



**CITY OF
Welland**

MINUTES OF THE

JUNE 18, 2024 SPECIAL COUNCIL MEETING

**CIVIC SQUARE, COUNCIL CHAMBERS
60 EAST MAIN STREET**

Council met in Committee-of-the-Whole closed to the public at 5:05 p.m. and in open session at 5:12 p.m. on the above date.

His Worship Mayor Frank Campion in the Chair.

Members Present:

Councillors J. Chiocchio (virtual), T. DiMarco (virtual), B. Fokkens (virtual), M.A. Grimaldi, (virtual), J. Lee, D. McLeod, A. Moote, C. Richard, S. Setaram (6:58 p.m.), G. Speck (virtual), and L. Van Vliet.

Members of Staff and Others Present:

Chief Administrative Officer, R. Axiak

Director of Legislative Services/City Clerk, T. Stephens

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

Fire Chief & Community Emergency Management Coordinator, A. Eckhart

Director of Community Services, J. Ruddell

Director of Infrastructure Services, SM. Millar

Director of Planning and Development Services, G. Munday

Director of Strategic Initiatives and Economic Development, L. DeChellis

Infrastructure & Asset Manager, M. Main (5:12 p.m. - 6:07 p.m.)

Manager of Facility Operations & Development, F. Pearson (5:15 p.m.)

City Treasurer, E. Pankoff (5:29 p.m.)

Manager of Budgets and Financial Services/Deputy Treasurer, A. Vuksan Scott (5:47 p.m.)

2024 - 179**24-25** Moved by Van Vliet and Lee

THAT THE COUNCIL OF THE CITY OF WELLAND meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 5:05 p.m. to consider:

- Security of the property of the municipality or local board/Proposed or pending acquisition or disposition of land by the municipality or local board:
 - Bell Canada Fibre.

(Councillors Speck, McLeod and Moote were not present during Committee-of-the-Whole discussions on the security of the property of the municipality or local board/ Proposed or pending acquisition or disposition of land by the municipality or local board).

CARRIED**2024 - 180****24-25** Moved by Lee and Van Vliet

THAT THE COUNCIL OF THE CITY OF WELLAND arise from its closed Committee-of-the-Whole meeting at 5:08 p.m. with report.

CARRIED**THE FOLLOWING ITEM WAS DELETED:**

11-108 Item 5.8 - Community Improvement Plan Incentive Applications - Quarterly Summary Report for Fourth Quarter of 2023 and First Quarter of 2024.

PRESENTATIONS

19-36 Jenn Gross, GEI Blueplan addressed Council regarding the 2024 Asset Management Plan update.

2024 - 181**24-1** Moved by McLeod and Lee

THAT THE COUNCIL OF THE CITY OF WELLAND hereby approves and adopts the minutes of the Regular Council Meeting of May 28, 2024, as circulated.

CARRIED**2024 - 182****08-95****24-4** Moved by McLeod and Van Vliet (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND approves the 2024 budget from the North Welland Business Improvement Area Board as recommended by their board in the amount of \$61,500; and further

THAT Welland City Council authorizes the Treasurer to make arrangements to levy an amount of \$61,500 against the business operations within the defined area on condition that the required financial statements are submitted to the satisfaction of the Treasurer.

CARRIED

2024 - 183**19-36** Moved by McLeod and Moote

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by GEI Blueplan regarding the 2024 Asset Management Plan update.

CARRIED**2024 - 184****19-36** Moved by McLeod and Lee

THAT THE COUNCIL OF THE CITY OF WELLAND adopts the 2024 Asset Management Plan.

CARRIED**2024 - 185****22-95****24-19** Moved by McLeod and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND approves the naming of the Welland Main Arena to the LIV Communities Arena for a \$500,000 contribution over a ten (10) year period commencing in 2024; and further
That Welland City Council directs Finance staff to create an Arena Reserve Account where the funds will be deposited annually.

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

NAYS: Chiocchio, DiMarco, Richard and Fokkens.

CARRIED**2024 - 186****22-118** Moved by Fokkens and Lee

THAT THE COUNCIL OF THE CITY OF WELLAND accepts the tender of Peters Excavating Inc. o/a Peters Construction Group in the amount of \$4,295,430.75 (plus HST) for the Dain City Security of Water Supply project; and further
THAT Welland City Council directs staff to prepare the necessary By-law and documents to execute the project; and further
THAT Welland City Council authorizes the Mayor and Clerk to execute all necessary documents and agreements for the contract.

CARRIED**2024 - 187****24-4** Moved by Fokkens and McLeod

THAT THE COUCIL OF THE CITY OF WELLAND receives for information the Capital Project Close-out report listed in Appendix A as attached to Report FIN-2024-14; and further

THAT Welland City Council approves the recommended transfers to/from the respective reserves and recommended projects as outlined in Appendix A as attached to Report FIN-2024-14.

CARRIED

2024 - 188**24-4** Moved by McLeod and Van Vliet (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the year-end and Capital Progress report up to and including December 31, 2023 (FIN-2024-13); and further

THAT Welland City Council approves the 2023 Tax Supported Operating Budget surplus of \$624,563 to be allocated to the Operating Surplus Reserve Fund; and further THAT Welland City Council approves the 2023 Water/Wastewater (Rate) Supported Operating Budget deficit of \$600,000 to be funded by the Water/Wastewater Reserve Fund.

CARRIED**2024 - 189****24-6** Moved by McLeod and Van Vliet (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND declares September 7, 2024 as "World Duchenne Awareness Day" in the City of Welland.

