



**CITY OF  
Welland**

**MINUTES OF THE**

**JULY 9, 2024 COUNCIL MEETING**

**CIVIC SQUARE, COUNCIL CHAMBERS  
60 EAST MAIN STREET**

Council met in Committee-of-the-Whole closed to the public at 5:38 p.m. and in open session at 7:00 p.m. on the above date.

His Worship Mayor Frank Campion in the Chair.

**Members Present:**

Councillors J. Chiocchio, T. DiMarco (virtual), B. Fokkens, B. Green, M.A. Grimaldi (virtual), J. Lee, D. McLeod (5:47 p.m.), C. Richard, S. Setaram, G. Speck (virtual), and L. Van Vliet.

**Members of Staff and Others Present:**

Chief Administrative Officer, R. Axiak

Deputy City Clerk, L. Bubanko

General Manager of Corporate & Enterprise Services/CFO, S. Nagel

City Treasurer, E. Pankoff (7:00 p.m.) - (virtual until 9:06 p.m.)

Fire Chief & Community Emergency Management Coordinator, A. Eckhart (until 8:47 p.m.)

Director of Community Services, J. Ruddell (until 8:23 p.m.)

Director of Infrastructure Services, SM. Millar (virtual)

Director of Planning and Development Services, G. Munday

Manager of Business & Community Services, A. Degazio (7:00 p.m.) - (virtual until 8:25 p.m.)

Revenue Service Manager, M. Lostracco (7:00 p.m.) - (virtual until 9:06 p.m.)

Manager, Traffic/Parking/By-laws, A. Khan (8:21 p.m. - (virtual until 9:13 p.m.)

**2024 - 199****24-25** Moved by Van Vliet and Green

THAT THE COUNCIL OF THE CITY OF WELLAND meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 5:38 p.m. to consider:

- Advice that is subject to solicitor-client privilege, including communications necessary for that purpose:
  - 44 Heron Street - OLT Appeal.
- A trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization:
  - Contract Award - Water Meter Replacement Project.
- A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board:
  - Draft Agreement - Welland Museum.

*(Councillor Speck was not present during Committee-of-the-Whole discussions on a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board regarding Draft Agreement - Welland Museum as his company provides apparel to the Welland Museum).*

**CARRIED****2024 - 200****24-25** Moved by McLeod and Lee

THAT THE COUNCIL OF THE CITY OF WELLAND arise from its closed Committee-of-the-Whole meeting at 6:50 p.m. with report.

**CARRIED****THE FOLLOWING ITEM WAS DELETED:**

Item 5.1 – Report CS-2024-13: Community Grant Policy Options & Framework.

**PRESENTATION**

Plaque presentation by Mayor Campion and Inspector Dave Gomez, Niagara Regional Police, to Kim Perry in recognition of saving a young boy from being struck by a vehicle.

**DELEGATION**

**24-4** Melanie Dugard, Principal, Grant Thornton addressed Council regarding its 2023 Consolidated Financial Statements.

**2024 - 201****24-1** Moved by McLeod and Richard

THAT THE COUNCIL OF THE CITY OF WELLAND hereby approves and adopts the minutes of the Special Council Meetings of June 18 and 25, 2024 as circulated.

**CARRIED****2024 - 202****04-152** Moved by Green and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND approves the termination of the license agreement, referenced in Appendix 1 of Report CS-2024-11, between the City of Welland and the Welland Soccer Club (WSC).

**CARRIED****2024 - 203****21-30** Moved by Green and Setaram

THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to reimburse Holy Trinity Church in the amount of \$1,979.24 for their loss in running the emergency homeless shelter.

**CARRIED****2024 - 204****23-105** Moved by Van Vliet and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND approves Redline Draft Plan of Common Element Condominium for the Warbler Place Common Element Condominium (File No. 26CD-14-23003) subject to the following added condition of approval:

1. That the condominium agreement between the owner and City of Welland contains wording wherein the owner agrees to implement the recommendation of the approved Restoration Plan.

**CARRIED****2024 - 205****23-107** Moved by Lee and Setaram

THAT THE COUNCIL OF THE CITY OF WELLAND approves extension to Red-Line Draft Plan of Vacant Land Condominium for the Fusion Homes Phase 2 Vacant Land Condominium (File No. 26CD-14-20001) for an additional one (1) year to November 10, 2025.

