

MINUTES OF THE MEETING OF THE
BOARD OF LAND AND NATURAL RESOURCES

DATE: June 26, 1981
TIME: 9: A. M.
PLACE: County Personnel Services Conference Room
County Building, 6th Floor
200 So. High Street
Wailuku, Maui

ROLL
CALL

Chairman Susumu Ono called the meeting of the Board of Land and Natural Resources to order at 9:05 A. M. The following were in attendance:

MEMBERS

Mr. Thomas Yagi
Mr. Roland Higashi
Mr. Stanley Hong
Mr. J. Douglas Ing
Mr. Susumu Ono

STAFF

Mr. James Detor
Mr. Robert Chuck
Mr. Libert Landgraf
Mr. Maurice Matsuzaki
Mr. James Yamashiro
Mr. Kenji Ego
Mr. John Corbin
Mr. Roger Evans
Mr. Buddy Haake
Mr. Wayne Hirata
Mr. Roger Pai
Mr. Carl Pokipala
Mr. Wesley Wong
Mrs. LaVerne Tirrell

OTHERS

Ms. Dona L. Hanaike, Deputy A. G.
Councilman Matsumoto (Item F-4)
Susanna Cheung (Item F-4)
Mr. Chester Hunt (Item F-11)
Mr. Mancini, Atty. (Item F-11)
Mr. Fred Rodrigues (Item H-1)
Mr. Ronald Brown (Added Item H-14)
Mr. Peter Garcia, DOT

MINUTES

Action on the May 29, 1981 minutes was deferred inasmuch as the members of the Board did not have time to review said minutes. (Hong/Yagi)

ADDED
ITEMS

It was moved by Mr. Hong, seconded by Mr. Yagi and unanimously approved by the board that the following items be added to the agenda:

FORESTRY

- Item C-1 Filling of Vacant Automotive Mechanic I Position Maui/Molokai/Lanai District
- Item C-2 Proposals to Dismantle a Soon-To-Be Abandoned Telephone Line on Certain Portions of State-Owned Forest Reserve Lands on the Island of Hawaii.

ADMINISTRATION

Item H-13 Filling of Vacant Clerk Stenographer III Position,
Hawaii Historic Places Review Board, Oahu.

Item H-14 Agreement between State of Hawaii and Ronald Brown (verbal).

DOCARE

Item I-1 Filling of Position No. 31875, Clerk-Typist II, Maui Branch.

REQUEST FOR APPROVAL TO AMEND FOUR AGREEMENTS WITH THE RESEARCH CORPORATION OF THE UNIVERSITY OF HAWAII TO PROVIDE CONTINUED ADMINISTRATIVE SUPPORT SERVICES FOR FOUR MAJOR DEPARTMENT OF LAND AND NATURAL RESOURCES (DLNR) FISHERIES PROJECTS.

ITEM B-1

The four amendments will extend the termination date of the Agreements from June 30, 1981 to June 30, 1982. These amendments will also incorporate additional project sums appropriated by the Eleventh Hawaii State Legislature: Hawaii Fisheries Development Master Plan - \$59,425; Statewide Fish Aggregating System - \$40,250 (Federal Funds - \$120,750); Leeward Islands Commercial Fishing Surveys - \$64,000.

On May 27, 1981 Governor George Ariyoshi approved the four amendments to the Agreements. Inasmuch as the appropriated funds are included in the Operating budget of FY 1981-82 which have not been allotted to date, preparation of a project budget has been held in abeyance subject to the Governor's Allotment of project funds.

ACTION

The Board unanimously approved execution of abovementioned amendments subject to the amount of project funds allotted by the Governor. (Higashi/Hong)

ADDED
ITEM C-1

FILLING OF VACANT AUTOMOTIVE MECHANIC I POSITION MAUI/MOLOKAI/LANAI DISTRICT.

ACTION

The Board unanimously approved the appointment of Aaron Brown to fill Position No. 02931 Automotive Mechanic I, Maui/Molokai/Lanai District, Division of Forestry. (Yagi/Higashi)

ADDED
ITEM C-2

PROPOSALS TO DISMANTLE A SOON-TO-BE ABANDONED TELEPHONE LINE ON CERTAIN PORTIONS OF STATEOWNED FOREST RESERVE LANDS ON THE ISLAND OF HAWAII.

On May 8, 1981 the Board authorized the advertisement to accept proposals for the abovementioned dismantling. As a result, three proposals were received.

Very briefly, said Mr. Landgraf, the first proposal from Fair Contracting Co., Ltd. asks us to pay them for taking down the pole lines; the second proposal, which was handwritten by Larry Hosier was not acceptable because staff would have to remove the poles, haul them away and store them, plus the fact that Mr. Hosier needed 200 days instead of 100; the third proposal from Island Recycling Inc., which is a bona fide company with all the necessary licenses, will dismantle and remove the poles and, if we necessary, will even provide storage of all telephones poles removed for up to one year after the completion of the contract. Island Recycling will also pay the State \$2,000 to provide these services. In return, they request that the State:

Release to Island Recycling ownership of all metal wire in the subject area; provide to Island Recycling or its designated representatives, all reasonable and necessary access to State lands and facilities; and use local police and or other agencies to provide for reasonable security against unauthorized removal of wire from the subject area.

Mr. Landgraf, therefore, asked that the board accept the proposal submitted by Island Recycling Inc.

Mr. Higashi asked if there was any way something could be added to the legal documents allowing Island Recycling Inc. to move in right away in order to stop the stealing of the copper wires which have been going on for a period of time. Their presence in the area, said Mr. Higashi, would serve as security.

Accordingly, Mr. Ono felt it appropriate to add this right-of-entry to staff's recommendation.

Because there might be a possible conflict of interest, Mr. Higashi asked to be excused from any action taken on this submittal. He stated that he is presently President of a corporation that has an interest in the warehouse that Island Recycling occupies.

ACTION

The Board, upon motion by Mr. Yagi, voted to accept the proposal as submitted by Island Recycling Inc and also approved an immediate right-of-entry to said Island Recycling Inc. Motion carried with a second by Mr. Hong. Mr. Higashi abstained from voting.

ITEM D-1

PERMISSION TO HIRE A CONSULTANT FOR AN INSTREAM USE STUDY FOR THE WINDWARD AREA OF OAHU.

