



MILILANI/WAIPIO/MELEMANU NEIGHBORHOOD BOARD NO. 25

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DRAFT REGULAR MEETING MINUTES WEDNESDAY, OCTOBER 24, 2012 MILILANI RECREATION CENTER III

CALL TO ORDER: Chair Dick Poirier called the meeting to order at 7:37 p.m., **with a quorum of 17 members present.** Note: This 23 member Board requires 12 members to establish quorum and to take official Board action.

Board Members Present: Danielle Bass, William Bass, R. Shayne Chung, Michael Dau, Ann Freed, Shannon Garan, Barbara 'Pua' Iuli, Josie Kaanehe, Karen Loomis, Joy Marshall, Rodney Park, Richard 'Dick' Poirier, Charlie Remington, Carole Siegel, Douglas Thomas, Alvin Wong, and Melissa Vomvoris.

Board Members Absent: Ava Marie Cavaco, Keith Hamada, Dennis Inamura, Mary Segura, and Shareef Wang.

Vacancy: One (1) vacancy in Sub District 1.

Guests: Senator Michelle Kidani, Jake Bradshaw, Will Kane (Mililani Town Association), Representative Marilyn Lee, Adam Rose, Ari Aspaur, Keith Marrero, Paul D. Fuvuloa (Honolulu Fire Department); Lauren Cheape, John Park Jr., Duke Chung (Board of Water Supply), Garret Matsunami (Castle & Cooke), Elaine Cheung, Rhett Taber (Robinson Estate), Linda Miki (Group 70), Abel Malczon (New Hope), Jackie Smythe (Smythe & Associates), Janice Ishiarn, Dean Koya, Westley Chun (Honolulu Mayor's Representative), Michele Faller, Dennis Faller, Roxanne Dawson, Ernie Dawson, Scott Ishikawa, Mike McCure, Linda Rodolfo, Angie Garcia, Lynn Hamada, Amy Entendencia, Gary Kagawa, Gail Kagawa, Keith Kurahashi, Mike Soraoka, Marvin Longboy, Maurice Chalker, Mary Chalker, Don Wisniews, Cathy Wisniews, Danielle Bass (Representative Yamane's Office), Karl Willams (25 CAB), Lori Kunioka (Councilmember Garcia's Office), William Nhieu and Nola J. Frank (Neighborhood Commission Office staff).

APPROVAL OF THE REGULAR MEETING MINUTES OF SEPTEMBER 26, 2012: **Without objection, the September 26, 2012 regular meeting minutes were APPROVED as circulated, 17-0-0 (Aye: D. Bass, B. Bass, Chung, Dau, Freed, Garan, Iuli, Kaanehe, Loomis, Marshall, Park, Poirier, Remington, Siegel, Thomas, Wong, Vomvoris) .**

7:46 p.m. Board member Melissa Vomvoris retired from the meeting; **16 members present.**

COMMUNITY FORUM:

Honolulu Fire Department (HFD) – Firefighter 1 Adam Rose reported the following:

- **September 2012 Statistics** – Fires Included 2 structure, 2 rubbish, and 1 vehicle; 55 medical and 11 miscellaneous response calls.
- **Fire Safety Tip** – The National Fire Protection Association has selected "Have 2 Ways Out!" as this year's theme, which focuses on the importance of fire escape planning and practice, for Fire Prevention Week (FPW). This October, children attending elementary schools statewide will receive a Fire Fighter's Safety Guide from their teachers.

Honolulu Police Department (HPD) – Lieutenant Mark Boyce reported the following:

- **September 2012 Statistics** – Included 9 burglaries, 19 thefts, 16 unauthorized entries into motor vehicles (UEMV), 2 auto thefts, 5 graffiti.

Board of Water Supply (BWS) – Duke Chung reported the following:

- **Watershed Management and Protection** – Replenishment of Hawaii's ground water drinking supply is dependent upon Oahu's Koolau and Waianae mountain ranges and several vital watershed regions across the island. Waianae Watershed Plan was adopted in 2010 and is currently undergoing public review.



