



**MINUTES OF**  
**COUNCIL MEETING, DECEMBER 15, 2020**  
**CIVIC SQUARE, COUNCIL CHAMBERS**  
**60 EAST MAIN STREET**

Council met in Committee-of-the-Whole closed to the public at 6:04 p.m. and in open session at 7:03 p.m. and again in Committee-of-the-Whole at 9:38 p.m. and in open session at 10:26 p.m. on the above date.

His Worship Mayor Frank Campion in the Chair.

**Members Present:**

Councillors J. Chiocchio, T. DiMarco, B. Fokkens, B. Green, M.A. Grimaldi, J. Larouche, D. McLeod, A. Moote, G. Speck, L. Spinosa (until 10:07 p.m.), C. Richard (until 9:18 p.m.) and L. Van Vliet.

**Members of Staff and Others Present:**

Interim CAO/General Manager, Corporate Services, Chief Financial Officer/Treasurer, S. Zorbas  
City Clerk, T. Stephens  
General Manager, Economic Development & Recreation & Culture, D. Degazio  
Interim Director of Engineering and Public Works, SM. Millar  
Interim Director of Development and Building Services, G. Munday  
Manager of Human Resources, A. Daisley (until 10:10 p.m.)  
Manager of Recreation & Culture, R. Dalton (until 10:30 p.m.)  
Manager of Budgets & Financial Reporting/Deputy Treasurer, E. Pankoff (7:03 p.m. - 8:30 p.m.)  
Revenue Service Manager, M Lostracco (7:03 p.m. - 8:30 p.m.)

(Tom Hanrahan, Solicitor, was present during Committee-of-the-Whole discussion regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, including communications necessary for that purpose).

**2020 - 357****20-25**

Moved by DiMarco and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 6:04 p.m. to consider:

- Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board:
  - *Planning Matters update.*
- Personal matters about an identifiable individual, including municipal or local board employees;
  - *Personnel Matters.*
- Proposed or pending acquisition or disposition of land by the municipality or local board;
  - *Land Sales update.*
- Security of the property of the municipality or local board; and
  - 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;
    - *Youth Innovations Lease Renewal.*
    - *Welland Jackfish Lease Agreement.*

**CARRIED****2020 - 358****20-25**

Moved by McLeod and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND arise from its closed Committee-of-the-Whole meeting at 7:02 p.m. without report.

**CARRIED****AGENCIES, BOARDS, COMMISSIONS AND COMMITTEES REPORTS**

**09-104** Councillor Fokkens, Chair, Audit Review Committee provided a verbal report on the Audit Review Committee meeting of December 1, 2020.

**20-4** Councillor McLeod, Chair, Budget Review Committee provided a verbal report on the Budget Review Committee meetings of November 16, December 7, 8, and 9, 2020.

**2020 - 359****20-1**

Moved by Larouche and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND hereby approves and adopts the minutes of the Regular Council Meeting of December 1, 2020, as circulated.

**CARRIED****2020 - 360****99-43**

Moved by Larouche and Moote (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND enters into an amending Lease agreement for an additional five (5) years with Welland Hydro-Electric System Corp for hydro assets located on the former Canal Lands Reserve.

**CARRIED**

**2020 - 361****05-50** Moved by Larouche and Moote (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND approves the processing of the Feeder Canal Junction Lock located between Prince Charles Drive South and the Welland Recreational Waterway at Broadway municipally known as 2 Ontario Road, for heritage designation pursuant to the provisions of Part IV of the Ontario Heritage Act; and further

THAT Welland City Council directs staff to prepare the necessary documentation to designate the Feeder Canal Junction Lock, between Prince Charles Drive South and the Welland Recreational Waterway at Broadway municipally known as 2 Ontario Road as having cultural heritage value to the City of Welland.

**CARRIED****2020 - 362****06-84** Moved by Van Vliet and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND accepts for information Report R&C-2020-09: WCWC Holiday Closure.

**CARRIED****2020 - 363****09-104** Moved by Fokkens and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the verbal report by Councillor Fokkens, Chair, Audit Review Committee, regarding its meeting of December 1, 2020.

