



**THE CORPORATION OF THE CITY OF THOROLD  
PROCEEDINGS OF COUNCIL MINUTES**

**CL 12-2024**

**Tuesday, July 9, 2024**

**Council Chamber / Video Conference**

**City of Thorold, City Hall, 3540 Schmon Parkway, Thorold, ON**

Council Members Present in the Council Chamber: Mayor Ugulini, Councillors D'Angela, De Divitiis, Dekker, DeRose, Handley, Longo, O'Hare, Sentance

Staff Present in the Council Chamber: D. Baldoni, Manager, Community Services, N. Debono, Acting City Clerk, M. Dilwaria, Chief Administrative Officer, T. Dixon, Director, Fire & Emergency Services/Fire Chief, S. Dunsmore, Manager, Engineering, G. Holman, Director, Public Works & Community Services, J. Letourneau, Legislative Assistant, M. Mauro, Director, Finance/Treasurer, J. Simpson, Director, Development Services

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**1. Call to Order**

Mayor Ugulini called the meeting to order at 6:30 p.m.

**2. Land Acknowledgement**

Councillor Dekker read the land acknowledgement.

**3. Declarations of Interest**

There were no declarations of interest.

4. **Adoption of the Agenda**

Moved by: Councillor D'Angela  
Seconded by: Councillor DeRose

That Council Agenda CL 12-2024, **BE ADOPTED**, as presented.

**CARRIED**

5. **Adoption of the Minutes**

5.1 **CL 11-2024**

Tuesday, June 18, 2024

Moved by: Councillor Sentance  
Seconded by: Councillor Dekker

That Minutes CL 11-2024, being the minutes of the open and closed sessions of the City Council meeting held on Tuesday, June 18, 2024, **BE ADOPTED** as presented.

**CARRIED**

6. **Mayor's Report**

The Mayor provided an update respecting activities and events throughout the City and region.

7. **Regional Councillor Update**

There was no Regional Councillor Update.

8. **Civic Recognition**

There were no Civic Recognitions.

9. **Presentations**

There were no presentations.

10. **Delegations**

There were no delegations.

**11. Items for Consent**

Moved by: Councillor Sentance  
Seconded by: Councillor Dekker

That the following Consent Reports **BE RECEIVED** and the recommendations contained therein, **BE APPROVED**:

1. 11.1 DF 9-2024 – Canada Community Building Fund
2. 11.2 DF 10-2024 – Tracking Statements to May 31, 2024
3. 11.3 DS 31-2024 – Part Lot Control By-laws for Council Approval (D27-07-2024 to D27-12-2024)
4. 11.4 PWCS 44-2024 – Upper's Grove Site Alteration
5. 11.5 PWCS 46-2024 – Project Status Update – New Mausoleum Design (Project No. 502CS4004)

At this time, Members of Council requested Items 11.1, 11.4 and 11.5 be considered separately.

The Mayor called the vote on the balance of the Motion as follows:

That the following Consent Reports **BE RECEIVED**, and the recommendations contained therein, **BE APPROVED**:

11.2 DF 10-2024 – Tracking Statements to May 31, 2024

11.3 DS 31-2024 – Part Lot Control By-laws for Council Approval (D27-07-2024 to D27-12-2024)

**CARRIED**

**11.1 DF 9-2024**

Canada Community Building Fund

Further to Councillor enquiries, M. Maura, Director, Finance/Treasurer, advised that the funding allocations have been established, and are not currently subject to indexing for municipal population growth.

That Report DF 9-2024, dated July 9, 2024, respecting Canada Community Building Fund, **BE RECEIVED**, and the following recommendation **BE APPROVED**:

1. That the Mayor and Clerk be **AUTHORIZED** to sign the Municipal Funding Agreement on the Canada Community-Building fund.

**CARRIED**

Councillor Information Request(s)

- Councillor D'Angela requested clarification on the Regional Municipality of Niagara's obligation to complete a Housing Needs Assessment, and how this may account for the needs of and have an impact on Thorold, as a lower-tier municipality within the Region.

