

Subject: Proposed EarlyON Child and Family Centre –
Old Pelham Town Hall**Recommendation:**

BE IT RESOLVED THAT Council receive Report #2019-0156 and THAT the EarlyOn Child and Family Centre program be welcomed to the Old Pelham Town Hall commencing January 6, 2020;

AND THAT the Director of Public Works be directed to initiate an RFP for the engineering of a septic holding tank to replace the existing septic system at the Old Pelham Town Hall

Background:

EarlyON Child and Family Centres are publicly-run drop-in centres for families with children up to six years old. They provide positive learning and play opportunities and have the potential to connect families to various services (social, economic, medical) that provide service to the young and their caregivers. The Regional Municipality of Niagara provides funding, on behalf of the Province of Ontario, to service delivery partners for the operation of EarlyON Centres in Niagara. Presently, there is one such Centre in the Town of Pelham, which currently operates out of the basement of a religious institution in Fenwick. Town staff have been informed that this service arrangement will be ending on or about December 31, 2019. In discussions with both Regional staff and the potential service provider, it has become clear that the best potential spot with proximity to Fenwick is the building known as “Old Pelham Town Hall”. The purpose of this report is to recommend that the Town enter into a rental agreement that would provide space to the service provider so that an EarlyON Child Centre can continue to operate in Pelham.

Analysis:

Based on the current operational funding, the service provider has identified that they are prepared to pay \$8,000 per year (the current rate for use of space) to be able to use Old Pelham Town Hall during the mornings, Monday-Friday, for ten months per year (they do not operate during the summer). This would be new

revenue for the Town, and the funds generated could be applied to infrastructure renovations at Old Pelham Town Hall which are unavoidable and will otherwise be borne by the levy. Of greater importance, the Town has the opportunity to ensure that this valued service continues to be offered within its borders. Old Pelham Town Hall is currently being used on a regular basis by both the Pelham Seniors Citizens Association and the Fonthill & District Kinsmen Club. Each of these groups meets regularly, but uses only a portion of the building while so doing. In addition to this community usage, Old Pelham Town Hall is routinely rented for RCW Service Providers Programming, showers, funerals and similar events. Fortunately, the wishes to operate in the mornings only finishing by 11:30am and vacating by noon.

Infrastructure Challenge Old Pelham Town Hall sits on a wedge shaped property approximately 1292m² in size. It is located at the intersection of Canboro Road, Centre Street and Memorial Drive. The facility, which is not within the sanitary sewage service area, has experienced ongoing issues with the existing septic system, particularly during winter months. An engineering site investigation was carried out in May of 2017 to identify surface drainage characteristics of the property, as well as subsurface investigation of the existing tile bed and soil characteristics.

This potential capital project has been deferred in each of the 2018, 2019 and 2020 capital budgets. With the anticipated increased use of the facility with the EarlyON Centre as a tenant/service partner, the need to proceed with the repairs identified below is more urgent. The existing sewage system is comprised of a single chamber holding tank located at the South/West corner of the building, a dual chamber septic tank located at the North/East corner of the building and an inground leaching bed that comprises four runs of about 15m in length. A pump and forcemain is used to convey waste from the holding tank to the septic tank. Test holes were excavated throughout the leaching bed to determine overall condition and functionality. The distribution piping was found to be clogged with sludge and roots. The exposed stone trench adjacent to the walkway was observed to be saturated and black with organic growth. Based on the heavy sludge build-up, root intrusion within the distribution pipes, and saturated stone trench it was determined that the existing leaching bed was hydraulically overloaded. The overloading of the leaching bed makes it more susceptible to freezing especially under the cleared sidewalk. A frozen leaching bed would be expected to back up to the septic tank located on the North/East corner of the building and spill out.

Based on the witnessed condition of the existing bed and reported issues at the facility, a new sewage system is considered necessary. The proposed design(s) provided in the report was based on the facility being classified as a "Assembly Hall with no food service" and "Assemble Hall with food service" depending on daily use.

It's balanced flow would be estimated at 2000L to 3000L per day. The available area is considered inadequate to allow of the installation of a new filter bed. A Class 5 'holding tank' sewage system is considered the only viable servicing option for the property. Specific details can be found in the consultant's report, attached as an appendix to this report.

Financial Considerations:

In addition to increasing foot-traffic to the Old Pelham Town Hall, the proposed rental permit would provide an additional \$8,000 per annum. The operating budget can include a transfer to the Facilities reserve, which would be offset by OPTH revenue, to offset the cost of planned capital expenditures. Unfortunately, the repairs are estimated to cost \$80,000, and so this will require at least ten years to pay for, but the repairs cannot wait.

Alternatives Reviewed:

N/A

Strategic Plan Relationship: Build Strong Communities and Cultural Assets

By having the proposed EarlyON Child Centre locate at the Old Pelham Town Hall, which is centrally located, it is a great benefit to the Community and the Town of Pelham. The increase in revenues will also assist in offsetting costs to improve the septic system.

Consultation:

David Cribbs, CAO
Teresa Quinlin, Director of Corporate Services
Jason Marr, Director of Public Works

Other Pertinent Reports/Attachments:

Consultants report on Septic System

Prepared and Recommended by:

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Prepared and Submitted by:

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