



**Stevensville Committee of the Whole Meeting
Agenda for
THURSDAY, JANUARY 21, 2021
7:00 PM
NVPL Community Room – 208 Main Street**

The Town of Stevensville live streams Town Council and board meetings on our website at <http://www.townofstevensville.com/meetings>

A webform for real-time public comment submission is available here: [PUBLIC COMMENT](#)

Telephone Login Information: Dial (253) 215-8782
Meeting ID: 896 1455 1019
(No participant ID when calling in)
Passcode: 181399
Press *9 to raise your hand

1. Call to Order and Roll Call
2. Discussion on the Following Items
 - a. [Community Facilities / Community Center discussion with representatives from the Stevensville Community Foundation - Community Center Committee](#)
3. [Public Comment](#)
4. [Adjournment](#)

Guidelines for Public Comment

Public Comment ensures an opportunity for citizens to meaningfully participate in the decisions of its elected officials. It is one of several ways your voice is heard by your local government. During public comment we ask that all participants respect the right of others to make their comment uninterrupted. The council's goal is to receive as much comment as time reasonably allows. All public comment should be directed to the chair (Mayor or designee). Comment made to the audience or individual council members may be ruled out of order. Public comment must remain on topic, and free from abusive language or unsupported allegations.

During any council meeting you have two opportunities to comment:

1. During the public comment period near the beginning of a meeting.
2. Before any decision-making vote of the council on an agenda item.

Comment made outside of these times may not be allowed.

Citizens wishing to speak during the official public comment period should come forward to the podium and state their name and address for the record. Comment during this time maybe time limited, as determined by the chair, to allow as many people as possible to comment. Citizens wishing to comment on a motion for decision before any vote can come forward or stand in place as they wish. Comment must remain on the motion before the council.

File Attachments for Item:

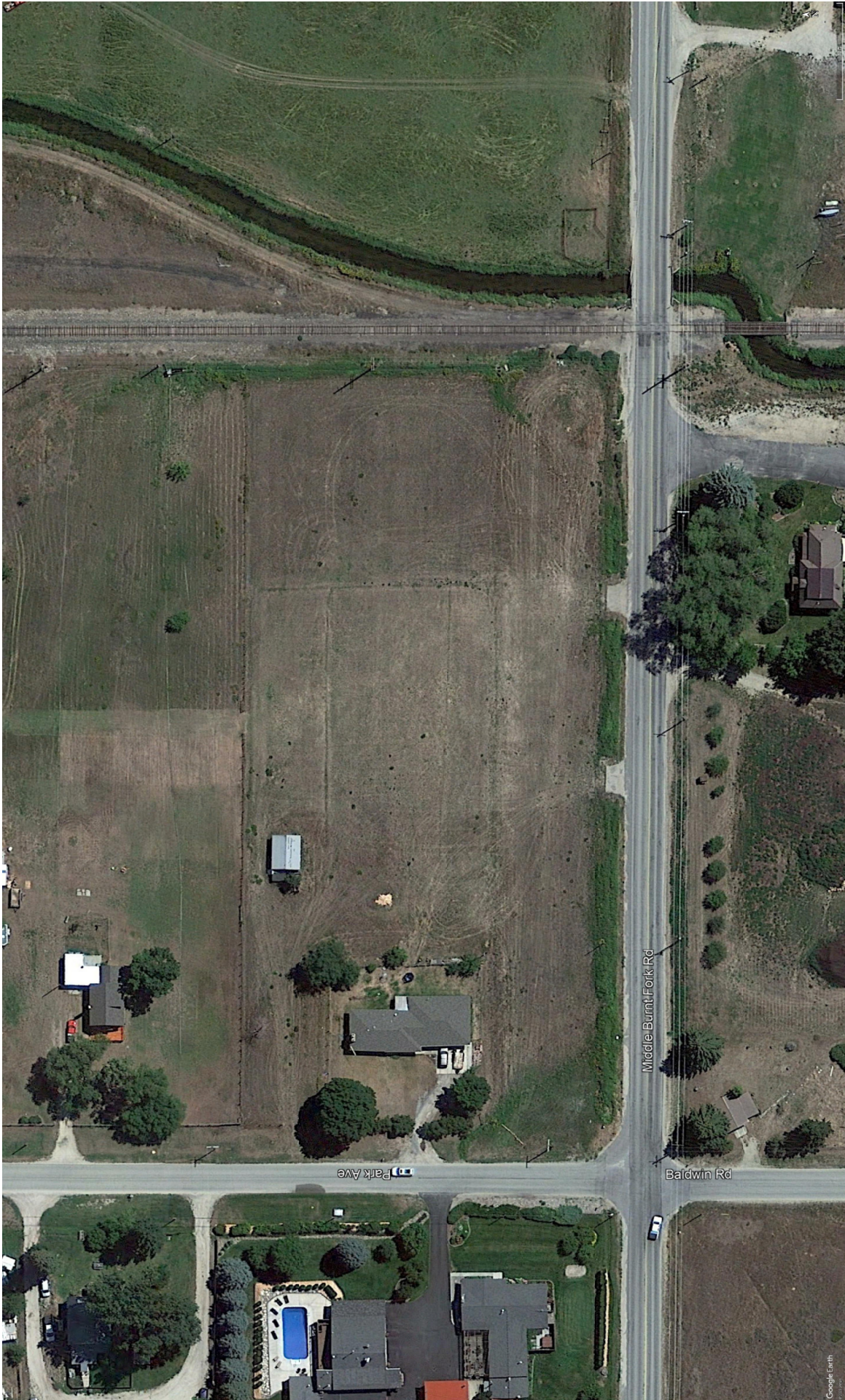
- a. Community Facilities / Community Center discussion with representatives from the Stevensville Community Foundation - Community Center Committee

