

HĀMĀKUA COMMUNITY DEVELOPMENT PLAN  
ACTION COMMITTEE  
COUNTY OF HAWAII  
DRAFT MINUTES  
December 3, 2025

**CALL TO ORDER**

Chair Brad Kurokawa called the meeting of the Hāmākua Community Development Plan (CDP) Action Committee (AC) to order at 5:08 p.m. This meeting was held in person at the Paʻauilo Elementary and Middle School Library and online via the Zoom platform.

The full YouTube video of this meeting can be found here:

<https://www.youtube.com/watch?v=sklWi641ENs>

**ROLL CALL**

Members Present (in person): Brad Kurokawa (Chair), p.m., Tawn Keeney, Robert Nishimoto, and Ben Dalauideo.

Members Present (via Zoom): Mahealani Maikui (Vice Chair) arrived at 5:48pm

County Staff (in person): Maryam Palma and Jessica Lahip

County Staff (via Zoom): Kawelo Kalili

There were approximately eight (8) members of the public in attendance – (4) in person and (4) via Zoom.

**PUBLIC TESTIMONY ON AGENDA ITEMS [SEE YOUTUBE TIMESTAMP 3:33]**

There was no public testimony at this time.

**BUSINESS:**

**1. Proposed Nīnole Community Hub** – Presentation by Christy Toledo on developing a community hub at Tax Map Key (TMK) 3-2-003-006, which includes a gas station, post office, and convenience store. Discussion and potential action to follow. [SEE YOUTUBE TIMESTAMP 4:48 & 1:33:56]

Christy Toledo provided a presentation on a proposed Nīnole Community Hub located at TMK: 3-2-003-006. The proposed project includes a gas station, post office, and convenience store intended to serve as a centralized community resource for Nīnole and surrounding areas. Toledo described the project's goals of improving access to essential services, reducing travel time for residents, and supporting community resilience.

Toledo requested a letter of support from the Action Committee. Following discussion, the Committee agreed to defer action on the request. Members indicated they would like additional information on the proposed hub and requested that Toledo return at a next meeting with a more detailed presentation. The Committee also discussed the preparation of a draft letter for consideration at the next meeting prior to taking any formal action.

37 Council Member Heather Kimball testimony [*SEE YOUTUBE TIMESTAMP 1:38:35*]  
38 Meizhu Lui testimony [*SEE YOUTUBE TIMESTAMP 1:44:12*]  
39 Tom Fratinardo testimony [*SEE YOUTUBE TIMESTAMP 2:19:08*]

40 **2. Proposed Amendment to the Planning Department's Public Notice Procedures**  
41 **Update** – Planning department staff will provide an update to the proposed amendment to  
42 the Planning Department's Public Notice Procedures. (See Communication No. 2025-02a)  
43 [*SEE YOUTUBE TIMESTAMP 30:16*]

44 Planning Department staff provided an update on the proposed amendment to the Planning  
45 Department's Public Notice Procedures, which would expand public notification beyond the  
46 legally required newspaper postings. The update included discussion of potential electronic  
47 notification methods, as well as staffing and technical considerations associated with  
48 implementation. Staff noted that both interim and long-term solutions are currently being  
49 explored.

50 Meizhu Lui testimony [*SEE YOUTUBE TIMESTAMP 40:12*]

51 **3. Roads-in-Limbo** – Committee Member Keeney will propose the Committee prioritize  
52 roadways where ownership and responsibility are unclear and hamper public access.  
53 Discussion and potential action to follow. (See Hāmākua CDP Policy 49, page 71). [*SEE*  
54 *YOUTUBE TIMESTAMP 45:57*]

55 The Committee discussed the issue of roads in limbo, focusing on Mealani Road in the  
56 Waimea area. Committee Member Keeney provided background on repeated efforts to  
57 clarify jurisdiction and secure public bicycle access along the roadway, which is identified  
58 in some records as a road in limbo. The discussion highlighted conflicting information  
59 among County records, Hawaiian Homes (DHHL), property tax maps, and plat maps, as  
60 well as prior legislative and engineering efforts related to emergency bypass planning.  
61 Although a draft resolution was presented, it was withdrawn in favor of continued  
62 investigation and coordination offline with Council Member Heather Kimball and relevant  
63 agencies.