**YEAS:** Green, Speck, Chiocchio, McLeod, Richard, Grimaldi, Setaram, Van Vliet and Mayor Campion.

**NAYS:** Lee, DiMarco and Fokkens.

**CARRIED****2024 - 206****24-4** Moved by McLeod and Richard

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Melanie Dugard, Principal, Grant Thornton, regarding the 2023 Consolidated Financial Statements.

**CARRIED**

**2024 - 207**

**24-4** Moved by Grimaldi and Fokkens

THAT THE COUNCIL OF THE CITY OF WELLAND approves the Consolidated Financial Statements for The Corporation of the City of Welland (the "Municipality") including the Trust Fund Financial Statement for the year ended December 31, 2023; and further

THAT Welland City Council receives for information the audit findings report pertaining to the audited consolidated financial statements of The Corporation of the City of Welland for the year ended December 31, 2023.

**CARRIED**

**2024 - 208**

**24-15** Moved by Green and Chiocchio

THAT THE COUNCIL OF THE CITY OF WELLAND authorizes entering into a contract with Symtech Fire LLC for the construction of a Class B Fire Training Tower, with various props and safety systems, as selected and approved by the Fire Chief in the amount of \$1,497,041, plus HST; and further

THAT Welland City Council directs staff to prepare the necessary by-law and documents to execute the contract; and further

THAT Welland City Council authorizes the Mayor and Clerk to execute all necessary documents to execute the contract.

**YEAS:** Lee, Green, Speck, Chiocchio, McLeod, DiMarco, Richard, Grimaldi, Setaram, Fokkens, Van Vliet and Mayor Campion.

**NAYS:** None.

**CARRIED**

**2024 - 209**

**24-15** Moved by McLeod and Green (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND authorizes the appointment of GHD Limited to prepare the necessary energy modeling and reports required by the Federation of Canadian Municipalities, to the upset limit of \$29,000 CAD, plus HST.

**CARRIED**

**2024 - 210**

**24-22** Moved by McLeod and Lee

THAT THE COUNCIL OF THE CITY OF WELLAND approves Report TRAF-2024-07: Update to Traffic and Parking By-law 89-2000; and further

THAT Welland City Council directs the City Clerk to amend Traffic and Parking By-law 89-2000 as provided in APPENDIX 1.

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**2024 - 211****24-22** Moved by Lee and Fokkens

THAT Welland City Council refers back to staff Report TRAF-2024-07: Update to Traffic and Parking By-law 89-2000 for investigation of removing the bicycle lanes and having parking only on one side.

**CARRIED****2024 - 212****24-26** Moved by Speck and Richard

THAT THE COUNCIL OF THE CITY OF WELLAND accepts the tender of Sacco Construction Limited in the amount of \$376,695.00 (plus HST) for the 2024 Sidewalk Condition Related Replacements and Missing Links project.

**CARRIED****2024 - 213****24-62** Moved by Chiocchio and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND accepts the tender of Rankin Construction Inc. in the amount of \$2,237,425.00 (plus HST) being the lowest bid received for the 2024 Road Reconstruction 1 project; and further

THAT Welland City Council approves the allocation of funding as outlined in Report ENG-2024-24.

**CARRIED****2024 - 214****24-73** Moved by McLeod and Green (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND assumes the Waterway Commons (Phase 1) Subdivision.

**CARRIED****2024 - 215****24-74** Moved by Chiocchio and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND assumes the Welland High Gardens (Phase 1) Subdivision.

**CARRIED****2024 - 216****24-75** Moved by Speck and Lee

THAT THE COUNCIL OF THE CITY OF WELLAND approves the water haulage rate for credit card users at a rate of \$1.613/m<sup>3</sup> effective July 15, 2024; and further

THAT Welland City Council approves the water haulage rate for non-credit card users at a rate of \$1.536/m<sup>3</sup> effective July 15, 2024; and further

THAT Welland City Council approves the fixed water haulage monthly fixed charge at a rate of \$155.00/month effective August 1, 2024; and further

THAT Welland City Council directs the City Clerk to prepare an amendment to By-law 2006-193 to reflect the water haulage variable rate to \$1.613/m<sup>3</sup> (credit card) and \$1.536/m<sup>3</sup> (non credit card) and the water haulage fixed monthly cost to \$155.00.

