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DEPARTMENT OF BUDGET AND FISCAL SERVICES
KA 'OIHANA MĀLAMA MO'OHELU A KĀLĀ
CITY AND COUNTY OF HONOLULU

530 SOUTH KING STREET, ROOM 208 • HONOLULU, HAWAI'I 96813
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RICK BLANGIARDI
MAYOR
MEIA

ANDREW T. KAWANO
DIRECTOR
PO'O

CARRIE CASTLE
DEPUTY DIRECTOR
HOPE PO'O

January 22, 2024

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawai'i 96813

Dear Chair Waters and Councilmembers:

SUBJECT: Resolution Relating to a Non-Exclusive License Agreement with the United States of America, Department of the Navy for Use of Portions of Kuahelani Neighborhood Park and Anania Drive

Attached for your review and appropriate action is a resolution relating to a new Non-Exclusive License Agreement, with the United States of America, Department of the Navy, for the continued use of a portion within the Kuahelani Neighborhood Park and a portion of Anania Drive (the "Properties"), in accordance with Section 38-3.1, Revised Ordinances of Honolulu 2021, as amended.

In 2012, in conjunction with the Hickam Air Force Base environmental multi-phase remedial investigation project of fuel spills along the abandoned Hickam Petroleum, Oils and Lubricants Pipeline running through Mililani, the City granted use of the Properties to the Navy for a test well and subsurface electrical conduit line. This agreement expired in August 2022 and the Navy has requested a new agreement, not to exceed five (5) years, for use of the Properties to continue its testing and monitoring. The Departments of Parks and Recreation and Facility Maintenance have no objections in granting a new License Agreement to the Navy.

Should you have any questions, please contact me at (808) 768-3901.

Sincerely,

Andrew T. Kawano
Director

Attachment

APPROVED:

Michael D. Formby
Managing Director

DEPT. COM. 60

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

APPROVING THE NON-EXCLUSIVE LICENSE AGREEMENT WITH THE UNITED STATES OF AMERICA, DEPARTMENT OF THE NAVY, FOR CONTINUED USE OF LAND WITHIN PORTIONS OF KUAHELANI NEIGHBORHOOD PARK, IDENTIFIED AS TMK: 9-4-005:046 AND ANANIA DRIVE, MILILANI, HAWAI'I, FOR ENVIRONMENTAL TEST WELL MONITORING AND A SUBSURFACE ELECTRICAL LINE.

WHEREAS, Section 38-3.1, Revised Ordinances of Honolulu 2021, as amended, ("ROH") provides that the Director of the Department of Budget and Fiscal Services ("Director") may award contracts to lease or rent property on terms, conditions and rentals approved by the corporation counsel as to form and legality without calling for public bids when real property and/or improvements thereon are leased or rented for the use of any political or governmental subdivision of the federal, State, or county governments; and

WHEREAS, said Section 38-4.1 ROH further provides that the term of any contract to lease or rent property of the city shall not exceed five years; provided that the council, by resolution, may authorize the leasing or renting of property for a longer period when deemed necessary in the public interest and property is leased or rented for use of the State or federal government; and

WHEREAS, in September 2012, in conjunction with the Hickam Air Force Base environmental multi-phase remedial investigation project of fuel spills along the abandoned Hickam Petroleum, Oils, and Lubricants Pipeline running through Mililani Town, the United States of America, Department of the Navy ("Navy") was granted a five (5) year Non-Exclusive License Agreement for use of a portion of Kuahelani Neighborhood Park, identified as TMK: 9-4-005:046, for the installation and maintenance of an environmental test well and a portion of Anania Drive for the installation and maintenance of a subsurface electrical conduit line ("Properties"); and

WHEREAS, the 2012 Non-Exclusive License Agreement, which was extended through August 31, 2022 has expired; and

WHEREAS, the Navy has requested a new five (5) year Non-Exclusive License Agreement ("License Agreement") to allow for its existing facilities to remain within the Properties for continued remedial investigation and environmental test well monitoring; and

WHEREAS, pursuant to Section 38-4.1 ROH, the Director has requested the Council's approval of the License Agreement with the Navy for continued use of areas

within the City's Properties, as shown in yellow on the maps that are part of the proposed License Agreement designated as Exhibit A, which is attached hereto and by reference is incorporated herein; and

WHEREAS, the Director of BFS and the Directors of the Departments of Parks and Recreation and Facility Maintenance have determined that entering into the License Agreement with the Navy for use of the Properties does continue to serve in the public interest; and

WHEREAS, in accordance with Section 38-4.1, ROH, the Director has requested the Council's approval of the License Agreement with the Navy, not to exceed five (5) years, to allow for their existing facilities to remain within the Properties at no cost; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that the Director of BFS be authorized to enter into a new Non-Exclusive License Agreement with the Navy for use of the Properties, not to exceed five years, and pursuant to the terms, conditions, and provisions approved by the City's Corporation Counsel as being necessary, advisable, or desirable for such purposes; and

BE IT FURTHER RESOLVED that the Director, and/or designee, shall be authorized to sign the License Agreement and other necessary documents; and

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

BE IT FINALLY RESOLVED that a copy of this Resolution be transmitted to the Director of Department of Budget and Fiscal Services.