Mr. Chuck said that the need for this project comes from the fact that water development on Oahu is accelerating and much of this acceleration is directed towards the Windward Areas. Many wells are being planned for the next decade in the Windward area and this development will bring about competition not only between the domestic and agricultural uses but also instream uses. These include the maintenance of fish and wild-life populations; outdoor recreation; ecosystems including estuaries; wetlands and stream vegetation; aesthetic values including waterfalls and scenic waterways; navigation; hydropower generation; water quality; and the conveyance of water supplies to downstream points of diversion.

Definitive information on instream uses and on streamflows for each stream in the windward area are not available to adequately evaluate the impacts of proposed water developments on the stream environment.

The study will formulate a plan to protect instream uses of water on a stream-by-stream and site-by-site basis. The study will also provide information on the level of water development that should be undertaken in the windward area relative to instream uses and enhance the department's overall water management program for Oahu.

Once you have negotiated a contract down to a dollar figure, do you then come back to the board or will this be it, asked Mr. Ing? This is usually it, said Mr. Chuck. However, it can come back to the Board if the board so desires.

ACTION

The Board unanimously authorized the Chairman to negotiate and enter into a contract for consultant services to conduct an instream use study for the windward areas of Oahu. (Ing/Hong)

ITEM D-2

SOIL AND WATER CONSERVATION DISTRICT DIRECTORS

The Board, upon motion by Mr. Higashi and a second by Mr. Yagi, unanimously voted to appoint and certify the elected persons for the terms shown below to serve as Directors of the respective Soil and Water Conservation Districts:

<u>District</u>	<u>Name</u>	<u>Term to End</u>
Central Maui	Robert Smith	6/30/84
West Oahu	Robert D. Wiemer	6/30/84
Puna	Wade Okamoto	6/30/83*
	Alan Yamaguchi	6/30/84
	Loren Mochida	6/30/84
Kau	Richard Shultz	6/30/84
	Wallace Doty	6/30/84
West Maui	B. Martin Luna	6/30/84
	Charles F. Bonnet	6/30/84
Waiakea	Raymond Kobayashi	6/30/84
East Kauai	Joseph Vierra	6/30/84
	Paul Koehler	6/30/84
West Kauai	Sadao Inazu	6/30/84
	Bruce Robinson	6/30/84

*To fill unexpired term.

ITEM D-3

APPOINTMENT TO IRRIGATION SYSTEM SERVICE WORKER I POSITION, WAIMANALO IRRIGATION SYSTEM.

ACTION

The Board unanimously approved the appointment of Mr. Lawrence R. Coloma, Jr. to the Irrigation System Service Worker I position effective July 1, 1981. (Hong/Ing)

ADDED

ITEM H-14

AGREEMENT BETWEEN STATE OF HAWAII AND RONALD ALLEN BROWN, KONA, HAWAII.

This matter was first brought before the board as a possible violation in the conservation district. At that time, said Mr. Evans, the board did find a violation and subsequently the matter was referred to the Attorney General's office for their legal review and recommendations in the matter. Since that time the Attorney General's Office has had time to work with our staff and the State surveyor and, considering all the information made available to them, the Attorney General's Office feels that there is a possibility for an agreement between the State and Ronald Brown on this matter. Accordingly, a copy of this Agreement, labeled "Added Item H-14" is presented to the board for consideration.

After several meetings with the Attorney General's Office and with Mr. Brown, staff felt that if there is a law it should be respected yet, by the same token, we do not want to overburden the general public with laws if they are not applicable. Thus, referring to page 3 of the Agreement, the need for Condition 8, which reads as follows:

8. That this Agreement, upon its approval by the Board of Land and Natural Resources, shall be subject to the submission and processing of a conservation district use application for the construction of the stonewall in the event it is legally required and shall be in lieu of any other requirements of the Land Department.

In answer to Mr. Hong's question, Mr. Evans said that, because the subject property is private, the only other possible requirement would be a conservation district use application.

"In lieu of any other requirements, said Mr. Hong, is a pretty encompassing statement.

Because the subject property is private, the CDUA process would be the only other requirement said Mr. Evans. On the other hand, if it turns out that the area is on public lands, an application would have to be approved by the board with necessary follow-up by staff. Based on the Board's past policy, in terms of the seawall or when someone wants to protect his property, staff has taken the position that an individual should be allowed to protect his own property. However, he should use his own property and not public property for this purpose. Staff, said Mr. Evans, would follow through with this philosophy should an application come in for public lands.

What we're acting on today, said Mr. Higashi, is approval for Mr. Brown to put up his stonewall. The litigation in court will determine the ownership of the lands and the exact boundaries.

Mr. Ing voiced the same concerns as Mr. Hong regarding the broadness of the language in Condition 8 which reads "in lieu of any other requirements of the Land Department" and asked if it was possible to narrow it down. Yes, answered Mr. Evans. One aspect which the board may wish to consider at this time is that when we get into the wording where we say "for the construction of the stonewall in the event that it is legally required", that we end the sentence after the word "required" and leave out the language "in lieu of any other requirements of the Land Department."

As far as you know, asked Mr. Ono, there are no other Land Department procedures that are required. I don't know of any off hand said Mr. Evans. However, because the CDUA is a process, I feel relative comfortable that this process will take care of anything else that may be forthcoming.

ACTION

Mr. Higashi moved for approval of Item H-14 with the amendment to Condition 8. as recommended above, e. g. ending the sentence after the word "required" and leaving out the words "in lieu of any other requirements of the Land Department." Mr. Yagi seconded and motion unanimously carried.

ITEM E-1

PERMISSION TO NEGOTIATE WITH THE FRIENDS OF IOLANI PALACE, INC. AND EXECUTE DOCUMENT FOR A MANAGEMENT CONTRACT OF IOLANI PALACE AND BARRACKS, HONOLULU, OAHU.

The Board had previously authorized a Management Contract with the Friends of Iolani Palace, Inc. for the management of Iolani Palace and Barracks, scheduled to end June 30, 1981. In order to utilize their services during the next fiscal year, staff proposes a similar contract be negotiated.

In answer to Mr. Hong's question, Mr. Yamashiro said that the new contract will not come back to the board for final approval. The board's action today will authorize execution of the document by the Chairman and a member of the board.

Mr. Yamashiro explained that the new management contract will be very similar to the present contract. However, should there be a drastic change in the scope of work then he will come back to the Chairman for approval.

