



CITY OF Welland

MINUTES OF THE AUGUST 12, 2025, COUNCIL MEETING CIVIC SQUARE, COUNCIL CHAMBERS 60 EAST MAIN STREET

Council met in Committee-of-the-Whole closed to the public at 5:31 p.m. and in open session at 7:08 p.m. and again in Committee-of-the-Whole closed to the public at 9:37 p.m. on the above date.

His Worship Mayor Frank Campion in the Chair.

Members Present:

Councillors J. Chiocchio (until 9:47 p.m.), T. DiMarco (virtual until 9:50 p.m.), B. Fokkens (virtual), B. Green, M.A. Grimaldi, J. Lee, D. McLeod, A. Moote, C. Richard, S. Setaram, G. Speck (7:11 p.m.), and L. Van Vliet.

Members of Staff and Others Present:

Chief Administrative Officer, R. Axiak

Manager of Legislative Services/Deputy City Clerk, S. Conidi

Legislative Assistant, C. Viger (7:08 p.m. - 9:37 p.m.)

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

Director of Infrastructure Services, SM. Millar

Director of Planning and Development Services, G. Munday

Chief Human Resources Officer, A. Daisley (until 7:08 p.m.)

Supervisor of Parking & By-law Enforcement, J. Cronshaw (7:08 p.m. - 9:37 p.m.)

City Treasurer, M. Steele (7:08 p.m. - 8:00 p.m.)

Manager of Budgets & Financial Services/Deputy Treasurer, A. Vuksan Scott
(virtual 7:08 p.m. - 8:05 p.m.)

Manager of Capital Engineering, L. McEachern (virtual 7:08 p.m. - 8:47 p.m.)

Chief Communications & Public Engagement Officer (virtual 8:29 p.m. - 9:37 p.m.)

2025 - 98

25-25 Moved by Grimaldi and Lee

THAT Council meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 5:31 p.m. to consider:

- litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;
 - Litigation Update.
- 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 position or interfere significantly with the contractual or other negotiations of a person, group or persons, or organization:
 - Procurement Matter.
- labour relations or employee negotiations;
 - HR Update.
- personal matters about an identifiable individual, including municipal or local board employees; and
 - Citizen appointment to the Town and Gown Committee.

2025 - 99

25-25 Moved by Moote and Van Vliet

THAT Council arise from its closed Committee-of-the-Whole meeting at 7:03 p.m. without report.

CARRIED

PRESENTATIONS

25-4 Melanie Dugard, Principal, Doane Grant Thorton addressed Council regarding the 2024 Consolidated Financial Statements.

2025 - 100

25-1 Moved by Richard and Chiocchio

THAT Council hereby approves and adopts the minutes of the Regular Council Meeting of July 22, 2025, as circulated.

CARRIED

2025 - 101**99-99**

Moved by Chiocchio and Setaram

THAT Council reconsiders its decision made at the July 8, 2025, Council meeting regarding Report CS-2025-26 - Civic Square Revitalization Detailed Design RFP Award.

YEAS: Mayor Campion, Chiocchio, Green, Grimaldi, Lee, McLeod, Moote, Richard, Setaram and Van Vliet.

NAYS: DiMarco, Fokkens and Speck.

CARRIED

99-99

Moved by McLeod and Chiocchio

THAT Council call the question.

YEAS: Chiocchio, Fokkens, Green, Grimaldi, Lee, McLeod, Moote, Setaram and Speck.

NAYS: DiMarco and Van Vliet.

(Mayor Campion and Councillor Richard did not vote on this item).

CARRIED

99-99

Moved by McLeod and Setaram

THAT Council receives Report CS-2025-26 for information; and further THAT Council awards to The MBTW Group Inc. for the provision of the Design, Consulting, Tendering and Contract Administrations Services for the Civic Square Plaza Revitalization.

YEAS: Chiocchio, Green, Grimaldi, Lee, McLeod, Moote, Richard and Setaram.

NAYS: DiMarco, Fokkens, Speck and Van Vliet.

(Mayor Campion did not vote on this item).

CARRIED

2025 - 102**02-85**

Moved by Grimaldi and Fokkens

THAT Council approves the revised Terms of Reference for the Welland Accessibility Advisory Committee.

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02-85

Moved by McLeod and Grimaldi

THAT Council refers the Terms of Reference for the Welland Accessibility Advisory Committee back to staff.

CARRIED

2025 - 103**23-36** Moved by Chiocchio and Setaram

THAT Council approves and accepts the tender from Alfred Beam Excavating Limited in the amount of \$8,719,000.00 (plus HST), being the lowest bid received for the West Main Street Area Infrastructure Improvements Phase 2 project; and further

THAT Council directs staff to enter into a cost share agreement with the Regional Municipality of Niagara for the West Main Street Area Infrastructure Improvements Phase 2 project as described herein; and further

THAT Council directs staff to enter into a contract with MTE Consultants Inc. for contract administration and inspection services for the West Main Street Area Infrastructure Improvements Phase 2 project in the amount of \$397,077.20 (plus HST).