- Koolau Poko Watershed Management Plan Adopted: This is the third completed watershed management plan for Oahu's eight land use districts. Watershed Management Plans are action-oriented, community-based plans that provide short-, mid-, and long-range guidance for the sustainable management and use of Oahu's valuable water resources.

Honolulu Rail Project – Scott Ishikawa reported that rail construction has been temporarily halted along the 20-mile route until to archaeological surveys are completed. Last part of the work needed to be done is in the urban center of Honolulu, where there are 232 total trenches with about 150 currently completed. This temporary delay will add about six - nine months to the timetable at the cost of about \$7 - \$10 million a month in construction costs. However, the rail budget has a built in \$640 million contingency fund to account for delays.

Comments followed;

1. HART Update: Chair Poirier requested that Honolulu Authority for Rapid Transportation (HART) Executive Director Dan Grabauskas attend the next Mililani/Waipio/Melemanu No. 25 Board meeting.

Other Community Concerns:

- Mililani Town Association (MTA) Awards: MTA President Will Kane announced that this year is the 25th Anniversary of the All America City Award. To celebrate the event, Aloha anniversary shirts are on sale for \$8 each. MTA is proud to present complimentary shirts to all board members as a token of thanks for everything the board has done.
- Pedestrian Safety Along Anania Drive: A community resident requested that the board submit a petition seeking the removal of parking stalls along Anania Drive. A pedestrian safety concern was noted as people, especially children, cross in between parked cars to cross the street. By crossing in between parked vehicles, buses and other cars are less likely to see crossing pedestrians and it poses additional risk along this road. It was also noted that there are no safe crossing zones which have signage and crosswalks. Chair Poirier informed the community member that the board is unable to take any action as requested, however it was noted that this concern should be brought before the board and to the attention of City officials. He identified Ms. Kunioka (Councilmember Garcia's office) and Director Chun (Mayor's Representative) as two (2) individuals that would be in position to help with this issue.
- Candidate Introduction: Lauren Cheape introduced herself as a candidate for State House of Representative District 45. She further provided a summary of her background and qualifications for the seat.
- Submission of Community Concerns: Jake Bradshaw stated that he too was a candidate for State House of Representative District 45. Noted that he has been collecting concerns from members of the community and he will be submitting them to the board.

PUBLIC FORUM

Koa Ridge Development: Keith Kurahashi for Castle & Cooke Homes, Inc. presented;

- Overview: Castle & Cooke will be seeking a zoning change at Koa Ridge to convert agricultural land to a mixed use community development. Koa Ridge is located between Gentry Waipio and Mililani Town. As perspective, Mililani and Mililani Mauka was developed on 3,500 acres with 16,000 homes, while Koa Ridge is planned for 576 acres and 3,500 homes.
- Development: The proposed development will include a 28-acre medical center, 30-plus acres of commercial space, a mixed-use village center, 19-acre community park, 11 neighborhood parks, a community center, a elementary school, and a church site.
- Transportation Infrastructure: Improvements will supplement the planned Department of Transportation (DOT) improvements and tie into Rail Transit development plans. DOT plans to provide improvements at the Waipahu off-ramp; a west bound afternoon contra-flow lane from the Pearl Harbor Interchange to the Waiawa Interchange; and widening of H-1 in the eastbound direction from Waiawa to Halawa. The Rail Transit will include a new high occupancy vehicle lane along H-1 freeway that will end at the planned 1,600 stall park and ride, providing convenient access to the Pearl Highlands Station. Castle & Cooke will provide about \$100 million in roadway improvements for Koa Ridge.

- Economic Benefits: During the 15 year construction period 2,600 jobs will be produced with 2,300 long term operational jobs afterwards. The operational jobs will include office, retail, services, hotel, and about 1,100 medical jobs.