Mr. Hong's only concern was that the Friends may run short of funds and have to come back for more funding. Because money is so tight he did not know whether we could allow them this alternative. Mr. Yamashiro said that he has recommended to the Chairman that we stick to the amount appropriated by the Legislature inasmuch as last year there was a real crimp in the State Park budget because more money had to be allotted to the Friends of Iolani Palace and, this money had to come out of other State park programs.

Mr. Hong asked that it be made clear to the Friends, during negotiations for the new contract, that the Board does not anticipate them coming back for more funds.

ACTION

It was moved by Mr. Hong that the Board grant permission to the Chairman to negotiate a Management Contract, which amount is not to exceed that appropriated by the Legislature, with the Friends of Iolani Palace, Inc. and authorize execution of the document. Mr. Yagi seconded and motion unanimously carried.

ITEM E-2

AUTHORIZATION TO SUBMIT THE ULU PO HEIAU TO THE HAWAII HISTORIC PLACES REVIEW BOARD.

On May 23, 1981 the Board authorized submittal of various properties owned by the State and controlled by State agencies to the Hawaii Historic Places Review Board to show support and to replenish the substantially depleted Hawaii Register. The Ulu Po Heiau which overlooks Kawainui Marsh at Kailua was inadvertently left off this list. It is a State property managed as a part of the State Park System and is listed on the National Register of Historic Places.

ACTION

The Board unanimously authorized the Chairman as State Historic Preservation Officer to submit Ulu Po Heiau to the Hawaii Historic Places Review Board for their consideration. (Yagi/Hong)

Mr. Yamashiro personally expressed his appreciation to the Board for the support given to the State Parks program. This was Mr. Yamashiro's last meeting with the Board inasmuch as he will be retiring from the department on June 30, 1981.

Mr. Ono thanked Mr. Yamashiro for his many years of contribution to the Department -- in various capacities -- and, on behalf of the Board, wished him well.

ITEM F-1

TRANSMITTAL OF DOCUMENTS

ASSIGNMENTS

Item F-1-a

HOSHI INTERNATIONAL, INC., assignor, to PACIFIC RESORT MANAGEMENT, INC., assignee - Lot 13, Ocean View Lots, Waiakea, So. Hilo, Hawaii, TMK 2-1-05:28 - G. L. S-3908 (Orchid Isle Hotel) - \$15,000 annual rental - Resort-Hotel purposes and accessory uses incidental to and customarily conducted within hotel areas.

In answer to Mr. Higashi's question, Mr. Detor said that he did have the names of the people belonging to Pacific Resort Management, Inc. However, he stated that he was not personally acquainted with any of the people on the list. Detor said that he understands the money is coming from a Japan Corporation of which Kanji Matsushita of Honolulu is vice president. A Mr. Koshiba of Japan is President.

Mr. Higashi wanted it made clear to the Assignees that the lease is for hotel related purposes only and not to be contemplated for condominium, time sharing, etc.

In a letter from Mr. Fukuda, attorney for Pacific Resort Management, Inc., he briefly listed the work they plan to do, within a year after this assignment, which will amount to over \$1 million.

Mr. Detor said that approval of this assignment will at least cure the \$22,000 owing the State as of April 30, 1981.

Item F-1-b

CHARLES M. KONG and MARY JOAN KONG, assignors and JOSEPH J. DAY, assignee - Lot 33-A, Wailua Homesteads, Wailua, Hana, Maui, TMK 1-1-06:38 - G. L. S-4349 - \$35.00 annual rental - diversified agricultural purposes.

Item F-1-c

LICENSE AGREEMENT

KEKAHA SUGAR COMPANY, LIMITED, Licensor, to UNITED STATES OF AMERICA, by its Dept. of Energy, Licensee - G. L. S-4222 commencing 1/1/69 and expiring 12/31/93 - por. of govt. land situate at Niu Ridge, Kekaha, Kauai - parking of government-owned equipment for the conduct of government operations.

ACTION

Mr. Higashi moved for approval of Item F-1 as submitted. Mr. Yagi seconded and motion unanimously carried.

ITEM F-2

HAWAIIAN TELEPHONE COMPANY APPLICATION FOR EASEMENT AT HONOPOU,
HAMAKUALOA, MAUI.

The applicant requires this easement in order to provide service to the owners of Parcel 18 (Mary F. Hagen) and Parcel 19 (Lafayette and Beverly Young).

ACTION

Finding the area in question to be an economic unit in terms of the intended use and, finding that Hawaiian Telephone Company does not have suitable land of its own for the proposed use, the Board, upon motion by Mr. Yagi and second by Mr. Higashi, unanimously authorized the direct sale of the subject easement to Hawaiian Telephone Company for the right, privilege and authority to construct, reconstruct, use, maintain and repair an underground communications line, subject to the conditions listed in the submittal. The Board also approved a right of entry to Hawaiian Telephone Company to the subject area for the above-described purposes subject to the standard indemnity and hold-harmless clause and such other terms and conditions as may be prescribed by the Chairman.

ITEM F-3

WAIMALU GRACE BRETHERN CHURCH APPLICATION TO LEASE AIRSPACE UNDER THE
WAIMALU VIADUCT OF THE INTERSTATE HIGHWAY, FAP NO. I-HI-1(16), WAIMALU
TO EAST OF AIEA STREAM, HONOLULU, OAHU.

The Waimalu Grace Brethren Church has submitted an application to the Department of Transportation to lease the subject area for landscaping and improvement of the site to be utilized as a church and related facilities.

ACTION

Finding the area in question to be an economic unit in terms of the intended use, the Board, upon motion by Mr. Hong and a second by Mr. Ing, unanimously authorized the direct issuance of a lease to the Waimalu Grace Brethren Church for religious and related activities subject to the terms and conditions listed in the submittal.

ITEM F-4

CITY AND COUNTY OF HONOLULU APPLICATION TO LEASE FORMER HELEMANO SCHOOL
SITE, WAIALUA, OAHU.

Mr. Ono asked that this item be deferred to the end of the calendar inasmuch as the City & County representative was not yet at the meeting. (See page 14 for action)

ITEM F-5

DEPARTMENT OF TRANSPORTATION REQUEST FOR CONSTRUCTION RIGHT OF ENTRY,
BARBERS POINT DEEP DRAFT HARBOR PROJECT, HONOLULU, EWA, OAHU.

In connection with the Barbers Point Deep-Draft Harbor Project, the DOT has requested a construction right-of-entry to proceed with the dredging of the entrance channel.

