



## **CITY OF Welland**

### **MINUTES OF THE NOVEMBER 4, 2025, COUNCIL MEETING CIVIC SQUARE, COUNCIL CHAMBERS 60 EAST MAIN STREET**

Council met in Committee-of-the-Whole closed to the public at 5:09 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 (5:13 p.m.), T. DiMarco (virtual), B. Fokkens (virtual), B. Green, M.A. Grimaldi, J. Lee, D. McLeod (5:11 p.m.), A. Moote, C. Richard, S. Setaram, G. Speck (5:14 p.m.), 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

Acting Fire Chief, M. Richardson

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

Director of Planning and Development Services, G. Munday

Chief Communications & Public Engagement Officer, M. MacDonald (virtual at 7:00 p.m.)

Chief Human Resources Officer, A. Daisley (until 6:00 p.m.)

City Treasurer, M. Steele

Manager of Budgets & Financial Services/Deputy Treasurer, A. Vuksan Scott  
 Infrastructure and Asset Manager, M. Main (until 5:45 p.m. and again at 7:00 p.m.)  
 Manager of Development Engineering, K. Walsh (until 5:45 p.m.)  
 Manager of Facility Operations & % Development, F. Pearson (until 5:16 p.m.)  
 Manager of Parks, Forestry and Cemeteries, D. Steven (virtual at 7:00 p.m.)  
 Manager of Business and Community Services, A. Degazio (7:00 p.m.)  
 Supervisor of Festivals and Events, E. Carl (7:00 p.m.)

## **2025 - 155**

**25-25** Moved by Lee and Moote

THAT Council meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 5:09 p.m. to consider:

- proposed or pending acquisition or disposition of land by the municipality or local board; and
  - Lease Agreement.
  - Land Requirements.
- personal matters about an identifiable individual, including municipal or local board employees;
  - Confidential - Human Resource Planning Update.
  - Confidential – Fire Station 1 and 2 Updates.
  - Citizen appointment to the Accessibility Advisory Committee.

**CARRIED**

## **2025 - 156**

**25-25** Moved by McLeod and Grimaldi

THAT Council arise from its closed Committee-of-the-Whole meeting at 6:59 p.m. with report.

**CARRIED**

## **PRESENTATIONS**

Congratulatory Certificates presentation by Mayor Campion to the 11U Welland Junior Jackfish in winning the 2025 Ontario Baseball Championship.

## **2025 - 157**

**25-1** Moved by Richard and Lee

THAT Council hereby approves and adopts the minutes of the Regular Council Meeting of October 14, 2025, as circulated.

**CARRIED**

**2025 - 158****02-160**

Moved by Setaram and Grimaldi

THAT Council waives the rules to move up the Notice of Motion, followed by 5.2, then 5.1 afterwards.

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

**NAYS:** DiMarco, Fokkens, Green, McLeod and Moote.

**LOST  
2/3 NOT RECEIVED**

**02-160**

Moved by Setaram and Chiocchio

THAT Council waives the rules to have 5.2 put first, then the Notice of Motion, and then 5.1 afterwards.

**CARRIED  
2/3 MAJORITY IS REQUIRED**

**02-160**

Moved by Chiocchio and Speck

THAT Council waives the rules to allow members of Council 10 minutes to ask questions for 5.2 and Notice of Motion.

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

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

**LOST  
2/3 NOT RECEIVED**

**2025 - 159****99-99**

Moved by Chiocchio and McLeod

THAT Council receives for information Report CS-2025-36: 2025 Concerts on the Canal – Concert Series Overview.

**CARRIED**

**2025 - 160****05-51**

Moved by McLeod and Grimaldi

THAT Council receives for information competitive purchase results as per the Procurement Policy & By-Law 2024-109.

**CARRIED**

**2025 - 161****21-30** Moved by McLeod and Lee

THAT Council declares surplus to the City's needs, lands on the south-east corner of Lyons Avenue and Welland Street, known municipally as 82 Lyons Avenue, shown Appendix I in Report P&B-2025-40; and

THAT Council approves the creation of a new project for the Building Demolition at 82 Lyons Avenue with a project budget of \$17,000 to be funded from the affordable/attainable housing reserve; and further

THAT Council directs staff to work towards the sale or lease of these lands for an affordable housing project subject to Council approval.

