

**MAUI REDEVELOPMENT AGENCY
REGULAR MEETING
NOVEMBER 20, 2020**

A. CALL TO ORDER

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Ms. Ashley Lindsey, Chair, at approximately 1:01 p.m., Friday, November 20, 2020, online via BlueJeans Meeting No. 247944337.

Ms. Ashley Lindsey: Okay, starting MRA meeting at 1:01 p.m. So should we take -- is there anybody who wants to do public testimony? I'll give you a moment to put it in the chat box. If not, can you -- if you're on here by phone can you please let us know if you'd like to do public testimony?

Ms. Erin Wade: Chair, it doesn't look like there's anyone other than the board, the applicant, the attorney, and staff on the call at this time.

B. PUBLIC HEARING

1. **MR. KENNETH HUANG of Synergy/Advantage Engineers, representing T-Mobile, requesting an MRA Use Permit for modifications to an existing telecommunication facility on the rooftop of One Main Plaza located at 2200 Main Street, Wailuku, Maui, Tax Map Key (2) 3-4-014:007 (MRA 2020/0004) (S. Forsythe)**

Ms. Lindsey: OK. So let's start with Mr. Kenneth Huang.

Ms. Wade: Scott, did you want to provide the opening for this and then --

Mr. Scott Forsythe: Good afternoon, board members. Scott Forsythe, small town planner with the planning department. And the item before you is -- presenting today will be Mr. Kenneth Huang, of Synergy Advantage Engineers, representing T-Mobile, requesting an MRA Use Permit for modifications to an existing telecommunications facility on the rooftop of One Main Plaza located at 2200 Main Street, Wailuku, Maui. Tax map key 2-3-4-014:007. I'm going to turn over to Mr. Huang to do his presentation. And following that, if you'd like me to go over the alternatives and recommendations, I can do that as well.

Ms. Lindsey: Thank you.

Mr. Forsythe: Kenneth, can you hear us?

Mr. Kenneth Huang: Yes, yes. Thank you for the introduction. Good afternoon board for having me today. . . . (inaudible) . . . short presentation. Let me know if you can see it.

Ms. Wade: Ken, we can see it, but voice is very soft. If you could find a way to turn the volume that would be great.

Mr. Huang: Yes. Is this better?

Ms. Gwen Hiraga: Yes.

Ms. Wade: Much better.

Mr. Huang: Okay. Thank you. Are you able to see my screen? It has the Maui Redevelopment Agency Use Permit.

Ms. Hiraga: Yes.

Mr. Keone Ball: All good.

Mr. Huang: Okay. Again, thank you very much. Today we're going to go over T-Mobile's proposed project to modify their existing facility at One Main Plaza. I am a contractor for T-Mobile. My company is Synergy, though we represent them on a number of permitting and leasing projects that they have for their facilities. As you're all familiar One Main Plaza is, I guess, one of the prominent buildings in Wailuku. The site here supports obviously wireless phone service, data service as well as nine-one-one emergency service to the community. And being that it's located where it is, it supports the majority of Lao Valley as well as that section of Wailuku pointing north as well.

The antennas are on the roof on three separate sleds, or three separate sectors. And they're at a height of around 95-feet above street level. The antennas you see here, these are not T-Mobile's. These are from other carriers. This is an image of a typical T-Mobile sled. There is three of these on the roof. And there is currently nine existing antennas. So three times three equals nine. The proposal is to add a third -- sorry -- a fourth onto this sector for a total of 12 overall. There is also three remote radios that you can see here. The plan is to add one more to this one for a total of six overall. There is also a two cabinets inside, inside this fence area. The plan is to remove one of them and replace that with two smaller ones for a total three. And the site itself is running on, I think, only 50 amps of service from MECo. T-Mobile wants to, or is proposing to make all their sites a standard, a standard commercial service at 200 amps. So we'll coordinate that with MECo.

The impacts, as you can see this building and the surrounding area, the facility is unmanned. It's unoccupied. So their construction, there is a high chance that a crane will be utilized to move equipment up and down. At that time there might be lane closure on the High Street. This will be a coordinated with, with the city, with the county and the property owner when the building permit is approved in the future. And being that the building is where it is, there is a lot of concern or concern about the visual impacts as it relates to the view plains of the area. And what was done in the past and probably will continue is the antennas will be painted to, to match the color of the existing antennas, but also just a light

color so that doesn't stand out when, when you look up to it or when, when you see it from a distance.

These are construction plans for the drawings for, for the project. In your -- in the application we also have drawings, I think, as part of the agenda today. This is to show you again the location or the approximate location of those three different sleds. The cabinets are inside of the fenced structure on the roof. And this is two profiles of the cabinets. One is an elevation view and one is a plan view. As you can see, there's two cabinets here. The plan is to remove this larger one and replace it with two smaller ones. This, this might look slightly different than what was in the zoning drawings submitted earlier. For the construction drawings, the engineer has installed or have plans to put in a concrete curb. It's roughly, I think, four-inches thick on the roof to support the cabinets.

