you very much. We also received a lot of written testimony, so I would like to enter that into our records also, Members. Thank you.

. . . END OF PUBLIC TESTIMONY . . .

PEA-80: PARKING ACTION PLAN FOR WAILUKU TOWN AND LAHAINA TOWN (CC 18-206)

CHAIR SUGIMURA: So, we are gonna begin our meeting. The first item on our agenda is PEA-87 [sic], which is about the Wailuku and Lahaina Town Parking Plan. This is going to be informational only and we should take about maybe half an hour total for the whole presentation. Thank you very much. So, with us today, we have Erin Wade who is with the Wailuku Town plans, and we have David Goode who is coordinating this plan, and we have Julie Dixon who created the plan. So, appreciate that. So, let's start off with if you want to say a few words, okay, first, we'll hear from Erin Wade for the Wailuku portion and then we'll hear from Planning, if you could, Joe Alueta, then Public

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Works, then Fire [sic] Captain Silva to talk about Lahaina, and then we'll have the presentation by Julie Dixon.

COUNCILMEMBER KING: Question, Chair?

CHAIR SUGIMURA: I'm sorry, Fire; I mean, Police.

COUNCILMEMBER KING: Question, Chair?

CHAIR SUGIMURA: Thank you.

COUNCILMEMBER KING: Is it okay to ask questions during the presentation?

CHAIR SUGIMURA: Yes.

COUNCILMEMBER KING: Okay. Thanks.

CHAIR SUGIMURA: First, Erin Wade. Thank you.

MS. WADE: Thank you, Chair, and good morning. My name is Erin Wade. I work for the Maui Redevelopment Program in the Department of Management. As you know, we've been talking about Wailuku Town parking, the supply and demand situation in Wailuku for years and years. And the reality is all of the towns, but in particular, Wailuku and Lahaina have an issue with the supply of parking. And whenever there's an issue with parking supply the question becomes do we build more or do we manage what we have or both? And in this case, we're looking at, in Wailuku, doing both as you know, and in Lahaina, in particular, managing. So, about gosh, six years ago now I think it was David Goode and I were speaking about parking management and what we wanted to accomplish. And we had recently had a parking management plan completed for Wailuku Town, which started moving us forward on the Wailuku parking development. And at the time, we realized we had a common interest for both Lahaina and Wailuku and so we put out a joint RFP to find someone to help us to analyze the situation, someone who has an expert in parking management and had a really comprehensive overview of transportation in core Business Districts. And so, the winner of the RFP was Julie Dixon. And the reason we ended up selecting Julie is her background was incredible. She actually started in the city of San Francisco and every parking technology that was ever invented essentially, she tested out in the city of San Francisco. Has worked everything from enforcement to now developing comprehensive plans for parking. Her experience is everything from cities as large as San Francisco to cities as small as Oak Park, Illinois or Springdale outside of Zion National Park. She was the keynote speaker to the World Parking Symposium in Belgium, Germany, just recently. And as you're going to find out hearing from the Police, the Planning Staff and everyone, it's been fantastic working with Julie because of her ability to really tailor solutions based on the community, not just taking a real cookie cutter approach. She's very familiar with all the technology and can make it very appropriate for the specific space. So, that's what we were looking for in Wailuku knowing we're going to bring in some additional parking supply and then how to manage the existing system. We've met

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extensively with stakeholders in the neighborhood and David has really taken the lead on the Lahaina project.

CHAIR SUGIMURA: Planning, do you have any comments regarding . . . from Joe Alueta? Do you have a mike there?

COUNCILMEMBER COCHRAN: So, Chair, are we still . . . I'm getting worried that we still have audio difficulties. There's like no . . .

CHAIR SUGIMURA: No sound.

COUNCILMEMBER COCHRAN: Yeah, no sound coming through at all from anybody now.

CHAIR SUGIMURA: Really? Let me take a quick recess. . . .*(gavel)*. . .

RECESS: 9:50 a.m.

RECONVENE: 9:55 a.m.

CHAIR SUGIMURA: . . .*(gavel)*. . . Meeting is now called back to order. Thank you for the patience for our sound system. I'm hearing that Akaku is back on and our sound system should be working fine. I'd like to also welcome Mr. Hokama who has joined the meeting before we went into recess. So, thank you, Mr. Hokama. Mr. Alueta?

MR. ALUETA: Thank you, Madam Chair. Also note that Annalise from our office is also here as a resource person. She was instrumental in taking this through the Cultural Resources Commission. That's pretty much the Department's comments. It's attached in your binder today and you can see that there is a July 6th letter to Mr. Goode, who has been taking the lead on it. And just to summarize some of the comments that, again, the CRC Cultural Resource Commission supports the plan and if there need to be amendments to Title 19 we'll be researching that and take those up later. The Commission supports providing discount parking rates for residents. They also wanted to see starting the paid parking later in the day possibly after 10 a.m. so that surfers and fishermen who park for free in the mornings would not be impacted. Commission supports two to three-hour time limit for on-street parking. This is, again, for the Lahaina area. Supported using parking revenue for beautification either landscape, irrigation, as well as additional wayfinding signage with some of the fees. The Commission recommended using parking revenue to fund additional zoning enforcement efforts in the County Historic Districts 1 and 2, and the Commission would like to be involved in the development of the wayfinding signage for the Lahaina area . . . for the historic area. And again, the Commission was, and the Department is very supportive of the plan.

CHAIR SUGIMURA: Thank you.

MR. ALUETA: Thank you.

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CHAIR SUGIMURA: Thank you very much. Mr. Goode?

MR. GOODE: Thank you, Chair. Good morning. Members, David Goode here, Director of the Department of Public Works. For us, this really started like Erin said six or seven years ago and I got an email from a constituent. Actually, I think it was a visitor, not a constituent, who said, why can't I park for free on Front Street when there's lots right above charging. It turned out that individual was in the parking industry. But anyway, I kinda started asking around and talking to some folks about it, including the Mayor at the time, and we realized especially as I walked personally as I walked around Front Street with an eye towards the infrastructure, I saw, you know, sidewalks are always in need, heavily used, boardwalks. We recently had been through Budget this year and asked for funding regarding railings, seawalls. The asphalt is starting to deteriorate in areas along the road even though we reconstructed Front Street in 1999 . . . 20 years. Our parking lots, you know, need attention; Prison Street lot in particular. You know, it's dirt right on Front Street and a good portion of it. And so, as we engage with Dixon, I learned more beyond the infrastructure and I learned a lot from the community 'cause we met with everybody in Lahaina. I learned about the enforcement needs, you know, the needs of the MPD. I learned about the enforcement needs of the community, the businesses would like to see a turnover. We saw that 99 percent of those stalls were taken by tourists. We heard from the employees that work on Front Street and they described a personal parking hell I think is the only way I can gently describe it. And so, we heard from buses, not only our bus but the private sector buses and the way they currently use the Prison Street lot. We heard from Kamehameha III - from the Principal and the PTA about their needs and their challenges with kids' drop off and pick up. We heard from the Harbor Master. There's a lot of issues that we saw could be mostly resolved by having an implementation of paid parking to generate revenues that would help pay for proper and continuous enforcement, assist in allowing the officers to work on other items that are of interest to the people in Lahaina besides parking. We know there's special events regularly, you know, that just wrapped parking in the way traffic moves in Lahaina town. And so what I heard beyond the infrastructure that I was mostly looking for, I heard a lot more that led me to believe, and I think the fact that we didn't hear any public testimony about it today that this is sorely needed and will help revitalize, rejuvenate, and organize Lahaina town into a better functioning area, particularly for parking. So, Chair, that's my story. I'm sticking to it and look forward to having this discussion. We just would like to have some guidance from your Committee as we, hopefully, to move forward with developing ordinances, perhaps even a budget amendment or budget for Fiscal Year '20 that could implement this. And, again, my focus is only Lahaina, but we know there's needs in Wailuku. There's potential needs in Paia, and needs to have a common look, a common Countywide feature where it's needed. It's not needed everywhere clearly. But certain areas it's driving a lot more social ills than just parking. Thanks.

CHAIR SUGIMURA: Thank you, Mr. Goode. So, Julie Dixon, --

MS. DIXON: Yes.

CHAIR SUGIMURA: --would you like to do your PowerPoint presentation?

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MS. DIXON: Yes. Thank you. So, thank you very much for having us today. We're really excited to be here today and I'm especially excited to see so many of our stakeholders in the audience as well. David wasn't kidding when we say that there's been a significant amount of stakeholder outreach in both communities so that we really could learn and understand. So, that rather than studying the problem and, you know, developing another, you know, three-inch binder of findings, we took a different approach to it this time and what we actually created is something we call the Maui Parking Action Plan. And what we really created was a How-To-Guide to try to tackle all the different concepts and approaches to how to manage parking differently and how to basically look at it from an incremental approach. Because one of the things that's important about a community like yours, I meant communities for that matter, is that there are no cookie cutter approaches and it was something that as we touched both Wailuku town and Lahaina town, we identified on some exceptional differences, as well as some similarities. And so, being able to develop a customized solution, it's also unified in approach and feel and understanding to the community and to our visitors was really imperative as we go through this process. So, just tackling some of those key objectives that you've already heard some of our representatives talk about was really how to manage parking moving forward, and how do we really influence and change behavior? How do we change the policies and also educate and inform the constituents about what those policies are? How do we support some of the improvements that are needed within our communities? You heard David mention some of the areas just like with the boardwalk and some of the aesthetic issues that we could definitely focus on being able to take that revenue and, basically, invest it into those strategies. But also making sure that our visitors and our community have a very positive parking experience. People laugh at me when I talk about a parking experience, but we have to really think about it in the fact that oftentimes the first and last impression of our community is parking, if you think about it trying to find that space and then also trying to leave the area in which you parked in. And so, if it's not convenient, easy, and accessible, that's a problem and especially when you look at the, you know, several levels of community that we're trying to deliver to, it's really important that we set that bar so that we're really focusing on customer service. And I think you're really going to find that as we talk about some of the plan in the overview that we're going to talk about here today. So, you've already heard us touch on this to start off with. Education and outreach doesn't just happen today. This is something that will be ongoing throughout this entire process not only through the implementation and the development but also once you've actually installed the infrastructure, the equipment or whatever is decided upon by the County. And it's rarely important that you really talk about, I use the term "educate and inform". It's really determining what is the ethos of the program intended to be. And one of the things when we talked with Maui PD quite a bit about this it's really about compliance. It's really about making sure that people follow the rules. We're not looking to deploy a punitive program. We want people to follow the rules because if you think about it in both communities what we really wanna experience is turnover and transition. That's the reason why we have time limits in the first place. We want folks to come and enjoy our areas. We want them to come and enjoy the restaurants, grab their coffee, grab their dry cleaning, go for supper, whatever the case may be and then also turn that parking space over again so that someone else can park there and do the

