



**CITY OF
Welland**

**MINUTES OF THE
FEBRUARY 10, 2026, COUNCIL MEETING
CIVIC SQUARE, COUNCIL CHAMBERS
60 EAST MAIN STREET**

Council met in Committee-of-the-Whole closed to the public at 6:01 p.m. and in open session at 7:05 p.m. on the above date.

His Worship Mayor Frank Campion in the Chair.

Members Present:

Councillors J. Chiocchio, T. DiMarco (virtual at 7:05 p.m.), B. Fokkens, M.A. Grimaldi, J. Lee, D. McLeod, A. Moote, S. Setaram, G. Speck, and L. Van Vliet.

Members of Staff and Others Present:

Chief Administrative Officer, J. Ruddell

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

Legislative Assistant, C. Viger (7:05 p.m. virtual)

Director of Community Services, J. McPetrie

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

City Treasurer, M. Steele

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 (7:05 p.m. virtual)

Manager of Capital Engineering & Development Engineering, K. Walsh (7:05 p.m. virtual)

Manager of Facilities Operations & Development, F. Pearson (7:05 p.m. virtual)

(John Mascarin, Lawyer, Aird & Berlis LLP was present during Committee-of-the-Whole discussion on receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose).

2026 - 12

26-25 Moved by Fokkens and Setaram

THAT Council meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 6:01p.m. to consider:

- Receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose:
 - South Niagara Hospital Contribution.

CARRIED

(Councillor Van Vliet was not present during Committee-of-the-Whole discussions on receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose).

2026 - 13

26-25 Moved by Grimaldi and Lee

THAT Council arise from its closed Committee-of-the-Whole meeting at 6:53 p.m. without report.

CARRIED

PRESENTATIONS

Mayor presented a certificate to Gene Patterson being awarded the Ontario Hockey Federation's Sam Ciccolini Volunteer of the year.

2026 - 14

26-1 Moved by McLeod and Grimaldi

THAT Council hereby approves and adopts the minutes of the Regular Council Meeting of January 13, 2026, as circulated.

CARRIED

2026 - 15

12-96 Moved by Fokkens and Lee

THAT Council receives for information the City of Welland Integrity Commissioner Annual Report - Operating Period from January 21, 2024, to April 30, 2025.

CARRIED

2026 - 16

21-30 Moved by Setaram and Lee

WHEREAS, Council approved objectives in the City of Welland Affordable Rental Housing Community Improvement Plan which seek to increase the supply and diversity of affordable rental housing, support complete communities and cost-efficient development, and promote the construction of additional dwelling units; and
 WHEREAS, Section 4.3 of Council’s Strategic Plan prioritizes livability by promoting an adequate supply of housing types through collaboration with all levels of government, non-profit organizations, and the private sector; and
 WHEREAS, the availability of municipally owned or strategically located lands is a key enabling factor in advancing the delivery of supportive and social housing; and
 WHEREAS, under Ontario’s Planning Act, inclusionary zoning policies are limited to Major Transit Station Areas, which do not currently apply within the City of Welland and therefore cannot be included as a requirement in the City’s Official Plan; and further
 WHEREAS, North Welland contains significant employment areas, services, schools, and transit access, making it a strategic location for supportive and social housing.
 NOW THEREFORE BE IT RESOLVED THAT:

1. Staff be directed to update the Affordable Housing Site Evaluation document to include municipally owned lands and to identify opportunities for future land acquisition in North Welland that may be suitable for supportive and social (community) housing, for the purpose of potential partnerships with Niagara Region and other not-for-profit housing providers; and
2. Staff report back to the Affordable Housing Committee and Council identifying lands in North Welland suitable for supportive and social (community) housing and outlining potential next steps for engagement with Niagara Region and housing partners; and further
3. A copy of this resolution be forwarded to Niagara Region, the Ministry of Municipal Affairs and Housing, Build Canada Homes, and the Association of Municipalities of Ontario for information.

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21-30 Moved by Fokkens and Moote

THAT Council amends Item No. 1 “Staff be directed to update the Affordable Housing Site Evaluation document to include municipally owned lands that may be suitable for supportive and social (community) housing, for the purpose of potential partnerships with Niagara Region and other not-for-profit housing providers”.

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21-30 Moved by McLeod and Speck

THAT Council refers the Notice of Motion to the Affordable Housing Committee.

CARRIED

2026 - 17

21-30 Moved by Setaram and McLeod

WHEREAS, local businesses, particularly in the downtown core and those operating late-night hours (24/7), are facing increasing safety and public health challenges related to homelessness, mental health crises, and substance use, creating barriers to business retention, new openings, and downtown revitalization; and

WHEREAS, business owners and frontline staff are not trained, equipped, or resourced to respond to complex social and crisis-related situations, the clean-up of discarded needles or other biohazards, and are often left to manage these impacts independently; and

WHEREAS, there are limited late-night outreach, crisis response, and biohazards cleanup supports available to assist businesses and connect vulnerable individuals to appropriate services; and further

WHEREAS, without additional supports, these challenges may result in reduced operating hours, constrained use of commercial spaces, or business closures, leading to economic impacts including loss of revenue, reduced service availability, and job instability.