This is an elevation view of the building. As you can see the antennas generally match the height of the overall building. And because of this . . . fenced area, a lot of these sectors aren't necessarily visible except for this one as you can see, or from different angles along the street. This is a photo render simulation of the antennas. As you can see, you can see two of the antennas here on the sectors. Right now, there's three antennas each. A fourth one is, is being added, which is a fairly small compared to, I guess, this, this middle center one. So as you can see, there's four here and four here. It doesn't necessarily impact the overall view, but yes, the antennas are being added to the roof.

This is one from along High Street. And as you can see there's that one antenna . . . added to the three here. Those, these antennas here are from different carriers. For T-Mobile to operate as a, as a carrier, they follow FCC guidelines, as well as city, state and local guidelines for planning and zoning and building. So the site itself meets all of these FCC guidelines and it doesn't necessarily propose any risk or interference, domestic or on . . . (inaudible) . . . applications.

And I guess, as a conclusion, the zoning for this site as a commercial mixed use, and T-Mobile's facilities support the general purpose of this zoning for, for the use of the community, businesses, residents. So as we all know, there's been some very interesting changes that happened recently, and local and global events, and these facilities are being used or utilized at a higher rates because people are not only having more data heavy mobile services, but also just for communication and entertainment. And our general position is that this will not create any unfamiliar visual impacts to the surrounding areas, and it's to an existing facility. So T-Mobile respectfully submits and requests the MRA approval for the use permit for the proposed modifications.

And that should conclude my presentation. Let me know if you have any questions. T-Mobile also has a web site, just some information and FAQ's on how their network works. This is not specific to this site. This is just specific in the overall. And I turn it back to you, Chair. Thank you.

Ms. Wade: So Chair, just to clarify, this is MRA use permit, so a public hearing is required. There is at least one additional person in attendance now, so I would recommend opening it, opening the public hearing for testimony.

Ms. Lindsey: Is there anyone out there who would like to testify on agenda item B.1.? Please do so in the chat box, or if you are on the phone, can you please let us know? I'm going to give you a minute.

Mr. Ball: We can hear you, PK. We can hear you.

Mr. Perry (____): Oh, you can. Okay, I didn't -- my camera wasn't working. No, I was just going to say I live right across the street. I see no objection to this because it really is out of sight for most people and any, anything up to like three stories. I mean, obviously, Maui Medical looks out their windows, but who looked out the window? It's not going to make any difference. I mean, when you compare this to the complete mess of that hotel, talk about an eyesore. This is like, this is like, you know, it's, you know . . . (inaudible) . . . by comparison to, to that. So this is -- I don't see, I can't see any aversion to this project being done especially because it's important. This is not like a hotel, which is an eyesore and a half. Yeah. I would --. And like I said, I live right next door and you can't even see the roof from where I live. It doesn't matter. As far as I'm concerned, I think it's fine. And if that helps out the system, then that's great. That's all I needed to say.

Ms. Lindsey: Can you see your name because we didn't get that?

Mr. Perry (____): Oh, Perry.

Ms. Lindsey: Thank you. Any questions by the board to Perry?

Mr. George Kaho'ohanohano: I have, I have one, if I may. Mr. Huang, where is the fourth antenna going to be facing?

Ms. Lindsey: Excuse me, excuse me. We'll get to our board questions after public testimony.

Mr. Kaho'ohanohano: Okay, I'm sorry. I'm sorry.

Ms. Lindsey: Okay. So any other testifiers? No. Okay. Question starting with you, George.

Mr. Kaho'ohanohano: Yeah, my, my question is the layout I saw, the plans that was sent, I see three antenna sleds. Am I taking that there's supposed to be a fourth up there?

Mr. Huang: Hi. Yes, you're correct. There is three antenna sleds on a roof as identified here. There is not going to be a fourth sled. I may have misspoken when I said there will be a fourth antenna on the sleds. So there will be four antennas on each of these three sleds. So the site that you see here is going to be existing as well as what is proposed.

Mr. Kaho'ohanohano: That's it for me. Thank you.

Ms. Lindsey: Any other questions?

Mr. Ball: I have a question. Maybe you can go to the, Kenneth, you can go to the rendering of the, the sled. Or not the rendering, but the photo of the sled. I think it's one of your first. That one, yeah. So, so these bricks here, yeah, that are holding it down, is that the, the approved lashing, if you will. Is that is that how all, all of them are throughout the county? I'm just thinking, you know, for like in the event of a major hurricane, right, these things become projectiles, maybe. But if this is the way that that it's approved to be, you know, lashed down and secured to this, to the, to the building, then so be it. But just a little information on that.

