

TOWN OF NACHES STUDY SESSION MINUTES
April 13, 2020

Present:

Mayor Williams
All Council Members joined
the meeting via Zoom-
Councilwoman, Hawver
Councilman, Hawver
Mayor Pro Tem Weekes
Councilwoman, Williams
Councilman, Henning

Absent:

Others in Attendance: Town Attorney Shinn, Admin. Ranger and Clerk Birrueta

Staff Report

Admin. Ranger, provided the staff report.

WWTP/ Upgrade

a) Ted Pooler with HLA, Inc., presented to Mayor and Council all the upgrades on phase 1 for wastewater treatment plant improvements, with funding from Yakima County SIED grant/loan program: The Town has signed contract with with HLA, Inc., for design and construction engineering services. Ted Pooler with HLA is working on submitting the study to the WA State Dep. Of Ecology.

Electronic Vehicle
Infrastructure

b) Admin. Ranger met with Lori Froehlich regarding the Electronic Vehicle Infrastructure Transportation Alliance (evita), a proposed charging station at the Depot. The Town of Naches is processing right of way acquisition with Yakima County Fire District No. 3 to place the charging stations on the west end of the fire department parcel. Grant funding from PacifiCorp.

TIB Application or Naches
Avenue

c) Naches Avenue Resurfacing Project: The bid opening for this project was held at Naches Town Hall at 10:00 a.m. on Monday April 13, 2020. A Total of four (4) bids were received with the low bid of \$145,997.20, being offered by Central Paving, LLC of Ellensburg, WA. This low bid is approximately thirteen (13) percent below the Engineer's estimate of \$168,850.00. After reviewing and checking all bidders Staff recommends the Town of Naches award a construction contract to Central Paving,

TOWN OF NACHES STUDY SESSION MINUTES

April 13, 2020

STBG- Enhancement

Memorandum of
Understanding/ Letter of
intent.

- LLC, in the amount of \$147,997.20, contingent on approval of the Transportation Improvement Board (TIB). Staff is also requesting for Council to extend the April 13, 2020 meeting to April 20, 2020 at 6:00 p.m. to review and approve the TIB consulting agreement with HLA, Inc.
- d) Yakima County Co-Sponsor (\$500K) STBG enhancement funding for the removal of the warehouse at the Depot park and construct the future Naches Community Pavilion.
- e) Letter of Intent to enter into a purchase and sale agreement for property at 8894 US Hwy 12. Naches, WA. Being Yakima County Assessor's Tax parcel Nos. 171411-32002 and 171410-14002 (appx. 44.57 acres) ("property") Attorney Shinn explained the process and reason for the sale/transfer: The parties have negotiated in good faith for the Town to take over the property, provided, that the Town continue to make the property available for Little League baseball and that the property as whole continues to be used for that purpose and other sporting and recreational activities. The Town wishes to acquire the property for those purposes, to enhance the current facilities, remove the clubhouse building which in not in conformity with current building code requirements, and promote the site for community sporting events, recreation and community wide gatherings. The Town will supply much needed and delayed maintenance and repair and replace outdated utilities and improvements, and further develop Parcel No. 171410-14002 for the betterment of the Town and surrounding community. Conditions to Closing: Both Upper Valley Sports and the Town have conditions precedent to closing. Upper Valley Sports Articles of Incorporation provide that upon dissolution, the assets of the Corporation shall be distributed only to a recipient or recipients, to be selected by the Board of Directors, that is a tax exempt organization within the meaning of Section 501©(3) of the United State Internal Revenue Code or the corresponding provision of any future United States Internal Revenue law. This transaction for which the consideration paid is payment of all property taxes and assessments through June 30,2020 as well as immediate repair and maintenance expenditures, which involves the transfer of substantially all of Upper Valley Sports assets would likely be viewed as dissolution event requiring transfer of the assets to a 501 © (3) entity which the Town is not. However, the Town is a tax-exempt organization,

TOWN OF NACHES STUDY SESSION MINUTES

April 13, 2020

willing to fulfill all of the original intents and purposes for which Upper Valley Sports will be required to satisfy legal requirements for the proper transfer of the property to the Town. The Town, as a condition precedent to closing will be provided a 60 day (“inspection period”) to review conditions and complete inspection and investigation of the property. That investigation may include, but not be limited to, its review of compliance with governmental requirements, environmental investigation, title review, and review of physical conditions. The Town’s obligation to close will be contingent upon the satisfactory review and approval of these due diligence items during the inspection period and ultimate approval of the Naches Town Council. Access & Entry: Following execution of a License Agreement in form as appended hereto attachment “C” , the Town shall have access to the Property to both complete repair and maintenance and also to conduct its investigation of the Property.

- CMAQ Future funding-
- Naches Centennial 1921-2021

Public Works	Public Works Staff is working on regular maintenance, they are working on irrigation and weed spraying.
Annual Report 2019	Clerk Birrueta is working on the 2019 Annual report that needs to be submitted to the Washington State Auditor’s Office. Due May 29, 2020.
Review Vouchers & Treasurer report	Clerk Birrueta, gave the financial report for the month of March 2020. Presented vouchers dated second payment March 23, and also vouchers dated April 13, 2020.
Other Business	None
Adjourn; 6:26 p.m.	The Study Session closed at 6:26 p.m.

Paul D Williams, Mayor

Elvira Birrueta, Clerk/Treasurer