ACTION

The Board unanimously voted to grant to the State Department of Transportation a construction right-of-entry to the subject submerged area, commencing June 29, 1981, to dredge the entrance channel to the Barbers Point Harbor, subject to all of the terms and conditions imposed by the Board under agenda Item H-2 of December 9, 1977. (Hong/Ing)

DEPARTMENT OF TRANSPORTATION REQUEST FOR CONSTRUCTION RIGHT OF ENTRY AND EXECUTIVE ORDER SETTING ASIDE CERTAIN BOUNDARIES, EASEMENTS AND PARCELS FOR HIGHWAY PURPOSES, INTERSTATE HIGHWAY FAP NO. I-HL-1(82) KEEHI INTERCHANGE, MOANALUA, HONOLULU, OAHU.

ITEM F-6

ACTION

The Board, upon motion by Mr. Ing and a second by Mr. Hong, unanimously voted to:

- A. Approve of and to recommend to the Governor issuance of an executive order setting aside the subject parcels and drainage easements listed in the submittal to the Department of Transportation for highway purposes.
- B. Approve to grant the Department of Transportation immediate construction right of entry to the subject parcels and easement areas subject to condition that DOT's contractor shall be required to indemnify and hold harmless the State of Hawaii against any loss, liability, claim or demand for damages or injury, including but not limited to interest in or claim for property damage, personal injury or death arising out of any activity of the contractor, its sub-contractors, agents and employees under this right of entry and subject to such other conditions as may be prescribed by the Chairman.

DEPARTMENT OF TRANSPORTATION REQUEST FOR ASSIGNMENT OF SEWER EASEMENT TO CITY AND COUNTY OF HONOLULU, FAP NO. I-HL-1(81), AIRPORT INTERCHANGE, HONOLULU, OAHU.

ITEM F-7

DOT desires to assign the subject easement to the City and County of Honolulu for maintenance purposes.

ACTION

The Board unanimously approved the assignment of the subject sewer easement to the City and County of Honolulu. (Ing/Hong)

KEKAHA SUGAR COMPANY REQUEST FOR CANCELLATION OF REVOCABLE PERMIT NO. AREA, KEKAHA, KAUAI.

ITEM F-8

Kekaha Sugar Company has occupied approximately 17.2 acres of State land under Revocable Permit No. S-5045 since May 1, 1974 for bagasse storage and holding pen use. Kekaha pays rent to the State at the rate of \$61.00 per month.

Kekaha Sugar has informed DLNR that they no longer require the whole area and wish to retain only about 2.3 acres, the area of its holding pen.

Pioneer Hi-Bred International, already a tenant of the State on an adjacent nine-acre site, is interested in using the surplus area if Kekaha succeeds in reducing its site. Pioneer is in the business of growing corn for seed and would propose to utilize this property for the purpose also.

ACTION

Upon motion by Mr. Yagi and a second by Mr. Hong, the Board unanimously:

- A. Authorized the termination of Revocable Permit No. S-5045 effective June 30, 1981.
- B. Authorized the issuance of a new permit to Kekaha Sugar Co., Ltd. effective July 1, 1981, for cattle holding pen purposes covering approximately two acres of land subject to the terms and conditions listed in the submittal.

- C. Authorized issuance of a month-to-month permit for agricultural purposes to Pioneer Hi-Bred International, Inc., effective July 1, 1981 covering approximately 15 acres of land subject to terms and conditions listed in the submittal.

ITEM F-9

MARGARET TOWLER, ET AL, APPLICATION FOR ACCESS EASEMENT, WAILUA, KAUAI.

The applicants are owners of private property located within the Wailua House Lots, Fourth Series Extension Subdivision, Kauai. Mrs. Towler owns one parcel identified as TMK 4-1-10:0 and Mr. and Mrs. Abben own three adjacent parcels identified as TMK 4-1-10:11, 12 and 17.

Mrs. Towler's parcel and two of the Abben-owned parcels enjoy frontage on Kihei Road, an improved county roadway. The Abben's third parcel (11) is landlocked.

The Abbens and Mrs. Towler have agreed that it would be to their mutual interest to acquire access to the back boundaries of their respective Parcels 11 and 10. The benefit to the Abbens would be that access would be furnished to their landlocked lot. Mrs. Towler would benefit because convenient access would be available to the back of her Parcel 10 which is not readily available from Kihei Road because of terrain features of her property.

The State is involved because it owns Parcel 18 which lies between the Abben and Towler properties and Nonou Road.

The proposition involves Abben/Towler acquiring access over a portion of State-owned Parcel 18 for a short distance. The easement would then cross into the rear of Mrs. Towler's private parcel 10 and stay wholly within her land to furnish access to Abben's Parcel 11.

The Abbens and Mrs. Towler have already come to terms concerning use of Towler land for a portion of the right of way.

ACTION

Finding the area to be of minimum size relative to the intended use and comprises an economic unit, the Board, upon motion by Mr. Yagi and a second by Mr. Hong, unanimously approved the direct sale of the subject easement to the applicants under the terms and conditions listed in the submittal. The Board also granted Margaret Towler and Deane B. and Julia O. Abben a right of entry to the subject area described in the submittal to conduct the surveys for the road alignment subject to the terms and conditions listed in the submittal.

ITEM F-10

STAFF RECOMMENDATION FOR CANCELLATION OF REVOCABLE PERMIT NO. S-5833, NAWILIWILI, KAUAI.

On March 13, 1981 the Board approved issuance of Revocable Permit No. S-5833 covering approximately 10,000 square feet of space for open storage purposes to Alan J. Copeland. One of the conditions of the Board approval were the requirements to fence the boundaries of the permit area before placing any personal property on the land and that no improvements, portable or otherwise, be erected or placed on the premises.

Upon inspection of the area on April 24, 1981, staff noted that personal property, including a small camper shell, had been moved onto the property and that no perimeter fencing had been erected. Subsequently, letters dated April 24, 1981, a certified letter dated May 8, 1981, and a follow-up letter dated June 4, 1981, were sent the permittee advising removal of the camper and construction of the fence by June 12, 1981.

An inspection of the site on June 12, 1981 showed no progress towards meeting the deficiencies.

ACTION Upon motion by Mr. Yagi and a second by Mr. Hong, the Board unanimously voted to:

- A. Terminate Revocable Permit No. S-5833 effective June 12, 1981.
- B. Authorize the retention of the permittee's collateral security (\$110.00) and all sums heretofore paid by the permittee as liquidated damages.
- C. Authorize the Chairman or his representative, to take actions necessary to cause the permittee to vacate and remove all personal property from the site, to collect any and all back rents as to satisfy all obligations due the State.
- D. Other terms required by the Chairman.