Mr. Huang: Yes. So these are, I guess, the ballast or the sleds, and they're typical for most of these sled designs. Again, I'm not, I'm not an engineer by training, but this analysis for these sleds and the bricks or the ballasts that support them, they're designed to withstand over, I think, hundred miles per hour wind. So for your typical hurricane, although we don't get anything very strong in Hawaii, but these, these will withstand over a hundred mile per hour winds.

Mr. Ball: Thank you.

Ms. Lindsey: Gwen, do you have any questions?

Ms. Hiraga: No, I don't have any. Thank you.

Ms. Lindsey: I just kind of had a comment. I think another carrier in my past MRA, few years back, they also updated their towers and something that was thrown on the table was the preschools nearby and the radio frequencies near the preschools. I just want the rest of the board to know that that's a thing at that board meeting. We were not -- we were on the fence with approving them or not based on the number preschools in the area. But I'm not, I'm not professional in radio or anything so --. George, do you have any other questions?

Mr. Kaho'ohanohano: Yeah, my one question, which are the ballasts that they have on the sled, adding the fourth antenna, will, will that be a difference? Will be that regulated for the four of the three only?

Mr. Huang: Yes. So this particular sled comes with a fourth, a fourth mount over here, and that's just typical how this sled is designed. These ballasts are made to support having four antennas. But then this antenna over here is roughly half the size of this one, you see. So it's probably the same, same weight as this. And, you know, before we submit for permitting, an engineer will run analysis. And if additional ballast is recommended, then it would be either placed on top or redesigned in some way.

Mr. Kaho'ohanohano: That's all I have. Thank you.

Ms. Lindsey: Keone, other questions?

Mr. Ball: No, I'm just happy they won't paint them pink even though I'm sure that the owner wanted them to be.

Ms. Lindsey: I just kind of had a question also on that construction time line. In the past we've had problems with traffic, which is probably much less now. How long do you think the construction is going to last? And if -- and we're currently construction in the parking lot and will be for the next few years, couple years, do you think that is within the same time line or you have any idea in time line for the construction?

Mr. Huang: Yes. I'm not too sure where the parking lot construction is taking place, but then we plan to or we've already had submitted into building permit review for this project. And at the moment, we are awaiting the zoning permit or the use permit from the MRA for the building permit to proceed any further. When, when that permit is approved, hopefully within the next few months, construction is planning to take maybe three to four weeks. And I think even, even then for only a few days during the early construction will any road closures be required to hoist any equipment to the roof. But once it's on the roof, there's no real impact to ground level or traffic.

Ms. Lindsey: Any other questions?

Mr. Kaho'ohanohano: I guess for me, you brought up the question about the traffic, if you're bringing a crane to block off that that street and the construction for the parking lot the next open block, what time of day, time of the day are we looking at? Early morning traffic for workers? Afternoon? Middle of the day? Do they have any idea?

Mr. Huang: We've spoken to the property owner to kind of ask him, you know, when, when he thinks this is the best time. So you kind of mentioned it during the day or even on the weekend. And then that really depends on coordinating with, with everyone involved once the permit is, is even is this approved. Do you have any suggestions on, on time?

Mr. Perry (____): I can, I can give you a heads up on something. There is a large loading platform on that end of the building on Vineyard where a crane can be; wouldn't even impact the street at all.

Mr. Huang: Yes. The property owner did mentioned about having that platform on the back. However, they did mention that that might be too small for a crane. Again, I'm, I'm not too sure, but yeah, we could use Vineyard versus High Street.

Ms. Lindsey: Erin, can you shed some light on, like, timing wise with . . . (inaudible) . . .

Ms. Wade: First, the last installation took place on a weekend. I was actually in the building while they were craning the new sled and the other materials up there. And as Scott knows sitting on the sixth floor you hear everything that's happening on the roof. So it was, it was a fun Sunday. My kids got to see the crane in operation and everything. It -- and I think doing it on the weekend works really well. My only concern would be if the activity is happening at the same time as us having our lower Vineyard closure. So if it's happening in the next . . . three months, if the installation occurs in the next three months, we'll definitely want some additional coordination in terms of construction. If it's happening at the same time the upper Vineyard leg is under construction, that leg is going to shut down as well, so there's going to be a whole lot less traffic on High Street at that time. So, Ken, if you can just stay basically in touch with us, we do have our detour plan approved, which I can forward to you. And it's got times and dates connected to it so we can coordinate with your construction team to make sure that the area remains accessible.

Mr. Huang: Yes. Yes, definitely.

Ms. Lindsey: Gwen, you had a question.

Ms. Hiraga: No. Yeah, my question of with the road closure. But, I think, it's been sort of answered. That as long as they coordinate with Erin, you know, so we wouldn't have significant impacts with closure.

Ms. Lindsey: So Erin, you're saying after three months from now is ideal.

Ms. Wade: Is ideal. But I mean, given however, the installation took, I think maybe six hours. The crane was not out there for very long at all. It was on High Street, parked in the lane closest to the building for about a six hour time frame, and it was gone before I even left. I was in doing overtime that day. It was gone before I left office. It was pretty efficient process.