11.4 PWCS 44-2024

Upper's Grove Site Alteration

That Report PWCS 44-2024, dated July 9, 2024, respecting Upper's Grove Site Alteration, **BE RECEIVED**, and the following recommendation **BE APPROVED**:

1. That Council **APPROVE** the Site Alteration Permit Application for the Upper's Grove Subdivision.

**CARRIED**

11.5 PWCS 46-2024

Project Status Update – New Mausoleum Design (Project No.502CS4004)

Councillor D'Angela noted his desire for additional opportunities for public and Council feedback on the Mausoleum design.

That Report PWCS 46-2024, dated July 9, 2024, respecting Project Status Update – New Mausoleum Design (Project No. 502CS4004), **BE RECEIVED**, and the following recommendations **BE APPROVED**:

1. That the Project Status for the New Mausoleum **BE ACCEPTED** by Council;
2. That Council **AUTHORIZE** the extension of the contract for Raimondo & Associates Architects Inc. in the amount of \$116,700.00, excluding HST, for the Detailed Design/Tender Finalization for the Lakeview Cemetery New Mausoleum;

3. That Staff **BE AUTHORIZED** to spend up to the budgeted amount of \$200,000 to complete other studies and consultations as required following the procurement policy; and
4. That the Mayor and City Clerk **BE AUTHORIZED** to execute the necessary agreements/contracts.

**CARRIED**

**12. Items for Consideration**

**12.1 CL-C 34-2024**

Heritage Advisory Committee motion regarding Turning of the Sod Event  
Mayor Ugolini advised that the St. Lawrence Seaway Management Corporation has expressed interest in funding for the commemorative plaque.

Moved by: Councillor Sentance  
Seconded by: Councillor O'Hare

That Correspondence Item CL-C 34-2024, being a memorandum from J. Letourneau, Legislative Assistant, dated July 9, 2024, respecting Heritage Advisory Committee motion regarding Turning of the Sod Event, **BE RECEIVED** for information and the following recommendations **BE APPROVED**:

1. That Council **DIRECT** staff to work with the Heritage Advisory Committee's Turning of the Sod working group to host a commemorative event on November 30, 2024;
2. That Council **APPROVE** a \$5,000 budget overrun to cover the cost of a commemorative plaque; and
3. The Mayor **BE AUTHORIZED** to request funding from the St. Lawrence Seaway Management Corporation to cover the cost of a commemorative plaque.

**CARRIED**

12.2 PWCS 38-2024

Expression of Interest - Whyte Arena

Members of Council made enquiries respecting the structure of the Whyte Arena, and the viability of necessary capital investments to permit short-term use by community groups.

G. Holman, Director, Public Works & Community Services, advised that future reporting to Council will further detail the operational opportunities and required capital expenditures.

Moved by: Councillor De Divitiis

Seconded by: Councillor Dekker

That Report PWCS 38-2024, dated July 9, 2024, Expression of Interest - Whyte Arena, **BE RECEIVED**, and the following recommendations **BE APPROVED**:

1. That Council **DIRECT** staff to work with the Thorold Community Activities Group (TCAG), 128 Thorold Flying Dragons Royal Canadian Air Cadets Squadron and Thorold Minor Soccer Club to develop a collaborative Operational Plan and report back to Council;
2. That staff **BE DIRECTED** to identify and estimate the required Capital Improvements and potential funding sources needed to sustain the ongoing operation of the Whyte Arena for the duration of the short term Operational Plan;
3. That the details of the Operational Plan and Capital Improvement Plan **BE PRESENTED** to the Parks, Trails and Recreation Advisory Committee for comments.

The following friendly amendment was accepted by the Mayor, and the mover and seconder of the motion:

That the Motion **BE AMENDED** to read as follows:

That Report PWCS 38-2024, dated July 9, 2024, Expression of Interest - Whyte Arena, **BE RECEIVED**, and the following recommendations **BE APPROVED**:

1. That Council **DIRECT** staff to work with the Thorold Community Activities Group (TCAG), 128 Thorold Flying Dragons Royal Canadian Air Cadets Squadron and Thorold Minor Soccer Club to develop a collaborative Operational Plan and report back to Council;
2. That staff **BE DIRECTED** to identify and estimate the required Capital Improvements and potential funding sources needed to sustain the ongoing operation of the Whyte Arena for the duration of the short term Operational Plan; and
3. That, **following review by Council**, the details of the Operational Plan and Capital Improvement Plan **BE PRESENTED** to the Parks, Trails and Recreation Advisory Committee for comments.