**CARRIED****2020 - 364****10-130** Moved by Larouche and Moote (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from Niagara Regional Housing (NRH) dated November 27, 2020 regarding the NRH 2020 3<sup>rd</sup> Quarter Report.

**CARRIED****2020 - 365****18-87** Moved by Green and DiMarco

THAT THE COUNCIL OF THE CITY OF WELLAND approves the extension of Interim Control By-law 2019-162 regarding Medical Marihuana Facilities for a period of one (1) additional year, expiring on December 17, 2021 on all lands within the municipal boundaries of the City.

**CARRIED****2020 - 366****20-4** Moved by McLeod and Van Vliet

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the verbal report by Councillor McLeod, Chair, Budget Review Committee, regarding its meetings of November 16, 2020 and December 7, 8 and 9, 2020.

**CARRIED****2020 - 367****20-4** Moved by Larouche and Moote (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND approves Report FIN-2020-22-2020 3rd Quarter Year-To-Date Budget Variance by Cost Center Report as recommended by the Audit Review Committee at its meeting of December 1, 2020.

**CARRIED****2020 - 368****20-4** Moved by Larouche and Moote (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND approves Report FIN-2020-23 -2020 Capital Closeout Progress and 2020 Capital Closeout Report as recommended by the Audit Review Committee at its meeting of December 1, 2020.

**CARRIED**

**2020 - 369**

**20-4**

Moved by McLeod and Spinosa

THAT THE COUNCIL OF THE CITY OF WELLAND approves Report P&B-2020-68 as well as the fees and charges therein; and further

THAT the City of Welland Fees and Charges By-Law 2020-131 be amended to include the approved fees as recommended by the Budget Review Committee at its meeting of December 7, 2020.

**CARRIED**

**2020 - 370**

**20-4**

Moved by McLeod and Spinosa

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the proposed 2021 Tax Supported Operating Budget as recommended by the Budget Review Committee at its meeting of December 8, 2020.

**CARRIED**

**2020 - 371**

**20-4**

Moved by McLeod and Spinosa

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the proposed 2021 Tax Supported Capital Budget as recommended by the Budget Review Committee at its meeting of December 8, 2020.

**CARRIED**

**2020 - 372**

**20-4**

Moved by McLeod and Spinosa

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the proposed 2022-2030 Tax Supported Capital Budget forecast as recommended by the Budget Review Committee at its meeting of December 8, 2020.

**CARRIED**

**2020 - 373**

**20-4**

Moved by Speck & Chiochio

THAT THE COUNCIL OF THE CITY OF WELLAND approves, as recommended by the Budget Review Committee, the following:

- The 2021 Operating Budget, attached to Report FIN-2020-25 as Appendix I, resulting in an approximate Municipal tax levy increase of 3.84% (before assessment growth) from \$44,509,555 in 2020 to \$46,218,738 in 2021 with assessment growth of approximately 1.58% , reducing the Municipal net tax levy impact to 2.26%; and
- The 2021 Capital Budget estimates attached as Appendix III; and further

THAT Welland City Council receives for information the 2022-2030 Capital Budget Forecast attached as Appendix IV; and further

THAT Welland City Council directs staff to prepare the By-law to establish tax ratios, tax rates and to levy taxes for 2021 based on the 2021 Operating Budget as adopted by Council.

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**2020 - 373**

**20-24**

Moved by Speck and Fokkens

THAT THE COUNCIL OF THE CITY OF WELLAND removes Decision Unit #4g - Working Foreman, Canal Lands.

**YEAS:** Councillors DiMarco, Fokkens, Green, Grimaldi, Richard and Speck.

**NAYS:** Councillors Chiochio, Larouche, McLeod, Spinosa, Moote, Van Vliet and Mayor Campion.

**LOST**

**2020 - 373**

**20-4**

Moved by Speck and DiMarco

THAT THE COUNCIL OF THE CITY OF WELLAND removes Decision Unit #5 -Increase Tax Supported Self-Imposed Debt Limit from 11% to 12%.