Ms. Lindsey: Other questions, Keone or George?

Mr. Kaho'ohanohano: No, I'm fine. Thank you.

Mr. Ball: I'm good.

Ms. Lindsey: Should we take this to a vote? How do we do this? Scott?

Mr. Ball: Did we, did we get the recommendation?

Ms. Hiraga: Scott.

Mr. Forsythe: Yes, I can read the recommendation for you, and the alternatives.

Mr. Michael Hopper: Madame Chair?

Ms. Lindsey: Yes?

Mr. Hopper: I just want to, for the record, you know, there's a section in the Wailuku Redevelopment Zoning and Development Code, 30.16.070. It's called review criteria for administrative review permits and MRA Use Permits. And I believe this is an MRA Use Permit. And it looks like in, in the, in the recommendation or in the conclusions, it talks about some of the things that are contained in that portion of the, of the requirements for administrative review permits. But it doesn't expressly analyze those. But I just wanted to make clear from the planner that an analysis was done of 30.16.070. That, that goes through, I think the things that are referenced in the conclusions, it goes through the Community Plan, HRS, Wailuku Redevelopment Plan and the Rules of Practice and Procedure of the Agency and all their laws. And it looks like that's what the, the conclusion had stated. But because there wasn't sort of an express reference to that section, I just wanted to confirm, since it looks like something that has to be done that that was looked at by the planner and that this project confirms, complies with all of those requirements.

Mr. Forsythe: Yeah, this is -- excuse me -- this is a Scott. And I don't have the actual code in front of me. However as far as any public notification requirements go, if that's what this is in reference to, the public notification processes are on page three of the staff report, and the applicant has met those requirements as far as notification, providing notifications to the nearby businesses, and providing that department with the registered receipts of return.

Mr. Hopper: Yeah, this is, this is a little different. This is a section that says no application required by this chapter shall be approved unless each of the following criteria have been met, and there's an A through E. And so I just wanted to make sure that there was an analysis of that done at some point. It goes into things like HRS, Wailuku-Kahului Community Plan, the Wailuku Redevelopment Plan, the purpose and intent of the zoning districts, and states that the proposed request for the cumulative impact generated by the request is not adversely impact the character of the Wailuku redevelopment area, or cultural and historic resources measures shall be employed to mitigate any of the above or other

identified impacts and to protect the public health, safety and welfare. I think in the future it would be important to have this as a specific citation and have that analyzed along with the other criteria. But I think that if the facts of your staff report and the analysis done shows that, that these criteria are met, I think the MRA can, can make that finding today and approve it. It just I didn't see it there when I took a look earlier this morning and just wanted to check and see if these criteria were met.

Mr. Forsythe: No, sir, you're correct. That is not, you know, expressly indicated within the staff report. However -- excuse me -- however, this, this equipment facility does have a prior use permit. And with that use permit and this use permit has been assessed in an cumulative way, and so I believe that those requirements have been met if that helps.

Mr. Hopper: Okay, yeah, this is just for the commission's benefit. I mean, the staff report is something for the commission to adopt. It's the commission's decision. If you wanted to add analysis of that, you could in reference if those are met. But those are prerequisites for any MRA Use Permit, and so that might be helpful to the state on. Some of it you say is met. Some of the things, like the community plan and the, you know, in your conclusion section, you do talk about that, you know, and make that statement. So I think, you know, the substance of it is, is, is covered. It says it's consistent with the community plan, the Wailuku Redevelopment Area Design Guidelines, the Wailuku Redevelopment Area Plan and the Zoning and Development Code. And that's probably the bulk of those criteria. But I just wanted that for the record, in case there's -- I mean, it doesn't look like there'll be a challenge or anything, but for this and for other applications going forward, you probably want to make sure that that's included to bolster the commission's decision.

Mr. Forsythe: I have it noted.

Ms. Lindsey: Scott, are you finished with your department recommendation?

Mr. Forsythe: Yes. I can proceed on to recommendation. So the Department of Planning recommends approval of the proposed use permit as it is compliant and consistent with the Wailuku-Kahului Community Plan, the Wailuku Redevelopment Area Design Guidelines, the Wailuku Redevelopment Area Plan and the Zoning and Development Code. And along with our recommendation are four conditions. Three of them are general conditions. Probably the most specific has to do with number four, which is the new equipment shall be painted to in a color consistent with the remainder of the existing equipment.

Ms. Lindsey: So how shall we move forward?

Mr. Ball: I make a motion to approve the MRA Use Permit for this.

Ms. Hiraga: Second.

Ms. Lindsey: Maybe we should add on the thing that Mike Hopper recommended to that. So maybe move to approve it if that, those criteria were met.

Mr. Hopper: Chair? Madame Chair?

Ms. Lindsey: Go ahead, Michael.

