



## City and County of Honolulu Storm Water Utility Study Stakeholder Advisory Group

February 8, 2021, 4:00-6:30 pm

Conducted Virtually

### ATTENDEES

American Council of Engineering Companies of Hawai'i (June Nakamura)  
AARP (Kealii Lopez)  
Building Owners and Manager Association of Hawaii (Melissa Pavelick)  
Hawai'i Appleseed Center for Legal and Economic Justice (Gavin Thornton)  
Hawai'i Community Foundation (Dana Okano)  
Hawai'i Green Growth (Shelly Gustafson)  
Hawaii Reserves, Inc. (Jeffrey Tyau)  
'Iolani School (Jaron Kawamura)  
Kamehameha Schools (Gary Evora)  
Ko'olau Mountains Watershed Partnership (JC Watson)  
NAIOP (Darlan Chun)  
Neighborhood Board #4 (Sharon Schneider)  
Neighborhood Board #9 (Matt Weyer)  
Neighborhood Board #18 (Chace Shigemasa)  
Neighborhood Board #25 (Bernie Marcos)  
Neighborhood Board #31 (Levani Lipton)  
Sustainable Coastlines (Rafael Bergstrom)  
Waikiki Business Improvement District (Jennifer Nakayama)  
Wai'anae Mountains Watershed Partnership (Yumi Miyata)

### *Public Agency Staff*

Randall Wakumoto (City and County of Honolulu Department of Facility Maintenance (DFM))  
Roger Babcock (City and County of Honolulu DFM)

### *Consultant Team*

Juli Beth (JB) Hinds (Birchline Planning LLC)  
Joan Isaacson (Kearns & West)  
Jack Hughes (Kearns & West)  
Laurens van der Tak (Jacobs)  
Jessica Chiam (AECOM)  
Cami Kloster (G70)  
Janice Jensen (G70)  
Dana Butler (Hastings and Pleadwell)

### *Members of the Public*

Kristen Reynolds, One World Water  
Lauren Roth Venu  
Nicole Fukeda Nakano  
Rachele Lamosao  
Wendell Elento, BOMA



## 1. Welcome and Introductions

Joan Isaacson, Facilitator for the Stakeholder Advisory Group (Kearns & West), welcomed everyone and thanked participants for joining the webinar. Please see slide 1 of the presentation materials.

Roundtable alohas from Advisory Group members focused on the theme of each member organization's priorities for 2021.

## 2. Agenda Overview

Joan reviewed agenda items including the status of the Feasibility Study and the 2021 process, several updates, upcoming important dates, and tips for productive discussions. She noted that Stakeholder Advisory Group feedback is critical to providing community perspectives. Please see slides 2 to 7 of the presentation materials.

Randall Wakumoto (City and County of Honolulu) introduced and welcomed new Stakeholder Advisory Group members and introduced the new Director for the Department of Facility Maintenance, Roger Babcock who gave a few remarks.

In response to questions from several Stakeholder Advisory Group members, Randall announced an opportunity for public comment related to the Storm Water Utility at the State Legislature with a hearing for House Bill (HB) 1060. The bill proposes an amendment to exempt state properties from storm water fees. There is a hearing on Feb. 11 at 9am via videoconference.

Randall explained that there were special presentations with state agencies, including State Department of Transportation (DOT), and they expressed concerns about storm water utility fees in relation to their properties with high amounts of impervious area including Harbors and Airports Divisions and the need to budget funds in reserve if a fee was introduced by the City.

Juli Beth (JB) Hinds (Birchline Planning) added that the conversation last year with DOT indicated that this legislative effort to exempt at least DOT properties would be happening. The project team provided DOT with an estimate on the amount of fees before and after credits, and the monetary impact is not insignificant. However, an exemption does undermine the principle of fairness in which everyone generating runoff pays a fee, and it removes the financial incentive for DOT (and any exempt properties) to take actions that improve the water environment and reduce runoff.

## Q&A/Discussion

*Please note: For all Q&A / Discussion sections, the notes with dashes (-) represent comments and questions from the Stakeholder Advisory Group and the notes with open points (o) represent the project team's responses.*

- How would this impact the overall picture? Would the fee need to increase by a percentage to cover the loss?
  - o The fee is based on imperviousness. State government represents around 15% of the impervious area, and the reduction in income from the State would need to be offset with a higher fee to maintain the program working budget.