Questions, comments, and concerns followed;

1. Roadway Improvements: Board member noted that Castle & Cooke previously mentioned about \$200 million in roadway improvements, while tonight's presentation listed only \$100 million. Mr. Kurahashi responded that the \$200 million figure included roadway improvements at the proposed Waiwa site in addition to the Koa Ridge.
2. Food Projections: Castle & Cooke has utilized a consultant to create food sufficiency projections in regards to the relocation and rezoning of agricultural lands.
3. Population Planning: The development of Koa Ridge along with the many other developments seen across the island is to meet the long range plans for Honolulu. The projected population growth creates a demand for additional housing and communities to be developed.
4. Traffic Status: Chair Poirier sought the status of Castle & Cooke's Memorandum of Agreement (MOA) submission to the State Department of Transportation (DOT) regarding the regional transportation infrastructure clause. Castle & Cooke has submitted a Traffic Impact Report (TIR) to the DOT in June and is still awaiting comments from the Department, from those comments they will be able to better proceed with the MOA.
5. Educational Needs: A Board member noted that the development did not have a high school and just an elementary school. The State's analysis showed only an elementary school should be developed and the community will feed into intermediate and high schools outside of Koa Ridge.
6. Zip Code: It is currently unclear on the status of Koa Ridge's zip code, if a new zip code will be created or if the area will be incorporated into another.
7. Housing Market Allocation: Currently, Castle & Cooke have no set plans on how homes in Koa Ridge will be placed on the market. The decision will be made based on the purchasing demand at the time.
8. Senior Housing: A Board member raised the concern that there is a greater need for senior housing in Hawaii. The development is also planned to have about 500 senior housing rentals at about \$800 monthly.
9. Water Demands: It was commented by a Board member that the type of water that Aloun Farms uses in the area is not suitable for residential and commercial use.

Proposed New Hope Leeward Kunia Development: Senior Pastor Mike Lwin and Outreach Coordinator Abel Malczon presented;

- Background: New Hope Leeward began 10 years ago and now has over 4,000 members. With the current lease expiring and expected growth, the church is looking to expand into a new location.
- Land Purchase: Currently are in discussions with a landowner to purchase 203-acres of land in Kunia by Mililani's borders. The land is currently sitting unused and undeveloped as the original owner was unable to secure zoning changes to utilize the land. Seeking to close the purchase by the end of 2012, and with favorable permitting conditions will begin construction in 2014. While the parcel is in Kunia, it falls within the jurisdiction of Mililani/Waipio/Melemanu Neighborhood Board.
- Development Overview: Commercial development of the land will be kept minimal with 5-acres being used for the church after BMX-1 zoning change; 48-acres for a community area including amphitheatre, school, open park space, and auditorium in AG-2 zoned land, and lastly the remaining 155-acres will remain AG-1 zoned land.
- Agricultural Collaboration: New Hope Leeward is working with and has the support of the Agriculture Business Development Corporation. Executive Director Jimmy Nakatani was in attendance and available for questions.
- Agricultural Theme: A major theme of the land will be the incorporation of agriculture into the development and growth of children at the church and attending the on site school.
- Letter of Recommendation: New Hope Leeward will soon be seeking a zoning change at the proposed site and will request a letter of recommendation from the Board.

Questions, comments, and concerns followed;

1. Agricultural Concerns: A Board member sought Mr. Nakatani's input regarding the project, as it does remove nearly 50-acres of agricultural lands. Mr. Nakatani responded that he initially was hesitant, but understood that this proposal focuses 155-acres on purely agricultural use. It essentially puts agricultural

land back into play because it currently sits unused and other developers may try to entirely rezone the region if this does not happen.

REPORTS OF PUBLIC OFFICIALS:

Governor Neil Abercrombie's Representative – A representative and report was not available.