Mr. Hopper: Yeah, Madame Chair, I think you would have to find that those criteria are met. So maybe make the motion to approve with the additional finding that the criteria in 30.16.070 have been satisfied, and maybe just have that, that added in. So maybe the staff can add that to the staff report as part of the commission's decision and order. So I think it would be a motion to approve with the addition that the criteria in 30.16.070 of the Wailuku Redevelopment Area Zoning and Development Code have been met in addition to the rest of the staff report, which addresses the other criteria in that, that those rules.

Mr. Ball: I'll amend my motion to include that.

Ms. Hiraga: Second.

Mr. Kaho'ohanohano: I'll, I'll second.

Ms. Lindsey: All in favor? Any opposed? I see none, so motion approved.

It was moved by Mr. Keone Ball, seconded by Ms. Gwen Hiraga, then unanimously

VOTED: to approve the Planning Department's report and recommendation as presented with the addition that the criteria in 30.16.070 of the Wailuku Redevelopment Area Zoning and Development Code have been met.

(Assenting: K. Ball, G. Hiraga, G. Kaho'ohanohano)

(Excused: J. Ridao)

C. DEPARTMENT UPDATES

1. Church and Vineyard Street Improvement Project Status

Ms. Lindsey: Thank you Scott and Ken. Are we ready to move on to department updates, C.1. through 6?

Ms. Wade: Yes. Thank you, Chair. I will share my screen. Are you able to see the Wailuku Live website?

Mr. Ball: Yes.

Ms. Lindsey: Yes.

Ms. Wade: Okay, fantastic. So just to start for the Church and Vineyard Street improvements, the Church Street's primary area work has been completed. We did have a public meeting last week to go over the schedule and improvements that have been made on BlueJeans. But the, all of the utilities have been installed. The electrical connections are being finalized to the businesses, so the conduits already underground. And then shortly, the power poles will be coming down. And then that's when you can see there's still all these gaps and the landscaping is in. They're waiting for those power poles to come down and irrigation to go in for that piece to move forward.

The other update that we gave about that was that Main Street, the intersection at Main and Church, there, they found some underlying drainage that wasn't documented previously. And so both some sewer and some storms sewer lines have to be rerouted there. So that had to go back into design. So while we were hoping to have that light installed at the intersection before moving to Vineyard Street, we're having to go back into design for that one to fix the underground utility routes before we can install that. So for that reason, as we move to Lower Vineyard Street, which is happening this coming week, Church Street will have to remain one way access while we're working on Vineyard. So it is signed that way, and the detour plan has been published as well for that. So Vineyard Street, they're going to be starting work here next week. They've already done the locating of underground utilities, and we'll be working on the road closure. Just for your folk's information --. Actually I'm going to click on the newsletter. The newsletter was --

Mr. Ball: Erin, I have a question on that real quick before we --? Do we have added timing costs to that yet? To those changes?

Ms. Wade: We certainly have added time. We don't have added costs. We've been able to facilitate the change orders by finding some value engineering, some savings, and then redirecting one of those things was the curb installation. So we had initially tried to do simulated basalt curbs along Vineyard Street. The product that came in to do the simulated curb just did not look anything like the historic curb. And we really -- we had the option at the time of delaying and ordering an alternative product or pouring in place with regular curb, which is what the remainder of Vineyard Street had been all along. So for time savings purposes, we just move forward with a plain curb and therefore had quite a bit of cost savings ultimately with not doing this simulated basalts.

So there's a handful of other little changes like that throughout the project that so far it's been one for one. Hopefully, you know, there, there is a contingency budget within the road project. We haven't had to dip into that too much at this point. So the time is the real issue. We are taking longer than we expected. I think you folks know we did have a finding of human remains on Church Street as well which we went through Burial Council and consulted with, with lineal descendants to achieve an alternative for the treatment of that site. And so it is remaining in place. But that took some time also. So and it probably won't

be the last. Honestly, you know, now that we're in the road and looking at everything we're seeing there's all kinds of stuff happening under the surface of the road. And so they're being patient, but it's a much slower slog than we anticipated. Which is part of the reason we put the request in for complete closure of Lower Vineyard to try to make up some time. So instead of keeping one lane open on Church like we did, which ended up causing us a lot of it, it took a lot of time to keep it open to traffic. We've talked to the merchants in the whole area and just explained to them, hey, through this, through the holidays, through December, January, we'd like to close the segment of road completely and just kind of get as much done as possible.

A big piece of that is -- part of the reason too Church Street traffic is low volume, low speed. So when they come, they have the road open. Then when the crew leaves at night, they come and put the steel plates over top of the openings and, you know, secure those to the best extent that they possibly can. And when it's low volume, low speed, there's very little risk. You know, they're able to secure it. Well, Vineyard Street is higher volume and frankly, much higher speed is what we've observed, which is interesting, especially in the evening hours when there aren't cars parked on the side of the road. Traffic does tend to drive quite a bit faster. And so the time it would take to secure those steel plates to --. Well to take them off in the morning and then secure them in the evening was going to eat in to like half of the amount of work time that they would have had available. So for that reason, we're going to try to speed it up by that complete road closure on lower Vineyard.