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**21-30** Moved by McLeod and Lee

THAT Council amends "and further that whether leased or sold the lands should be held for an affordable housing in perpetuity".

**CARRIED****21-30** Moved by Fokkens and Richard

THAT Council removes "lease" from the amendment above.

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

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

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

**2025 - 162****21-30**

Moved by Fokkens and Grimaldi

THAT Council received for information the presentation by Steven Soos, Ashley Wilcox, Alicia Googoo, Melissa Googoo, and Lizz Emerson, residents regarding public sex offender registries, at the October 28, 2025 General Committee Meeting; and  
 THAT Council approves the attached letter requesting that the Government of Ontario and the Government of Canada amend legislation to permit public access to the Ontario and National Sex Offender Registries; and further  
 THAT staff be directed to send the letter to the agencies and organizations outlined, including:

- The Right Honourable Mark Carney, Prime Minister of Canada
- The Honourable Doug Ford, Premier of Ontario
- The Honourable Arif Virani, Minister of Justice and Attorney General of Canada
- The Honourable Michael Kerzner, Solicitor General of Ontario
- The Honourable Michael Parsa, Minister of Children, Community and Social Services
- Niagara-area Members of Parliament and Members of Provincial Parliament
- Niagara Region and local area municipalities
- Federation of Canadian Municipalities (FCM)
- Association of Municipalities of Ontario (AMO).

**CARRIED****2052 - 163****24-78**

Moved by Setaram and Grimaldi

WHEREAS, the City of Welland manages nine (9) residential stormwater management facilities that serve essential roles in flood mitigation, water quality protection, and environmental stewardship across the municipality; and

WHEREAS, the Coyle Creek Stormwater Management Facility provides these important functions for a large drainage area including the adjacent community and forms part of the city's approved stormwater system; and

WHEREAS, residents of the Coyle Creek community have expressed concerns related to fencing, shoreline stability, the approach to fish and wildlife abatement, and requests for a bubbler/aerator at the stormwater management pond, noting that the pond was presented by the developer in the past as an aesthetic community feature in addition to its stormwater function; and

WHEREAS, the City's consultant has been hired to provide professional expertise related to Storm Water Management facilities and can provide options related to shoreline stability, bubbler/aerator and vegetation measures within the Ministry of Environment, Conservation and Parks (MECP) guidelines for Storm Water Management facilities; and

WHEREAS, Council previously received Report ENG-24-78, Response to Council Direction regarding Coyle Creek Stormwater Management Pond (October 29, 2024), and wishes to build on that work to ensure continued regulatory compliance, operational clarity and that information regarding the pond's management is accessible to residents; and

WHEREAS, community consultation is imperative to move this project forward

NOW THEREFORE BE IT RESOLVED THAT:

1. Fencing Exception

THAT Council direct staff to make an exception to the City's standard practise to fencing stormwater management facilities, such that the Coyle Creek Stormwater Management

Facility shall not be fenced at this time, unless a future staff report identifies a clear regulatory, requirement to do so.

2. Neighbourhood Consultation

THAT Council direct staff and the consultant to work with a representative group, selected by the neighbourhood, of 5-6 impacted residents that can work with staff to review options related to shoreline stability, bubbler/aerator and vegetation measures that align with MECP guidelines.

3. Staff Report on Preferred Options

THAT Council direct staff to prepare a report outlining the results of the review of options with the neighbourhood including, but not limited to, the barrier, embankment, bubbler/aerator and vegetation measures that may be implemented in compliance with applicable provincial regulations to address muskrat activity and shoreline protection, including but not limited to options such as stone revetment, riprap, or other engineered shoreline stabilization methods, and the use of appropriate native grasses or groundcover that deter burrowing while meeting stormwater facility maintenance and environmental standards.