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same thing. That's the reason why when we talk about parking lots they're so important because if you want to come and spend the entire day, that's where we actually want you to park. Or if we find a remote location where we can actually shuttle you in or to potentially utilize the bus to come in and you want to be there for longer than maybe a few hours, that could be another option that we'll talk about. You're going to hear me today talk about what I call the *parking brand*. When I talk about this education and information, you already heard shared today about the wayfinding signage. How do people find where they're supposed to park as well as how do they understand the rules? This comes into the signage, into the branding, into the whole directional information. One of the things I can tell you as a visitor, when I went into Lahaina town and I saw just that . . . just eye blast of all of the private parking operators with all of those signs. It can be overwhelming to a visitor. And to see that information, it just . . . it isn't appealing when you talk about a community like Lahaina town that has such a unique character. And so, to be able to kind of take this unified message and try to communicate that, the City of Seattle has created a program called *Park Like a Parking Pro* or *Play Like a Parking Pro* and it's a whole monopoly game aesthetic that they basically tied into all of their signage and information. And it was a really creative program that really helped unify that concept of how to promote and educate the parking experience. By keeping that information going and keeping it promotional and keeping it informative, is really essential to this. Now, I mentioned time limits. So, on both communities you have time limits but what we've also identified, and we'll talk a little bit about this when we talk about compliance. We have Maui Police Department trying to enforce the rules, but we also have Maui Police Department trying to address public safety concerns and other priorities which really should be their focus. And the fact of the matter is, is that we don't necessarily have consistent enforcement of the basic policies today because our police officers are supposed to be focused on other issues. They're trying to do the parking rules as well and they actually do a pretty good job of it, I have to admit. But the fact is, is that consistency is really important. If we're going to have an effective program, consistency is really key along with that education campaign. So, one of the items that's been proposed is to actually implement paid parking with time limits throughout Lahaina and I'll come to Wailuku on the next slide. The idea in working through this is to actually have infrastructure tied in that would have an aesthetic that would blend in with the area and that would also tie in with some ordinance updates, which will be required, one of which is what's called the no reparking ordinance. A no reparking ordinance is really key in an area like this that's so dense and populated because what you don't want to have happen is you don't want to have people hopscotching parking spaces or going out and rubbing, you know, chalk marks off their tires which can potentially happen today. And so, this is really key is to be able to ensure that we want people to comply with the rules. And again, if you want to park all day or longer than a few hours, park in the parking lot. One of the other things that's really beneficial for a program like this that could be rolled out is with the technology that exists today there's several incentive programs that could be rolled out. Incentive programs which can offer a discounted parking benefits to residents and community members where they can actually have a special code or a special app where they could park. And one of the things that I think is really advantageous to this is as we spoke to several community members we found out that when they come to Lahaina town, in particular, they just go straight to the private parking lots and they pay their \$10 or \$20

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to park, and they told us we just can't be bothered to try to deal with the on-street parking. It's just too inconvenient to deal with. And so, and they have also heard the fact that I just don't go to Lahaina anymore because it's too crowded. There's too many tourists. So, one of the things that we thought is that by creating this resident incentive program we could also potentially bring the community back into Lahaina town, in particular. And this is something that I can tell you that we've had experience in. For example, Park City, Utah has a program that we've also helped do a big transformation on over this last year. And what we've been able to do in their case they have something called shoulder season. I have to tell you being from Southern California I didn't know what shoulder season was. But shoulder season is when it's not snowing, and they can basically do all the work on the roads and things like that. I had no idea what any of that meant because I don't live with snow. But what we found is, during shoulder season this was the perfect opportunity to offer parking incentives to all of the residents and say, hey, all the tourists are gone we gave out special codes, so people could come into the community and basically park for free. Come grab dinner, et cetera, and it was a nice opportunity to leverage the parking solution and then also to really share the benefits with the residents. Now, I know in your community that it's really become more of a year-round program obviously here. But there's definitely opportunities to create incentives like that that can really draw the community back into places like Lahaina town and Wailuku. So, after talking to the community members and you actually heard some of this shared already, the proposal if we were to implement paid parking, the suggestion was that we would actually start it later in the morning at 10 o'clock and run it through the evening hours until 10 p.m. The reason why the 10 o'clock start time was really essential was as we talked to the community, we found that a lot of the locals can come down, grab their coffee, you know, have their breakfast, conduct whatever business that they needed to do, surf, fish, whatever it is that is a part of your daily duties and then really kind of skedaddle out of town before all the tourists really start to take over and all of our visitors start to impact the community. This was something that when we talked about there's no cookie cutter solution, this might not necessarily be the right solution for Wailuku town but it's about customizing the program for the needs of that area. One of the other things that we identified was creating the time parking limits as well as a \$4 per hour rate. The \$4 per hour rate was something that we really weighed heavily on and we spent a lot of time doing a lot of analysis on this and also looking at the existing rates as they are at the private parking locations and we found that this could be a very effective model. Now, you'll notice for off-street that the rate is slightly cheaper, and the reason why is when you talk about parking theory and kind of parking operations, you always want the off-street locations to allow for a longer time limit for a more affordable price because the premium parking, the on-street parking you want the people to be able to park there for the convenience shorter terms and they pay a premium for that convenience. And so, that's really the ratio of why the rates are what they are. Now, David had mentioned that we actually spent quite a bit of time with the stakeholders, including the school. And one of the things that we identified there is the opportunity to create what's called a *shared parking agreement* where we can actually leverage the parking spaces that the school has and during non-school hours actually be able to monetize those spaces and we'll talk about some of the revenue sharing coming up, but the opportunity to also generate revenue for those parking spaces during non-school hours where the school could also benefit as well as

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the County. We'd be able to share in that resource utilizing the existing infrastructure. Now, important too is, and I can't overlook this, and I typically talked about this first is the employees. Without our employees we would not have a successful Lahaina town. So, this is a real priority when we address the solution for whatever we do. We have to be sure that we're safeguarding the parking experience for our employees identifying where we want them to park and we want to make sure that it's an affordable experience. And in some cases, offering even what's called the low-income permit where if you show your qualifying wages, you could actually qualify for a very low income, very affordable parking permit. And we've been working with several community members to identify locations where we might be able to have those longer-term parking locations as well. This was also something that oftentimes when we go out and speak to stakeholders we went in and sat in on some of the family dinners before service started in some of the restaurants and David was absolutely right. We heard from so many employees where they were actually asking for a program like this and that's a little off-putting for me because usually it's the employees that are like keep this away from me. We don't want to be involved in this. But the fact that this problem has become so significant that you have the employees requesting a program like this I think is very significant. One of the items that I want to highlight too is that as a result of this project we created a financial modeling workbook that basically allows the County to go in and kind of plug in the hours of operation, the length of stay and also experiment with the different rate models. Based on the rate model that you see proposed here today, we're basically forecasting a gross income of \$3.4 million over the next three years. It's very important for me to highlight the fact that I always say these are very conservative estimates, but I never tell anybody to go cash any checks because there's a lot that has to go into this. There's obviously infrastructure that's required that's all considered into this particular model as well as resources that also have to support this program, and it's the reason why I brought up Maui PD because of the fact that we have to definitely talk about the resources to enforce this. Now, let's talk about Wailuku town. Again, very different community and different needs and different support requirements because as you can even see the hours of operation are really based on kind of a typical work day. Now, here the rates are definitely lower but what you're really trying to achieve is the turnover. What we want to make sure here is that we're adapting to the needs of that area so that our visitors can come down, they can shop, they can go to the coffee, they can do whatever it is that they need to do, and the community comes to this County or State buildings and be able to turn those parking spaces over. And in this particular process too we spent a lot of time looking at the municipal parking lot. One of the things that's important about the municipal lot right now is we have several folks that are taking advantage of that parking, which is fantastic because that's what it's there for. But the fact is, is that we have the County campus and the State campus where they actually have parking permit programs, but why would I pay for a parking permit when I can park for 12 hours for free in the municipal parking lot? And so, starting to look at programs where you can actually implement paid permit programs for solutions like that. These can all be starting points in order to be the most effective. We've also done quite a bit of work with the County team and Erin's group as well working on the development for the parking garage and coming up with that same type of model where you could actually have permitted parking in the parking garage that can really cater to and support the needs of the entire community. And again, you can see that we've

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basically designed a program that's a combination of different parking technologies along with mobile payment solutions that would provide that convenience for the solution but more importantly again that parking experience that customer-service level that we really want our guests and visitors to experience when they're traversing throughout our community. Now, I talked a little bit about revenue and I want to highlight the fact that something that's called the *parking benefits district* we think is really key for a program like this and being able to define before we start generating any revenue where the money is going to actually go. And it's really important when we talk to the stakeholders if they really want to see the revenues being retained and re-invested within those communities. And that David mentioned like the Prison Street lot the improvements that are needed there. We heard talk about the opportunity to have a shuttle that could potentially run from War Memorial into Wailuku town. Having this money set aside and defined in advance is really critical for the success of this program. We did identify the fact that there could be a substantial amount of revenue that is generated. If we don't define where that monies going to go at the beginning, it really becomes a bit of a money grab at the end. And the fact is, we are looking to deploy this program to really support the parking management needs of these communities and reinvesting that to make sure that we have a sustainable program that's effective for the long run. And that also requires the updates and upkeep that are being needed to make sure that the program is the most effective and that can also go into these bottom line items too. I mentioned the shuttle. There could be potential for bike share, park and rides, wayfinding signage, you name it. But all of that money basically comes out of the revenue generated from a program like this, and we think that that's really essential for the overall success of the program. Now, one of the things that was identified as we went through this project and we actually spent some time talking to your comparable cities. We spent some time talking to the folks in Honolulu as well. Currently, the State retains all of the citation revenue that's generated from parking citations. And in this case, the proposed program the County would retain all paid parking revenues. So, one of the things that I mentioned earlier about really soliciting a compliance-based parking enforcement method is really critical. What we want people to do at this point is to pay at the parking meter we want them to follow the rules. And so, that's something that's really essential that we would like to look at for the long-term when we're looking at this program. But also, effectively once we get over the hump and hurdle of getting a program like this deployed is also working closely with the State to potentially try to we call it *decriminalize parking citations*. Most states in the union have actually decriminalized parking citations and they're managed individually by the agencies and, basically, parking citations have become a civil action, but we'll table that for today. Just talking about permit programs, one of the things that's really essential as well is being able to focus on the communities that surround us, is that building the ordinances that support residential permit programs because we don't want the employees or the visitors just to push into our surrounding areas. So, developing programs like that as well as employee parking permit programs at discounted rates we think are really key and significant. I talked about enforcement staffing and like I mentioned again the police officers focusing on public safety by being able to create a parking ambassador program it really takes the opportunity to focus on compliance and utilizing parking ambassadors that are out there on a consistent basis during all of the hours for the rules that are posted. I already touched on the shared parking agreement,

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but I also want to touch on the outlets of Maui. We have begun conversations with them. They have a parking garage and a parking deck that basically sits fairly empty most of the time. We've actually already introduced conversations about potentially being able to identify places there that we could do a shared parking agreement where the parking permit revenue is generated from putting the employees in there would actually be revenue that would be directed towards them. But what it does is, it provides us a parking asset location without having to build parking. And I think that that's really key in Lahaina is that there aren't a lot of opportunities to build and so leveraging the assets that are out there. Currently, we would need enforcement parking technology. Currently, the Police Department has an e-ticketing system that they actually utilize for their moving violations being able to either leverage that or bring in some technology that would help support the parking citation program. We know that if we put in parking meters we would require a maintenance or revenue collection support that goes along with this. However, we are promoting that we would go with a credit card only solution so that that would also minimize the upkeep and maintenance for that particular program. We know that loading zones are a specific issue that have to be addressed in both communities. One of the things that has been very effective with some of our more recent implementations is being able to look at the loading zone times and being able to repurpose those loading zones during the evening hours for both passenger drop off and pick up locations, especially with rideshare programs becoming more prevalent with programs like Uber and Lyft. Parking minimums and phantom parking this is definitely something that requires more looking at and some additional work to support this. Basically, the Code established the parking ratios but with the use of the off-site parking permits there's not a lot of accountability with the program and so there's also no revenues that are coming back to the County as a result of this particular solution. So, being able to go in and assess the parking ratio requirements and potentially establish in lieu of fees, which is something that's very prevalent in other communities to address the parking alternatives as an option as well should be something that's considered. I mentioned shuttle programs. This is a program that's being utilized in San Diego and several other communities. FRED stands for Free Ride Everywhere Downtown. They are little six and eight passenger golf cart systems that you can either call via app or you can also flag down and can basically scoot you around a designated location. I know we have some communities like in Lahaina where it's very hot or Wailuku where it might be very hilly, and so being able to leverage an application like this is something that has been very effective and can be funded by the parking revenue generated for the program. Wayfinding is a critical part of the solution, the signage and campaign that goes along with this. One of the things that we talked about was creating kind of an overarching Maui park-type of campaign, but then that is customized specific to Wailuku, Lahaina, or again Paia. That could be all options that tie into it as well. Special events cannot be overlooked in either community. This is something that absolutely the parking plan has to be adaptive to and for because of the fact that special events are so impactful in both areas. And in preparation for the civic hub garage being able to have the infrastructure and technology to not only manage the garage but also to provide occupancy, security so people feel safe parking there as well as the wayfinding and signage to go along with that. David touched on this but the improvements to Prison Street are essential. We definitely want to make sure that we invest capital into that location to update the experience in that particular location. And