And then just to show you folks the detour plan, this is the latest newsletter that's available on the website. Over here to the right shows detour plan. I'm going to zoom in a little bit to this. So we're showing now this yellow is the lower Vineyard construction area. You can see by the arrows the detour routes. So Church Street remains one-way. Market Street, of course, remains one-way. And then any traffic coming up from Happy Valley is going to be routed with detour signs before Mill and before Vineyard to let them know you have to turn left. There is no option to come up into town via Vineyard at this point. Of course, the primary challenge for folks becomes parking at this point. So folks coming up from Happy Valley have no alternative to turn conveniently into the municipal parking lot. So they'll have to sort of run around the block in order to get the municipal parking lot. So for us, that becomes basically a PR challenge where we're trying to get the word out to the greatest extent possible. Let folks know if you're coming up from Happy Valley, consider this parking area behind the Lao Theater. Otherwise, plan some extra time in your trip and know that you're going to have to go around the block before you can get to a public parking.

Portions of a parking lot are closed at this time. So I have a map that shows that. I don't. So basically the half of the parking lot this side of Pili Street has already been closed and is being used for staging area, and that's going to grow and grow and grow. So we expressed to the community last week that as more crews move in -- because Hawaiian Dredging is about to start their work in the end of November, early December on the access road. The connection that goes along the back of Market Street towards First Hawaiian Bank,

including the First Hawaiian Bank parking lot that all starts this -- the end of this month, early next month. So, of course, that section is going to be, needs to be closed off as well.

So we did go over that with the community last week, and are putting out another card. I don't know if I have it available right here, but we did mail a postcard about six months ago to the community to share the projected schedule. We're going to, we're about to do that again, which shows the detour plan, where people can park. The other thing I just wanted to point out, this doesn't show it, but we do have two passenger loading and unloading stalls that are being converted on Market Street. And so coming up from Happy Valley, the stalls closest to the Vineyard and Market Street intersection are going to be converted to drop off stalls. So if, for example, I have a dentist appointment and I know parking is going to be a nightmare, I can ask my husband, can you drop me off, and then, whatever, go grocery shop, come back and pick me up for --. So having and -- part of that is there's multiple medical providers on that Vineyard Street block. So pedestrian access will be maintained at all times. You'll be able to go in and out of the buildings, but since the vehicles can't get there, we're providing drop off here, right by this intersection. And then another one over here by the public restroom, there's a secondary passenger drop off being provided. So we're hoping that that accommodates and allows people to plan ahead. So that's the big message for us in terms of PR is getting the word out, please plan ahead.

2. Wells Park Temporary Parking Status

That really takes us to to the Wells Park parking area, which is, of course, the temporary parking. If you're signed up for our social media on Wailuku Live, you'll note that this went out today. The Supa-Trac got installed on Tuesday, and they're working on lining it out right now. So it's super cool product. We're really excited about it. So this is now at Wells Park. It rolled out very fast in like a matter of three hours, basically. And now they're doing all the finishing curbing and they're going to be lining the stalls and putting curb stop signage and lighting in over the next week, week and a half. As well as ADA accessibility ramps up to the Wells Street sidewalk.

The next, I kind of jumped, but the next thing I guess I should cover is the shuttle. Were there any questions about Wells Park or either of the road improvements before I do that?

Mr. Ball: Well, just a quick one, I guess, on that, on that temporary parking lot. And then that becomes a property of the county, right, for reuse somewhere down the line. So I think we discuss that, right?

Ms. Wade: Right. The Supa-Trac product then is owned by the County of Maui, and likely is going to be a gifted to Department of Parks and Recreation, for their storage and use. They're the ones who are likely to use it most of all. But we have already, it's occurred to us that FEMA or Emergency Management might need this on occasion when roads wash out

or some other things. So I think it'll be great, it'll be a great tool for us to have moving forward.

Mr. Ball: Yeah.

3. Wailuku Shuttle Update

Ms. Wade: Okay. And then I'll just cover the shuttle. So we did start operations of the shuttle on October 6th, and have been basically open, free to riders, and it will remain free. The thing we're asking now in November is for folks to sign up to ride. There's still no cost. There's no charge. But we do have a link on the website. I should go to the website. We have a link on the website that asks people to sign up to ride Da Bee so that -- and you just click here, where it says, click here to register to ride -- which allows us to do contact tracing in the event that that becomes needed. And then just asks for name, contact information, both email and phone number, and place of work, so that in the event we need to contact them. It also has terms and conditions of membership, basically. So it says, you know, you agree to wear a mask at all times while on the bus, that you won't carry hot beverages. There's a handful of things that we ask just in terms of etiquette for folks to ride Da Bee.

Mr. Ball: Is that, is that every ride, or they just register once and they're good.

