



CITY OF Welland

MINUTES OF THE DECEMBER 2, 2025, COUNCIL MEETING CIVIC SQUARE, COUNCIL CHAMBERS 60 EAST MAIN STREET

Council met in open session at 7:03 p.m. on the above date.

His Worship Mayor Frank Campion in the Chair.

Members Present:

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

Members of Staff and Others Present:

Acting Chief Administrative Officer, J. Ruddell

Director of Legislative Services/City Clerk, T. Stephens

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

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

Acting Fire Chief, M. Richardson

Director of Infrastructure Services, SM. Millar

Director of Planning and Development Services, G. Munday

Chief Communications & Public Engagement Manager, M. MacDonald (virtual)

Manager of Purchasing, A. Beres

Manager of Facility Operations & Development, F. Pearson

Manager of Development Engineering, K. Walsh

2025 - 190**25-1**

Moved by Lee and Van Vliet

THAT Council hereby approves and adopts the minutes of the Regular Council Meeting of November 18, 2025, as circulated.

CARRIED**2025 - 191****05-51**

Moved by McLeod and Van Vliet

THAT Council approves the updated Purchasing Policy as provided in attached Appendix I; and further

THAT Council directs the City Clerk to amend the Purchasing Policy By-Law as appropriate to reflect these updates.

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

NAYS: Chiocchio, DiMarco, Fokkens and Speck.

CARRIED**2025 - 192****05-100**

Moved by Fokkens and Setaram

THAT Council approves Option 1 outlined in this report and increase the budget in the Courthouse Elevator Replacement capital project (10-442-25461) by \$292,000 to be funded from the Capital Surplus Reserve; and further

THAT Council approves the award of the Courthouse Elevator Replacement to KONE INC. o/a KONE Elevators & Escalators in the amount of \$708,000 (plus HST).

CARRIED**2025 - 193****12-138**

Moved by McLeod and Moote (in block)

THAT Council approves the assumption of the Woodsvew Estates Subdivision by the Corporation of the City of Welland.

CARRIED**2025 - 194****21-142**

Moved by McLeod and Moote (in block)

THAT Council approves an extension to Draft Plan Approval for the Fusion Homes Plan of Subdivision, Phase 3 (File: 26T-14-10002), for an additional two (2) years to January 15, 2028; and further

THAT Council approves a policy amendment to allow for an extension of two (2) years which exceeds the one (1) year extension provided through Policy SER-012-0014.

CARRIED

2025 - 195**25-12**

Moved by Chiocchio and Lee

THAT Council appoints Councillor Speck as Vice Mayor for the term of December 2, 2025, to March 31, 2026.

YEAS: Chiocchio, DiMarco, Green, Lee and Speck.

NAYS: Mayor Campion, Fokkens, Grimaldi, McLeod, Moote, Richard, Setaram, and Van Vliet.

LOST**2025 - 196****25-12**

Moved by Fokkens and Green

THAT Council appoints Councillor Van Vliet as Vice Mayor for the term of December 2, 2025, to March 31, 2026.

CARRIED**2025 - 197****25-114**

Moved by Grimaldi and McLeod

THAT Council approves an amendment to Zoning By-law 2017-117, as amended for the lands known as, 398 Schisler Road, from Agricultural – A1 to Site-Specific Agricultural – A1-147.

CARRIED**BY-LAWS**

Moved by Setaram 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.

25-12

BYL 2025 - 103

A By-law to amend By-law 2023-81, being a By-law to appoint certain members of Council as Vice Mayor for the period from July 1, 2023, to November 15, 2026.

CARRIED

Moved by McLeod and Moote (in block)

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.

25-119

BYL 2025 - 104

A By-law to authorize exemption from condominium approval for 1000 Welland Inc. for lands described as Lot 225 Thorold, Part 1 & 2 Plan 59R-4495, City of Welland, municipally known as 1002 Niagara Street.

CARRIED

Moved by Moote and Lee

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 - 105

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 2nd day of December 2025.

CARRIED

Council adjourned at 8:14 p.m.

These Minutes to be approved and adopted by Motion of Council this 16th day of December 2025.