



**CITY OF  
Welland**

**MINUTES OF THE**

**OCTOBER 29, 2024 COUNCIL MEETING**

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

**AMENDED\***

Council met in Committee-of-the-Whole closed to the public at 5:08 p.m. and in open session at 7:14 p.m. and again in Committee-of-the-Whole closed to the public at 9:58 p.m. on the above date.

His Worship Mayor Frank Campion in the Chair.

**Members Present:**

Councillors J. Chiocchio (virtual) (and in person at 5:25 p.m. until 9:54 p.m.),  
T. DiMarco (virtual until 10:26 p.m.), B. Fokkens, B. Green, M.A. Grimaldi, J. Lee,  
D. McLeod, A. Moote, C. Richard, S. Setaram, G. Speck, and L. Van Vliet.

**Members of Staff and Others Present:**

Chief Administrative Officer, R. Axiak (7:14 p.m.)  
Director of Legislative Services/City Clerk, T. Stephens  
Acting Deputy City Clerk, C. Ambrosio (7:14 p.m.)  
General Manager of Corporate & Enterprise Services/CFO, S. Nagel (7:14 p.m. - 9:58 p.m.)  
City Treasurer, E. Pankoff (7:14 p.m. - 9:58 p.m.)  
Fire Chief & Community Emergency Management Coordinator, A. Eckhart (7:14 p.m.)  
Director of Community Services, J. Ruddell (7:14 p.m. - 10:10 p.m.)  
Director of Infrastructure Services, SM. Millar (7:14 p.m. - 9:58 p.m.)

Director of Planning and Development Services, G. Munday (7:14 p.m. - 9:58 p.m.)

Director of Strategic Initiatives and Economic Development, L. DeChellis (7:14 p.m.)

Chief Human Resources Officer, A. Daisley (until 7:03 p.m.)

Manager of Fleet, Equipment & Purchasing, A. Beres (7:14 p.m. - 9:58 p.m.)

Manager of Economic Development, L. Allen (7:14 p.m. - 9:58 p.m.)

Manager of Budgets & Financial Services/Deputy Treasurer, A. Vuksan Scott  
(7:14 p.m. - 9:58 p.m.)

## **2024 - 291**

**24-25** Moved by Fokkens and Richard

THAT THE COUNCIL OF THE CITY OF WELLAND meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 5:08 p.m. to consider:

- personal matters about an identifiable individual, including municipal or local board employees;
  - Meeting scheduled as per resolution on September 3, 2024 to hold an in-camera meeting to discuss an identifiable individual and follow up from the December 19, 2023 meeting.
  - Citizen appointment to the Town & Gown Committee.
- Security of the property of the municipality or local board;
  - Permission to Negotiate - 26 Shaw Street.

**CARRIED**

## **2024 - 292**

**24-25** Moved by McLeod and Moote

THAT THE COUNCIL OF THE CITY OF WELLAND arise from its closed Committee-of-the-Whole meeting at 7:01 p.m. without report.

**CARRIED**

## **THE FOLLOWING ITEM WAS DELETED:**

**24-93** A By-law to name private condominium Streets.

## **PRESENTATION:**

Mayor Campion presented certificates to Ms. Cass, Ms. Emery, Ms. Surek and Ms. Bell for their volunteer dedication to the Rhythmic Gymnastics Special Olympics Welland/Pelham.

## **DELEGATIONS:**

**24-28** Tricia Cosgrove, Community Relations Manager, Niagara Sexual Assault Centre addressed Council regarding an update on its activities.

**2024 - 293**

**24-1** Moved by Van Vliet and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND hereby approves and adopts the minutes of the Regular Council Meeting of October 1, 2024, as circulated.

**CARRIED**

**2024 - 294**

**02-160** Moved by Moote and Chiocchio

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information report CLK-2024-17 – Response to Notice of Motion – Option for Streaming Council Meetings on Facebook; and further

THAT Welland City Council approves option 2 - provide a Facebook link to the city’s website.

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**2024 - 295**

**02-160** Moved by Chiocchio and Lee

THAT Welland City Council approves option 3 - Stream directly on Facebook.

**YEAS:** Chiocchio, Green, Richard and Speck.

**NAYS:** Mayor Campion, DiMarco, Fokkens, Grimaldi, McLeod, Moote, Lee, Setaram and Van Vliet.

**LOST**

**2024 - 296**

**02-160** Moved by McLeod and Moote

THAT Welland City Council approves option 2 - provide a Facebook link to the city’s website.

**CARRIED**

**FOLLOWING THE VOTE TO THE AMENDING MOTION, THE MAIN MOTION WAS PUT AS AMENDED AND.....**

**CARRIED**

**2024 - 297**

**02-160** Moved by Speck and Chiocchio

WHEREAS, The Mayoral decision 2023-04 delegated organizational structure and employment matters to the CAO (Municipal Act Part VI.1 284.6 (1,2); and further

WHEREAS, there are limitations as outlined in 284.6(3) of the Municipal Act.

NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to seek legal advice and report to Council for employment matters within Policy HR 005 to align with the authority that Council maintains outside of the strong mayor powers under the Municipal Act 284.6 by Dec 10th, 2024.

**CARRIED**

**2024 - 298**

**05-51** Moved by Fokkens and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND approves the updated Purchasing Policy as provided in attached APPENDIX 'A'; and further THAT Welland City Council directs the City Clerk to amend the Purchasing Policy By-Law as appropriate.

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**05-51** Moved by Fokkens and Green

THA Welland City Council removes "as necessary" and keep as council approval on Page 51 Part XII – Notwithstanding Reports/Purchases Outside of Policy.