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after working with the private bus operators identifying the opportunity to repurpose some of the bike, oh, sorry, some of the bus parking there being able to leverage that for elementary school pickup. And in the future, if we were to do any building in Lahaina, the potential to put a parking deck that that location could be a possibility as well. But I will tell you that that's definitely more of a long-term solution because this is something that we hope by managing parking it be upfront with the time limits and the paid parking infrastructure that will help dictate if there's actually a need for that. By utilizing existing assets or even some of the park locations there's all possibilities of where we could have cars parked. I already talked about the elementary school utilization of that facility. We talked about some safety aspects too that we could do to improve the . . . when we have the crossing guards and the kids coming to school in terms of the parking access there. And just in terms of next steps, one of the things that we think is real important next to do is to do what we call future proof your ordinances so that the ordinances are basically ready for paid parking implementation or the future growth of the program. We know we need to look at budgeting and staffing plans to be able to support the initiatives moving forward. Establish that revenue distribution model that I had mentioned. Talking about vendor demonstrations with County staff that could also be a consideration of running a pilot. It doesn't necessarily mean you have to do everything all at once but even being able to do a technology pilot or demonstration could also be an opportunity to help prove the effectiveness of the program. And then most importantly that ongoing stakeholder engagement in keeping the community and staff involved in every step of the way and to be effective in this program. And with that . . .

CHAIR SUGIMURA: Thank you.

MS. DIXON: Thank you.

CHAIR SUGIMURA: I heard you were enthusiastic about this.

MS. DIXON: I try. It's my life.

CHAIR SUGIMURA: Yeah. Is David Silva here, Captain Silva, is he here from Lahaina? I don't see him. Does MPD . . . do you want to say anything regarding the parking plan? No? Yes? So, at this time, Members—do you want to come down? Anybody have questions for the presentation? Ms. King?

COUNCILMEMBER KING: Thank you. Thank you, Ms. Dixon. You put a lot of work into this and there's so many aspects of it I really want to commend you for the detail in it and for the stakeholder outreach. One of my concerns is after getting the stakeholder outreach and then putting this plan together, have you gone back out to the stakeholders with the final plan to get some comments on it before you go forward with it?

MS. DIXON: Do I wait?

CHAIR SUGIMURA: Go ahead.

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MS. DIXON: So, I just want to make sure I didn't speak out of turn. We actually have. In fact, that stakeholder engagement as we went through draft copies of the plan as well, and so it really hasn't died off at all. The engagement has continued as we had different ideas. I'm also vetting the concepts that were introduced by the stakeholders, making sure that we capture them properly. And so, that engagement has definitely been ongoing.

COUNCILMEMBER KING: Okay. And so, and you've had it on this and I don't know if this is considered a final draft or what but before you go forward with this, I just wondered if you had any concern about between the two communities about \$2 an hour for parking in Lahaina and \$.25 for parking in the civic hub in Wailuku?

MS. DIXON: Well, you know, it's really about their very different communities and very different needs, and it's something too that I want to highlight when we do the ordinance updates you want to make sure that you have an adaptive model so that you also have the opportunity. When you read into the plan, you'll also see that the starting points for rates in Wailuku and there will be a gradual step increase so that it's also something that could be adaptive. One of the things that I didn't really go into is that parking is a living process and it's very important that there is ongoing assessment and evaluation of the process. And when the Codes are written to allow for rate increases is really important and or having special event rates is very important as well. And so, the differentiation really goes to serve the communities that they were built for. And so, the idea of the model for Wailuku town is absolutely exceptional to the model for Lahaina town just like if were here talking about Paia today. That would be a different model as well because of the fact that you, while this is the County, you have three very distinct different communities that we're talking about and the parking experience on those is very different as well.

COUNCILMEMBER KING: Okay. No, I understand that.

MS. DIXON: Okay.

COUNCILMEMBER KING: But my question was did you get any concern or did you share that with stakeholders and then did you get concerned like why is someone from Lahaina saying why would it be \$2 an hour over here?

MS. DIXON: Not really because I think your community members recognize the difference in what the demand is for those communities.

COUNCILMEMBER KING: So, this is something that you've shared with stakeholders in the differences in rates?

MS. DIXON: Absolutely. Absolutely.

COUNCILMEMBER KING: Okay. That's good. And then, you know, I think for me just knowing that, I mean, I want to have an understanding of especially for Lahaina because

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you know I used to work up there for years in my earlier years when I was involved in the tourist industry and so I know how bad it's gotten. But also, from my years on the Board of Education when that subject of paid parking was introduced the neighbor islands just pushed back really strongly against it because we don't have the type of bus service that they have in Honolulu where if they miss a bus there's another one along in 30 minutes or 20 minutes. And when the subject of potentially paying for parking in school lots for teachers and students came up there was a huge push back. So, I just want to make sure that this has been shared with the community not just getting the input but showing them a plan like this and going back out and saying based on your input here's what our recommendations. And then also using that input to if we are going to go into pieces of that, you know, what are the priority pieces of this to introduce first?

MS. DIXON: If I could touch on the one especially with the teachers, the principal was actually very receptive to the ideas that we had because one of the things with the idea of the shared parking agreement so that we could monetize their parking during the off hours. We could basically work in trade and provide permitted parking for the teachers for the hours that they need it like down along Front Street like on the opposite side of Lahaina town, and it was ideas like that that actually were part of the adaptable like mode that we were trying to do to serve the community. And that's also why when we talk about the low-income parking permit for service workers, this is really key and critical not just for your community but all the communities that we serve is that if we don't have service workers, if we don't have restaurants and clerks in our stores and our restaurants, we don't have a downtown community basically. And so, being able to find that model so that it's also cost affordable for those folks and also creating plans that are adaptive so that maybe they can afford to buy a permit a year in advance. They might only be able to buy a permit by a monthly basis, things like that.

COUNCILMEMBER KING: Uh-huh.

MS. DIXON: Creating the technology that allows them to use their mobile phones, things like that, to make it very convenient and conducive for them. That's really been a big part of that to really get to the core root of it. Whenever we're doing a program like this there's two things you really have to look at – how the rules are being enforced and how the employees and the residents are being served. When you really factor those three factors in all the rest of it just becomes layers on top of the foundation. But if you don't have those three bases really addressed at the foundation, we won't have a successful or sustainable program. So, by focusing on those three entities it usually helps for the long term to be effective. And we've definitely talked to the community about all of those factors.

COUNCILMEMBER KING: Okay. And I would just add that the third thing that's really important is letting folks know the details of your plan ahead of time giving them a chance to comment before implementation, so you don't get that after-the-fact push back.

MS. DIXON: Great.

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CHAIR SUGIMURA: Thank you.

MS. DIXON: Transparency and parking go hand-in-hand.

COUNCILMEMBER KING: Right. Okay.

CHAIR SUGIMURA: Thank you.

COUNCILMEMBER KING: Thank you very much, Ms. Dixon.

MS. DIXON: Thank you.

CHAIR SUGIMURA: Thank you. Members, anybody else have any questions? Ms. Cochran?

COUNCILMEMBER COCHRAN: Thank you. Yeah, I think I was briefly explained this process was happening via Director Goode. But I really was not part of this. I was not really brought into the fold of all these detailed discussions, but I am happy to see that our enforcement arm is incorporated and all the stakeholders within Lahaina town is. So, one of my bigger dreams is to actually move that school out of there. It's in a tsunami zone and it really has outgrown its area. We have major issues and I don't . . . restriping, add more this, more that, is not going to change the fact that it has grown, outgrown it. Just as the bus hub down on Luakini Street has. I mean, the list goes on and on within our little Lahaina town. And so, I don't really see much discussion on the Luakini parking lot. I noticed you have the Prison Street parking lot being discussed here. You know, I'm also picturing Kamehameha Iki Park has that lot. We have perhaps maybe the Sullivan property off Luakini. I know it's kind of inundation but when it's not inundated, Lahaina is a hot kind of dry place, perhaps utilize that. I see a lot of potential . . . our aquatic center when not in use during the daylight hours, perhaps evening Boys and Girls, I mean, there's so many parking lots I see that aren't being used such as our own at night not being utilized and perhaps some kind of, you know, repurposing or sorts there with shuttles in the mix of course to get people to and from restaurants, shopping, whatever. So, I think it's a great start and I think it's good points we're bringing up here. The one thing I am curious about is the revenue management part. I know you just briefly touched it and didn't want to go more into it, but I think it's been always a thing here with the Council that our police force gets out there and issues these citations and the monies garnered go to the State. I like that sort of thought here and is that a . . . can we do this as a County? I mean, I think there's a bigger, yeah, I mean, otherwise, I think we would have done it by now.

CHAIR SUGIMURA: Thank you.

COUNCILMEMBER COCHRAN: If we could just rewrite a couple words in our ordinances.

CHAIR SUGIMURA: That was brought in the presentation. Erin, you want to make a comment about that?

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COUNCILMEMBER COCHRAN: Yeah, just a brief . . . I know there's probably a bigger discussion here.

MS. DIXON: Sure. I'm desperate to tackle that actually.

CHAIR SUGIMURA: Stop. You know, could Erin . . . Erin was looking at me. Can she . . .

MS. DIXON: Sure.

MS. WADE: Thank you. Yes, so Julie has actually been meeting with folks in Honolulu about because all of the neighbor islands would like to do a State law change in order for us to retain some of that revenue. And there's other areas . . . she's discovered now just talking with them where there's a lot of revenue slip that's actually happening that we could, again, retain. But the big thing for us is the compliance – getting people to pay at the meter or pay once they're there and not, as you hear in Wailuku, you know, you're getting a \$65 ticket when you're parked in the municipal parking lot overtime. Whereas, if you're just paying the \$4 to park there for two hours, you know, it's a much better deal where almost everyone who's an employee in downtown Wailuku gets a ticket once a month or more if you're overstaying your parking where you probably going to end up paying less ultimately once you're buying a parking permit.

COUNCILMEMBER COCHRAN: Okay.

CHAIR SUGIMURA: Thank you.

COUNCILMEMBER COCHRAN: And real quickly. And these machines whatever people are going to be, you know, swiping cards, is that going to be County owned and operated or outside management-type kind of like how the corner lot on Shaw and Front is being done?

CHAIR SUGIMURA: Erin?

MS. WADE: Sorry, so there's two different ways that we can do it, and this just brings up for me to the number of times we're going to be coming back to you folks. So, as we start to think now, it's time for us to look for a vendor to either supply the equipment or to manage the system. We will be coming back to you for budget requests, for ordinance amendments as we set timing and pricing, all of those things. So, you'll see it every time any of those questions comes up again.

COUNCILMEMBER COCHRAN: Okay. Very good. Thank you.

CHAIR SUGIMURA: Thank you. Mr. Hokama?

COUNCILMEMBER HOKAMA: I think Ms. Wade knows my thinking enough that we want a draft pro forma. If you're going to talk revs and expenses to us, show us the draft pro forma. We want to see it in the pluses and minuses, including positions and other requirements, enforcement, and operations. I'm very intrigued with where we're going.