Stevensville Community Center

Timeline of Events

1. Purchased the 3.54 ac property in 1999. Residential property located at 710 Park Str, Stevensville
 - Purchased by the then 5-year-old organization "The Stevensville Community Foundation" (SCF)
 - Funded by a consortium of 3 banks and 4 individuals for \$175K.
 - Fundraising was begun and over the course of the next few years the note was satisfied which included partial forgiveness from some individual investors.
2. After the purchase a large grant was written and submitted to the Murdock Foundation to fund most of the community center. That grant was denied.
 - The Murdock Foundation recommended that the project be housed under a separate foundation, rendering its decisions and finances apart from the SCF.
 - In 2005 the "Stevensville Community Center Complex" (SCCC) was formed. It was a fully operational Foundation with its board made up of some SCF members and other interested citizens.
 - Additionally, protective agreements were put in place to secure the property's future should the SCCC not be able to carry out its mission of owning, operating and building the community center.
 - In 2005 a capital campaign was begun as well.
 - The title of "Complex" began with the original plan to create a multiple venue area starting with the community center. The venues were to be accessed through a large parking lot located on the adjacent 4-acre parcel owned by the School District. In 2000 a 5-year lease between the School District and the SCF was signed. The lease up for renewal in 2005, was not renewed.
3. The resultant "community center only plan" continued to move forward. Foundation fundraising offered donors options for SCF initiatives or for the Community Center project.
 - Between raising new money and rental income after expenses, the property is now worth several thousand dollars more and carries a cash reserve of approximately \$60K.
 - Along the way, 2 new in and out entry drives were constructed providing access from Middle Burnt Fork Rd. An east to west irrigation ditch ran down the center of the property requiring it to be rerouted to the south border ditch along the MBF road. Those projects and residential maintenance items were funded with \$25K of outside grant money, cash on hand and donated time.