ITEM F-11 CHESTER HUNT REQUEST FOR CONSENT TO SUBLEASE, GENERAL LEASE NO. S-4649, KEKAHA TOWN LOTS, KEKAHA, KAUAL.

Mr. Detor asked that this item be deferred to the end of the calendar inasmuch as Mr. Wayne Hirata, State Appraiser, was not yet at the meeting. (See Page 15 for action)

ITEM F-12 DEPARTMENT OF SOCIAL SERVICES AND HOUSING REQUEST FOR APPROVAL OF RENEWAL OF LEASE COVERING ROOMS 210 and 211, DUCO'S BUILDING, WAILUKU, MAUI.

ACTION The Board unanimously approved the DSSH request to lease subject to the review and approval of the lease agreement by the Office of the Attorney General. (Hong/Ing)

ITEM F-13 OFFICE OF THE GOVERNOR REQUEST FOR ACQUISITION OF LEASE COVERING OFFICE SPACE FOR THE PROGRESSIVE NEIGHBORHOOD PROGRAM, LOT 77A, NANAKULI RESIDENCE LOTS, NANAKULI, OAHU.

Mr. Detor stated that this request was made on behalf of the Governor's Office for acquisition of a lease for office space for the Progressive Neighborhood Program at Nanakuli, which area is under the jurisdiction of the Department of Hawaiian Homes. Mr. Detor wanted to call attention to the fact that we were paying \$1740 per year rental to another government agency. This was discussed with the Deputy of the Department of Hawaiian Homes. However, Mr. Jones said that it was the Department's policy to collect rent.

ACTION It was moved by Mr. Hong that Item F-13 be deferred for further study. Mr. Yagi seconded and motion carried unanimously.

ITEM F-14 DEPARTMENT OF SOCIAL SERVICES AND HOUSING REQUEST FOR APPROVAL OF RENEWAL OF LEASE COVERING OFFICE SPACE AT 46-005 KAWA STREET, KANEOHE, OAHU.

In answer to Mr. Ing's question as to why the rental was so high (\$2,994.90 per month or \$1.05 a sq. ft.), Mr. Detor explained that DLNR is not involved in the rental negotiation. This negotiation is worked out between DSSH, the owners of the requested space and DAGS. In this respect, Detor said that a letter was sent to DAGS requesting a list of all areas being leased by governmental agencies.

While it's true that we don't negotiate rentals for other agencies, Mr. Hong said that we do have a right to express our concerns in the interest of the State.

Mr. Higashi said that, hereafter, it would be helpful if the old rental could also be shown whenever there is a request for renewal of lease.

ACTION The Board unanimously approved the Department of Social Services and Housing's request to lease subject to review and approval of the lease agreement by the Office of the Attorney General.

ITEM F-15

DEPARTMENT OF HEALTH REQUEST FOR APPROVAL OF AMENDMENT OF LEASE COVERING SUITE 900, 1164 BISHOP STREET, HONOLULU, OAHU.

By letter dated June 1, 1981, the Department of Health requests that the Board approve of amending their lease for office space at Suite 900, 1164 Bishop Street, Honolulu, Hawaii whereby the termination date of the lease be extended to July 31, 1981 (original date being July 31, 1980), and the rent be changed from \$1,250.61 per month (at \$0.79 per sq. ft.) to \$1,646.37 per month (at \$1.04 per sq. ft.) for the period August 1, 1980 to July 31, 1981. All other terms and conditions of the original lease to remain the same.

ACTION The Board unanimously approved the amendments as requested by the Department of Health. (Hong/Ing)

ITEM F-16

DEPARTMENT OF HEALTH REQUEST FOR ACQUISITION OF LEASE COVERING ROOM 11 OF THE WAIPAHAU PROFESSIONAL CENTER, WAIPAHAU, OAHU.

ACTION Unanimously approved as submitted, subject to the review and approval of the lease by the Office of the Attorney General. (Hong/Yagi)

ITEM F-17

DEPARTMENT OF EDUCATION REQUEST FOR ACQUISITION OF LEASE COVERING ROOM 206A, WESTGATE SHOPPING CENTER, WAIPAHAU, OAHU.

ACTION Unanimously approved as submitted, subject to the review and approval of the lease agreement by the Office of the Attorney General. (Hong/Yagi)

ITEM F-18

DEPARTMENT OF PERSONNEL SERVICES REQUEST FOR APPROVAL OF MODIFICATION OF LEASE COVERING ROOMS 105 & 106 OF THE TANI BUILDING, HONOLULU, OAHU.

The Board, on February 13, 1981, approved the lease for Rooms 105 & 106 of the Tani Building. By letter dated June 8, 1981, the Department of Personnel Services requests that the lease be modified to include Rooms 101 through 104.

ACTION Unanimously approved as submitted. (Hong/Yagi)

ITEM F-19

DEPARTMENT OF HEALTH REQUEST FOR ACQUISITION OF LEASE COVERING SUITE 305 OF THE AMERICAN SECURITY BUSINESS PLAZA, HONOLULU, OAHU.

ACTION Unanimously approved as submitted, subject to the review and approval of the Office of the Attorney General. (Hong/Ing)

ITEM F-20

DEPARTMENT OF HEALTH REQUEST FOR ACQUISITION OF LEASE COVERING OFFICE SPACE AT 54-010 KUKUNA ROAD, HAUULA, OAHU.

Mr. Hong asked why this submittal was so late being that the commencement date for the subject lease is November 15, 1979.

Mr. Detor explained that there are two concerns: 1) the commencement date and 2) the lessor is the City and County of Honolulu.

In checking with the City, Mr. Detor was told that the \$940.20 per month charge is not rental but, rather, a pro-rata share for operation of the facility.

Mr. Hong said that its not so much the rental that he's concerned about but the lateness of the submittal.

ACTION

It was moved by Mr. Ing that this item be deferred until some of the Board's questions regarding the monthly charges and the lateness of the submittal can be answered. Mr. Hong seconded and motion carried unanimously.

ITEM F-21

PROCEDURES FOR TERMINATING REVOCABLE PERMITS.