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I've been pushing this for ten years, so finally we have some traction, Chair. Okay. So, I am very pleased in the direction the Departments are heading currently. I would say our biggest challenge is State law and the limitations that the State places on our ability to perform. Okay. I want to talk about Kamehameha III – what is the biggest impact on this County? Education or funding for the future? Are they going to take away some of our discretion opportunities to real property tax? If it is, I'm going to look at this very differently as far as the school is concerned. Okay. Because not like that screen – nothing is free. Somebody is paying the bill, Chair. Somebody is paying that bill. Okay. Maybe not the rider, maybe not the residents, somebody is paying the bill. And I need for us to really think about this tone of philosophy that the impact of the private sector on the general residential side is not just the burden of government to solve. Why are we the ones that have to figure out employee parking? We're not the employer; the private sector is. The visitor – that's not the County. That's the private sector, okay. Why is the County always the one coming up with the need for the solution? Why is the County the one that has to pay through the tax base for this solution? I expect more from the private sector. Okay. I expect more from employers who want to hire good work force they have to know a good employer needs a good housing opportunity, hand-in-hand. It's not the County's job to provide all of the answers to the private sector, Chair. Okay. So, for one, I want us to move forward on this, but I would agree enforcement is the key. So, if one of the areas of enforcement we need is towing and we gotta triple the rate of towing, so nobody wants to get tagged and towed because it gets too ridiculous to pay and bail out your car from the towing company, maybe that's the way. Okay. 'Cause I don't want to pay the State. And the State should not get free from the County either whether it's the school or anything else. So, they want services from the County, they'll pay for it, and I'm not one in lieu of payment. My experience over my years of services we get nothing in return for that money. In lieu for housing, where's the housing? Not there. When we get in lieu for parking, we get parking stall, I doubt it. They deferred agreements for decades. We're still behind in collecting. Affordable housing, conditions of zoning, we're still behind thousands of units. Okay. So, I'm tired of in lieu as an option. Either they do it upfront or don't ask for the approval. Thank you, Chair.

CHAIR SUGIMURA: Thank you. Mr. Atay, you have any questions or Ms. Crivello?

COUNCILMEMBER ATAY: Thank you, Chair.

CHAIR SUGIMURA: Thank you.

COUNCILMEMBER ATAY: I'm intrigued in this possibility generating potential income for the County. You know, I attended City of Portland something similar, you know, credit card into the meter, give you a slip, put it on your window, very simple, and all the proceeds went to the city. So, you know, I was looking at this and saying, okay, Lahaina can, Wailuku, where's Paia's parking action plan? We know we can generate income out of those parking stalls and that parking areas. So, you know, I'm very intrigued. I like the ideas of recognizing the opportunity for local people to go into those business areas in the morning and collecting parking fees targeted to the visitors who are visiting our districts using our parking stalls that the County controls. So, that opportunity of

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generating income is open. I made a mental note here to, I don't know, ask Council Services or Corp. Counsel to follow up in regards to local parking citations that our Police Department serves these citations to but then the State collects the money on and I'm thinking why can't we initiate the citations by MPD officers but be collected locally either by mailing in the fine at the DMV or showing up at our local DMV rather than having it processed. So, I don't know, that's State level but we're using County personnel to go and find . . . give them the citation but yet, none of that money comes back to the County. So, I want to investigate that in the future. I'm open towards pursuing that, you know.

CHAIR SUGIMURA: Thank you.

COUNCILMEMBER ATAY: Thank you.

CHAIR SUGIMURA: Thank you. Ms. Crivello, you have any questions?

VICE-CHAIR CRIVELLO: No.

CHAIR SUGIMURA: None. Okay. So, very good. Do you have any comments from Police?

MR. SILVA: For the Police Department, we are for it. It's just that we have some questions about how they're going to fund enforcement. That's it.

CHAIR SUGIMURA: Okay. Are you representing for Lahaina only or Wailuku or for all?

MR. SILVA: For all.

CHAIR SUGIMURA: Okay. Captain Silva was from Lahaina so, okay. Thank you very much.

COUNCILMEMBER KING: I have a question, Chair?

CHAIR SUGIMURA: Oh, go ahead.

COUNCILMEMBER KING: Thank you. Just a quick question about the focus in on Lahaina and Wailuku and then you're talking about Paia. Did you guys do a cursory review of South Maui in determining that there was no need right now?

CHAIR SUGIMURA: Ms. Wade?

MS. WADE: Thank you. No, we have not looked at South Maui.

COUNCILMEMBER KING: Okay. And just because you're starting with others or you guys had less complaints or . . .

MS. WADE: No, essentially just because of the land use pattern. Because the land use pattern in the areas that we've discussed is very compact with collective areas of parking and

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then older communities where there's not opportunity to redevelop more parking where South Maui the land use pattern is much different and more modern.

COUNCILMEMBER KING: Okay. All right, thank you.

CHAIR SUGIMURA: Thank you. So, I'm going to defer this item but before I do I want to make just one observation is that the Wailuku Civic Center is not called Wailuku Civic Hub. So, I noticed that on your slide. I think you probably had old information. But if you could make that correction when you refer to the Wailuku project. Members, at this time, I'm going to defer this, and we'll be taking this up more once you have more information but I'm glad to see this. Thank you very much for your good work and Police, Planning, Public Works, thank you very much.

MR. SILVA: Thank you.

MS. WADE: Thank you.

MS. DIXON: Thank you.

COUNCILMEMBERS VOICED NO OBJECTIONS. (Excused: RC, DG, and MW)

ACTION: DEFER PENDING FURTHER DISCUSSION.

CHAIR SUGIMURA: So, Members, next...I'm gonna take up the next item, which is Confirmation of Director of Water Supply, PEA-87. On this is . . . oh, you need a break? Okay, I'll take a five-minute break then. Recess 'till ten to so be back here in five minutes. . . .(gavel). . .

RECESS: 10:42 a.m.

RECONVENE: 10:54 a.m.

CHAIR SUGIMURA: . . .(gavel). . . Meeting is now called back to order.

PEA-87: CONFIRMATION OF DIRECTOR OF WATER SUPPLY (CC 18-286)

CHAIR SUGIMURA: We are on PEA-87, which is Confirmation of the Director of Water Supply. Members, you are in receipt of a resolution from Corp. Counsel for an approval and disapproval. All of you have also received her resume, her very extensive resume of Gladys Baisa, who is now the Acting Water Director. And you heard lots of testimony this morning, which we received as public testimony. I also got calls from Brendan Balthazar, William Jacintho, and there's a whole lot of community out there supporting you. Ms. Baisa, would you like to say a few words?

MS. BAISA: Thank you very much, Chair and Members, for the opportunity to be here this morning. And I have distributed to you my remarks and I tried to do that . . . the earliest

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I could do it was this morning because we all know about Sunshine Law. But I have a copy of it and rather than reading the whole thing, I'd just like to share some highlights. I, of course, took this over as Acting Director, on November 15th of 2017, which is essentially over nine months ago. And ever since then, of course, I had a shocked staff and it's been a challenge to bring everybody back together. And through growth and through all the months of uncertainty where we were not sure about whether or not who would be in charge the next day. And so, now that we're all settled down, I want to let you know and if you read this and you probably heard it during the testimony, of course, my focus is on the employees. I felt it before I went to the Department and I still feel it that, you know, I don't care what you run but the power that you have and the ability to do anything is based on your employees, and their morale, their willingness to work, their willingness to learn and to take on challenges. And so, I've worked very, very hard at that and I think that the morale is definitely up. I also had the opportunity to re-establish . . . I had long-term relationships with the labor unions in my future job, and we've got several employees who had been out on months of administrative leave back to work successfully and I was very honored to have one of them speak on my behalf this morning. And we're trying to, you know, deal with things like long-term . . . people that are off, also people that are on industrial. I've been following up closely trying to figure out how maybe we can help them come back to work, but working closely with the unions, which is a very big part of my job. Since I took over, we started an Apprenticeship Program because we have a problem with having to bring in outsiders sometimes when there is a promotional opportunity because nobody has the licenses and the experience. So, one of the things we did was we started an Apprenticeship Program for our laborers with Maui Community College. It took me a year and a half to get it going but it is going very beautifully. And one of our Water Department staff is working with the college and they meet on Saturdays and they're doing really, really well. And so, what that will do is open the career path for laborers to become Pipefitter Helpers then Pipefitters I and II, and then they're into management. So, it really helps morale. If you know that for the next 30 years you're going to mow the grass, it tends to ruin your morale. Another thing is, I got very concerned about safety because although we do have a Safety Officer and we try a lot more needs to be done. I'm concerned that without daily emphasis on safety and someone being able to go out and assess the situations that our people are working in so that we prevent trouble that, you know, we could be setting ourselves up for liability. So, I want to be careful with that. I'm going to continue to work on it. Worked with the Hawaii Rural Water Association because we need DSO licenses. Most of the supervisory positions require a DSO license. It's a very difficult course and a very difficult test and we have a lot of problems with people passing. So, monthly I have people coming to work with the Grades 1, 2, and 3 so that they would qualify as 4's and then they qualify to lead the Department . . . the Department that they're in. I'm also working with assigning more of our people to TA because if they don't TA when the opportunity for promotion comes they don't have enough supervisory experience. And so, allowing them to, you know, temporarily assign and it's documented then they qualify. I also am trying to get . . . I have very creative and innovative staff and when we are invited to State and National meetings, I think it would be very important for them to present. And so, I'm trying to help them have the confidence to submit abstracts and become nationally involved. I know that like Member Hokama understands how important it is to be, you know, connected at the

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national level. And we're in a big industry that's national, so we should be a part of it. Why not Maui? I'm also happy to tell you that we have a full staff of engineers. That's the first time in decades and Ms. Taomoto who worked very, very hard at interviewing and recruiting has done an outstanding job so we finally have all the engineers. Some of them are brand new and it will take a while for them to get up to speed but they're there. Another thing is, we respond to emergency repairs 24/7 and we've had some concerns in the Department because there was a change from using standby to call outs. And it's been very difficult to manage that. It causes morale problem and so I'm looking into it. We're talking with the people and we're looking at the money and we're talking to the unions and we hope to come up with some really good solutions very quickly that not only will be cost effective, but the public will see us be able to respond quicker. At the moment, if there is a call in Lahaina, it could take as long as three hours for us to get somebody out there and I've got to do better than that cause, you know, that's water being lost, could be damage, and that's money. The other thing is, we are working, of course, on all the agreements that are going on with the well agreements and the Kula Ag Park, and we've amended Administrative Rules that needed to be amended for a very long time. And I have further amendments that have to be made so we're also working on that. We created a triage in my office so that when people come on into the Department and ask for help they all get the same treatment. They are asked what their problem is and if they need to talk to an engineer, we refer them there. If they need to talk to Fiscal, we refer them there and I tried to take the problem-solving day-to-day stuff out of my office so that I can focus on bigger things. We had a bunch of pump failures and we are working on how do we provide better pump backup. And we're also requiring that our pumps are maintained regularly. We needed to work on that. Another thing is, I want to thank you folks for giving us the \$900,000 that you provided so we could contract help to help with the Upcountry Meter List and that's a huge benefit. We did the budget process with you. Thank you. We also worked with the Police Department. We had some problems out in West Maui about water theft and other things, and the Police Department came out and helped us and we were able to take care of it. I'm doing the Board of Water Supply and I'm trying to make better use of them. They have huge skills and dedication and I want to involve them more in the decision-making. I also have emergency response stuff that I've gotta deal with, and now that Shayne is here he can help me with that. Water meter reservations we're concerned. I think we solved what was existing, but we have language in the Maui County Code that needs to be amended, and so we'll be submitting those to you shortly. We also are looking for a budget amendment and it's been submitted. We want to replace the Kaupo Tank. The Kaupo Tank issue has been pending since I was a child. It started in 1941. I was a baby, a one-year old baby. And this has gone on and on and on and it's an agreement we have with Kaupo Ranch and I want to honor it, so we are going to and we are going to submit a budget amendment to you to help us do that. I think we need to deliver on that promise while I'm still alive. We have completed the Water Use and Development Plan and submitted it to the Board of Water Supply, so the review process will begin. My staff worked very, very hard on it. The Board was amazed that it was done in-house, and we have phenomenal people in the Planning Department. We also have an informal contract that we've had for years on lab services and I'm putting it out to bid so that I can be sure that we're getting the best price for the services that we have to do. It's critical. Our lab is critical. And also, the Strategic Plan RFP

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has been issued. We're waiting for people to respond. I'm very excited about getting that going 'cause I think it will help us in projecting what we need to do and the work that needs to be done and provide guidance to the new Administration. I just want to thank you very much for the opportunity and I just want to give you an idea of what we've been doing for the last nine months. We have been extremely busy. And with the arrival of my Deputy Shayne Agawa it's been really wonderful. I now have another person to help me with engineering things as well as we mesh perfectly. We have the same kind of goals and we both want to do the same things. So, I'm very comfortable that he can handle those technical things while I deal with these other things and there's never, never lack of things to do. So, thank you very much and I will be happy to try and answer questions you have.