Mayor Peter Carlisle's Representative – Director Westley Chun reported the following;

- Mililani Transit Center Meeting Room – The Mililani Transit committee meeting was held September 22, 2012 with Department of Transportation (DTS) Director Wayne Yoshioka. A memorandum of understanding needs to be generated to proceed and is expected to be produced at the end of the year.

Questions, comments, and concerns followed;

1. Electrical Boxes Graffiti: Chair Poirier mentioned that there is graffiti on the electrical boxes at Mililani Waena Park. A Board member suggested using a wax-based paint on the electrical boxes. If the City is unable to paint the boxes, the board requested the City provide the paint and the community would volunteer to paint the electrical boxes.
2. Malfunctioing Park Lights: A Board member noted that some lights at Mililani District Park were not operational.
3. DTS Recognition: Chair Poirier requested that Director Yoshioka attend the next Mililani meeting to receive a special recognition.

Councilmember Nestor Garcia – Lori Kunioka provided a written report and highlighted the following;

- Sale of City Affordable Properties: On October 18, 2012, Mayor Carlisle signed a Purchase and Sale Agreement that will guide the transition of the City's 12 rental housing complexes under the Honolulu Affordable Housing Preservation Initiative.

Senator Michelle Kidani – Senator Michelle Kidani provided a written report and highlighted;

- Dr. John Brummel: Mililani High School Principal John Brummel has accepted the position of Complex Area Supervisor for the North Side School Complex.
- Mililani U14 Girls Soccer: Senator Kidani and Representative Marilyn Lee will present certificates to the Mililani U14 girl's soccer team for winning the national championship in their age division at the AYSO Games earlier in June.

Representative Marilyn Lee – Representative Marilyn Lee circulated a written report and noted;

- Mililani Middle School Improvements: Mililani Middle School has been awarded \$1,824,000 to construct a covered play court.

Representative Ryan Yamane – Danielle Bass provided a written report and highlighted;

- Birthday Absence: Apologizes for Representative Yamane's absence as tonight is his birthday and he has taken his two sons out for dinner.

COMMITTEE AND OTHER REPORTS:

- Treasurer's Report – Treasurer Charlie Remington reported that the Board has a balance of \$987.30.
- Breast Cancer Awareness – Health & Safety/Public Health Committee Chair Pua Iuli stated their support for October being the National Breast Cancer Awareness Month.
- Chair's Report: Chair Poirier announced that HART Executive Director Dan Grabauskas will be attending the next meeting.
- Handicap Accessibility Resolution: Board member Joy Marshall reported that they will have a resolution drafted for review by next meeting requesting trolleys become handicapped accessible.

NEW BUSINESS:

Remington moved, and W. Bass seconded that the Mililani/Waipio/Melemanu Neighborhood Board No. 25 adopt the resolution in support of Oahu Ahupua'a Boundary Marker Project as drafted. Copies of the resolution shall be forwarded to the Oahu Council of the Association of Hawaiian Civic Clubs, to Mayor Peter Carlisle and the Director of the City Department of Transportation Services, to Governor Neil Abercrombie and the Director of the State Department of Transportation, and all Neighborhood Board chairs. The resolution was UNANIMOUSLY ADOPTED 16-0- (AYE: D. Bass, W. Bass, Chung, Dau, Freed, Garan, Iuli, Kaanehe, Loomis, Marshall, Park, Poirier, Remington, Siegel, Thomas, Wong, and Vomvoris.

ANNOUNCEMENTS:

- Next Meeting – Next Board Meeting will be at Mililani Recreation Center III, on Wednesday, November 28, 2012, at 7:30 p.m.
- Broadcast – Videotape of Board meetings are scheduled to be shown on `Olelo Focus 49, Every Second Thursday, at 9:00 a.m., and on `Olelo Views 54, Every First and Third Saturday at 9:00 a.m.

ADJOURNMENT: The meeting adjourned at 8:59 p.m.

Submitted by: William Nhieu, Neighborhood Assistant

Reviewed by: Nola J. Frank, Neighborhood Assistant; and Richard Poirier, Chair