**CARRIED**

**2024 - 217****24-76** Moved by Setaram and Fokkens

THAT the Council of the City of Welland authorizes entering into the renewed 10-year Municipal Funding Agreement (MFA) for the Canada Community Building Fund (CCBF); and further

That Welland City Council directs the City Clerk to prepare the necessary By-law.

**CARRIED****ITEMS ARISING FROM COMMITTEE-OF-THE-WHOLE (IN-CAMERA)****2024 - 218****04-91** Moved by McLeod and Green (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND authorizes staff to enter into an Operating Agreement with the Board of Management of the Welland Historical Museum.

**(Councillor Speck disclosed an interest in the matter and did not take part in the consideration and discussion of same, as his company provides apparel to the Welland Museum).**

**CARRIED****2024 - 219****04-124** Moved by Chiocchio and Van Vliet

THAT THE COUNCIL OF THE CITY OF WELLAND enters into an Agreement with Neptune Technology Group Canada Co. for the supply and installation of radio frequency water meters at a total cost of \$4,248,346.00 (excl. HST); and further THAT Welland City Council pre-approves \$2,366,000.00 of 2025 funding for Phase 2 of the Water Meter Replacement Project.

**CARRIED****BY-LAWS**

Moved by Lee and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND having given due consideration to the following By-laws, as reproduced in this evening's Council Agenda, now read a first, second and third time and pass same, and authorize the Mayor and Clerk to sign and seal same.

**24-76**

BYL 2024 - 61

A By-law to authorize entering into a Renewal of the Municipal Funding Agreement with the Association of Municipalities of Ontario to provide for the Canada Community Building Fund.

**24-15**

BYL 2024 - 62

A By-law to authorize entering into a contract with Symtech Fire LLC for the construction of a Class B Fire Training Tower with various Props and Safety Systems.

**CARRIED**

Moved by DiMarco and Richard

THAT THE COUNCIL OF THE CITY OF WELLAND having given due consideration to the following By-law, as reproduced in this evening's Council Agenda, now read a first, second and third time and pass same, and authorize the Mayor and Clerk to sign and seal same.

**24-38**

BYL 2024 - 63

A By-law to amend By-law 2006-193, being a By-law to establish and regulate fees and charges for various services or activities and use of property as provided by the Municipality; and to repeal By-law 2023-180.

**CARRIED**

Moved by McLeod and Green

THAT THE COUNCIL OF THE CITY OF WELLAND having given due consideration to the following By-law, as reproduced in this evening's Council Agenda, now read a first, second and third time and pass same, and authorize the Mayor and Clerk to sign and seal same.

**21-30**

BYL 2024 - 64

A By-law to authorize entering into an Ontario Transfer Payment Agreement with His Majesty The King In Right of Ontario as represented by the Minister of Municipal Affairs and Housing for the 2024 Building Faster Fund Program.

**CARRIED**

Moved by DiMarco and Lee

THAT THE COUNCIL OF THE CITY OF WELLAND having given due consideration to the following By-law, as reproduced in this evening's Council Agenda, now read a first, second and third time and pass same, and authorize the Mayor and Clerk to sign and seal same.

**24-77**

BYL 2024 - 65

A By-law to exempt certain lands from Part-Lot Control - Part of Block E, Plan 574, Parts 1-17 (inclusive), on Plan 59R-18093 - (2, 6, 10, 14, 18, 22, 26, 30 Marina Place), City of Welland.

**CARRIED**

Moved by Grimaldi and Lee

THAT THE COUNCIL OF THE CITY OF WELLAND having given due consideration to the following By-law, as reproduced in this evening's Council Agenda, now read a first, second and third time and pass same, and authorize the Mayor and Clerk to sign and seal same.

**24-1**

BYL 2024 - 66

A By-law to adopt, ratify and confirm proceedings of the Council of the Corporation of the City of Welland at its meeting held on the 9<sup>th</sup> day of July 2024.

**CARRIED**

Council adjourned at 9:33 p.m.

These Minutes to be approved and adopted by Motion of Council this 30<sup>th</sup> day of July 2024.