**CARRIED**

**\*05-51** Moved by Fokkens and Speck

THAT Welland City Council add "an elected from a official federal, regional or provincial or city" Page 53 Item 2 Part XV - Conflict of interest, last bullet.

**CARRIED**

**\*05-51** Moved by Fokkens and Richard

THAT Welland City Council add back in to Schedule 'B' method and approval for Professional Services Pages 47 and 59.

**CARRIED**

**\*05-51** Moved by Fokkens and Moote

THAT Welland City Council approves for Professional Services a limit of \$150,000 to be approved by those authorities indicated in SCHEDULE 'B', which is to be reported to Council monthly from staff. Amounts greater than \$150,000 shall be approved by Welland City Council.

**CARRIED**

**05-51** Moved by Fokkens and Richard

THAT Welland City Council amend "the involved bidders will be invited to attend as well" Page 51.

**CARRIED**

**05-51** Moved by Setaram and Fokkens

THAT Welland City Council removes "page 36 from the document".

**CARRIED**

**FOLLOWING THE AMENDMENTS TO THE MAIN MOTION, THE MAIN MOTION WAS PUT AS AMENDED AND.....**

**CARRIED**

**2024 - 299**

**08-48**

Moved by Moote and DiMarco

WHEREAS, the current City Property Standards By-law addresses lighting on commercial properties that affect the use or enjoyment of neighboring properties; and further

WHEREAS, other municipalities have implemented by-laws to regulate lighting in residential areas.

NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to conduct a study and report back on potential regulations for nuisance lighting between residential properties.

**CARRIED**

**2024 - 300**

**24-28**

Moved by Setaram and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Tricia Cosgrove, Community Relations Manager, Niagara Sexual Assault Centre regarding an update on its activities.

**CARRIED**

**2024 - 301**

**24-29**

Moved by Van Vliet and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information report CLK-2024-16 – 2025 Council Meeting Calendar; and further  
THAT Welland City Council approves Appendix I – 2025 Council Calendar.

**CARRIED**

**2024 - 302**

**24-38**

Moved by Chiocchio and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND approves the updated fees and charges as set out in Appendix I; and further

That Welland City Council approves the amendment to By-law 2006 -193 to reflect the updated fees and charges effective January 1, 2025, or such other dates as set out in Appendix I; and further

That Welland City Council approves the amendment to By-law 2021-188 to reflect the updated fees and charges effective January 1, 2025.

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**2024 - 303**

**24-38**

Moved by Chiocchio and Setaram

THAT Welland City Council maintains a 0% increase for Market Fees.

**YEAS:** Chiocchio, DiMarco, Fokkens, Green, Grimaldi, Lee, Richard, Setaram and Speck.

**NAYS:** Mayor Campion, McLeod, Moote and Van Vliet.

**CARRIED**

**2024 - 304****24-38**

Moved by Fokkens and Speck

THAT Welland City Council refers back to staff Report FIN-2024-25; 2025 Fees and Charges with the approved amendments.

**CARRIED****Action Items/Direction to Staff:**

- Chippawa Park – identify why at 50%.
- To include the amendment that was previously approved regarding a 0% increase to market fees.
- A breakdown for costs for rentals.
- Page 96 – “modle” is spelled incorrectly, should be “model”.
- Page 93 - meter testing and costs associated with the item.
- Page 92 - tax water billing reprint and identify the volume of these requests.
- How much does it cost to put on a festival? Can something be created with average services and it can all be in one place?.

**2024 - 305****24-78**

Moved by Setaram and Chiocchio

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report ENG-24-78: Response to Council Direction regarding Coyle Creek Stormwater Management Pond.

**CARRIED****2024 - 306****24-25**

Moved by Van Vliet and Moote

THAT THE COUNCIL OF THE CITY OF WELLAND meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 9:58 p.m. to consider:

- Personal matters about an identifiable individual, including municipal or local board employees;
  - Citizen appointment to the Town & Gown Committee.
- Security of the property of the municipality or local board;
  - Permission to Negotiate - 26 Shaw Street.

**CARRIED****2024 - 307****24-25**

Moved by Moote and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND arise from its closed Committee-of-the-Whole meeting at 10:28 p.m. with report.

**CARRIED**

**BUSINESS ARISING FROM COMMITTEE-OF-THE-WHOLE (IN-CAMERA)**

**2024 - 308**

**09-152** Moved by Moote and Grimaldi (in block)

THAT THE Council OF THE CITY OF WELLAND appoints Jenna Valleriani to the Town and Gown Committee for the term October 29, 2024 to November 14, 2026.

**CARRIED**

**BY-LAWS**

Moved by Van Vliet 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.

**24-91**

Byl 2024 - 101

A By-law exempt certain lands from Part-Lot Control - Part of Block D, Plan 574, Parts 1 and 2, Plan 59R18181, (108 Maclean Place and 141 Plymouth Road, City of Welland.

**CARRIED**

Moved by Van Vliet and Grimaldi (in block)

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 - 92**

Byl 2024 - 102

A By-law to amend Zoning By-law 2017-117 upon the application of 1000154427 Ontario Inc. to remove the Holding Symbol "H" from certain lands on the south side of Thorold Road, west of Clare Avenue, north of Maple Park, and east of South Pelham Road.

**CARRIED**

Moved by Lee and Van Vliet

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 - 103

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 29<sup>th</sup> day of October 2024.

**CARRIED**

Council adjourned at 10:35 p.m.

These Minutes to be approved and adopted by Motion of Council this 12<sup>th</sup> day of November 2024.