The Board, on February 27, 1981, authorized the Chairman to terminate any revocable permit whose rental account is sixty days or more delinquent. Notices were subsequently sent to all permittees informing them of the Board's action and advising that henceforth all permits whose rental accounts were sixty days or more delinquent would be subject to termination without further notice. Additional notices, plus personal contact by the District Land Agents, were served after thirty days of the sixty day period had elapsed.

We have had a few cases, explained Mr. Detor, where people have come in to pay their accounts in full one day after the 60-day period. However, I would like to suggest to the Board that, rather than go through the whole procedure, the Chairman be given the flexibility to review the individual circumstances. This would be very helpful in reducing the overall delinquency rate.

Detor said that there were two people who had paid their accounts in full after the sixty day period. However, if this is not adopted, we will have to come back with a completely new proposal for issuance of a new permit.

Mr. Ono said that he would prefer to have the flexibility to work out a repayment schedule within the 60-day period. Anything after this 60-day period should be referred back to the board for consideration.

Once the 30- and/or 60-day notices are sent, is the permit terminated as of the 60-day notice or is there some paperwork follow-up action or posting of notice requirement before actual termination, asked Mr. Ing. Mr. Ono explained that the sixtieth day is the termination date. However, follow-up documentation is also required.

After much discussion, Mr. Ono asked Mr. Detor if he was recommending to the Board that the the two people who had paid their accounts in full after the 60-day period be reinstated. Detor said that his recommendation was to give the Chairman the flexibility to deal with the permittees on an individual basis. If these two permits are reinstated said Ono, then we will be going back on all the things that we're trying to clear up.

Mr. Higashi asked if Mr. Detor was looking to the Baord for some direction since there was no submittal concerning the permittees who had paid their accounts in full after the 60-day period.

In answer to Mr. Ono's question, Mr. Detor said that one of the account which totalled approximately \$7900.00, had been delinquent for about a year.

ACTION

Mr. Higashi asked that this item be deferred for further review.

ITEM F-4

CITY AND COUNTY OF HONOLULU APPLICATION TO LEASE FORMER HELEMANO SCHOOL SITE, WAIALUA, OAHU.

The City and County of Honolulu would sublease the premises to Opportunities for the Retarded, Inc., a private non-profit organization, who will develop and operate the project aimed at providing agricultural training and experience to mentally-handicapped adults. This project is funded by the Federal Government through its Community Development Block Grant (CDBG). Under the program, the City must have control of the land in order to qualify for the funds.

In answer to Mr. Ono's question, Councilman Matsumoto said that the project is assured of funds from the Federal Government through its Community Development Block Grant. One of the problems in the area was the availability of water. However, according to Councilman Matsumoto, Dole Corporation has given permission to the City to use the water.

Mr. Hong asked about the number of people that this program would service. Susanna Cheung, executive Director of Opportunities for the Retarded, Inc. said that presently they have about 66 people but they hope to gradually expand to 100. Of this amount, approximately 14 would live-in. It is their goal, said Ms. Cheung, to one day be self-sufficient.

ACTION

Upon motion by Mr. Hong and a second by Mr. Higashi, the Board unanimously voted to:

- A. Approve the direct issuance of a lease to the City and County of Honolulu covering the subject site under the terms and conditions listed in the submittal; and
- B. Authorize the sublease of the subject premises to Opportunities for the Retarded, Inc., subject to the same terms and conditions required under the general lease.

ITEM F-11

CHESTER HUNT REQUEST FOR CONSENT TO SUBLEASE, GENERAL LEASE NO. S-4649, KEKAHA TOWN LOTS, KEKAHA, KAUAI.

General Lease No. S-4649 covering Lots 3 and 4 (combined) of the Kekaha Town Lots, Kekaha, Kauai, was sold at public auction on May 16, 1980 to Mr. Chester W. Hunt for the annual bid rent of \$3,900.00

The lease premises covers a land area of 24,049 sq. ft. The lessee proposes to construct a 3,000 sq. ft. building at an approximate cost of \$240,000.00.

The lessee has negotiated proposed subleases for portions of the lease area and improvements thereon as follows:

- | | |
|---------------|---|
| A. Sublessee: | U. S. Postal Service |
| Term: | Ten years, to commence upon completion of building and acceptance of same and agreement by U. S. Postal Services. |
| Area: | 15,886 sq. ft. more or less, and all the improvements; i.e. building, parking lot, driveway, thereon. |
| Rent: | \$41,000.00 per annum with options to renew for 4 five-year periods. |
| B. Sublessee: | Fely Hashitate dba Hidden Treasure |
| Term: | Twenty-four years, commencing January 1, 1981 |
| Area: | 2,774 sq. ft., more or less |
| Rent: | \$6,000 per annum |

Sublessee responsible for everything including construction of any improvements.

According to the subletting provision of G. L. No. S-4649, the Board shall have the right to review and approve the rent to be charged to the proposed sublessee and, if necessary, revise the rent of the demised premises based upon the rental rate charged to the said sublessee; provided, further, that the rent may not be revised downward.

Staff has reviewed the rental rates of the subleases in relation to the investment of the Lessee and the rental rate of G. L. No. S-4649. The computation indicates that the basic annual lease rent for General Lease No. S-4649 should be increased from \$3,900.00 to \$10,600.00.

Wayne Hirata, staff appraiser, said that according to the sublease statute, the Board shall determine necessary conditions and dispositions that will discourage speculation. This is contained in Chapter 171-33, SLH 1965. Since that time, our Ft. Shafter Flats area was developed and some of lessees started subletting so our Board, at that time (1968), adopted a format which was used as a guideline for staff evaluation. We allow all reasonable expenses to operate the premises, including lease rental. We allow also for a return on his investment. Some of the other things which are considered are: 1) management of an office; 2) allowance for depreciation; 3) vacancies; 4) other expenses, etc. On this basis, staff came up with the revised lease rent of \$10,600.00.

In a letter handed to the Board from Mr. Hunt, Mr. Hirata said that in effect Mr. Hunt is saying that we have not allowed for depreciation. However, according to the computation sheet attached to the submittal, Mr. Hirata feels that he has allowed for depreciation and did explain this to Mr. Hunt as well his Mr. Hunt's attorney. Mr. Hirata felt also that he allowed an applicable real estate rate of return.

Have we allowed for maintenance of the premises, asked Mr. Higashi? Hirata said that the only maintenance that Mr. Hunt is responsible for is the air condition unit.

Getting back to Mr. Hunt's letter, Hirata said that he has explained to the lessee that he is using a typical real estate rate of return, inasmuch as this is a real estate situation.