- Over 21 years, between several board members, thousands of volunteer hours have been donated for acquisition, management and planning of the community center. Site plans and building mockups were developed, that while providing a great vision, will need to be modified due to time lost and cost.
 - Economic swings that were certainly unanticipated, became speed bumps and stoppers. Just when things started to look stronger after the recession it became clear that raising money through grants didn't appear to be an option.
 - After a 5-year period of simply managing the rental property, the SCCC Board began to look in earnest at restarting only to find that constructing the sewer trunk line to the property would take significant effort and money to make it feasible.
 - Other location options with available sewer and water were explored. That outcome was very positive, as it highlighted and strengthened the positive attributes of the property location which over time had become even more evident.
4. While operating as a separate board (SCCC) from 2005 to 2019, the confusion factor with the SCF was always a problem. In 2019 for that reason and to simplify the organization, the SCCC Board was consolidated back into the SCF through a management agreement executed by the Stevensville Community Foundation and the then SCCC Board.
- The property and all finance accounts remain titled under the SCCC maintaining liability and accounting separation.
 - The SCF **Community Center Committee** manages all activities undertaken for the community center project reporting accordingly to the SCF. Currently 2 members of the SCF and 3 other private citizens serve on the committee.
5. Thanks to the Stevensville City Council and Administration the sewer trunk line is approved and underway. It's time to begin management and building plans for the community center.
- Project planning consists of a 6K sf building to include a commercial kitchen and storage for expandable and moveable chairs, tables, dividers and stage risers. The vision is for the building is to be flexible enough to accommodate many different types of needs from larger banquets to smaller areas for other purposes.
 - Building construction plans will include future expandability.
 - Management of the facility once constructed is a major consideration which cannot begin too soon.
6. Along with the lot and cash resources the committee is working on acquiring a several hundred-thousand-dollar grant which will serve as the necessary seed money to raise the rest of the estimated \$1.5M project.
- The committee plans to acquire a construction proceeds loan to begin the project once the above-mentioned grant is secured.







The Importance of Preserving and Promoting Historic Buildings

An important part of what gives a city character, and a sense of community is its history. One way of acknowledging this history is by preserving historic buildings and structures. They may be an example of a particular style of architecture, or represent a significant era, or a milestone in the city's history. These historic buildings are worth preserving for a number of reasons.

Preserving History Through Buildings

Old buildings are witnesses to the aesthetic and cultural history of a city, helping to give people a sense of place and connection to the past. Historic buildings often represent something famous or important to people who live in a city or those visiting.

Recognizing the importance of old buildings to the public and to the country's heritage, Congress enacted the National Historic Preservation Act in 1966. This act works to save historic buildings, explaining, "preservation of this irreplaceable heritage is in the public interest so that its vital legacy of cultural, educational, aesthetic, inspirational, economic, and energy benefits will be maintained and enriched for future generations of Americans."

Public Investment in Historic Buildings

Public investment into historic landmarks and buildings can sustainably continue to the preservation of a communities most treasured historic assets. The possible outcomes of public investment into the history of the community ensure that these features are maintained and preserved for generations, and more closely connect the community with its history. Advantages include:

- Public agencies qualify for unique and competitive funding opportunities, leveraging state and federal monies to complete restoration & preservation projects.
- Historic buildings and landmarks owned by public agencies connect the community to their history and allow for public benefit.

Stevensville Opportunity

The Bass Mansion, located at 100 College Street was built during 1908–09. It was listed on the National Register of Historic Places in 1978.

It was designed by Missoula, Montana architect A.J. Gibson and its construction was supervised by architect John Brechbill for owner Dudley C. Bass.

Dudley C. Bass and his brother William Bass, are credited with pioneering the state's fruit industry by their 1,000 acre Pine Grove Farm, "renowned" in the east as well as the northwest.



The mansion is a two-story frame building with a monumental pedimented portico having six "quasi-Ionic" columns. Two of the columns are engaged and four support the front of the pediment.

The property has been under private ownership of various owners since construction of the home, most recently purchased in 2018. The building has been primarily used as a single-family residence. Today, the property is listed for sale and on the market for purchase.