- Could the Stakeholder Advisory Group members receive talking points on the potential effects on other landowners to cover the shortfall?
  - o JB shared rate analysis information that was provided to the managing director and the mayor’s office.

**Projected Fees for State Departments & Facilities (all others, fee <\$2500/month)**

Customer (Total for all identified properties)	Monthly Fee	Annual Fee	Annual w/Max. Credit (60%)
DOT - Airports	\$389,746	\$4.68 million	\$1.87 million
State of Hawaii	\$289,994	\$3.8 million	\$1.39 million
DHHL	\$148,846	\$1.79 million	\$714,462
DOT – Harbors	\$100,776	\$1.2 million	\$483,723
U of Hawaii	\$35,190	\$422,279	\$168,911
HI DLNR	\$30,057	\$360,860	\$144,272
HI Housing F&DC	\$27,322	\$327,868	\$131,147
HI Public Housing Auth.	\$22,859	\$274,308	\$109,723
HI Com. Dev. Auth.	\$19,337	\$232,042	\$92,817
HI Dept. of Education	\$14,761	\$177,132	\$70,853
HI DLNR Land Division	\$13,231	\$158,777	\$63,511
Office of Hawaiian Affairs	\$6,327	\$75,928	\$30,371
<b>Total (All State-owned including above)</b>	<b>\$1.11 million</b>	<b>\$13.4 million</b>	<b>\$5.4 million</b>

- o JB explained that in other utilities there are ways to address these bills such as phasing in, credits, exempting the impervious area that is part of the public transportation network (similar to the public roads exemption). Hopefully, there can be discussion on this topic with legislators and State agencies.
- o Randall offered to share the Department of Facility Maintenance testimony to the state legislature.

**2. Public Comment**

Joan asked if there were any comments from members of the public. There were none. Please see slides 8 and 9 of the presentation materials.

**3. Ordinance Development and Anticipated Timing**

Roger Babcock (Department of Facility Maintenance) shared that he had a meeting with the new City Managing Director. The Managing Director briefed the new Mayor on the considerations for moving forward with the storm water utility. A meeting with Mayor is scheduled in two weeks. The timing and options for Storm Water Utility phasing will be further discussed. It seems most likely that support would be for a phased approach for the establishment of the special fund and the utility with the fees. City Council members have been briefed initially and additional briefings will occur. Please see slides 10 to 13 of the presentation materials.

Randall went over the anticipated process for the Storm Water Utility establishment, including parcel mapping rectification, the creation of a credit manual, drafting the bills for an ordinance, conducting public outreach, further Council briefings, introducing the bills to Council, and going through the Council adoption process. There will likely be ties to economic recovery indicators to determine when to begin charging the fee. The earliest a fee could be charged would be July of 2022; however, this would require significant work and speed, making a date after July 2022 more likely.



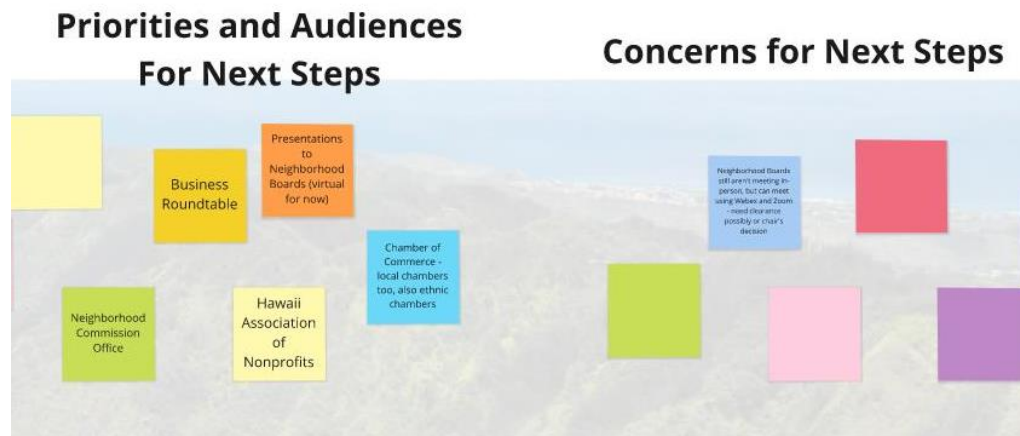
**4. Updates and Reports**

- a. Feasibility Study status and review & 2021 process
- b. Summary Report and Executive Summary pull-out

JB Hinds (Birchline Planning) gave an overview of the Feasibility Study Summary Report. The study found that the Storm Water Utility is both feasible and desirable for O’ahu. The Summary Report is available on the website, as well as the technical rate analysis and the memo on credits, rebates, hardship reductions, and appeals. Please see slides 14 to 19 of the presentation materials.

