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## COMMITTEE OF THE WHOLE MEETING MINUTES

**April 15, 2025, 6:00 p.m.**

Council Members Present: Councillor Gary Burroughs, Councillor Wendy Cheropita, Councillor Maria Mavridis, Councillor Sandra O'Connor, Councillor Adriana Vizzari, Councillor Erwin Wiens, Lord Mayor Gary Zalepa, Councillor Andrew Niven

Council Members Absent: Councillor Tim Balasiuk

Staff Present: Shaunna Arenburg - Deputy Clerk, Kirsten McCauley - Director of Community and Development Services, Jay Plato - Fire Chief, Kyle Freeborn - Director of Corporate Services/ Treasurer, Grant Bivol - Town Clerk/Manager of Legislative Services, Bruce Zvaniga, CAO (Interim)

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### 1. CALL TO ORDER

Councillor Burroughs called the meeting to order at 6:00 p.m.

### 2. ADOPTION OF AGENDA

Councillor Burroughs requested the leave of Committee to allow the addition of Councillor Vizzari and Councillor O'Connor to be added under Members' Announcement.

Moved by: Lord Mayor Gary Zalepa

Seconded by: Councillor Wendy Cheropita

That the agenda be adopted, as amended.

**APPROVED**

### 3. CONFLICT OF INTEREST

None were declared.

#### **4. CLOSED SESSION**

Moved by: Councillor Maria Mavridis

Seconded by: Councillor Andrew Niven

That the proceedings convene in closed session at 6:07 p.m. for discussion under Section 239(2)(i) 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; specifically regarding CAO recruitment.

#### **APPROVED**

Moved by: Lord Mayor Gary Zalepa

Seconded by: Councillor Maria Mavridis

That Council rise at 6:34 p.m. from closed meeting discussion regarding CAO recruitment convened under the Municipal Act Section 239(2) (i) 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; specifically regarding CAO recruitment; with no report.

#### **APPROVED**

#### **5. MEMBERS' ANNOUNCEMENTS**

Councillor Vizzari announced Earth Day events.

Councillor O'Connor announced the Hydro Box Beautification Contest.

#### **6. DELEGATIONS**

##### **6.1 Non-Agenda Delegations**

##### **6.2 Agenda Delegations**

#### **7. RESPONSE TO DELEGATIONS**

#### **8. PRESENTATIONS**

### **8.1 Jay Plato, Fire Chief / Director of Municipal Enforcement - Fire & Emergency Services Headquarters Location**

Chief Plato gave his presentation.

Councillor Wiens arrived at 6:43 p.m.

Council asked questions about the presentation.

Moved by: Councillor Andrew Niven

Seconded by: Lord Mayor Gary Zalepa

That the Fire & Emergency Services Headquarters Location presentation be received.

**APPROVED**

## **9. RECOMMENDATION REPORTS**

### **9.1 Fire & Emergency Services Headquarters Location, FES-25-005**

Moved by: Lord Mayor Gary Zalepa

Seconded by: Councillor Andrew Niven

That:

1. Council support the proposed project of relocating Fire Administrative Staff to Fire Station #3 (Virgil) to improve service levels and accommodate future space needs due to growth.
2. Council direct Staff to assign \$175,000 from the capital reserve to this proposed project to create an architectural set of construction-ready drawings.
3. Council direct Staff to issue a Request for Proposal (RFP) for consulting services for the creation of design and construction drawings in order to be 'shovel ready.'

**DEFERRED**

Moved by: Councillor Maria Mavridis

Seconded by: Councillor Wendy Cheropita

That the report be referred to SLT for the comments from Council to be reviewed with the needs of the corporation to be brought back to Council at a future date.

## **APPROVED**

### **9.2 Fire & Emergency Services and By-law Division Departmental Plans, FES-25-008**

Council discussed and asked questions about the report.

Councillor O'Connor directed Staff to separate the report into Fire and By-law sections.

Moved by: Lord Mayor Gary Zalepa

Seconded by: Councillor Andrew Niven

That:

1. Council **RECEIVE** this report for information regarding the 2025-2027 Departmental Plan for the Fire & Emergency Services and By-law Division.
2. Council **APPROVE** the 2025-2027 Departmental Plan for the Fire & Emergency Services and By-law Division.

