

TOWN OF NACHES STUDY SESSION MINUTES
June 8, 2020

Present:

Mayor Williams
Councilwoman, Williams
Councilman, Henning
Mayor Pro Tem Weekes

Absent:

Councilman Hawver
Councilwoman Hawver

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

Staff Report

Admin. Ranger, provided the staff report.

WWTP/ Upgrade

a) Phase I wastewater treatment plant improvements, with funding from Yakima County SIED grant/loan program: Ted Pooler with HLA, Inc. engineering services submitted the plans and study to the WA State Dep. Of Ecology.

Electronic Vehicle Infrastructure

b) The Electronic Vehicle Infrastructure Transportation Alliance (evita), a proposed charging station at the Depot. The Town of Naches has acquired the wright-of-way it has been signed and recorded. Grant funding from PacifiCorp. Included in the Council packet an Interlocal cooperative agreement between Energy Northwest and Town of Naches, Washington for lease to install and operate electronic vehicle charging stations for the general public at the Depot parking area.

TIB Application or Naches Avenue

c) Naches Avenue Resurfacing Project: Enclosed in the Council packet progress estimate No. 1 for work performed by Central Pacing, LLC, through May 22, 2020, the amount due the contractor of \$127,920.93 is net after retainage, per the contract documents. The pedestrian signal lighting are on back ordered, once received the project will continue its final stages of construction until then it's on hold.

STBG- Enhancement

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. Staff has submitted the application.

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Memorandum of Understanding/ Letter of intent.

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, Recitals, Due Diligence within five (5) days business days from the date of mutual execution of this agreement, seller/donor will make available to purchaser / donee, at Naches Town Hall, c/o Jeff Ranger, for inspection and copying, any and all documents in seller's/ donor's possession relating to the property (hereinafter sometimes referred to as the "Due Diligence Documents"), including but not limited to, the following documents:

3.1.1 All occupancy agreements affecting Property;

3.1.2 All management contracts, maintenance and repair contracts, and all service supply contract or agreements related to the Property.

3.1.3 All present insurance policies covering the Property;

3.1.4 All environmental reports or other environmental documentation regarding the Property; and,

3.1.5 All correspondence in Seller's / Donor's possession that may be relevant to the current maintenance or repair of the Property.

Preliminary title report, seller disclosure statement, conditions precedent. Due Diligence Period. Town Council Approval prior to closing, purchaser/ donee must have approved the sale and transfer by appropriate ordinance or resolution. In the absence of such approval by the date of closing, this transaction shall be cancelled and neither party shall have any further obligation to the other. The purchase and sale/ donation agreement was given to Council for review and study on May 11, 2020 before any decision should be made will revisit during the Council Meeting June 8, 2020. Staff didn't received any opposition on the purchase and sale/donation agreement. Attorney Shinn, prepared resolution No. 2020-11 for Council to consider approval of the "purchase and sale/donation agreement" between Upper Valley Sports & Recreation Association and the Town of Naches, in consideration of the transfer of approximately 44.57 acres of land to the Town of Naches.

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- Naches Centennial 1921-2021
- Naches Fire Station
- Dollar General- Staff will be processing a Sepa and Shoreline Applications submitted by Dollar General proposed grocery store. The comment ending period is June 22, 2020.

Public Works

Public Works Staff is working on regular maintenance, irrigation, weed spraying and helping with the Cleman's View project.

Review Vouchers & Treasurer report

Clerk Birrueta, gave the financial report for the month of May 2020. Presented vouchers dated second payment May 21, and also vouchers dated June 8, 2020.

Other Business

None

Adjourn; 6:24 p.m.

The Study Session closed at 6:24 p.m.

Paul Williams, Mayor

Elvira Birrueta, Clerk/Treasurer