Ms. Wade: Good question. So they register once and then you get issued a QR code that's on your phone. So every time you go in, I don't know if you have like a Whole Foods, Amazon Prime app where there's a QR code you scan. It's, it's identical to that. So whenever you ride, you scan and then we know the timeframe that you're on the bus. It also gives us really good data. So we're only in day, what is it? We're only in day four of that actually being operationalized. We do have some preliminary data from jurors. So as of November 9th the jury process started again and we coordinated with the courts so that when you get your notice of jury to show up for jury duty, it has a form that we made for the jurors that said as the municipal parking lot is under construction and that you should take Da Bee, and then here's how to do it. So they were sort of our guinea pigs to figure out how to make this the most convenient for people. And so they're actually issued a temporary QR code or if they need a hard copy card, like a Maika'i card you get from Foodland, we have the drivers have all of those as well. But they just have to fill out a hard copy form then the driver issues them the card with a QR code. So you can, you can either way, the scanner works for a hardcopy card or for your phone QR code.

Are there any other questions about Da Bee?

Mr. Ball: And you get a free lunch tote.

Ms. Wade: You do get a free lunch while supplies last. So far feedback has been very positive. You know, just a handful of little hiccups. There's a potential we're going to move

the stop from the corner of Market and Main up to mid-block between -- in the mid-block between Market and Church. So kind of like right in front of 808 on Main. Having a stop right at that intersection, it does cause some line of sight issues for that crosswalk. And there's just a lot of activity right there that as that bus is coming every 15 minutes and when both are operating and are coming like every seven minutes at that point, there's, there's a bus stopping there about every seven minutes, it is, it is a little chaotic. So I think it will be cleaner if D.O.T. allows us to move it up to the mid-block. But now we have to, now that we've learned this, we've got to go through the process of getting that cleared with D.O.T. The vendor Polynesian Adventure, I can't say enough about them, they're very flexible and always wanting to do whatever makes it more convenient for the customer. So they're willing and happy to help us however we can there.

4. Clean and Safe Program Status

Ms. Wade: Okay, I'll just jump to clean and safe a quick. Clean and safe has been, as I mentioned before, functioning throughout COVID with PPE to the extent that they're been able to. We, our, our gals who do our landscaping, Tamika and Lesley, they're going to be putting in new native plants for the new year. So that purchase has been made and they're going to be doing the install here shortly. Wailuku has been relatively quiet. The only issue, at the moment, is Mental Health Kokua's safe haven, which is right there at the Charlie Naylor Center, next to Chris Hart & Partners. The safe haven has been closed for walk-in service. So if I would love actually to set up a time for you folks to tour that facility, because it's really a huge piece of what enables the neighborhood to stay functioning really well and our relationship with Mental Health Kokua. The facility has washers and dryers. They serve hot meals. They do have bed space that can be used. They have connections to counseling and all those types of things and because -- right now they're not allowing clients inside the facility, though. So we do have, because those services continue to be offered, they just let one person into do their wash and stuff at a time. There's congregating happening outside of the facility instead of inside where there's a nice courtyard in the back and they're concerned for COVID reasons. So we are trying to work with Housing and Human Concerns for alternatives for that, but there haven't been any major issues of crimes. There's just a perception, I think, that maybe it's the safety has declined, even though we're not seeing, you know, additional police reports or anything like that so --. But we're going to try and stay on top of that. Are there any questions about clean and safe?

5. Small Town Big Art updates

Ms. Wade: Small Town Big Art, we had our latest artist. Let me go back to our social media feed so you can see Eric Okdeh. Okay, so, Eric, you might have seen, this was on the --. This is now on the MAPA building on the mauka facing side. Eric Okdeh is the artist who originally came with our very first mural, the corner of Main and Market, the Na Wai Eha mural. And when we did our call for artists last year, in January, he applied at that time. And so we brought him back. He completed the mural last --. And he flew during COVID from Philadelphia, so that was really heroic of him, honestly. And then completed it in about 15

days with lots, and lots of input from community members, with the theme being about the history of the art through the generations in Wailuku town. We do have a video that'll be coming out about that and trying to make the story behind that come out some more . . . as much as possible.

And then our next artist is going to be Michael Takamoto. I should say Sean Michael Howard did all of these photos. He just, he did an incredible job documenting as well.

Our next artist is going to be Michael Takamoto who is going to do an install of Alala on Market Street. He's doing stencil work on Small Business Saturday, so that's going to be happening at the 28th. And then, again, we'll, we'll have some -- it's so hard to do this virtually because we can't have the big celebrations, or blessings, or panel conversations that we would normally have. So we're trying to do as much of it as we can virtually and engage folks as much as possible. So before the end of the year, we have three more. We're kind of just cramming them all in. Three more artists coming: Michael Takamoto, Ave Molina, Kurt Kurukawa has another installation, and then we have a performing artist who's going to be working with MAPA to do a virtual storytelling presentation.