**YEAS:** Councillors DiMarco and Speck.

**NAYS:** Councillors Chiochio, Fokkens, Green, Grimaldi, Larouche, McLeod, Moote, Richard, Spinosa, Van Vliet and Mayor Campion.

**LOST**

**2020 - 373**

**20-4**

Moved by Green and Fokkens

THAT THE COUNCIL OF THE CITY OF WELLAND approves Decision Unit #1 and #3 to be funded through the Corporate Contingency Budget.

**YEAS:** Councillors DiMarco, Chiochio, Fokkens, Green, Grimaldi, Larouche, Richard and Speck.

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

**(Councillor Spinosa disclosed an interest in this matter, and did not take part in the consideration and discussion of same and refrained from voting thereon, due to catering and sponsorships through his business)**

**CARRIED**

**FOLLOWING THE VOTES ON THE AMENDING MOTIONS, THE MAIN MOTION WAS PUT AS AMENDED .....**

**2020 - 373**

**20-4**

Moved by Speck and Chiochio

THAT THE COUNCIL OF THE CITY OF WELLAND approves, as recommended by the Budget Review Committee, the following:

- The 2021 Operating Budget, attached to Report FIN-2020-25 as Appendix I, resulting in an approximate Municipal tax levy increase of 3.54% (before assessment growth) from \$44,509,555 in 2020 to \$46,083,738 in 2021 with assessment growth of approximately 1.58% , reducing the Municipal net tax levy impact to 1.96%; and
- The 2021 Capital Budget estimates attached as Appendix III; and further

THAT Welland City Council receives for information the 2022-2030 Capital Budget Forecast attached as Appendix IV; and further

THAT Welland City Council directs staff to prepare the By-law to establish tax ratios, tax rates and to levy taxes for 2021 based on the 2021 Operating Budget as adopted by Council.

**YEAS:** Councillors Chiochio, Green, Grimaldi, Larouche, McLeod, Moote, Richard, Spinosa, Van Vliet and Mayor Campion.

**NAYS:** Councillors DiMarco, Fokkens, and Speck.

**CARRIED**

**2020 - 374****20-4****20-37** Moved by McLeod and Moote

THAT THE COUNCIL OF THE CITY OF WELLAND approves, as recommended by the Budget Review Committee, the following:

- The 2021 Water and Wastewater Revenue and Expenditure Budget estimates (Appendices I & II)
- The 2021 Water and Wastewater Capital Budget estimates (Appendix III)
- The 2021 Water and Wastewater Rate Structure (Appendix IV); and further

THAT Welland City Council receives for information the 2022-2030 Water & Wastewater Capital Budget Forecast; and further

THAT Welland City Council directs staff to prepare the necessary By-law to establish the 2021 Water and Wastewater billing rates effective April 1, 2021; and further

THAT Welland City Council approves the annual rebate for the low-income senior water/wastewater rebate program to increase from \$300 to \$340 effective, January 1, 2021.

**YEAS:** Councillors Chiocchio, Green, Larouche, McLeod, Moote, Richard, Speck, Spinosa, Van Vliet and Mayor Campion.

**AYS:** Councillors DiMarco, Fokkens, and Grimaldi.

**CARRIED****2020 - 375****20-5**

Moved by Green and Spinosa

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information staff Report CLK-2020-26: Amendment to the Grants and Special Assistance Policy (FIN-001-0007); and further

THAT Welland City Council approves the amendment to the Grants and Special Assistance Policy regarding return of funds (net of any deposits or non-refundable deposits) back to the City if the proposed special event(s) are cancelled.

**CARRIED****2020 - 376****20-13**

Moved by McLeod and Spinosa

THAT THE COUNCIL OF THE CITY OF WELLAND approves Negative Decision Unit #1 - Transit Service Hours Revision to reduce Transit service routes to hourly frequency on all routes, which equates to 60% of pre-COVID service hours as recommended by the Budget Review Committee at its meeting of December 7, 2020.