NOW THEREFORE BE IT RESOLVED:

THAT the City of Welland write to the provincial and federal governments requesting consideration of a pilot program or dedicated funding stream to support municipalities and community partners in providing late-night outreach, de-escalation supports, staff safety training, and needle and debris cleanup services impacting local businesses; and further

THAT a copy of this resolution be forwarded to Niagara municipalities, the Ontario Business Improvement Association, the local MPP and MP for Welland, and the Association of Municipalities of Ontario for information.

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21-30 Moved by Chiocchio and Setaram

THAT Council amends to change “supports Welland and community partners”.

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21-30 Moved by McLeod and Setaram

THAT Council amends to change “supports Welland, local area municipalities and Community Partners”.

CARRIED

FOLLOWING THE AMENDMENT TO THE AMENDMENT, THE MAIN MOTION WAS PUT AS AMENDED AND

CARRIED

2026 - 18

22-65 Moved by Moote and Setaram

THAT Council approves the award to rebuild and upgrade of the City Hall chiller and cooling tower system to Daikin Applied Canada Inc. (hereinafter referred to as “Daikin”) at a total cost of \$259,309.92, inclusive of City Tax.

CARRIED

2026 - 19

22-112 Moved by Moote and McLeod (in block)

THAT Council receives for information the report from the Green Advisory Committee supporting the City's Level 3 Charging Stations Partnership with Chargecrew for the construction of 4 Level 3 EV Charging Stations, the funding application for EV ChargeOn Program; and further

THAT the profit be used towards sustainability initiatives in the City of Welland.

CARRIED

2026 - 20

25-108 Moved by Lee and McLeod

THAT Council approves the local share contribution of \$17.8 million for the South Niagara Hospital, as requested by Niagara Health; and

THAT Council authorizes the General Manager of Corporate and Enterprise Services/CFO, in consultation with the City Clerk and City Solicitor, to finalize and execute a contribution agreement with Niagara Health System (the "NHS"), substantially in accordance with the information outlined in this report, and to the satisfaction of the City Solicitor and City Treasurer; and

THAT Council directs staff to report back to Council should any material changes be proposed to the contribution amount, payment schedule, or commitments related to the Welland Hospital prior to execution of the agreement; and further

THAT Council directs staff to provide a recommended multi-year funding strategy to meet this commitment for Council's consideration at its March 10, 2026 Council meeting.

(Councillor Van Vliet disclosed an interest in this matter and did not take part in the consideration and discussion of same, and refrained from voting thereon, as his wife is an employee in the Niagara Health System).

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25-108 Moved by Fokkens and Chiocchio

THAT Council defers Report FIN-2026-02: South Niagara Hospital Contribution – Additional Information 2 until after the Niagara Health Coalition Town Hall Meeting on Friday, February 20, 2026 to the February 17, 2026 Council Meeting.

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

NAYS: Mayor Campion, Grimaldi, McLeod, Moote and Setaram.

LOST

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

YEAS: Mayor Campion, Chiocchio, Grimaldi, McLeod, Moote and Setaram.

NAYS: DiMarco, Fokkens, Lee and Speck.

CARRIED

2026 - 21**26-6** Moved by Mootie and McLeod (in block)

THAT Council authorizes the illumination of Welland Canal Bridge 13 be lit in yellow on May 1, 2026, in support of the launch of recognition and awareness of the Environmental Sensitivities/Multiple Chemical Sensitivity.

CARRIED**2026 - 22****26-36** Moved by Lee and McLeod

THAT Council approves entering into agreement with the Province under the Health and Safety Water Stream (HSWS) grant program; and further

THAT Council approves increasing the Broadway Area Infrastructure Renewals Phase 2 Design & Construction Project to include Phase 3 for a total project budget of \$15,190,224 to be funded as follows:

- Health and Safety Water Stream (HSWS) Provincial Grant \$10,690,884
- Canadian Community Building Fund (CCBF) \$2,270,000
- Debt \$1,142,761
- Development Charges \$306,319
- Transfer from capital surplus reserve \$545,178
- Transfer from the water/wastewater reserve \$235,082.

CARRIED**2026 - 23****26-39** Moved by Lee and Mootie

THAT Council assumes the Hansler Village Subdivision.

CARRIED**BY-LAWS**

Moved by Grimaldi 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.

26-1

BYL 2026 - 4

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 10th day of February 2026.

CARRIED

Council adjourned at 9:32 p.m.

These Minutes to be approved and adopted by Motion of Council this 17th day of February 2026.