INTRODUCED BY:

_____

_____

_____

_____

_____

_____

_____

_____

Councilmembers

DATE OF INTRODUCTION:

_____

Honolulu, Hawai'i

EXHIBIT A

NON-EXCLUSIVE LICENSE AGREEMENT

THIS NON-EXCLUSIVE LICENSE AGREEMENT "Agreement" made this _____ day of _____, _____, by and between the CITY AND COUNTY OF HONOLULU, a municipal corporation of the State of Hawai'i, whose business and post office address is 530 South King Street, Room 208, Honolulu, Hawai'i 96813, hereinafter called the "Licensor", and the UNITED STATES OF AMERICA acting by and through the Department of the Navy, whose address is 400 Marshall Road, Joint Base Pearl Harbor-Hickam, Hawai'i 96860-3139, hereinafter called the "Licensee";

WHEREAS, the Licensor and Licensee executed a Non-Exclusive License Agreement dated September 20, 2012 to use a portion of Kuahelani Neighborhood Park and a portion of Anania Drive, both of which are owned by the City, in conjunction with Phase 3 of the Joint Base Pearl Harbor-Hickam environmental multi-phase remedial investigation project of fuel spills along the abandoned Hickam Petroleum, Oils, and Lubricants Pipeline running through Mililani Town; and

WHEREAS, an Amendment to the Non-Exclusive License Agreement dated September 25, 2017 extending the license period for five (5) years expired on August 31, 2022; and

WHEREAS, the Licensee desires to continue the use of a portion of the Kuahelani Neighborhood Park for a temporary environmental test well and a portion of Anania Drive for a temporary subsurface electrical line to continue necessary remedial investigation and test well monitoring; and

NOW, THEREFORE, the Licensee does hereby covenant with the Licensor as follows:

1. The Licensee shall have the right to use the following properties, on non-exclusive and temporary basis, for the purposes described below:

A. A portion of the Kuahelani Neighborhood Park, as shown highlighted in pink on the attached Exhibit "A", which is by reference hereby incorporated into this Agreement for the continued maintenance of a temporary environmental test well; and

B. A portion of Anania Drive in Mililani, identified as a yellow line crossing Anania Drive, as shown on the attached Exhibit "B", which is by reference hereby incorporated into this Agreement, for the continued maintenance of a temporary subsurface electrical conduit.

The two use areas shall be together referred to herein as the "subject properties".

2. This Agreement shall be effective on _____ and terminate on _____. This agreement may be terminated without cause by the Licensor, provided that the Licensee shall be given a minimum six months advance notice prior to the termination. The Licensee may terminate this agreement prior to the end of the term if the Licensee no longer requires use of the subject properties, provided that the subject properties have first been restored to a condition satisfactory to the Licensor.

3. The Licensee shall maintain proper safeguards upon said subject properties for the protection and welfare of the public and pedestrians.

4. Licensee's use shall not unreasonably interfere with use of the subject properties by the City or the public.

5. The Licensee shall observe and comply with all laws, ordinances, rules and regulations of the federal, state, and municipal governments affecting the subject properties.

6. The Licensee shall obtain the proper permits, licenses and approvals for any construction and repairs made in association with the improvements located

within the subject properties.

7. The environmental monitoring well located within a portion of the Kuahelani Neighborhood Park and the subsurface electrical line located beneath a portion of Anania Drive, shall remain the properties of the Licensee, and the Licensee shall, upon termination of this Agreement, remove such improvements from subject properties. If any action of the Licensee's employees or agents in the exercise of this Agreement results in damage to the real property, the Licensee will, in its sole discretion, either repair such damage to the satisfaction of the Licensor or make an appropriate settlement with the City. In no event shall such repair or settlement exceed the fair market value of the fee interest of the real property at the time immediately preceding such damage. The Licensee's liability under this clause may not exceed appropriations available for such payment and nothing contained in this Agreement may be considered as implying that Congress will at a later date appropriate funds sufficient to meet deficiencies. The provisions of this clause are without prejudice to any rights the Licensor may have to make claim under applicable laws for any other damages than provided herein. No additional improvements will be constructed within the subject properties.

8. The Licensee shall not make, permit, or suffer, any waste, strip, spoil, nuisance, or unlawful, improper, or offensive use of the subject properties.