64 Council Member Heather Kimball testimony [*SEE YOUTUBE TIMESTAMP 1:00:57*]  
65 Meizhu Lui testimony [*SEE YOUTUBE TIMESTAMP 1:00:19*]

66 **4. Election of Chair and Vice Chair** – Discussion and potential action to elect a Chair and  
67 Vice Chair for the Hāmākua CDP Action Committee for 2026. [*SEE YOUTUBE TIMESTAMP*  
68 *1:26:40*]

69 Chair Kurokawa made a motion to nominate Vice Chair Maikui for Committee Chairperson  
70 for 2026. The motion is seconded by Committee Member Keeney. The motion passed  
71 unanimously. Vice Chair Maikui accepted the role of Chair for 2026.

Chair Kurokawa agreed to serve as interim Vice Chair for 2026 until a Vice Chair is appointed.

**THIRD-PARTY REPORTS; GOVERNMENT OFFICIALS [SEE YOUTUBE TIMESTAMP 1:47:07]**

Council Member Heather Kimball provided legislative and programmatic updates relevant to the Hāmākua district, including the passage of a single-use plastics ban, an update on Bill 103 (Senior Farmer Tax Abatement Program), the proposed Wahi Pana designation in Waipi'o Valley, the Pepe'ekeo shoreline easement initiative, and the ongoing Hāmākua Heritage Trail project, all of which involve coordination among multiple agencies and community stakeholders.

Planning Department staff provided updates on the Falls on Fire contested case involving Teppy Mountain LLC, noting that a hearing was held on November 13 and that the Hearings Officer will issue a recommendation to the Windward Planning Commission, which is expected to consider the matter in January or February, with additional public testimony to be received at that time. Staff also relayed an update from Mass Transit regarding bus shelter planning in Papa'ikou and Pepe'ekeo, clarified that the Ka'ahakini Stream Bridge project scope includes Old Māmalahoa Highway embankment repairs, and provided an update on the coastline setbacks project, including completion of GIS data collection, ongoing policy development, planned public outreach, and anticipated completion before February 2027.

In relation to the Falls on Fire contested case, Chair Kurokawa shared community concerns regarding large festival-type events on agricultural lands, including potential impacts to environmental resources, agricultural operations, public safety, and access, as well as concerns related to compliance and enforcement. Following discussion, the Chair indicated an intent to draft a letter based on relevant Hāmākua Community Development Plan policies for the Committee to review at a future meeting.

**PUBLIC TESTIMONY ON MATTERS NOT ON THE AGENDA**

There was no public testimony at this time.

**APPROVAL OF THE MINUTES [SEE YOUTUBE TIMESTAMP 1:07:42]**

Vice Chair Maikui made a motion to approve the October 1, 2025 meeting minutes, as requested by Chair Kurokawa, with an amendment to Line 85 to read: *"The work is being treated as one project. Stormwater continues to contribute to bank erosion near Ka'ahakini Bridge, and the embankment issue needs to be resolved sooner rather than later."* The motion was seconded by Committee Member Keeney and passed unanimously.

**NEW BUSINESS [SEE YOUTUBE TIMESTAMP 2:21:45]**

- Draft Letters: Nīhole Community Hub and Falls on Fire
- Fire Safety (abandoned houses)

- 108       • Follow up status of Mealani Road

109   **ANNOUNCEMENTS** [SEE YOUTUBE TIMESTAMP 2:23:00]

- 110       • Rectangular Rapid Flashing Beacons (RRFB) installed at intersection of Highway 19,  
111       Mamalahoa Highway and Mill Road in Pāpa‘ikou.
- 112       • The Planning Department is seeking applicants for the Hāmākua CDP Action Committee  
113       and requests assistance to get the word out to interested community members. The  
114       application can be found on the Mayor’s office website at:  
115       [https://www.hawaiicounty.gov/our-county/boards-and-commissions/boards-and-](https://www.hawaiicounty.gov/our-county/boards-and-commissions/boards-and-commissions-application)  
116       [commissions-application](https://www.hawaiicounty.gov/our-county/boards-and-commissions/boards-and-commissions-application)

117   **ADJOURNMENT**

118   Chair Kurokawa adjourned this meeting at 7:34 p.m. [SEE YOUTUBE TIMESTAMP 2:26:08]

119   These minutes and all related documents are available in the Planning Department’s [Hāmākua](#)  
120   [Community Development Plan Action Committee folder](#) via the County of Hawai‘i Public  
121   Documents Repository. These documents may also be requested from the Planning  
122   Department by calling (808) 961-8288 or emailing [CDP@hawaiicounty.gov](mailto:CDP@hawaiicounty.gov).