Mr. Mancini, Hunt's attorney, said that the one thing they and staff agreed on is that the main tenant has a right to get a return to the improvements. However, as it seems to turn out the lessee will have a negative cash flow so the project cannot go ahead the way it is. The only way it can go ahead is if it was financed totally. As explained by Mancini, Hunt's investment is \$200,000.00. If you take 10% of that you get your investment back. If you take 12% you get zero return at that point of time. Obviously, if you did it on a total cash basis at 10% you just break even.

Mr. Mancini suggested that the Board get an independent CPA to determine if the new lease rental is based on the Board's policy. Mr. Hunt would be willing to pay for the CPA. He felt that this was a fair way to settle the dispute and this matter could be taken up again at the next meeting of the Board.

Mr. Hunt assured the Board that this was not a speculative transaction but strictly a business investment, where he expected to get some fair amount of return.

ACTION

It was moved by Mr. Hong that this item be deferred to the next meeting on the island of Kauai. Mr. Ing seconded and motion unanimously carried.

ITEM H-1

CONSERVATION DISTRICT USE APPLICATION FOR WATERFRONT MANOR DEVELOPMENT USE AT MIDDLE LOCH, PEARL HARBOR, EWA, OAHU (ENVIRONMENTAL COMMUNICATIONS, INC. ON BEHALF OF HERBERT K. HORITA).

Herbert K. Horita Realty, Inc., the owner and developer of TMK 9-4-08:23, proposes to construct 863 condominium units in five, 10-story buildings on the project site. There will be a total of 682 one-bedroom units and 181 two-bedroom units. The Preliminary Site Plan includes the construction of a 1,400-foot long, 40-foot wide access road within a 56 feet right-of-way. Shoulders and sidewalks will also be provided. This access road will be built to County standards and dedicated to the County upon completion. Other features include: private, internal roadways; a recreational center; parking (1,337 spaces); landscaping; onsite and offsite utility (water, sewage, drainage) improvements.

ACTION

It was moved by Mr. Hong with a second by Mr. Yagi that this item be approved as submitted. Motion unanimously carried.

ITEM H-2

CONSERVATION DISTRICT USE APPLICATION FOR HUALALAI REFLECTOR SITE IMPROVEMENTS USE AT KAUPULEHU, NORTH KONA, HAWAII (HAWAIIAN TELEPHONE CO.).

Mr. Evans asked that the following corrections be made to the submittal:

- . Page 2, last paragraph should read reflector site "improvements" instead of "impovements".
- . Page 4, the word RECOMMENDATION should be inserted between the last and first to the last paragraphs.

Mr. Evans said that he wanted to make one aspect clear. In the proposed use on page 2, there is a suggestion of commercial power being used. However, the statute (186-81) says that public utilities are exempt from public hearings for commercial use.

ACTION

Unanimously approved as submitted, subject to the terms and conditions listed in the submittal. (Yagi/Hong)

ITEM H-3

CONSERVATION DISTRICT USE APPLICATION FOR EXPLORATORY WELL IV DRILLING USE AT WAIANAEE, OAHU (C&C BOARD OF WATER SUPPLY).

ITEM H-4

CONSERVATION DISTRICT USE APPLICATION FOR EXPLORATORY WELL V DRILLING USE AT WAIANAEE, OAHU (C&C BOARD OF WATER SUPPLY).

Due to a possible conflict of interest, Mr. Hong asked to be excused from participating in Items H-3 to H-4.

The proposed projects involve the drilling, casing and testing of a 1.0 mgd exploratory well near the head of Makaha Valley, 200-300 west of Makaha Stream. If the test results indicate that the well is economically feasible, a separate CDUA will be filed prior to actual production. The impact resulting from the production and distribution of water will be addressed in an Environmental Impact Statement.

The purpose of the proposed projects is to assess the feasibility of providing a new well to meet the increased demands for water along the Waianae Coast of Oahu.

Because of concerns expressed in a letter from the Legal Aid Society, and because there is still time in terms of the 180-day deadline, Mr. Evans asked that this item be deferred to the next board meeting in order to allow staff of the Planning Office and the Division of Water and Land Development to get together to analyze the Legal Aid Society's letter.

ACTION

Items H-3 and H-4 were deferred to the next meeting at the request of Mr. Evans.

ITEM H-5

CONSERVATION DISTRICT USE APPLICATION FOR EXPLORATORY WELL DRILLING USE AT KOLOA, KAUAI (COUNTY OF KAUAI, DEPARTMENT OF WATER SUPPLY)

The proposed action is to drill and test an exploratory well approximately two miles east of the town of Koloa, on the Paa Ridge. The new well, if successful, will further develop the thick, fresh groundwater body known to exist in the area. The new source will augment the supply of water presently provided by Koloa Well "C".

ACTION

Unanimously approved as submitted, subject to the terms and conditions listed in the submittal.

ITEM H-6

CONSERVATION DISTRICT USE APPLICATION FOR SINGLE FAMILY DWELLING USE AT HAENA, KAUAI (MURCIA-TORO COMPANY)

The proposed use is to build a one-story residence, which will be of wood construction. Also proposed are the installation of a driveway, underground utilities and landscaping. The applicant has furnished detailed plans showing the width, length and height and overall ground coverage of the proposed improvement. Although the plans also depict a guest house, the applicant has advised that it no longer intends to build a guest house and that a guest house is no longer part of this application. The deletion of the proposed guest house brings the application within the "one house, one lot" policy of the Board of Land and Natural Resources.

ACTION

Unanimously approved as submitted, subject to the terms and conditions listed in the submittal. (Yagi/Higashi)

ITEM H-7

PERMISSION TO CONTRACT WITH THE OCEANIC INSTITUTE TO CARRY OUT A PROJECT ON THE TECHNICAL AND ECONOMIC FEASIBILITY OF MARINE SHRIMP IN HAWAII.

This project continues research on the maturation, spawning, hatchery and nursery performance of candidate species of marine shrimp which have aquaculture potential for Hawaii. Earlier studies have resulted in the development of laboratory and field methods for successfully spawning and rearing marine shrimp to market size.

ACTION

The Board unanimously authorized the Chairman to negotiate and enter into a contract with the Oceanic Institute for the subject project. (Yagi/Higashi)

ITEM H-8

PERMISSION TO CONTRACT WITH THE RESEARCH CORPORATION OF THE UNIVERSITY OF HAWAII TO CARRY OUT A PROJECT ON BAITFISH DEVELOPMENT AND UTILIZATION.