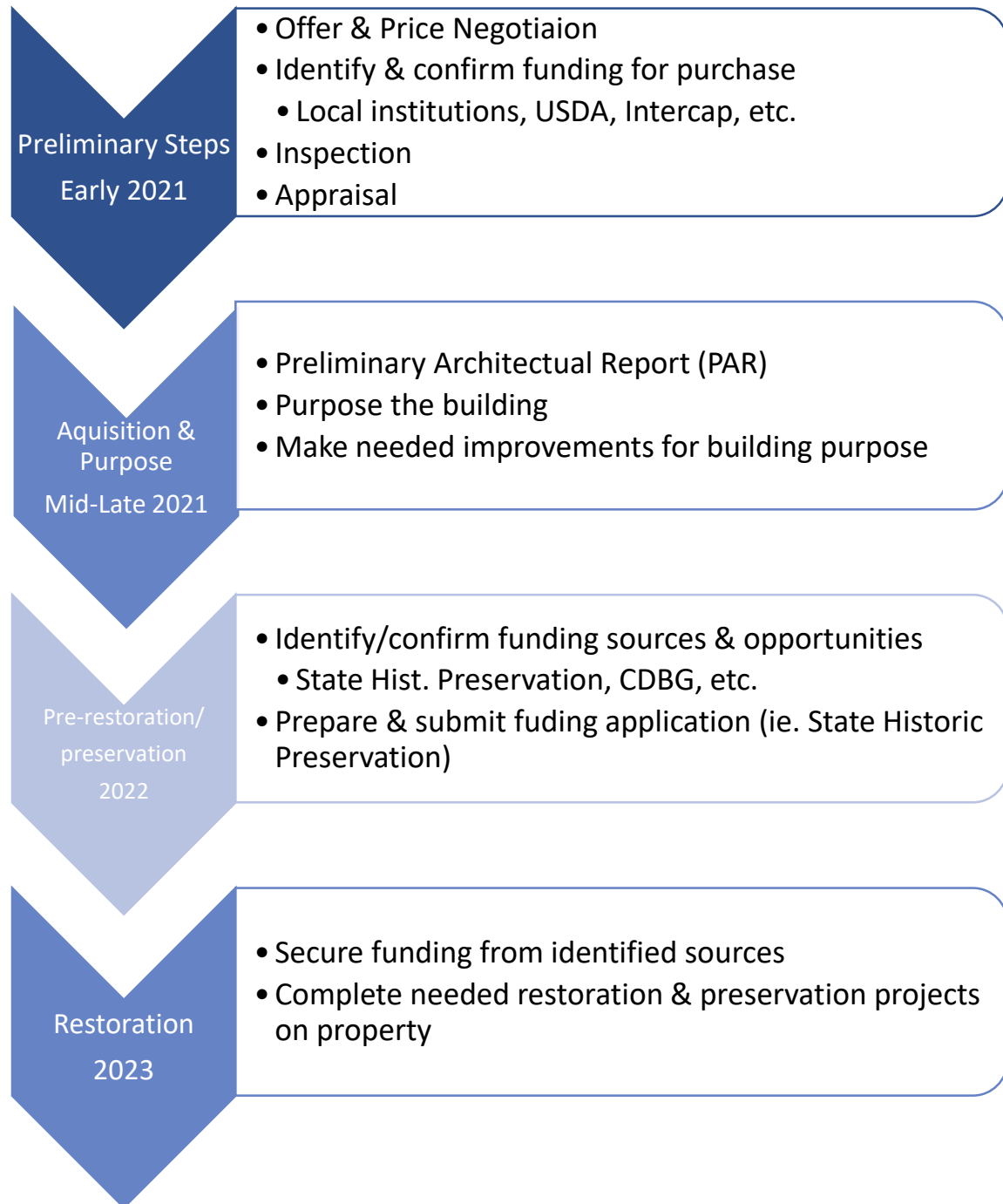
The 4,792 square foot building sits on 1.46 acres bordered by College Street to the West, Pine Street to the East and Eastside Highway adjacent to the Northern neighboring parcel.

The Town Council is being presented with this information as an opportunity that may serve the public interest in the future.

After discussion, the Town Council can provide the administration with their desire to either not consider the opportunity, or to proceed with further information gathering and initiating the next steps. A possible process outline and time frame for the project if the Council desires to proceed.

Possible Project Timeline

The following timeline is an estimate to the next steps suggested in the project.



Property Map