The Mayor called a vote on the matter, as amended, and declared it,

**CARRIED**

### 12.3 PWCS 66-2024

RFP Award - Allanburg Community Centre Renovation Design (Project No. 602AL4002)

Moved by: Councillor Handley  
Seconded by: Councillor Sentance

That Report PWCS 66-2024, dated July 9, 2024, respecting RFP Award - Allanburg Community Centre Renovation Design (Project No. 602AL4002), **BE RECEIVED**, and the following recommendations **BE APPROVED**:

1. That the Design Contract for the Allanburg Community Centre Renovation Project **BE AWARDED** to Quartek Group Inc., at a contract price of \$108,500.00, excluding HST;

2. That funding for this expenditure **BE ALLOCATED** from the Capital Asset Replacement Reserve; and,
3. That the Mayor and City Clerk **BE AUTHORIZED** to execute the necessary agreements/contracts.

**CARRIED**

12.4 PWCS 67-2024

Operations Centre Update

Further to questions from Council, M. Mauro, Director, Finance/Treasurer, provided an overview of the proposed budget adjustment for the year, and the various funding sources to address the budget adjustment.

Moved by: Councillor Dekker

Seconded by: Councillor O'Hare

That Report PWCS 67-2024, dated July 9, 2024, respecting Operations Centre Update, **BE RECEIVED**, and the following recommendations **BE APPROVED**:

1. That the additional scope change in the amount of \$364,427.12 + HST to complete the Municipal Operation Centre Rehabilitation Project **BE APPROVED**;
2. That additional funding in the amount of \$133,932.75 + HST **BE APPROVED** from Development Charges;
3. That additional funding in the amount of \$65,439.62 + HST **BE APPROVED** from the Water Reserve;
4. That additional funding in the amount of \$65,439.62 + HST **BE APPROVED** from Sewer Reserve; and
5. That additional funding in the amount of \$99,615.13+ HST **BE APPROVED** from Internal Financing.

**CARRIED**



12.5 PWCS 72-2024

Emergency Splash Pad Repair

Moved by: Councillor Sentance

Seconded by: Councillor D'Angela

That Report PWCS 72-2024, dated July 9, 2024, respecting Emergency Splash Pad Repair, **BE RECEIVED**, and the following recommendations **BE APPROVED**:

1. That this report **BE RECEIVED** for information purposes as an emergency splash pad repair was approved by the CAO; and
2. That funding in the amount of \$7,900 excluding HST **BE APPROVED**, as an emergency general budget overrun.

**CARRIED**

13. Notices of Motion

Councillor DeRose brought a Notice of Motion respecting financial information for the City of Thorold's Canada Day event.

Councillor O'Hare brought a Notice of Motion respecting the historical designation by-law for 82 Welland St. North, and a Notice of Motion respecting an intent to designate 18 River St. in Port Robinson.

Councillor Sentance brought a Notice of motion respecting a staff report for a rat rebate program.

14. Motions

14.1 Special Events Working Group

Further to questions from Council, M. Dilwaria, Chief Administrative Officer, advised that the proposed Special Events Working Group would not include community members, and noted there is a separate Community Events Liaison Group for that purpose. M. Dilwaria advised that the Special Events Work Group would be comprised of staff and Members of Council, and would help Council stay apprised of special events updates.

Councillor O'Hare nominated Councillors Dekker and De Divitiis to be appointed to the Special Events Working Group. Councillors Dekker and De Divitiis accepted the nomination.

Councillor Dekker nominated Councillor O'Hare to be appointed to the Special Events Working Group. Councillor O'Hare accepted the nomination.

Moved by: Councillor O'Hare  
Seconded by: Councillor Dekker

WHEREAS Thorold City Council has adopted the City's Strategic Plan, 2024-2027 and Beyond;

WHEREAS the Strategic Plan emphasizes resident participation in civic life and the promotion of cultural activities to enhance social connections within the community;

WHEREAS hosting special events within the City of Thorold is crucial for fostering, promoting, and sustaining community engagement and well-being;

WHEREAS the Community Market Working Group has facilitated collaboration between staff and Council members, generating ideas, providing guidance, and supporting event organization, thereby contributing significantly to the vitality of the Community Market and the City of Thorold's social fabric; and

WHEREAS the City of Thorold hosts various special events that also further community well-being by encouraging resident involvement in civic activities and strengthening social ties, and these special events may also benefit from enhanced opportunities for collaboration between Council members and City staff.