CHAIR SUGIMURA: Thank you, Ms. Baisa. Members, I'd like to start here. Ms. Crivello?

VICE-CHAIR CRIVELLO: Thank you, Chair. Thank you, Gladys for being here or Director. First of all, I'd like to take note that Chapter 11 in our Charter and the Section 8-11.2, Functions of the Department, you know, we know that Gladys Baisa did Chair our Maui Island General Plan and is quite familiar with the community plans in its administration and its affairs. So, it says, the Department of Water Supply shall implement the County's General Plan and community plans in the administration of its affairs. And as she just stated, the Department of Water Supply shall prepare and annually update a long-range capital improvement plan and an updated Water Use and Development Plan, which shall be subject to the approval of the Council as provided by law. So, I know, first of all, at the very top according to our Charter, Ms. Baisa brings this kind of, you know, not only qualification but the ins and outs of what should be with our General Plan. So, obviously, as you're listening to me, I support her appointment to be the Director of the Water Supply. What triggers it further is, as you will note, there's a letter of support from the Molokai Water Supervisor, Department Supervisor, and I've known this young man for many years and it's not like him to take that step and to push this kind of recommendation or correspondence, so I thank him for doing that. And just so happen when I was home this weekend, Molokai small place, so attending a luau and across me one of the equipment operators with the Department and he made mention that it's really gratifying to have the Director listen to them as they express their needs and to actually travel to our island and to feel included. But I think most of all I think what Gladys brings is that like a coach. After listening to workers and employees, she emphasizes the consideration of the workers' needs and the training as she mentioned and the development and motivation. What this does is, it just puts your operation in full control of our employees to accelerate with empowerment and holding themselves accountable for what they're going to do and it's building trust and positive relationships. So, I can appreciate that. In my previous years, I did manage employees who are all technicians and I had no technical background but were able to build a capacity that our little island has come out in more ways than one. Number one, because we focus on their skills and I think that's what Gladys brings what I'm hearing, focusing on the skills of the employees and encouraging the employees to better themselves. So, I think to develop one's full potential. And so, we can be assured that when we're going to turn the faucet, quality good clean water will be coming through and that's because of our operations and the employees that we have under her

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direction. And you know what, many years ago I served on the Board of Water Supply, the big issue was engineers. Where's the engineers? So, congratulations for fulfilling that and I look forward for good vibes coming from the Department of Water Supply as I encourage my colleagues to go ahead and join me in this line of approval. Thank you, Chair.

CHAIR SUGIMURA: Thank you. Mr. Atay, your light is on.

COUNCILMEMBER ATAY: Thank you, Chair. First off, I want to say that as the sitting Chairman for the Water Resources Committee, when I took office I had the chance to meet on a monthly basis with the Director of Water Supply then Dave Taylor, and then the transition came over where Gladys was in the interim level the Deputy Director acting as Director, and so, we met on a regular basis. And I have firsthand of her input, her direction, her passion of managing that Department. We did meet I think in the early months one of the problems was lack of engineers, lack of qualified engineers for that Department. And we strategized with her staff of how we're going to go out there and recruit? How we're going to find engineers? You know, we're competing against engineers in the private market. How do we encourage them to come and work for County government? Gladys, I'm happy that you solved that problem, you know, announce . . . making that announcement of now fulfilling all of the necessary engineers that we need for this Department to run. We talked about strategies about the future, about how do we bring our kamaaina children that we scholarship and send away to college, how do we bring them back home to come work for the County? And so, we talked about the Kamaaina Come Home Project. You know, so I'm happy that, you know, we're making progress. It's glad to hear testimony from staff and employees that the morale is improving. You know, I was a proponent of, you know, when we had the discussion of Department Directors having to hold degrees. I was a proponent of looking at the Director and Deputy Director as a team. And as a team, either or, yes, you need management skills but at the same time you need engineering skills. And for me, I was looking at either or, either the Director has management, or the Deputy has management vice versa Deputy [sic] has engineering or Deputy Director has engineering but for now our current Charter and our current laws allows us this appointment for Gladys Baisa to be recognized as our Director for Water Supply. So, from my position as the Chairman of the Water Resources Committee, personally working with her I fully support this nomination.

CHAIR SUGIMURA: Thank you, Mr. Atay. Ms. Cochran, do you have any comments?

COUNCILMEMBER COCHRAN: Yeah, thank you, Chair. And thank you, Ms. Baisa, for you know willing to step up into this role. It's really huge for one thing. In some of your comments, opening comments, you know, I was wondering if I could get a little bit more on the . . . I think you talked about standby versus call back, and currently, what type of practice is being done and is that to be changed in the future here or do you have any more details on that?

MS. BAISA: Thank you, Ms. Cochran, for that question. I'm really happy to share a little bit of information. We're at this point now where we are again we have met with everybody

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who's affected by standby and call back, and we put our comments together and we have some trends that we see. We have about three or four recommendations that we think might really greatly improve what we are doing right now. All this came about cause for many years people received especially we're talking especially about the field people. In the other places, they seem to work better. But in our field Department we have a lot of problems. Lot of people used to get a monthly part of their pay check they were paid standby and they were on standby which meant that they were subject to call at any time. I know because I went through it in my house. That was the week we don't plan anything. That's dad's standby week so you better be available, and you can't drink because you gotta be by the and with the phone every minute. And your truck is with you so that when you have to go you have a truck with all the equipment and you go. Well, what happened was a couple years ago they decided, the union decided that they wanted more money and so they went to . . . they really, really greatly involved the amount of money like it went from \$2 to \$12 for an hour of standby. The Department felt at that time, I was not a part of it, that they could not afford that budgetarily. So, they went to a new system called *call-back*. And what call back does is you have a standby Captain and when there is an emergency they have a list, and it's arranged by seniority, and they have to call everybody on that list in that order until they find somebody who wants to show up. Well, what happened was there was a huge reduction in these people's pay checks. And so, they reacted. And they said, okay, if I'm not going to get that monthly check any more, I have to pay for my house, my car, whatever commitments they have, my kids in college, so I'm going to get a part-time job. And under the new system all they could say is either not answer the phone or say no because it's call back. It's not their assigned week. And so, what happened was a lot of them took part-time jobs. And so, when our girls receive a call, these are our dispatchers, they pick up a list and they call the standby Captain and they also call everybody on that list in a seniority, you know, that's how they go down the list according to seniority. And it is not uncommon that they will find nobody who wants to go. They're either working someplace else or they don't answer the phone or whatever. And so, it may take, like I said, about three hours for them to find somebody to get out to Lahaina and deal with an emergency. Here in Central Maui is better and when we can't find any of our people what happens is that we have to call a private provider and the private provider comes out with his machine and his people and they do it, and we pay them. So, I started questioning this when I got here because of the morale issue as well as people saying a lot of 'em just not going to do it, and I don't think that it's good for the public, number one, to see water running down the road. I want us to be there as quick as we can. I also want us not to cause any damage. Not too long ago I was before you because we were paying off somebody who had been damaged by water going off in their hotel. I don't know if you guys remember, and it was a huge situation. So, we don't want those kinds of things. Also, I really like the idea of making it really simple that we have somebody to call and they show up. So, we met with all of the people. I've been doing this since I got here because that's all I heard was about the standby and call-back and I'm seeing the results of us making that change. So, I've tried to assess the cost and we're looking at different options. We haven't made a decision. I told the people when we made the meetings with them that I didn't know if anything could be changed because remember we also have to work with the union in order to make any changes because this is something that we have to consult with the union when we

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change anything with the workers. And so, that's where we are at this time. But I am determined that we are going to do something about this before I leave because I don't think it's good for morale. I don't think it helps us budgetarily and I don't think that the response to the public is appropriate. You know, as the Water Department, we should be saving every drop of water that we can. And when that stuff is running down the road while we're trying to find somebody, this is not a good thing. So, essentially, Ms. Cochran, that's what it's about.

COUNCILMEMBER COCHRAN: Okay. Yeah, thank you. Follow-up . . . 'cause I was just thinking the call-back would cut back on our premium pay. As budget, we always have to try and juggle that premium pay amount during Budget.

MS. BAISA: Correct.

COUNCILMEMBER COCHRAN: So, I think you mentioned nothing has been really decided but you're looking at, I guess, the cost analysis of one way or the other.

MS. BAISA: Correct. And, you know, we're going to go back to the guys. Right now, we have a little survey going. Just five questions, you know, would you be willing to go back on standby? Do you think that maybe us having a second crew so that we'd have a crew that works from 7:30 to 3:30 and then another skeleton crew come in from 3:30 to midnight? And that would mean that they would be there . . . they would be there with the truck, with the equipment, and the operator ready to go with any call that came because it's usually the wee hours of the morning that stuff happens and we have to look for people to come out. So, we're just trying to be more efficient and, of course, I would greatly take into consideration money because I know it's a big problem for all of us. We don't want to spend more than we have to. But if we can solve this, for me, it's primarily doing better service.

COUNCILMEMBER COCHRAN: Uh-huh. Okay. Well, thank you.

MS. BAISA: Thank you.

COUNCILMEMBER COCHRAN: Thank you for those comments.

CHAIR SUGIMURA: Thank you. Mr. Hokama?

COUNCILMEMBER HOKAMA: I was listening regarding this call-back challenge she has. So, thank you, Gladys, for stepping up to the position during the interim. And so, for me, I understand you have four and a half months left in this Administration but there's still things we would all like to get done --

MS. BAISA: Yes.

COUNCILMEMBER HOKAMA: --hopefully. So, one of the areas is, of course, that the Water Committee has been talking about has been this overlay component for wellhead protection, and you know, I made my comments. And I appreciate you taking it into

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account especially since all districts of the County have a Water Use Development Plan. And while you are in charge of specifically the day-to-day control of the County's water system, the Charter and our people have been wise enough to say that you also have a say in all water systems of the County. All water systems of the County, including Lanai, especially with its responsibility for potable water on that island. So, for me, this morning some of my questions for you is as it regards to the uniqueness of our County, you know, I never really agreed with the last Water Director that he felt his charge was just the County system. I'm going to ask you, especially with the adjustments to how we are looking at monies everywhere, including the State's proposal, do you see differences in the County as how you want to administer your general philosophy?

MS. BAISA: Thank you very much, Member Hokama. You know, I am totally familiar with looking Maui as a County, a Maui Island County. I had to do it when I was at MEO. I ran every program that I ran on Maui on the outer islands. I tried as much as I could. I also, as Chair on the Council, I had to be aware of the fact that we have Lanai and Molokai and Kahoolawe to think about.

COUNCILMEMBER HOKAMA: Uh-huh.