## **APPROVED**

### **9.3 Proposed Inflow and Infiltration Study – St. Davids, OPS-25-011**

Council discussed and asked questions about the report.

Moved by: Lord Mayor Gary Zalepa

Seconded by: Councillor Wendy Cheropita

That:

1. Council approve the reallocation of funding from the 2022 Wastewater Capital Program to carry out an Inflow and Infiltration Investigation within the Queenston Area and to carry out an Inflow and Infiltration Investigation within the St. Davids Area;

## **APPROVED**

### **9.4 Turntable Way Dedication as a Public Road Allowance, OPS-25-012**

Council discussed and asked questions about the report.

Moved by: Councillor Maria Mavridis

Seconded by: Councillor Adriana Vizzari

That:

1. That Council **RECEIVE** Report OPS-25-012; and
2. That the By-law (attached as **Appendix I**) dedicating lands described as PCL 16-1 SEC M16; LT 16 PL M16 and PCL 16-1 SEC M16; LT 25 PL M16 collectively known as Turntable Way as a Town public road allowance, be **FORWARDED** to Council for approval;

**APPROVED**

**9.5 1696-1710 Niagara Stone Road  
Zoning By-law Amendment ZBA-20-2024 – Recommendation Report,  
CDS-25-054**

Moved by: Councillor Wendy Cheropita

Seconded by: Councillor Andrew Niven

That:

1. The Application for Zoning By-law Amendment (File No. ZBA-20-2024) for lands known municipally as 1696 and 1708-1710 Niagara Stone Road **BE APPROVED**, for reasons outlined in this report and the draft Zoning By-law Amendments, attached as **Appendix IV** and **Appendix V**, be forwarded to Council for adoption.

**APPROVED**

**9.6 MAT funding Criteria, CS-25-006**

Moved by: Councillor Sandra O'Connor

Seconded by: Councillor Andrew Niven

That:

1. Report CS-25-006 MAT Funding Criteria be **RECEIVED**;
2. Council **RECEIVE** the MAT Committee Recommendation Summary Report, attached as Appendix I;
3. Council **APPROVE** the MAT Committee's recommended criteria and **DIRECT** staff to report back by December 31 on the required resources and policies needed to implement;

4. Council **APPROVE** restricting the use of MAT funds to Town projects only for 2025 and 2026, and **DIRECT** staff to report back by July 31 on proposed projects; and,
5. Council **RECOGNIZE** the work of the MAT Committee for their efforts in drafting the MAT Funding Criteria, and that the Committee be sunset.

## **DEFERRED**

Moved by: Councillor Maria Mavridis

Seconded by: Councillor Sandra O'Connor

That the report be deferred to the April 29, 2025, Council Meeting.

## **APPROVED**

### **10. INFORMATION REPORTS AND INFORMATION ITEMS**

### **11. NOTICE OF MOTION**

Councillor Burroughs put himself forward as the seconder for the proclamations.

#### **11.1 Proclamation - National Day of Mourning - 2025**

Town Clerk, Grant Bivol read out the proclamation.

#### **11.2 Proclamation - Canadian Viral Hepatitis Elimination Day - 2025**

Town Clerk, Grant Bivol read out the proclamation.

#### **11.3 Proclamation - United Empire Loyalist Week - 2025**

Town Clerk, Grant Bivol read out the proclamation.

#### **11.4 Councillor O'Connor - Niagara's International Agricultural Workers (IAW)**

Councillor O'Connor read out her motion.

#### **11.5 Councillor O'Connor - Strong Mayor Powers**

Councillor O'Connor read out her motion.

CAO Zvaniga advised he will reach out to John Mascarin (Aird & Berlis LLP) and circulate his opinion on Strong Mayor Powers to Council.

**11.6 Councillor Cheropita - Reconsideration of Temporary Patio Program Cancellation**

Town Clerk, Grant Bivol clarified that the reconsideration motion was required in order to put forward the Temporary Patio Program motion.

Councillor Cheropita read out her motions.

**11.6.1 Councillor Cheropita - Temporary Patio Program**

**12. ADJOURNMENT**

Moved by: Councillor Adriana Vizzari

Seconded by: Councillor Sandra O'Connor

That this Committee adjourn at 8:10 p.m. to the next regular meeting of the Council on April 29, 2025, and if a special meeting is required, it will be held at the call of the Lord Mayor.

**APPROVED**