NOW THEREFORE BE IT RESOLVED that the Council of the City of Thorold enacts as follows:

1. That Council **APPROVES** the establishment of a Special Events Working Group to facilitate regular or as-needed engagement between City Staff and Council members, for the purpose of enhancing collaboration, support, planning, and coordination respecting special events held within the City of Thorold, including, but not limited to the Community Market, Canada Day festivities, Santa Claus Parade, and other City-held special events.

**CARRIED**

Moved by: Councillor O'Hare  
Seconded by: Councillor Dekker

That Council **APPROVES** the appointment of Councillors Dekker, De Divitiis, and O'Hare to the Special Events Working Group.

**CARRIED**

**15. Statement by Councillors**

There were no Statements by Councillors.

**16. Closed Session**

Moved by: Councillor DeRose  
Seconded by: Councillor Handley

That Council **DO NOW MOVE** into closed session for the purposes of receiving information of a confidential nature respecting:

1. A Matter Respecting Advice that is Subject to Solicitor-Client Privilege, Including Communications Necessary for that Purpose, under Section 239(f) of the *Municipal Act, 2001* - Respecting Thorold Museum Governance.

**CARRIED**

Council resolved into closed session at 7:40 p.m.

**17. Business Arising from Closed Session**

Council reconvened in open session at 8:21 p.m. with the following individuals in attendance:

Council Members Present in the Council Chamber: Mayor Ugulini, Councillors D'Angela, De Divitiis, Dekker, DeRose, Handley, Longo, O'Hare, Sentance

Staff Present in the Council Chamber: N. Debono, Acting City Clerk, M. Dilwaria, Chief Administrative Officer, G. Holman, Director, Public Works & Community Services, J. Letourneau, Legislative Assistant, M. Mauro, Director, Finance/Treasurer

Moved by: Councillor Sentance  
Seconded by: Councillor Dekker

That Confidential Update, dated July 9, 2024, respecting Thorold Museum Governance, **BE RECEIVED**, and that staff **PROCEED** as directed in closed session.

**CARRIED**

**18. By-Law(s)**

Moved by: Councillor O'Hare  
Seconded by: Councillor De Divitiis

That the following by-laws **BE NOW READ** and **DO PASS**:

1. Bill 48-2024 – A By-Law to Exempt Block 53, Plan 59R-18015 from Part Lot Control (136, 140, 142, 146 & 150 Willson Drive) – Towpath Estates Subdivision;
2. Bill 49-2024 – A By-Law to Exempt Block 54, Plan 59R-18022 from Part Lot Control (122, 126, 130, & 132 Willson Drive) – Towpath Estates Subdivision;
3. Bill 50-2024 – A By-Law to Exempt Block 55, Plan 59R-18035 from Part Lot Control (102, 106, 110, 112, 116 & 120 Willson Drive) – Towpath Estates Subdivision;

4. Bill 51-2024 – A By-Law to Exempt Block 57, Plan 59R-17893 from Part Lot Control (12, 6, 10, 12 & 16 Whelan Court) – Towpath Estates Subdivision;
5. Bill 52-2024 – A By-Law to Exempt Block 60, Plan 59R-18025 from Part Lot Control (21, 25, 29 & 31 Whelan Court) – Towpath Estates Subdivision;
6. Bill 53-2024 – A By-Law to Exempt Block 61, Plan 59R-17902 from Part Lot Control (1, 5, 9, 11, 15 & 19 Whelan Court) – Towpath Estates Subdivision;
7. Bill 54-2024 – A By-Law to Authorize the Execution of the Municipal Funding Agreement for the Canada Community Building Fund; and
8. Bill 55-2024 – A By-law to Adopt, Ratify and Confirm the Actions of City Council at its Meeting held on July 9, 2024.

**CARRIED**

19. **Adjournment**

There being no further business, the meeting adjourned at 8:22 p.m.

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Terry Ugolini  
Mayor

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Nicholas Debono  
Acting City Clerk