This project continues research, development and demonstration of the feasibility of utilizing cultured topminnows, as an alternative baitfish for the Hawaiian skipjack tuna industry. Sea trials conducted between 1979 and 1981 aboard Maui-based aku vessels indicated catch-to-bait ratios approaching those of the traditional nehu, when the bait was used in association with fish aggregation buoys and other floating objects. Of special significance has been the recent acceptance of this baitfish by the local aku fishermen.

ACTION

The Board unanimously authorized the Chairman to negotiate and enter into a contract with the Research Corporation of the University of Hawaii for the subject project. (Yagi/Higashi)

- ITEM J-1 LEASE - INSTALLATION, OPERATION AND MAINTENANCE OF AN AIRPORT TRAFFIC CONTROL TOWER (ATCT) FACILITY, MOLOKAI AIRPORT, MOLOKAI (FAA).
- ACTION Unanimously approved as submitted. (Yagi/Hong)
- ITEM J-2 LEASE OF LAND AT HONOLULU INTERNATIONAL AIRPORT, OAHU (ISLAND AIRLINES OF HAWAII, INC.).
- ACTION Unanimously approved as submitted. (Ing/Hong)
- ITEM J-3 FLORIST CONCESSION AT KAHULUI AIRPORT, KAHULUI, MAUI.
- ACTION The Board unanimously approved DOT's request to advertise the proposed Florist Concession at Kahului Airport as outlined in the submittal. (Yagi/Higashi)
- ITEM J-4 APPLICATION FOR ISSUANCE OF REVOCABLE PERMIT 3537, LANAI AIRPORT, LANAI (AIRLINE HOLDINGS, INC.)
- ACTION Unanimously approved as submitted. (Hong/Yagi)
- ITEM J-5 RENEWAL OF REVOCABLE PERMITS, CONFORMING USE, AIRPORTS DIVISION.
- ACTION Unanimously approved as submitted. (Yagi/Hong)
- ITEM J-6 ISSUANCE OF REVOCABLE PERMIT, HARBORS DIVISION, HILO HARBOR, HAWAII (HILO TRANSPORTATION & TERMINAL CO., INC.).
- ACTION Unanimously approved as submitted. (Higashi/Yagi)
- ITEM J-7 ISSUANCE OF REVOCABLE PERMIT, HARBORS DIVISION, PIER 1, KAHULUI HARBOR, MAUI (McCABE, HAMILTON & RENNY COMPANY, LTD.).
- ACTION Unanimously approved as submitted. (Yagi/Higashi)
- ITEM J-8 ISSUANCE OF REVOCABLE PERMIT, HARBORS DIVISION, NAWILIWILI BOAT HARBOR, KAUAI (NAWILIWILI YACHT CLUB).
- Mr. Garcia asked that the PURPOSE be corrected by adding the words "and shed" after the word rack.
- ACTION Unanimously approved as amended and subject to the terms and conditions listed in the submittal. (Higashi/Ing)
- ITEM J-9 ISSUANCE OF REVOCABLE PERMIT, HARBORS DIVISION, PIER 42, HONOLULU, OAHU (RICHARD TAMASHIRO)
- ACTION Unanimously approved as submitted. (Hong/Yagi)
- ITEM J-10 ISSUANCE OF PERMIT, HARBORS DIVISION, KEEHI, KALIHI-KAI, HONOLULU, OAHU (R. A. ASSOCIATES).
- ACTION Unanimously approved as submitted. (Yagi/Hong)

- ITEM J-11 ISSUANCE OF REVOCABLE PERMIT, HARBORS DIVISION, NAWILIWILI HARBOR, NAWILIWILI, KAUAI (REYNOLDS ALUMINUM RECYCLING CO.).
- Rather than a large company like Reynolds Aluminum Recycling Company, Mr. Higashi asked that DOT look into the possibility of some smaller businesses handling the processing of recycled aluminum cans.
- ACTION Mr. Higashi asked that this item be deferred.
- ITEM J-12 ISSUANCE OF REVOCABLE PERMIT, HARBORS DIVISION, KEEHI LAGOON, HONOLULU, OAHU (JONAH'S DELIVERY SERVICE, INC.).
- Mr. Garcia asked that the PURPOSE be corrected by adding the words "and great bulk and storage of freight" after the word "trucks".
- ACTION Unanimously approved as amended and subject to the terms and conditions listed in the submittal. (Hong/Yagi)
- ITEM J-13 ISSUANCE OF REVOCABLE PERMIT, HARBORS DIVISION, PIER 35, HONOLULU HARBOR, HONOLULU, OAHU (ROBERT J. LEITTELT, DBA GALLATIN ENTERPRISES).
- ACTION Unanimously approved as submitted. (Hong/Higashi)
- ITEM J-14 CONTINUANCE OF REVOCABLE PERMITS, HARBORS DIVISION.
- Because this item included permittees represented by the law firm that Mr. Ing is connected with, he abstained from participating in this item.
- ACTION Upon motion by Mr. Yagi and a second by Mr. Higashi, the Board approved Item H-14 as submitted. Mr. Ing abstained from voting.
- ITEM J-15 CONTINUANCE OF REVOCABLE PERMITS, HARBORS DIVISION.
- ACTION For the same reason listed above (Item J-14), Mr. Ing asked to be excused from participating in this item.
- ACTION It was moved by Mr. Hong, seconded by Mr. Yagi that this item be approved as submitted. Motion carried. Mr. Ing, however, abstained from voting.
- ITEM J-16 RESUBMITTAL - ISSUANCE OF REVOCABLE PERMIT, HARBORS DIVISION, KALIHI-KAI, HONOLULU, OAHU (HATSUKA BROTHERS, LTD.).
- ACTION Unanimously approved as submitted. (Yagi/Hong)
- ITEM J-17 RESUBMITTAL - AIRPORT DIRECT TELEPHONE LINE ADVERTISING SERVICE CONCESSION, HONOLULU INTERNATIONAL AIRPORT, OAHU.
- ACTION Unanimously approved as submitted. (Hong/Yagi)

ADJOURNMENT: There being no further business, the meeting adjourned at 1:35 p.m.

Respectfully submitted,

Laverne Tirrell

Mrs. LaVerne Tirrell
Secretary

APPROVED

Susumu Ono

SUSUMU ONO
Chairman

lkt