CARRIED**2025 - 104****25-4** Moved by Setaram and Van Vliet

THAT Council receives for information the presentation by Melanie Dugard, Principal, Doane Grant Thornton regarding the 2024 Consolidated Financial Statements.

CARRIED**2025 - 105****25-4** Moved by Richard and Green

THAT Council 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, 2024, attached in Appendix I and II; and further

THAT 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, 2024, attached in Appendix III.

CARRIED**2025 - 106****25-22** Moved by Green and Chiocchio

THAT Council approves Report BYL-2025-02: Updates to Traffic and Parking By-law 89-2000 – Courthouse Lot and Cross Street; and further

THAT Council approves the recommendations as outlined in Appendix I.

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25-22 Moved by McLeod and Richard

THAT Council refers Report BYL-2025-02: Updates to Traffic and Parking By-law 89-2000 – Courthouse Lot and Cross Street back to staff.

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

FOLLOWING THE LOST VOTE TO REFER, THE MAIN WAS PUT IN ITS ORIGINAL FORM AND.....

YEAS: Mayor Campion, Chiocchio, Green, Lee and Setaram.

NAYS: DiMarco, Fokkens, Grimaldi, McLeod, Moote, Richard, Speck and Van Vliet.

LOST

2025 - 107

25-22 Moved by Lee and McLeod

THAT Council directs staff to prepare a report on the suitability of establishing a Community Safety Zone on Plymouth Road from the train tracks north to Lincoln Street since it has two senior homes, a park, two day cares and a school located there.

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

NAYS: None.

CARRIED

2025 - 108

25-22 Moved by Setaram and McLeod

THAT Council directs staff to prepare a report on the suitability of establishing a Community Safety Zone on Gaiser Road, specifically but not limited to Gaiser Road and Julia Drive, and Gaiser Road between South Pelham and Clare Avenue/Creekside Drive.

CARRIED

2025 - 109

25-82 Moved by Lee and Moote

THAT Council adopts Official Plan Amendment No. 58 (attached as Appendix IV) to redesignate lands known as 960 Clare Avenue from Low Density Greenfield Residential, and Environmental Conservation Area to Special Policy Low Density Residential, Special Policy Medium Density Residential and Environmental Conservation Area; and

THAT Council approves an amendment to Zoning By-law 2017-117, as amended (attached as Appendix V) for the lands known as 960 Clare Avenue from Agricultural – A1 and Environmental Conservation Overlay – EC to Site-Specific Residential Low Density 2 – RL2-142, Site-Specific Residential Medium Density – RM-143, and Environmental Conservation Overlay - EC; and further

THAT Council approves the application for Draft Plan of Subdivision for 960 Clare Avenue, subject to the schedule of Conditions attached in Appendix VI; and further

THAT no additional meetings under the Planning Act are required as the amendments to the original application are minor, in accordance with Section 34(17) of the Planning Act.

CARRIED

2025 - 110**25-88**

Moved by Chiocchio and

THAT Council directs staff to prepare a report for Council's consideration on the feasibility of launching a new music series featuring Jazz and Blues in Rotary Park, to be held Sunday afternoons during the months of July and August commencing in 2026; AND THAT the report includes:

1. A high-level event concept and costing estimates.
 2. Capital and operating costs associated with the construction of a small, removable seasonal stage to be located at the north end of Rotary Park near the skatepark and oriented south.
 3. Potential for partnerships or sponsorships to offset costs and assist with event delivery.
 4. Options for program coordination, including potential involvement of community organizations such as the Rotary Club or other external partners; and
- THAT the report be provided in advance of Council's 2026 budget discussions and includes costing estimates to determine if an amendment to the budget is required.

**NOT PUT
(NO SECONDER)**

2025 - 111**25-25**

Moved by Lee and McLeod

THAT Council meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 9:37 p.m. to consider:

- personal matters about an identifiable individual, including municipal or local board employees; and
 - Citizen appointment to the Town and Gown Committee.

2025 - 112**25-25**

Moved by McLeod and Moote

THAT Council arise from its closed Committee-of-the-Whole meeting at 10:09 p.m. without report.

CARRIED

BY-LAWS

Moved by Grimaldi and Van Vliet

THAT Council 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.

25-82

BYL 2025 - 87

A By-law to amend City of Welland Zoning By-law 2017-117 (File No. 2025-03) - 960 Clare Avenue.

25-82

BYL 2025 - 88

A By-law to authorize the adoption of Official Plan Amendment No. 58 - 960 Clare Avenue.

CARRIED

Moved by Van Vliet and Grimaldi

THAT Council 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.

25-1

BYL 2025 - 89

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 12th day of August 2025.

CARRIED

Council adjourned at 10:11 p.m.

These Minutes to be approved and adopted by Motion of Council this 2nd day of September 2025.