CARRIED**2024 - 190****24-15** Moved by Moote and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND authorizes the purchase of a Rescue Truck for the value of \$725,000 plus tax from Dependable Emergency Vehicles, A Division of Dependable Truck and Tank Limited.

CARRIED**2024 - 191****24-15** Moved by Grimaldi and Van Vliet

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report FES-2024-04 an update on Fire Station 3; and further

That Welland City Council authorizes entering into a construction agreement with Niacon Ltd., as the subsequent next steps for the Design-Build arrangement established with Niacon Ltd.; and further

That Welland City Council authorizes entering into a contract with Welland Hydro, for the installation of the necessary hydro service to Fire Station 3.

CARRIED**2024 - 192****24-19** Moved by McLeod and Lee

THAT THE COUNCIL OF THE CITY OF WELLAND approves the revision to the scope of the project to include the required replacement of deck equipment and filter changes at the Rosie Smith Memorial Pool; and further

THAT Welland City Council approves the award to PPL Aquatic, Fitness & Spa Group Inc. for the provision of the pool heater, equipment upgrades and replacements; and further

THAT Welland City Council directs the City Clerk to prepare all necessary and appropriate By-laws to enter into a contract with PPL Aquatic, Fitness & Spa Group Inc.

CARRIED

2024 - 193

24-19 Moved by Speck and Van Vliet

THAT THE COUNCIL OF THE CITY OF WELLAND approves the award to CS&P Architects Inc. for the provision of the Arena Feasibility Study, as detailed in RFP24-05; and further

THAT Welland City Council directs the City Clerk to prepare all necessary and appropriate By-laws to enter into a contract with CS&P Architects Inc.

CARRIED

2024 - 194

24-61 Moved by McLeod and Van Vliet (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND approves Official Plan Amendment No. 50 to redesignate the lands municipally known as 858 Niagara Street from Special Policy Regional Shopping Node to Community Commercial Corridor; and

THAT Welland City Council approves Zoning By-law Amendment to Zoning By-law 2017-117 for the lands municipally known as 858 Niagara Street from Site-Specific Regional Shopping Node – RS-95 to Site-Specific Community Commercial Corridor – CC2-130; 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

2024 - 195

24-63 Moved by Chiochio and Moote

THAT THE COUNCIL OF THE CITY OF WELLAND accepts the tender of Walker Construction Limited in the amount of \$1,629,850.00 (plus HST) for the 2024 Road Reconstruction 2 contract; and further

THAT Welland City Council directs staff to prepare the necessary By-law and documents to execute the project; and further

THAT Welland Council authorizes the Mayor and Clerk to execute all necessary documents and agreements for the contract.

CARRIED

2024 - 196

24-71 Moved by McLeod and Van Vliet (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND changes the name of Woodbine Circle between South Pelham Road and Westcott Road to Willoughby Court; and further

THAT Welland City Council authorizes the Mayor and Clerk to sign the By-law authorizing the road name change.

CARRIED

BY- LAWS ARISING FROM COMMITTEE-OF-THE-WHOLE (IN-CAMERA)

Moved by McLeod and Van Vliet (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.

24-70

BYL 2024 - 47

A By-law to authorize entering into a contract with Bell Canada for the Fibre to the Home Project.

24-70

BYL 2024 - 48

A By-law to authorize entering into a contract with Associated Engineering (Ont.) Ltd. for consultancy services for the Fibre to the Home Project.

CARRIED

BY-LAWS

Moved by Lee and Grimaldi

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.

22-118

BYL 2024 - 49

A By-law to authorize entering contract with Peters Excavating Inc. O/A Peters Construction Group for the Dain City Security of Water Supply Project.

24-63

BYL 2024 - 50

A By-law to authorize entering contract with Walker Construction Limited for the 2024 Road Reconstruction 2 Project.

24-19

BYL 2024 - 51

A By-law to authorize entering into a contract with PPL Aquatic, Fitness & Spa Group Inc. for the provision of the pool heater, equipment upgrades and replacements at Maple Park and Rose Smith Memorial Pools.

24-19

BYL 2024 - 52

A By-law to authorize entering into a contract with CS&P Architects Inc. for the provision of the Arena Feasibility Study.

CARRIED

Moved by McLeod and Van Vliet (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.

24-61

BYL 2024 - 53

A By-law to amend City of Welland Zoning By-law 2017-117 (File No. 2024-03) 858 Niagara Street.

24-61

BYL 2024 - 54

A By-law to authorize the adoption of Official Plan Amendment No. 50.

24-71

BYL 2024 - 55

A By-law to change the name of Woodbine Circle to Willoughby Court.

24-24

BYL 2024 - 56

A By-law to appoint Elizabeth Pankoff as City Treasurer for the Corporation of the City of Welland and to repeal By-law 2023-129.

24-24

BYL 2024 - 57

A By-law to appoint Anka Vuksan-Scott as Manager of Budgets and Financial Services/Deputy Treasurer for the Corporation of the City of Welland and to repeal By-law 2023-130.

24-72

BYL 2024 - 58

A By-law to authorize the registration of a Notice of Vesting of 296 King Street in the name of the Corporation of the City of Welland pursuant to Section 379(5)(B) of the Municipal Act, 2001.

CARRIED

Moved by Van Vliet and Lee

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.

24-1

BYL 2024 - 59

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 18th day of June, 2024.

CARRIED

Council adjourned at 7:13 p.m.

These Minutes to be approved and adopted by Motion of Council this 9th day of July, 2024.