9. Any rights granted by this Agreement are not intended to be and shall not be used to assert any permanent rights, ownership rights, title or easement in the subject properties.

10. The Licensee shall at all times with respect to the subject properties, use due care and diligence for public safety and in such manner as to occasion as little interference as reasonably possible with the use of the subject properties by the

Licensor or the public. That the Licensee shall require its contractor or its authorized agent to procure and maintain, during the life of this Agreement and any extensions thereof, comprehensive general liability insurance covering bodily injury and property damage with limits not less than $1,000,000 combined single limit per occurrence and including the following extensions: (1) contractual liability to cover liability assumed under this Agreement; and (2) products and completed operations coverage; and all insurance that may be required under the laws, ordinances or rules or regulations of any governmental authority. All required policies of insurance shall name the Licensor, its elected and appointed officials, employees and agents as additional insured and provide that the policy will not be canceled, terminated, lapsed, or materially changed without 30 days' prior written notice to the Licensor.

11. The Licensee shall be allowed to use the subject properties subject to the condition that the subject properties are accepted by the Licensee in "as is" condition, without warranty or representation, express or implied, as to the condition or fitness for any purpose whatsoever, the Licensee hereby affirming to the Licensor that the Licensee has had the opportunity to inspect the subject properties and accepts the same "as is".

12. This Agreement shall not be sold, assigned, conveyed, leased, or otherwise transferred or disposed of by the Licensee; provided, however, that the Licensee is allowed to have its contractors or its authorized agents use the subject properties for the purposes described here and in compliance with the Agreement.

13. Upon termination of this Agreement, the Licensee shall peaceably surrender and deliver up possession of the subject properties in good order and condition. The Licensee shall remove all of its improvements, tools, equipment, and other

personal property upon termination or expiration hereof.

14. That the Licensor will not be responsible for any loss, liability, claim or demand for property damage, property loss, personal injury, including, but not limited to death arising out of any injury or damage caused by or resulting from any act or omission of the Licensee or their contractors or its authorized agents in connection with the Licensee's entry onto, use and occupancy of the subject properties described herein. The Licensee's liability for claims for damage or loss of property, personal injury or death caused by the acts or omissions of Licensee its Officers, Employees, and Agents acting within the scope of their employment with the United States Government shall be governed by the Federal Tort Claims Act, 28 U.S.C. §§ 2670-2680.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed by their respective officers duly authorized on the day and year first above written.

APPROVED AS TO CONTENTS:

_____
Its
Department of Facility Maintenance

APPROVED AS TO CONTENTS:

_____
Its
Department of Parks and Recreation

APPROVED AS TO FORM
AND LEGALITY:

_____
Deputy Corporation Counsel

CITY AND COUNTY OF HONOLULU

By_____
Director, Department of Budget
and Fiscal Services

LICENSOR

UNITED STATES OF AMERICA
DEPARTMENT OF THE NAVY

By_____
Its

LICENSEE

EXHIBIT A

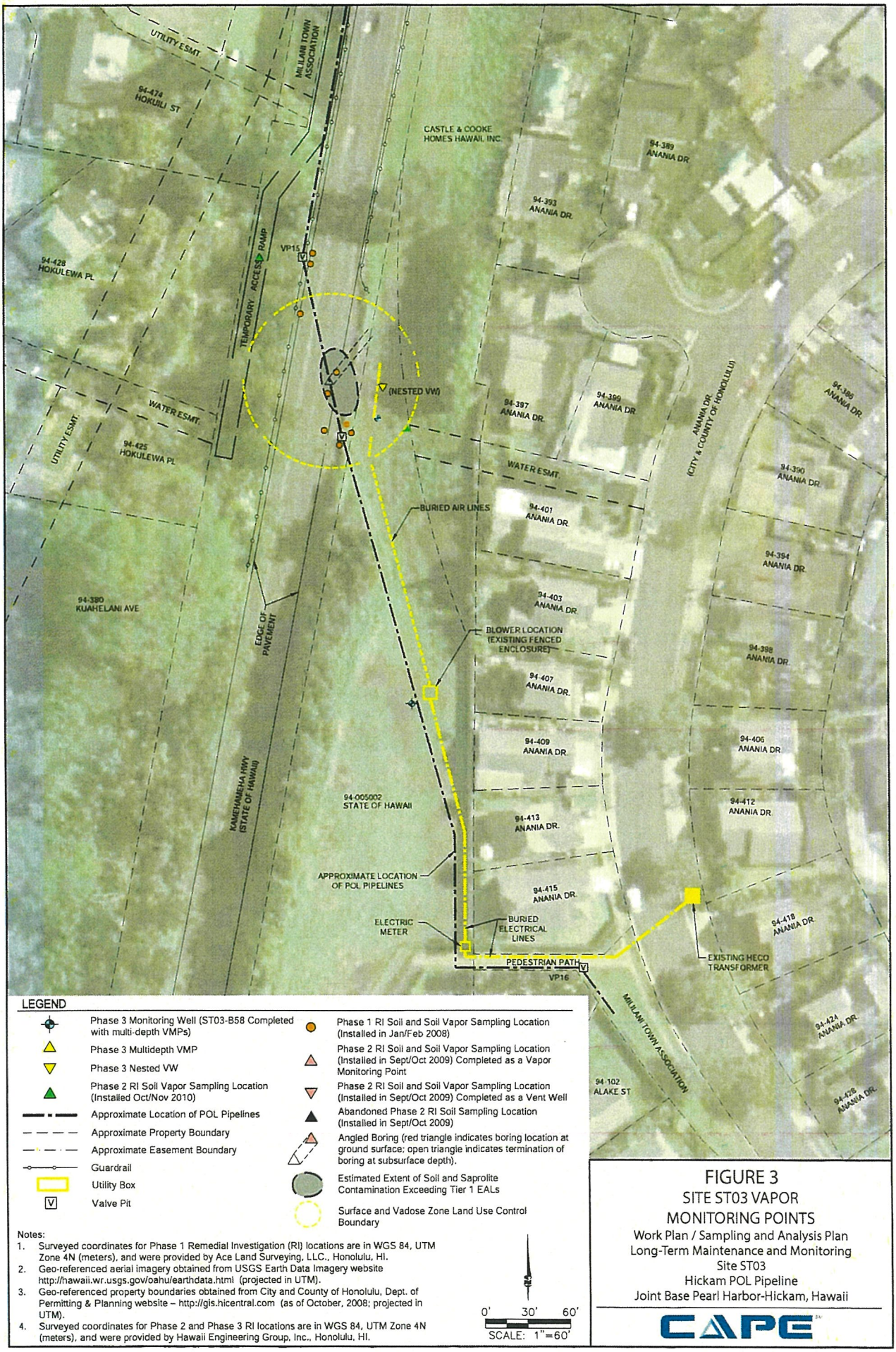


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Figure 2. Site Features

Annual 2021 Long-Term Maintenance and Monitoring Report for Site ST03
Hickam POL Pipeline at JBPHH, Oahu, Hawaii

EXHIBIT B



LEGEND

- Phase 3 Monitoring Well (ST03-B58 Completed with multi-depth VMPs)
- Phase 3 Multidepth VMP
- Phase 3 Nested VW
- Phase 2 RI Soil Vapor Sampling Location (Installed Oct/Nov 2010)
- Approximate Location of POL Pipelines
- Approximate Property Boundary
- Approximate Easement Boundary
- Guardrail
- Utility Box
- Valve Pit
- Phase 1 RI Soil and Soil Vapor Sampling Location (Installed in Jan/Feb 2008)
- Phase 2 RI Soil and Soil Vapor Sampling Location (Installed in Sept/Oct 2009) Completed as a Vapor Monitoring Point
- Phase 2 RI Soil and Soil Vapor Sampling Location (Installed in Sept/Oct 2009) Completed as a Vent Well
- Abandoned Phase 2 RI Soil Sampling Location (Installed in Sept/Oct 2009)
- Angled Boring (red triangle indicates boring location at ground surface; open triangle indicates termination of boring at subsurface depth).
- Estimated Extent of Soil and Saprolite Contamination Exceeding Tier 1 EALs
- Surface and Vadose Zone Land Use Control Boundary

Notes:
1. Surveyed coordinates for Phase 1 Remedial Investigation (RI) locations are in WGS 84, UTM Zone 4N (meters), and were provided by Ace Land Surveying, LLC., Honolulu, HI.
2. Geo-referenced aerial imagery obtained from USGS Earth Data Imagery website http://hawaii.wr.usgs.gov/oahu/earthdata.html (projected in UTM).
3. Geo-referenced property boundaries obtained from City and County of Honolulu, Dept. of Permitting & Planning website – http://gis.hicentral.com (as of October, 2008; projected in UTM).
4. Surveyed coordinates for Phase 2 and Phase 3 RI locations are in WGS 84, UTM Zone 4N (meters), and were provided by Hawaii Engineering Group, Inc., Honolulu, HI.

0' 30' 60'
SCALE: 1"=60'

FIGURE 3
SITE ST03 VAPOR MONITORING POINTS
Work Plan / Sampling and Analysis Plan
Long-Term Maintenance and Monitoring
Site ST03
Hickam POL Pipeline
Joint Base Pearl Harbor-Hickam, Hawaii

CAPE