**CARRIED****2020 - 377****20-16**

Moved by McLeod and Spinosa

THAT THE COUNCIL OF THE CITY OF WELLAND approves Decision Unit #4a -Building Inspector, Decision Unit #4b - Plans Examiner, Decision Unit #4c - Development Planner, and Decision Unit #4d - Policy Planner union as recommended by the Budget Review Committee at its meeting of December 7, 2020.

**CARRIED****2020 - 378****20-16**

Moved by McLeod and Spinosa

THAT THE COUNCIL OF THE CITY OF WELLAND approves Decision Unit #4e - By-Law Enforcement Officer (Part-time to Full-time) union as recommended by the Budget Review Committee at its meeting of December 7, 2020 as recommended by the Budget Review Committee at its meeting of December 7, 2020.

**CARRIED**

**2020 - 379****20-24**

Moved by McLeod and Spinosa

THAT THE COUNCIL OF THE CITY OF WELLAND approves Decision Unit #4f -Infrastructure Assets Project Coordinator non-union as recommended by the Budget Review Committee at its meeting of December 7, 2020.

**CARRIED****2020 - 380****20-37**

Moved by McLeod and Spinosa

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information 2021 Solution Based Option #1 - Increased fixed cost of Water/Wastewater bills from 27% to 30%, and increase the City self-imposed debt limit from 7% to 9% as recommended by the Budget Review Committee at its meeting of December 9, 2020.

**CARRIED****2020 - 381****20-37**

Moved by McLeod and Spinosa

THAT THE COUNCIL OF THE CITY OF WELLAND approves the 2021 Water/Wastewater Operating Budget and Rates as recommended by the Budget Review Committee at its meeting of December 9, 2020.

**CARRIED****2020 - 382****20-37**

Moved by McLeod and Spinosa

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the 2021 Water/Wastewater Capital Budget as recommended by the Budget Review Committee at its meeting of December 9, 2020.

**CARRIED****2020 - 383****20-37**

Moved by McLeod and Spinosa

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the 2022-2030 Water/Wastewater Capital Budget Forecast as recommended by the Budget Review Committee at its meeting of December 9, 2020.

**CARRIED****2020 - 384****20-115**

Moved by Moote and Larouche

THAT THE COUNCIL OF THE CITY OF WELLAND approves application for Official Plan Amendment No. 31 to designate the lands on the west side of Clare Avenue, south of Woodlawn Road, more specifically described as Part of Lot 246, former Township of Thorold, now in the City of Welland, municipally known as 781 Clare Avenue from Low Density Residential to Medium Density Residential with a site specific provision to allow a maximum density of 94 units per hectare; and further

THAT Welland City Council approves Zoning By-law Amendment to Zoning By-law 2017-117 for lands on the west side of Clare Avenue, south of Woodlawn Road, more specifically described as Part of Lot 246, former Township of Thorold, now in the City of Welland, municipally known as 781 Clare Avenue from Residential Low Density 1 – RL1 to Site Specific Residential Multiple – RM; and further

THAT Welland approves an amendment to Fence By-law 10545 to allow for a maximum height of 2.5 metre for a solid fence on the north and south property lines of the subject lands.

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**2020 - 384**

**20-115**

Moved by McLeod and Spinosa

THAT Welland City Council includes the Westward boundary as a stipulation.

**YEAS:** Councillors Chiocchio, Fokkens, Green, Grimaldi, Larouche, McLeod, Moote, Richard, Speck, Van Vliet and Mayor Campion.

**NAYS:** Councillor DiMarco.

**CARRIED**

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

**YEAS:** Councillors Chiocchio, Green, Larouche, McLeod, Spinosa, Van Vliet and Mayor Campion.

**NAYS:** Councillor DiMarco, Fokkens, Grimaldi, Moote, Richard and Speck.

**CARRIED**

**2020 - 385**

**20-123**

Moved by Larouche and Moote (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from Peter Julian, MP, New Westminster-Burnaby dated November 26, 2020, regarding Bill C-213: The Canada Pharmacare Act.

**CARRIED**

**2020 - 386**

**20-124**

Moved by Larouche and Moote (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from the City of Hamilton dated November 24, 2020 regarding Temporary Cap on Food Delivery Service Charges (Item 10.1).