4. Correspondence to the Ministry of Natural Resources

THAT Council direct staff to engage with the Ministry of Natural Resources to look for non-lethal alternatives to fish and wildlife abatement;

FURTHER THAT:

1. The staff report referenced above be brought forward to Council within 90 days for review and direction.

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**24-78** Moved by McLeod and Moote

Under the fencing exemptions that Council of Welland directs staff to prepare a report regarding fencing and fencing options around Coyle Creek Pond.

**YEAS:** Mayor Champion, Fokkens, Grimaldi, Lee, McLeod, Moote, Richard and Van Vliet.

**NAYS:** DiMarco, Green, Setaram and Speck.

**CARRIED**

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

**CARRIED**

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

**NAYS:** None.

**CARRIED**

**2025 - 164****25-4** Moved by Fokkens and Greem

THAT Council receives for information the Capital Project Close-out report #2 listed in Appendix I, and Capital Progress Report as of June 30, 2025, listed in Appendix II, as attached to Report FIN-2025-27; and further

THAT Council approves the recommended transfers to/(from) the following reserves in accordance with the capital projects being closed as outlined in Appendix I:

- Water/Wastewater Surplus Reserve of \$459,009
- Capital Surplus Reserve of \$1,157,728
- Economic Development Reserve of (\$9,369)
- Development Charges Reserve Fund of (\$81,605); and further

THAT Council approves funding of the Ward Boundary review project through the Operating Surplus Reserve of \$108,000; and further

THAT Council approves the transfer of funding from the Stormwater Management Pond Retrofit and Cleaning project to the Capital Surplus Reserve of \$400,000.

**CARRIED****2025 - 165****25-15** Moved by McLeod and Grimaldi

THAT Council approves the project close out of Fire Station # 1 and #2 as outlined in Appendix I and II and additional funding of the Fire Stations be provided as follows:

- Development Charges of \$ 2,533,054
- Operating Surplus Reserve of \$ 2,891,032.

**CARRIED****2025 - 166****25-19** Moved by McLeod and Van Vliet

THAT Council approves increasing the project budget for the Parks and Trails Condition Assessment Project (10-410-23424) by \$16,500, to a total of \$91,500, funded from the capital surplus reserve.

**CARRIED****2025 - 167****25-86** Moved by McLeod and Chiocchio

THAT Council approves and accepts the tender from C.R.L. Campbell Construction & Drainage Ltd. in the amount of \$919,247.00 (plus HST), being the lowest bid received for the 2025 Stormwater Management Facility Rehabilitation and Cleaning tender.

Amendment from Chiocchio was ruled out of order by the Mayor.

**25-86** Moved by Chiocchio and Speck

Vote to challenge the Chair on an amendment requested by Chiocchio.

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

**NAYS:** Chiocchio, DiMarco, Fokkens, Green, Richard and Speck.

**CARRIED**

**25-86** Moved by DiMarco and  
 THAT Council refers Report ENG-2025-29: Tender Award – 2025 Stormwater Management Facility Rehabilitation and Cleaning back to staff.

**NOT PUT**

**25-86** Moved by McLeod and Chiocchio  
 THAT Council approves and accepts the tender from C.R.L. Campbell Construction & Drainage Ltd. in the amount of \$919,247.00 (plus HST), being the lowest bid received for the 2025 Stormwater Management Facility Rehabilitation and Cleaning tender.

**YEAS:** Mayor Campion, Fokkens, Grimaldi, Lee, McLeod, Moote, Richard, Setaram and Van Viet.

**NAYS:** Chiocchio, DiMarco, Green and Speck.

**CARRIED**

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

**2025 - 168**

**02-85** Moved by McLeod and Grimaldi (in block)  
 THAT Council appoints Leslie Monger to the Accessibility Advisory Committee for the term of November 4, 2025 to November 14, 2026.

**CARRIED**

### **BY-LAWS**

Moved by Richard 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 - 100

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 4<sup>th</sup> day of November 2025.

**CARRIED**

Council adjourned at 9:57p.m.

These Minutes to be approved and adopted by Motion of Council this 18<sup>th</sup> day of November 2025.