MS. BAISA: You know, it's not just about Maui. And I think you know me . . . I'm very collaborative. I'm not, I don't like to do surprises. I'm willing to do as much, you know, meetings and outreach and whatever has to be done in order to come to good solutions. You know, I think oftentimes we sit here and we get into a different world. We need to get out into what other people are doing and meet with them and listen to them. And you learn a lot from doing that. I cannot tell you what I've learned by just spending time with my guys in the field –

COUNCILMEMBER HOKAMA: Uh-huh.

MS. BAISA: --and in the plants and listening to them because they're the workers and they're hands-on and they can tell us, you know, that idea that you have it's not going to work because they know. And so, I'm very, very open and I am not in support of getting rid of the LWAC. I will work with Chair Atay.

COUNCILMEMBER HOKAMA: Uh-huh. Thank you.

MS. BAISA: Because I think that's the right thing to do and please know that, yes, I am very, very open and I wish that at some point we could have a Lanai and Molokai representative on the Water Board.

COUNCILMEMBER HOKAMA: That will be nice as a long-term goal, Director.

MS. BAISA: I think it should be.

COUNCILMEMBER HOKAMA: I appreciate your comments. One of the things though that, you know, we discussed it, we have some jurisdiction, not a lot but the County does have some, and that is as with regards to, of course, we facing sea level rise and other

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environmental issues, yeah. So, from the Water Department's standpoint, for me is, you know, you don't need glasses to know what Maui looks like now when you fly into Kahului Airport.

MS. BAISA: Oh, yes.

COUNCILMEMBER HOKAMA: Okay. It ain't what it used to be, and I miss the old green. Okay. So, for me, like Lanai, is impacted, recharge our basins, our capacity of our shallow lenses and, yeah, recharge. So, what have you been informed with from your personnel as far as impacts with the adjustments in agriculture regarding our water and anything you plan to adjust within your last five months of service?

MS. BAISA: Thank you very much. Again, as you read all this stuff that I told you I've been up to it's been a little difficult to focus on broader issues because I've been putting out fires every day and trying to do the job of two people, which is not easy. It's a huge department and it's all over the place, and lots and lots of input from clients and customers. But I do feel that, you know, we have a big challenge ahead of us. I've been watching closely all the publicity in the meetings about what's going to happen to the land that sugar and pineapple were on. I'm concerned with agriculture and where it's going. I do believe that if we are fortunate enough to have the instream flow standards go our way that we can take care of what we need to take care of and that is where the action is at right now because we have the East Maui as well as Central Maui decisions that have been made but, you know, they're not confirmed. So, we're trying to plan based on what we know, and Mr. Caleb Rowe was at the Board meeting last week and he talked to us about the status and, essentially, a lot of our planning depends on what those decisions are. And they are addressed in the Water Use and Development Plan that has just been completed. It was submitted to the Board of Water Supply last week in a draft form and they're going to begin the review process so that, hopefully, when they're pau it will come to you guys so that you can have the final look at it.

COUNCILMEMBER HOKAMA: Right.

MS. BAISA: But, you know, we are concerned very much so.

COUNCILMEMBER HOKAMA: Okay. And I am beyond concerned already --

MS. BAISA: I know.

COUNCILMEMBER HOKAMA: --with Lanai.

MS. BAISA: Scary.

COUNCILMEMBER HOKAMA: So, I appreciate your comments on that especially the Water Use Development because for me the key is allocations of what is going where and what person is going to go where for various purposes. My last question I would like to pose to you, Director, is do you see a change in our approach in potable well development?

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Usually, we've waited for third party independence on a private guy for various procedural or processing advantages.

MS. BAISA: Correct.

COUNCILMEMBER HOKAMA: Do you see us maybe taking another look and say, it's the County's job to go and secure appropriate inventory, exploratory and then production capacities?

MS. BAISA: Thank you very much. Again, that's something that I am trying to get going, and this is why my emphasis on the strategic plan. I really want us to look at what we've done and think about how we could go forward and do better. I really feel that it's the Water Department's mission and our job to work on having enough water where we need it. And we have sat back for a very long time and for many reasons, essentially money one of the big one. You know, if we can get somebody to do it and we don't take the risk and they give us a well and it meets our specifications, great because we take so much longer, and it costs us so much more. When anybody sees County money, for some reason they try to up the price. So, we gotta do a better job of how we procure that. But I really feel that it's our mission and we ought to try and I'm anxious to see where this strategic plan is going to take us. And even though I may not be here four and a half months from now in any way involved with the Department as an employee, I will be involved with it as a human being and as a member of the County. I live here in this County and I live Upcountry. I'm very, very concerned about where water is going. And I'll have more time to come and testify. Thank you.

COUNCILMEMBER HOKAMA: Scary.

CHAIR SUGIMURA: Yeah.

MS. BAISA: I just figure I let you know.

CHAIR SUGIMURA: Three minutes.

COUNCILMEMBER HOKAMA: No, I appreciate the comments 'cause we may need to make philosophical adjustments, again, for changing times so I appreciate your insight. Thank you for my questions.

CHAIR SUGIMURA: Thank you, Mr. Hokama. Ms. King, do you have questions for . . .

COUNCILMEMBER KING: Thank you, Chair. Thank you for being here Gladys and thank you for willing to step up to finish out the year. I do believe you've been very active in the time that you've been taking over as Acting Director. And I wanted to ask you, first of all, I have a few questions. Some of them you've answered so thank you for going over your list of priorities. I wanted to ask you about the process that, your process of the hiring the Deputy Director.

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MS. BAISA: Thank you very much. That's a real interesting story, Ms. King. Of course, when I came to the Department and got into the position of having to manage it, I didn't have anybody to help me. And as long as that position was held by a former Director, I couldn't hire a Deputy 'cause I was the Deputy and we couldn't have two Directors. So, essentially, I stayed as Deputy Director and then when the thing was finally settled the Mayor appointed me on July 12th. And I wanted you guys to know, I didn't plan that. I really didn't want it. I told the Mayor I'm perfectly happy if you want to hire someone as the Director, I'll be happy to stay as a Deputy. I'm doing what I love to do and it's okay. But he felt for continuity that it was better that I would be the Director. So, in the process, I tried to find a Deputy. And it was difficult because we're trying to offer a skilled licensed engineer for five months, at that time, five months of work. And for anybody to give up a job in the private sector and come was very difficult. I identified a person who I was really excited about. He was an engineer with a MBA and with a lovely personality, which is very . . . that was the frosting on the cake. But he was earning over \$200,000 working for the rail project in Honolulu. He had been on Maui and in the timing that it took the nine months, unfortunately, he had to feed his family, so he moved to Honolulu, so I couldn't get him to move back. His wife wouldn't let me have him. And so, I looked, and it was difficult because nobody wanted to take the chance on the five months. So, we were getting down to the wire and right after I was appointed Director, Mayor called and said, I think I found a Deputy for you. And I said, oh, my God, thank you very much, and we have Shayne Agawa who was working in the Public Works Division and he came highly recommended by his boss. And I'm so excited that he was willing to take the chance to come and be with me for five months. We had never met until he was the nominee. And after we spent like two hours talking non-stop, he said, okay, and he's here today supporting me. I am just so delighted that I found him. He has a beautiful personality, has a great deal of interest in creativity, has a real good way of working with the employees and with the public, and I'm just really excited because he brings a lot of skills from Public Works, which I think we can use in our Department. Also, we're looking at ways like how can we partner? Like maybe if we have somebody in Lahaina and we can work with Public Works and partner up maybe they could come out to an emergency if we don't have the union being upset then we can work through that since they're on-site or their machine is on-site. So, we're trying to figure out how we can collaborate. But that would never happen without somebody like him who has that insight and the experience. So, it's a huge help for me. And, you know, I've used Wendy to death. I feel guilty. Poor lady has been trying to run her engineering department and help me with being my advisor on all of these very difficult issues, very complicated, technical issues. So, now, maybe she can have a little more time to do what she's supposed to be doing and Shayne can help me. So, I'm in a good position right now.

COUNCILMEMBER KING: Okay. That's great to hear. She wasn't interested in the position I presume?

MS. BAISA: No. No.

COUNCILMEMBER KING: Okay.

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MS. BAISA: Not for five months.

COUNCILMEMBER KING: And I wanted to . . . No, I totally, you know, I totally get that. So, congratulations for finding someone who's qualified who is willing to put in that time and risk whether he is held on. Bringing up the issue of emergencies, I think we talked about this at the last Water Resources Committee meeting about using the fire stations as well because we had an incident we finally settled, which was the hundreds of thousands of dollars. Probably wouldn't have been as much damage if the firefighters could have come down and fixed the problems instead of waiting for someone from Upcountry. So, is that still something you're pursuing?

MS. BAISA: Thank you for asking. You must have read the minutes of the last Water Board meeting.

COUNCILMEMBER KING: I didn't but I had dinner with our folks at the fire station not too long ago and so I brought it up to them and they said, they would be willing to work with you.

MS. BAISA: Thank you. Mr. Lyons and I are going to place that on the agenda. We're going to bring in the Fire people and we're going to bring in our people and we're going to talk about how can we work closely together and, you know, provide better response. You know, for me, it's all about providing good service. And you have to look at what you're doing, and you evaluate it periodically. Is there a better way? You know, it's so easy you get in your rut of we've always done it this way. And so, my coming in has been good in a way. I'm sure some people wish I would go away. But I've been able to look and evaluate and see things which you don't see when you're there for a long time. So, you know, after I've been there awhile I need to go too because then, you know, somebody else will come in and say, I wonder why she was doing that? No, really, it's very, very helpful.

COUNCILMEMBER KING: No, I appreciate that and, you know, it's one of those things. The emergency situations especially with the water main breaks or the hydrant issues it just makes a lot of sense to people that are in the community wondering why the guys from the fire station don't just come down and turn the water off. And I know there's a lot of issues behind that, including the unions. And then my last question . . . oh, first of all, I didn't know you were one of the founders of Ka Ipu Kukui so, thank you for doing that cause that's a great organization. But my last question was on the issue of Wailuku Water Company, and we haven't heard too much about that. I'm hoping that that's going to be put off till the next Administration that there's not going to be a big push on that. But I just wanted to get your take on that. Is there any big push happening on to try to purchase the Wailuku Water Company and move forward on that? I haven't heard anything about it so . . .

MS. BAISA: Thank you. I'll update you with the information I have. You know, we did a . . . what do you call that . . . assessment of the cost. Can't think of the name, sorry, senior moment, anyway, we got the report back from the assessment people, how much, and we've received it, we are meeting, and the Mayor is meeting with Wailuku Water

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Company. There is much more information that we still need to gather. So, until we have all of that, we can't make any kind of a recommendation. But I wouldn't say that it's being pushed but it is being followed and addressed.

COUNCILMEMBER KING: Okay. And, hopefully, it will go to our Water Resources Committee. I think that's on their agenda. So, I think those are basically all the questions. I'll wait till there's a motion on the floor and then make my comments. Thank you so much for, you know, everything you're doing, everything you're doing moving forward, and it's been really actually a pleasure to work with you as the Administrator in the Water Resources Committee meetings that we've had.

MS. BAISA: Thank you.

COUNCILMEMBER KING: I appreciate your response to questions.

MS. BAISA: Thank you. You know, everything I do I take very seriously. To me, it's a public trust. When people put you in a position of leading, it's a trust, and I don't want to ever violate that trust.

CHAIR SUGIMURA: Thank you.

MS. BAISA: If I felt that I couldn't do it, I would leave. Thank you.

CHAIR SUGIMURA: Thank you. So, Members, at this time, I'm going to ask for a recommendation for adoption of the proposed resolution "APPROVING THE APPOINTMENT OF GLADYS BAISA AS THE DIRECTOR OF WATER SUPPLY," incorporating any nonsubstantive revisions that may be needed, and the filing of proposed resolution entitled "DISAPPROVING THE APPOINTMENT OF GLADYS BAISA AS THE DIRECTOR OF WATER SUPPLY," and filing of County Communication 18-286.

