

The Corporation of the City of Kawartha Lakes
Committee of the Whole Report

Report Number CS2019-005

Date: March 19, 2019
Time: 1:00 p.m.
Place: Council Chambers

Ward Community Identifier: All

Title: Victoria County Historical Society Olde Gaol Museum Lease

Description:

Author and Title: Craig Shanks, Director of Community Services

Recommendation(s):

That Report CS2019-005, Victoria County Historical Society Olde Gaol Musuem Lease, be received and;

That staff be directed to prepare a new Lease agreement between the Victoria County Historical Society and the City of Kawartha Lakes for the purpose a museum and historical collection storage within the Olde Gaol Museum facility (50 Victoria Avenue North, Lindsay), and;

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

At the May 22, 2018 City of Kawartha Lakes Council meeting the following resolution was passed,

That Report CS2018-009, **Olde Gaol Museum Lease – Victoria County Historical Society**, be received;

That the City provide interim relief to the Victoria County Historical Society by providing the payment of utility invoices (Hydro One and Water costs) associated with the Olde Gaol Museum, to the end of Q1 2019: and,

That the Victoria County Historical Society report back to Council no later than the end of Q1 of 2019 with a Business Plan and Operating Model to guide the terms and conditions of a new lease agreement for the occupation of the Olde Gaol Museum.

CR2018-335

This report is brought forward in regard to that Council resolution and the deputation today from the Victoria County Historical Society (VCHS).

Rationale:

The City of Kawartha Lakes owns the Olde Gaol Museum located at 50 Victoria Avenue North, Lindsay. The facility is currently occupied and managed through a lease agreement (see Appendix A) with the Victoria County Historical Society. This operation and management agreement has been in existence since 2000.

The current lease has all costs associated with operating the facility and capital improvements to be at the expense of the Victoria County Historical Society. As expressed in their deputation, the current arrangement is cost-prohibitive for a NFP organization to sustain. They are also hoping to work with the City to be able to produce and agree upon a new Lease Agreement for the use of, and management of, the museum facility.

As stated, the Olde Gaol Museum facility is currently occupied, operated and managed by the Victoria County Historical Society. The current lease was entered into in 2000 and is in need of update. Times have changed significantly since this agreement was entered into, and both the Society and City would benefit as a new agreement that would specify and clarify the roles and responsibilities of parties while also being realistic of expectations and capacity of both entities.

The request of the VCHS, and supported by staff, is to continue to have the City assume the operational costs of the facility, approximately \$10,000.00/annually

and to enter into a new Lease Agreement which shows this as a responsibility of the facility owner, the City.

Staff are hopeful that a new lease agreement will allow the Society to become more sustainable, prevent relief coverage from being required in future years and focus on their strength and capacity to curate the museum and collection.

As a City-owned facility it is important to realize that if the invoices were to be defaulted on, as owner of the facility the City would be accountable. Therefore, as Council has done for previous “Cultural” organizations housed within City owned facilities; the provision of utility relief is being recommended. Also, as the City maintains the lawn and the parking lots at the neighbouring City Hall and Human Resources facilities the City will provide for such services at this location at minimal cost, as it is unreasonable for the VCHS to manage independently.

Finally, the City has reviewed the Museum facility and has determined that at this time the current use, as a facility to provide a cultural experience and provide a space for that service provision is the best use of the building. An alternative City need for this facility is not feasible or in the City’s best interests at this time.

Other Alternatives Considered:

Council could choose to adhere to the current negotiated Lease Agreement. However, staff are not recommending this as the VCHS is not in position to be able to pay this expense. Also, the facility is a City-owned facility and the VCHS is providing a community service. In order to provide this service, as a Museum operation, the City providing the facility and expense costs to operate the facility is good practice. Without the City partnering in this way a Museum operation is not feasible.

Of note, staff are continuing to review this facility and work with the VCHS to look at increasing use of the facility and/or if other services can be operated out of it to make the facility more sustainable.

Financial/Operation Impacts:

The cost for the City to assume the expenses of the operating (utilities, property maintenance, etc.) of the facility is approximately \$10,000.00/annually. The City paid and performed some of these duties as the result of the 2018 Council resolution and if directed to do so for 2019 will again. If a new Lease is directed to be proposed, it will properly reflect payment responsibilities of both parties and for all costs assumed directly by the City a new G/L account will be created for the facility in the Community Services Department budget.

Activity	Relief Request (2018)
Hydro Utility Payments	\$7,000
Water Utility Payments	\$1,000
Lawn and Parking Lot Maintenance	\$2,000
Total Relief (2018)	\$10,000

Relationship of Recommendation(s) to the 2016-2019 Strategic Plan:

The recommendations within this Report contributes to the Council Adopted Strategic Plan. It can identify to more than one of the Goals, namely:

- Goal 1 – A Vibrant and Growing Economy
- Goal 2 – An Exceptional Quality of Life

Link to Strategic Plan

<http://links/corpdocs/Corporate/2016%20Strategic%20Plan%20-%20City%20of%20Kawartha%20Lakes.pdf?Web=1>

Review of Accessibility Implications of Any Development or Policy:

N/A

Servicing Implications:

N/A

Consultations:

Victoria County Historical Society

Attachments:

Appendix A: Current Lease Agreement between the City of Kawartha Lakes and the Victoria County Historical Society



App A - Current Old
Jail Agreement.pdf

Appendix B; VCHS Business Plan



CS 2019-005 App B
VCHS Business Plan.p

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