JB gave a tour of the document, including specific highlights. The Summary Report has a 9-page Executive Summary that serves as a basic primer of the study and the core recommendations. The body of the document contains explanations to specific questions, including the revenue neutrality question (section 1.3.3).

JB lead the group through a brainstorming/discussion exercise with two questions on considerations for next steps in the stormwater utility formation process: 1) what are priorities and audiences and 2) what concerns are there?



Members were asked to email additional input to Randall.

**Questions/Discussion**

- Will there be presentations on the Summary Report to neighborhood boards?
  - o Randall explained that these would be scheduled after the meeting with the Mayor’s office and will likely begin in March.
- Some neighborhood boards have not been meeting. Some have been meeting virtually via WebEx and Zoom. Virtual meetings are at the purview of the Chair. Some board members refuse to participate in virtual meetings.
- Suggestions for other presentations include: Local Chambers of Commerce, Hawaii Association of Nonprofits, Business Roundtable, and the Chinese, Japanese, Korean, Hawaiian Filipino Chambers of Commerce.



**c. Strategic Plan process update**

Randall shared that this year work will begin on the Strategic Plan including vision, mission and values, and the plan will incorporate feedback and public engagement processes. Please see slides 20 to 25 of the presentation materials.

The Strategic Plan is long-term, big-picture thinking and will outline a roadmap and framework for development of the Master Plan. There are multiple departments that have some responsibility for storm water, and there is a need to identify an organizational structure to ensure clarity and integration of departmental responsibilities. Short- and long-term actionable items will be identified and a process for evaluation and adaptive management will be created. The overall Master Plan will be functional in nature addressing green infrastructure, local drainage, and flooding, etc.

Once the Strategic Plan is developed, the next step is to develop functional plans to identify priorities for neighborhoods or communities, long term costs and maintenance, etc. The core values for the Storm Water Utility established by the Stakeholder Advisory Group will be considered and may be incorporated into the Strategic Plan. Randall asked what else the group would like to see in terms of core principles: What is missing for consideration? This topic will also be part of the May Stakeholder Advisory Group meeting.

**Q&A/Discussion**

- Private-public partnerships were suggested as a principle.
  - o Private-public partnerships are being explored and considered.
- Maintenance is always a challenge and building up a workforce will be a crucial part of achieving this.
  - o This is very important and should be highlighted.
- Can we discuss and consider the phasing aspects? Everything will need to be phased - workforce, infrastructure, maintenance, financial, resources, etc. How does phasing affect each aspect of these principles/ components.
  - o Yes, it is important to be realistic and incorporate phasing into the plan. It takes time to be able to hire and fill vacancies and to build a reserve of funds to take on debt service, or revenue-generating bonds.
- The Waipio/Waipahu area is expecting a lot of growth. Those kinds of growth patterns may also need to be addressed. How would this affect the watershed and the phasing aspect?
  - o This would be part of the regional planning-looking at urban growth. The Department of Planning and Permitting does a lot of the regional planning, but not necessarily from a storm water standpoint. This is where the One Water concept can assist in seeing a larger comes in and can look at a larger concept and building into the process being handled by multiple departments.

**d. Community Outreach and Engagement report**

**e. New informational flyer**

Cami Kloster (G70) provided an update on future community engagement. Please see slides 26 to 40 of the meeting presentation.



The project team is offering presentation opportunities. As Randall noted, the Neighborhood Board presentations will likely begin in March. For presentations to other organizations, please contact Randall to schedule.

Cami shared the new Storm Water Utility O’ahu Study Update flyer, which was suggested by the Stakeholder Advisory Group. It highlights the Summary Report, lists next steps with the City Council process, and property improvements that absorb rainwater and would be eligible for credits if a utility is enacted. A later version of the flyer will contain the storm water planning community meeting information.

Additionally, a new outreach graphic was created based on feedback from the Stakeholder Advisory Group to clarify the different water related systems (sewer, drinking water, and storm water) and which departments are responsible for each.