COUNCILMEMBER ATAY: Chair?

CHAIR SUGIMURA: Yes.

COUNCILMEMBER ATAY: Recognizing the appointment coming from the Mayor, I'd like to move to approve the appointment --

CHAIR SUGIMURA: Correct. That's what I'm asking for.

COUNCILMEMBER ATAY: --of Gladys Baisa as the Director of Water Supply.

CHAIR SUGIMURA: Thank you.

VICE-CHAIR CRIVELLO: Second.

CHAIR SUGIMURA: Thank you. So, motion by Member Atay, second by Member Crivello and this is for the appointment of Gladys Baisa. You know, Members, we had two

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resolutions that came forward, so I want to file the one for disapproval, as well as move on the approval. So, that's what you're making the motion for. Members, any discussion?

COUNCILMEMBER KING: Chair?

CHAIR SUGIMURA: Yes.

COUNCILMEMBER KING: Yeah, I just wanted to give my support to the resolution to support Ms. Baisa. I'm not personally happy about how we got here because there was a lot of huhu about the previous Director and I think the Council's position on that was made clear. It was not necessarily respected but that has nothing to do with Gladys. So, and the performance so far, I've been more than satisfied with and going forward. I look for . . . I'm so happy that you've got so many ambitions for the next five months because I think you're going to be very busy and I appreciate that.

MS. BAISA: Thank you.

COUNCILMEMBER KING: I appreciate not just, you know, being a placeholder and really moving forward on some of these issues. So, you have my support for the directorship, and thank you for answering my questions today as well.

MS. BAISA: Thank you very much. You know --

CHAIR SUGIMURA: Thank you.

MS. BAISA: --I don't know if we're going to be able to do it, but we will.

CHAIR SUGIMURA: Anyone have any comments or discussion? Ms. Cochran?

COUNCILMEMBER COCHRAN: Sorry, Chair. I had a couple questions but because we're in our discussion --

CHAIR SUGIMURA: Decision making.

COUNCILMEMBER COCHRAN: --on the motion only perhaps . . . I don't know forward because it's in reference to the Kaupo tank. It looks like she wants to do a budget amendment coming up and also these . . . oh, I guess, gentlemen agreements per se or things that haven't officially been documented in writing, I think, are some things you're looking into as in easements where our water structures are located on at this time. So, those are couple --

CHAIR SUGIMURA: Thank you.

COUNCILMEMBER COCHRAN: --I think points I wanted a little more detail but, in the meantime, --

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CHAIR SUGIMURA: We're in decision . . .

COUNCILMEMBER COCHRAN: --I'm supportive of the motion.

CHAIR SUGIMURA: Thank you. Anybody else? Members, at this time, I'd like to then take a vote. All in favor say "aye?"

COUNCILMEMBERS: Aye.

CHAIR SUGIMURA: Opposed? None. So, we have . . . there's six of us and three excused is Bob Carroll, Mike White, and Don Guzman. Thank you. Thank you very much. Motion carries.

VOTE: AYES: Chair Sugimura, Vice-Chair Crivello, and Councilmembers Atay, Cochran, Hokama, and King.

NOES: None.

ABSTAIN: None.

ABSENT: None.

EXC.: Councilmembers Carroll, Guzman, and White.

MOTION CARRIED.

ACTION: Recommending ADOPTION of resolution approving the appointment of Gladys Baisa as the Director of Water Supply, FILING of resolution disapproving the appointment of Gladys Baisa as the Director of Water Supply, and FILING of communication.

CHAIR SUGIMURA: So, next we have --

MS. BAISA: Thank you, Members, thank you. Thank you, Chair.

CHAIR SUGIMURA: --little less time in our meeting. Sorry for rushing everybody towards the end. I want to get to our last item, which is approving the acquisition of approximately 262 acres of land and this is for the expansion of the Ag Park. I wonder if Teena Rasmussen, Jerri Sheppard, Finance can come down which is going to be for . . . Mark Walker is not here so we have Jack Kulp, who is the Deputy Director, along with Guy Hironaka, who is our land person. Mayor, did you also want to come down and be a reference? I'm not going to be asking for speeches.

MR. ARAKAWA: I came down to ask you if you wanted me. If you wanted me, I will be. If you don't want me, then I'll . . .

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CHAIR SUGIMURA: I think, well, as long as you're fine with your Administration, we're fine.

MR. ARAKAWA: I just wanted to . . . I could be out of order. This is just a notification to all of you that are on the Council . . .

CHAIR SUGIMURA: Mayor, wait. We're . . .

MR. ARAKAWA: Yeah, I know, but this is --

CHAIR SUGIMURA: What are you talking about?

MR. ARAKAWA: --just emergency information this morning. Hurricane Lane is coming towards us --

MS. BAISA: Oh my God.

MR. ARAKAWA: --and we should be getting very heavy rain Wednesday and Thursday.

CHAIR SUGIMURA: So, Mayor, why don't you . . . so that *Akaku* can hear you.

COUNCILMEMBER KING: Here, here.

MS. BAISA: Yeah, use the mic, Mayor.

CHAIR SUGIMURA: Here's a mic.

MR. ARAKAWA: Sorry about that, but we just had a briefing and we've been following Hurricane Lane. Hurricane Lane seems to be taking the same course that Iniki took some years ago, and it's starting to head back toward the islands. So, on Wednesday and Thursday we're anticipating that we're going to have very heavy rains and we're starting to plan for that. So, I just wanted to inform all of you that . . . just to inform everyone since we're on *Akaku* everyone please put together your emergency kits and be prepared to batten down Wednesday, Thursday we should be getting some very heavy rains. Keep following what's happening within the news because it may shift. But to the best information we have right now, and we are going to be having emergency meetings at 1 o'clock for our Directors we're holding a meeting in our office, our conference room, to plan, to start planning for it. Okay. So, I just wanted to let all of you know that. Thank you.

CHAIR SUGIMURA: Thank you.

MR. ARAKAWA: It has the potential of very, very severe flooding and possibly closing everything down.

CHAIR SUGIMURA: Thank you very much.

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**PEA-71: APPROVING THE ACQUISITION OF APPROXIMATELY 262 ACRES
IN PULEHUNUI AND OMAOPIO (MAKAWAO) (CC 18-116)**

CHAIR SUGIMURA: Can I ask A&B to come down also? Mae and Darren Strand, if you could come down? I know it's gonna be a full house here. We need another Chair. So, at this time, I'm going to take up, try to start to take up I guess the last item on our agenda, which is for the acquisition of real property of approximately 262 acres and this is for the expansion of the Ag Park. And we have a revised proposed resolution for the purchase, which is, as you know, contingent on the County's receipt of \$5 million from the State of Hawaii. So, this is all part of the plan. Mae, you want to come on this side? We're running out of chairs. Thank you. Members, we're going to get close to 12 o'clock, can all of you stay a little bit pass 12 or all of you . . . no?

COUNCILMEMBER KING: No.

CHAIR SUGIMURA: We're going to lose quorum. What shall we do? You want to start with your presentation? We'll take it as far as we can and then I would probably have to post this on my next agenda in order to reach the November 1 acquisition purchase sale agreement guidelines.

MS. RASMUSSEN: You want me start?

CHAIR SUGIMURA: Go ahead.

MS. RASMUSSEN: Okay. Thank you. Thank you, Chair Sugimura.

CHAIR SUGIMURA: Do you have to leave? Gladys, do you have to leave?

MS. BAISA: No, I'm fine.

MS. RASMUSSEN: I have a very short PowerPoint here just taking you through the basics of this purchase. So, this has been a very long process. We had a failed attempt to purchase some Haleakala Ranch land several years ago. Representative Yamashita was successful in getting money put back in the State budget that was in the State budget for that. So, we got \$5 million re-appropriated and we now have a parcel that we're looking at in A&B's property. So, the red represents the current Kula Agricultural Park. The pink is the parcel that we're talking about the purchase today, that's the 262 acres. The green is additional land that is designated for Phase II. But today, we're here to talk about the pink and 262 acres. So, the County did an appraisal. The appraisal did come in under what A&B was asking for the property, but A&B did accept the appraisal price, and this is the price – the \$5,929,000 which comes to 22,629 per acre. The Finance Department oversaw getting that appraisal. So, the potential benefits to the farmers can be governed by our existing Kula Ag Park ordinances by just adding language that adds this new acreage to that ordinance. It's attractive to Kula Ag Park farmers and others that are seeking for business expansion and growth. There will be low lease rents that are in the ordinance already existing. There is water availability for this lot. It is remote from homes and subdivisions, which is a big benefit to farmers as

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they start their tractors early in the morning. They create maybe dust. They have employees and so forth and homes are always problematic with those kinds of activities. They would be in close proximity to other farmers which would allow for sharing of resources and equipment. We can designate organic farming area on this property with buffer zones and we would do that in the best area possible, as needed. The dry conditions are conducive to conventional and organic farming of certain types of things; it is very warm - ornamental flowers and foliage, non-leafy vegetables like tomatoes, cucumbers, et cetera, herbs and spices, fruit and fruit trees. Phase 2 - I'll just briefly talk about that is 610 acres. It consists of three parcels, but these parcels are not subdivided yet. So, upon future funding that we would be seeking from the Federal government and State, and by the way, the conversation has already taken place with Senator Hirono's office. We would be looking to do Phase II when we have identified the funding, but A&B is willing to go ahead and activate a lease that would allow the County to get into the property very soon after this purchase is done. And this is again the map of Phase 2 is the green. It consists of three separate parcels. It will be needing to go through a subdivision process but the lease that would subsequently come before Council would trigger that subdivision process to take place. And that is the extent of my proposal.

CHAIR SUGIMURA: Okay.

MS. RASMUSSEN: But we have lot of people here, lot of people here to for resources if you have questions.

CHAIR SUGIMURA: So, we're short of time. Does A&B want to make a statement here and contribute to the conversation or you think that sums it up? Darren Strand?

MR. STRAND: Hi, I'm Darren Strand. I'm the General Manager of Diversified Ag for Alexander & Baldwin here on Maui. I think that's a great summary. I don't necessarily have anything to add outside of maybe answering some specific questions. Both in my role at A&B and as the President of Farm Bureau, I'd like to see this opportunity for farmers to have access to this land. I think it's one of the biggest issues when you talk to small and what I would consider medium size farmers is access to land that's fertile and has water available too. So, I'll leave that as my statement, and then we'll be here to answer any questions.

CHAIR SUGIMURA: Thank you. Finance, do you have any comments?

MR. KULP: Chair, Finance has no comments.

CHAIR SUGIMURA: Thank you. Thank you, Mr. Kulp. Water Department, Ms. Baisa?

MS. BAISA: Thank you very much, Chair. We really have no comments at this time. Today, I look at it as, basically, approving the purchase and the amendments that are in this are very small at this time. We may want to look at this farther when we get into the actual agreement but not today. Thank you.

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CHAIR SUGIMURA: Thank you. Ms. Sheppard from Corp. Counsel?

MS. SHEPPARD: Thank you, Chair. There were two changes to the purchase and sale agreement in Section 6. We took out the word "only" so that all conditions precedent to the purchase are embraced in the agreement. They are required . . . approval by this County Council. And then Section 8 we added a new subparagraph that shows that this is contingent upon the receipt of \$5 million from the State of Hawaii funding, which is, as I understand it, in place.

CHAIR SUGIMURA: Thank you, Ms. Sheppard. Members, any questions?

COUNCILMEMBER HOKAMA: I have one.

CHAIR SUGIMURA: Mr. Hokama?

COUNCILMEMBER HOKAMA: What's the status of the water agreement, Chair?