Does anybody have any questions about Small Town Big Art? Okay. You know, I'm -- what - - it's been difficult. I just have to just comment. The whole point of Small Town Big Art was a mitigation measure for construction. And so our goal was to get sales data from businesses during normal times during construction. And of course, COVID has blown that whole thing out of the water. It's, it's impossible at this point for us to have any sense of how much impact the construction is having as opposed to how much impact the COVID is having, of course. We're staying in communication with the businesses. Most of their requests are not construction related. They're COVID related and protocol questions and that kind of thing. Tokie Ogawa from OED has been great about, you know, going door to door regularly, and also just checking in and finding out from them what their needs are for the ones that are remaining open. So, continue to do the best we can there.

On the plus side, there isn't a whole lot of strain on the parking system because there is just reduced traffic in town as it is. So functionally it's a good time to be under construction, but we'll continue to keep our finger on the pulse just to make sure we're doing whatever we can to help out the businesses.

6. Upcoming agenda items

Ms. Wade: And then finally, next agenda, Scott, do you have any permits that need to be heard at the December agenda?

Mr. Forsythe: Yes. So I have no permits that need to be heard. However, as you're aware, the Wailuku Redevelopment Area Zoning and Development Code is proposed to be incorporated into the Maui County Code Title 19. Either January or February, I'm

anticipating is that that's when it will go to the Maui Planning Commission. In order to do that, a public hearing will be noticed and it will be heard at the Maui Planning Commission. If the MRA would like to provide comments at a meeting, the Department would, or suggest we can come and make a presentation, and solicit your comments at the December 18th meeting. However, that is not a necessary process for the MRA, so just throwing that out there for you.

Ms. Wade: So Chair that would be at your direction. Would you like to -- for us to bring the updated, updates for the Zoning and Development Codes to the board prior to it going to Planning Commission?

Ms. Lindsey: Personally, I would like the updates, but I'm open to other members' opinions.

Ms. Hiraga: Yeah.

Ms. Lindsey: Opinion starting with you, Keone, or Gwen.

Ms. Hiraga: No, that's okay. Keone, first.

Mr. Ball: No. Go ahead Gwen.

Ms. Hiraga: Okay, yeah. I would update or at least getting the latest version or of where the department is.

Ms. Lindsey: That's two. George or Keone? George?

Mr. Kaho'ohanohano: Yeah for me, what . . . (inaudible) . . . I think the -- there's not too much update, but the revisions of what we needed to make sure everything, everybody's up to par on what we have. I think that will be the best route to go.

Ms. Lindsey: Okay, so it looks like, yes, please.

Mr. Forsythe: Great. All right. You got it.

Ms. Wade: Okay. So at this point, that's the only item for the December agenda, but we will certainly schedule the meeting with that.

Mr. Ball: Do we -- do we have to have a meeting or can we push that to January? If that's the only thing, right?

Ms. Wade: Yeah. It sounds like you, your comments then would be after the Planning Commission's review in January, if it were to push it.

Mr. Ball: Okay.

Ms. Lindsey: Okay.

Mr. Hopper: Sorry Madame Chair?

Ms. Lindsey: Yes?

Mr. Hopper: Yes. Yeah. There's through some litigation related deadlines with this, with the, the review. So I think it would be appreciated, at least from the lawsuit that's related, if you could review the draft sooner rather than later. You know, I don't want you to be inconvenient. I mean, if you want to have a meeting on a different day, that's, that's fine, too. But I think the Department was -- it would maybe help to have it reviewed earlier rather than later, if possible.

Ms. Lindsey: Okay. Keone, is a better day, but better for you or --?

Mr. Ball: No, no. I was just saying if that was the only thing. I didn't realize the timing was off so --

Ms. Lindsey: Okay.

Mr. Ball: -- so that's fine.

Ms. Lindsey: So I guess we're on for the next meeting. December 11th or 12th?

Ms. Hiraga: 18th, yeah.

Mr. Ball: 18th.

D. NEXT MEETING: December 18, 2020

E. ADJOURNMENT

Ms. Lindsey: Let me just pull up the calendar. Yes, 18th. So the next meeting is for December 18th. Any other questions, comments or concerns? No. Okay, thank you, guys. Meeting adjourned 2:04 p.m.

There being no further discussion brought before the Agency, the meeting was adjourned at 2:04 p.m.

Respectfully submitted by,

LEILANI A. RAMORAN-QUEMADO
Secretary of Boards and Commissions II

RECORD OF ATTENDANCE

PRESENT:

Keone Ball, Vice-Chair
Gwen Hiraga
George Kaho'ohanohano
Ashley Lindsey, Chair

EXCUSED:

Jo-Ann Ridao

OTHERS:

Erin Wade, Maui Redevelopment Program Planner, Department of Management
Scott Forsythe, Small Town Planner, Department of Planning
Michael Hopper, Deputy Corporation Counsel