Future outreach will focus on storm water planning. At the Storm Water Utility community meetings in 2020, people asked what the long-term plans were. The upcoming round of storm water planning meetings will be virtual and specific to geographic areas as there are specific needs and concerns for different areas of the island. The first piece of the Master Plan is the Strategic Plan that Randall discussed. The meetings will also address short-term planning via input on the Storm Water Management Program Plan that details what the City will do as part of the National Pollution Discharge Elimination System (NPDES) Permit requirements. Participants will be able to provide short and long-term input and the project team will capture and assign as appropriate.

Cami gave an overview of the tentative agenda for the meetings, including the update for the storm water utility, what the City currently does to manage storm water, future activities that could occur (dependent on having a SWU with additional funding). Guiding principles will be discussed as well as potential programs and projects to improve storm water quality.

Stakeholder Advisory Group members were urged to send Randall names and contact information for stakeholders and community members who are interested in these topics.

Lastly, Cami reported that Dana Okano (Hawaii Community Foundation) has been working with a class of University of Hawaii students in the Public Administration program to do research on understanding community motivation regarding storm water management. They are looking for people to be interviewed, and Stakeholder Advisory Group members may contact Randall if they are interested in participating.

## Q&A/Discussion

- City Council members would be able to let you know key organizations to reach out to.

### f. Mapping and data rectification update

Laurens van der Tak (Jacobs) provided an update on the parcel boundary alignment issues. Please see slides 41 to 49 of the presentation materials.

In many places the parcel boundaries align with the aerial imagery, but in some places, they do not line up particularly well. This was not an issue in the feasibility study because imperious areas were averaged across all properties; however, when the time comes to charge fees based on specific parcels, it would be an issue. The purpose of this effort is to find ways to correct this issue quickly and cost-effectively.

A mini pilot of Hawaii Kai was conducted to test the procedures for rectification. A larger pilot effort with a grant from the State Department of Health will be occurring, and then efforts will scale up from there.



Data sources used for parcel boundaries come from the Geographic Information System (GIS) of the Honolulu Land Information System (HoLIS). High-resolution imagery from National Oceanic and Atmospheric Administration (NOAA) Office of Coastal Management was used for the impervious area.

There are two methods for aligning the parcel boundaries and aerial imagery. The first is called general (vector) shift, which is done by shifting parcel boundaries a uniform distance. The second is called “rubbersheeting.” This is more time consuming but can be more accurate if high resolution imagery is used. The level of accuracy on is about 6 feet for general shift and 3-4 feet for rubbersheeting. A hybrid approach is planned with a general shift first and then for areas that do not come out well, the rubbersheeting method will be used.

These procedures will be tested on larger areas and further issues to be tested may include edge-matching between different areas, incorporating different land uses and parcel sizes, and looking at different imagery. Utilities tend to be referenced to the edge of the road in a parcel layer and this method may be applied to some utility structures (i.e., storm drains, manholes).

Imagery sources have different quality, e.g., NOAA vs. Google Earth. Google Earth is better quality overall; however, Google Earth does not have imagery dates taken, so will likely use a hybrid of the two imagery sources to achieve the greatest precision.

Randall added that the funding for this effort was provided by the State Department of Health, and if successful, Department of Facility Maintenance may be able to secure future funding from the Environmental Protection Agency.

## Q&A/Discussion

- Will new homes be required to provide maps of those properties? These new properties will be occupied by the time the Storm Water Utility legislation is passed.
  - o These drawings of these developments would go into HoLIS when permits are issued and will not be an issue. The older developments in the outlying areas may not match up as well as some of the new developments and the downtown areas. The revenue estimates for the first 6 years of the utility included the new developments.

### **g. Updated Stakeholder Advisory Group Protocols and Operating Principles**

### **h. 2021 meeting schedule and discussion topics**

Joan Isaacson reported on the updated Stakeholder Advisory Group protocols for 2021. The revised document contains updated project background information and an updated role and charge statement for the Stakeholder Advisory Group. It also identifies, topics and dates for the 2021 Stakeholder Advisory Group meetings . The goal of each meeting is to hear Stakeholder Advisory Group perspectives as to continue evolving the utility. Please see slides 50 to 51 of the presentation materials.

Randall also asked Stakeholder Advisory Group members complete their state Sunshine Law training, obtain the certificate, and send it to him.

## **5. Wrap-Up**

The project team thanked everyone for their participation and asked that any comments be sent to Randall. Please see slides 51 to 52 of the presentation materials.