CHAIR SUGIMURA: Thank you. Water Department, you want to make comments on the water agreement?

MS. BAISA: We're still working on the final draft of the water agreement. We're almost there but we haven't completed it as of today. It looks like we will be able to work out any concerns that there are.

CHAIR SUGIMURA: Thank you.

COUNCILMEMBER HOKAMA: So . . .

CHAIR SUGIMURA: Mr. Hokama?

COUNCILMEMBER HOKAMA: You plan to bring this item back for Committee review once more, Chair, after the agreement is completed, the water agreement is completed so we know what we're agreeing to and not agreeing to? Is that the plan?

CHAIR SUGIMURA: Wait. Let me get . . . from what I understand, the water agreement doesn't necessarily have to come before Council for an agreement. Is that correct, Ms. Sheppard?

MS. SHEPPARD: That's correct. It's not an intergovernmental agreement so it does not require Council approval. However, the Mayor has said that he would not sign the purchase and sale agreement until the water delivery agreement is finalized.

COUNCILMEMBER HOKAMA: Okay. Well, I won't give my approval until I know what is the agreement either, Chair.

CHAIR SUGIMURA: Okay. Anybody else have any questions? Ms. Cochran?

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COUNCILMEMBER COCHRAN: Yeah, thank you. So, my thing was about the water also. And since we do have A&B here, but I hear what Ms. Sheppard just said but still as part of this decision I'd like to know especially what's happening with the water if there is going to be such quantity allocation for this area because there's other lands that A&B owns and I would hate to see the priority go towards your leased out lands, your developed lands whatever it is over our Kula Ag Park lands. So, I'm hoping that there is a way I don't know if today there could be a commitment or at least, hopefully, in the final agreement there is but, you know, I'd like to see what is that amount going to be per day and at what cost and for the timeline. I mean, I think these are very, very important because with low dry seasons we better make sure we have some kind of water here. So, don't know, I did see Ms. Baisa looking at me and Ms. Rasmussen but wasn't sure if A&B had anything to say.

CHAIR SUGIMURA: Thank you. So, who wants to . . . does OED want to take that based upon your letter?

MS. RASMUSSEN: I can . . . I can just tell you I did send a memo to the Chair. It's in your packet today. It was a memo dated May 16th. There were questions that came to us in advance of this item and if you look at Item No. 3, we described in detail on how the water would be provided and the amount. It's one million gallons per day of non-potable water will be made available to the property, which the County is proposing to acquire. We are very confident in all the discussions, many, many discussions we have with A&B that there is more than adequate water for this acreage. And our intention is to distribute the water agreement to you the moment that it is finished being negotiated. So, that would be transmitted to all of you to review.

CHAIR SUGIMURA: Thank you.

COUNCILMEMBER COCHRAN: Okay.

CHAIR SUGIMURA: Ms. Baisa, did you want to add to that?

MS. BAISA: Yes, Chair, thank you very much. I think it would be a very good idea, like Ms. Rasmussen says. As soon as it's finalized, I'd like to . . . you folks to take a look at it. I feel more comfortable. I think that we're very close to an agreement. But you know there are certain things that are beyond our control. And it takes time to negotiate all of this so I'm comfortable with us buying the land. I think we are very, very close to agreement. I think A&B and all of us have . . . they're the same goals and we're on the same page. It's just, you know, little nuances of it that have to be negotiated and that's where we're at.

CHAIR SUGIMURA: Thank you. A&B, do you want to make a comment about that?

MR. STRAND: Sure. So, I think we've all said that all of us feel that there's plenty water available. I think that's the most important component. And secondly, that we're working on an agreement and we're confident and very close to coming together on that agreement. And in that agreement, we'll develop an allocation or distribution that

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maintains a stable source for the current Ag Park as well as providing adequate water for the users in Increment 1 that we're talking about.

CHAIR SUGIMURA: Thank you. A comment . . . did any of you want to make a comment about that? I know Mr. Hokama had in budget . . . he brought in that \$3.5 million for water for this particular project. So, do you want to make a comment on that for the Members to understand what that 3.5 was for?

MS. RASMUSSEN: Yes. So, the 3.5 million that we were able to . . . Representative Yamashita was able to get from the State is going to purchase, is going to replace the pump that is currently providing the Kula Ag Park its water. That pump is 35 years old. It's quite inefficient. The pump will be, not only a new pump will be purchased but it will be moved to be in a more efficient space that will actually gain us most of the million gallons per day that is needed for this lot. So, that is a really, really big plus. That's going to stabilize the Kula Ag Park water system, which we've been a little bit worried about a pump that's 35 years old. That's going to stabilize that system a lot and then it's going to add a lot of efficiency to it. So, we're very grateful for that funding, and that funding has already been accepted by this body or by the Budget Committee and the Council, and so the Water Department will be in charge of doing that project.

CHAIR SUGIMURA: Thank you. Ms. Cochran?

COUNCILMEMBER COCHRAN: Thank you. And just to clarify . . . the water fed to Kula Ag Park currently and this future comes from Wailoa Ditch?

MR. STRAND: That's correct.

COUNCILMEMBER COCHRAN: Okay. And so, then the million gallons per day, Ms. Rasmussen, that you mentioned, and I think you too, Mr. Strand, is in addition to what is already serving Kamole Water Treatment and existing Ag Park. Is that right?

CHAIR SUGIMURA: Mr. Strand, do you . . .

MR. STRAND: Yeah, that's correct.

COUNCILMEMBER COCHRAN: Okay.

MR. STRAND: So, and then with a combination of infrastructure improvements there will be some efficiency gained so, yeah, that's correct.

COUNCILMEMBER COCHRAN: Okay. Just wanted clarification. Thank you.

CHAIR SUGIMURA: Thank you. Ms. King?

COUNCILMEMBER KING: Yeah, I think there's couple of us that have to leave soon but I just wanted to leave you with that, you know, those concerns. I share the water concerns and at what cost because there was the idea of, you know, is that going to be more costly

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to pump uphill? Is it going to save any cost doing all the water . . .? I mean, all the water is going uphill. And then the other question I had was what was mentioned earlier by a testifier that said that 2017 appraised value of this land is 27,300. Is that correct?

CHAIR SUGIMURA: Finance, do you have any . . .

COUNCILMEMBER KING: Now, we're paying over five million?

MR. HIRONAKA: You're talking about the assessed value or the appraised value?

COUNCILMEMBER KING: The appraised value.

MR. HIRONAKA: The appraised value is what we're paying.

COUNCILMEMBER KING: The 2017 appraised value. A testifier said earlier today that the 2017 appraised value of this land is 27,300 with a property tax of \$200 per year.

MR. HIRONAKA: That's the assessed . . . you're talking about the assessed value.

COUNCILMEMBER KING: I'm just quoting what's in the testimony.

MR. HIRONAKA: He must be talking about the assessed value.

COUNCILMEMBER KING: Okay. So, the assessed value is 27,000?

MR. HIRONAKA: We would have to check that, confirm that.

COUNCILMEMBER KING: Okay. So, anyway, just put those questions out there. I'm sure you're gonna have to defer it. So, thank you, Chair.

CHAIR SUGIMURA: Okay. Mr. Atay, you have a question?

COUNCILMEMBER ATAY: Yes, Chair. I have several. First off, I wanna . . . I have a letter dated March 16, 2018, coming from Director Rasmussen saying that this land purchase will be contingent on the State of Hawaii releasing \$5 million in funding for this Kula Ag Park expansion. We need to approve this purchase before the State will release it. What's the process? There's a letter from the State . . . did we get a letter from the State

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CHAIR SUGIMURA: Ms. Rasmussen?

COUNCILMEMBER ATAY: --describing the process?

MS. RASMUSSEN: Yes. So, what happens is it's only, the only last step of the State is for the Governor to release the funds. And so, for the Governor to release the funds he needs to know that the County of Maui and its Council have accepted the purchase. And that's what we're here to do. It is built in to the purchase agreement that nothing would

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happen at all if the State did not release those funds. So, you're protected either way. You know, we have to have your approval to take it to the Governor, but we're also protected with the purchase agreement that if they, for any reason, did not release the funds, the whole deal is off.

COUNCILMEMBER ATAY: Okay, I just wanted to be clear on that. Chair, I have another question here pertaining to water. So, is there an overall water agreement with A&B and the County?

CHAIR SUGIMURA: Okay.

COUNCILMEMBER ATAY: And I was looking in Granicus, I was looking on Legistar . . . I want to see on record what is the agreement? And then we're talking about I guess we have the current Kula Ag Park there has to be on record some kind of water agreement with A&B or EMI whichever the entity is to supply water for the current. And then now this one you were saying . . . last week I had an opportunity to meet with the staff of A&B and they mentioned to me that upon the purchase it would trigger, the sale would trigger a release of another water agreement. And that was my question was, what is that agreement? And so, you guys are saying you're working on that agreement. So, for us to come with a decision, I would like to see what is that agreement at least a draft format or what are we agreeing on and who's going to agree on it? Does it come to us to agree on it? So, you know, it seems to me there's a master agreement, then there's a sub-agreement with a current Kula Ag Park, and now this is an expansion of one of the three parcels. So, they're saying we're going to get one million gallons per day for that one parcel. The other two parcels what is the other future plans of agreement – do we get more water for the other close to 600 acres additionally? You know, it's . . . I need to be clear before we give a decision as to what are we going to be agreeing on.

CHAIR SUGIMURA: Thank you. Who wants to answer that? Does Corp. Counsel or . . . no, okay, so sounds like the water agreement is something that we are asking to see before we proceed. Ms. Baisa?

MS. BAISA: Thank you very much, Chair. I think it would be very good. I have Wendy Taomoto here, our Chief Engineering Program Manager, and she's very familiar with this. So, she can help give us some authoritative answers, if you don't mind. Call her down.

CHAIR SUGIMURA: Okay, Members, is that okay?

COUNCILMEMBER HOKAMA: I'm gonna leave.

COUNCILMEMBER KING: Chair, we have to leave.

CHAIR SUGIMURA: You're leaving. Okay. They're gonna leave. Okay. So, you know what, I'm gonna defer this and get more information that the Members are saying and reschedule this. My next meeting is September 11th. I'll put it on the agenda. On September I have two meetings, so I'll put it on the agenda. There is a requirement that

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this be done before . . .there's a purchase sale agreement deadline, right, based upon that agreement.

MS. RASMUSSEN: Yes.

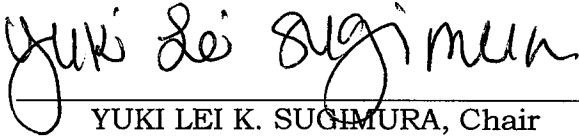
COUNCILMEMBERS VOICED NO OBJECTIONS. (Excused: RC, SC, DG, and MW)

ACTION: DEFER PENDING FURTHER DISCUSSION.

CHAIR SUGIMURA: So, we're trying to meet that deadline through our Council meetings. So, Members, at this time I'm gonna adjourn the meeting. I'm sorry that this took . . . I think my beginning part of my meeting took a little bit longer, but . . . and we will reconvene this item at my next meeting. So, meeting is adjourned. Thank you very much and I'm deferring this one item. . . .*(gavel)* . . .

ADJOURN: 12:06 p.m.

APPROVED:



YUKI LEI K. SUGIMURA, Chair
Policy, Economic Development, and
Agriculture Committee

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Transcribed by: Jo-Ann Sato

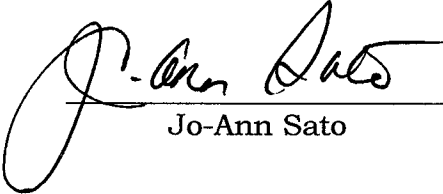
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CERTIFICATE

I, Jo-Ann Sato, hereby certify that 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 August, 2018, in Pukalani, Hawaii



Jo-Ann Sato