**CARRIED**

**2020 - 387**

**20-125**

Moved by Larouche and Moote (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from the City of Hamilton dated November 24, 2020 regarding a request for an Interim Cap on Gas Plant and Greenhouse Gas Pollution and the Development and Implementation of a Plan to Phase-Out Gas-Fired Electricity Generation (Item 10.2).

**CARRIED**

**2020 - 390**

**20-25**

Moved by Grimaldi 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 9:38 p.m. to consider:

- Personal matters about an identifiable individual, including municipal or local board employees;
  - *Personnel Matters.*
- Security of the property of the municipality or local board; and
- 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;
  - *Youth Innovations Lease Renewal.*
  - *Welland Jackfish Lease Agreement.*

**CARRIED**



**2020 - 391****20-25**

Moved by Grimaldi and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND arise from its closed Committee-of-the-Whole meeting at 10:26 p.m. with report.

**CARRIED****BUSINESS ARISING FROM COMMITTEE-OF-THE-WHOLE****2020 - 388****02-31**

Moved by Green and Van Vliet

THAT THE COUNCIL OF THE CITY OF WELLAND approves entering a lease agreement with the "Welland Jackfish" for specified use of the Baseball Stadium at Quaker Road Sports Complex for a term of six years, commencing on January 1st, 2021; and further

THAT Welland City Council authorizes staff to sign the lease contract and prepare the necessary By-law.

**(Councillor Spinosa disclosed an interest in this matter, and did not take part in the consideration and discussion of same and refrained from voting thereon, due to catering and sponsorships through his business)**

**CARRIED****2020 - 389****20-122**

Moved by Green and Van Vliet

THAT THE COUNCIL OF THE CITY OF WELLAND approves entering a two year lease renewal with Doral Holdings for use commercial space within the Seaway Mall to operate "Youth Innovations", commencing on January 1, 2021; and further

THAT Welland City Council authorizes staff to sign the lease contract and prepare the necessary By-law.

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

Moved by Larouche and Moote (in block)

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.

**99-43**

BYL 2020 - 146

A By-law to authorize extension of the Lease Agreement with Welland Hydro-Electric System Corp. to permit the continued use of Hydro Facilities along the Welland Recreational Canal Lands and Welland River; and to amend By-law 2006-13.

**20-4**

BYL 2020 - 147

A By-law authorizing the temporary borrowing of up to \$9,000,000 to meet current and capital expenditures for year 2021.

**20-38**

BYL 2020 - 148

A By-law to amend By-law 2020-131, 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 to establish rates effective January 1, 2021.

**CARRIED**

Moved by Larouche 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.

**18-87**

BYL 2020 - 149

A By-law to extend Interim Control By-law 2019-162.

**20-4**

BYL 2020 - 150

A By-law to adopt the 2021 Operating and Capital Budgets.

**(Councillors DiMarco and Fokkens asked to be recorded as opposed to this By-law)**

**20-4**

BYL 2020 - 151

A By-law to adopt the 2021 Water/Wastewater Operating and Capital Budgets.

**(Councillors DiMarco, Fokkens and Grimaldi asked to be recorded as opposed to this By-law)**

**20-115**

BYL 2020 - 152

A By-law to amend City of Welland Zoning By-law 2017-117 (Niagara HP Properties Inc. - File 2020-10) 781 Clare Avenue.

**(Councillors DiMarco, Fokkens, Grimaldi and Moote asked to be recorded as opposed to this By-law)**

**20-115**

BYL 2020 - 153

A By-law to authorize the adoption of Official Plan Amendment No. 31.

**(Councillors Grimaldi and Moote asked to be recorded as opposed to this By-law)**

**CARRIED**

Moved by McLeod and Grimaldi

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.

**20-1**

BYL 2020 - 154

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 15<sup>th</sup> day of December, 2020.

**CARRIED**

Council adjourned at 10:38 p.m.

These Minutes to be approved and adopted by Motion of Council this 19<sup>th</sup> day of January, 2021.

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**MAYOR**

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**CITY CLERK**