



City of Port Colborne
Special Meeting of Council Minutes

Date: Tuesday, February 4, 2025
Time: 6:30 pm
Location: Council Chambers, 3rd Floor, City Hall
66 Charlotte Street, Port Colborne

Members Present: M. Aquilina, Councillor
M. Bagu, Councillor
E. Beauregard, Councillor
R. Bodner, Councillor
G. Bruno, Councillor
F. Danch, Councillor
D. Elliott, Deputy Mayor (Presiding Officer)

Member(s) Absent: T. Hoyle, Councillor
W. Steele, Mayor

Staff Present: B. Boles, Interim CAO, Director of Corporate Services/Treasurer
J. Beaupre, Deputy Clerk
G. Long, Director of Development and Government Relations
C. Madden, City Clerk
D. Schulz, Manager of Planning

Others Present: E. Sugden, Biglieri Group
J. Mark Rodger, Borden Ladner Gervais LLP,
A. Neumark, Doane Grant Thornton LLP
T. MacDonald, Doane Grant Thornton LLP

- 1. Call to Order**
Deputy Mayor Elliot called the meeting to order at 6:31 p.m.
- 2. Adoption of Agenda**
Two additional delegations were added under item 4.2.

C-25- 014

Moved by Councillor F. Danch
Seconded by Councillor M. Bagu

That the Special Council agenda dated February 4, 2025, be confirmed, as amended.

Carried

3. Disclosures of Interest

3.1 Councillor E. Beauregard - Public Meeting Report for Proposed Millar's Crossing Subdivision, 2025-24

The developer is a client of my employer.

4. Statutory Public Meeting

4.1 Public Meeting Report for Proposed Millar's Crossing Subdivision, 2025-24

David Schulz, Manager of Planning, presented to Council on the Proposed Millar's Crossing Subdivision. Evan Sugden from Biglieri Group presented to Council as the agent on behalf of the applicant. Councillor Beauregard declared a conflict of interest, as the developer is a client of his employer, and exited the meeting at 7:24 p.m.; he abstained from voting on the motion.

4.2 Delegations

- a. **Stephen Bedford, 122 Glenwood Avenue**
- b. **Ethem Erdoganoglu, 1053 Steele Street**
- c. **Michael and Julie Scott, 43 Elmvale Crescent**
- d. **Rocco Arillotta, 35 Elmvale Crescent**
- e. **Michael Curtis - 7 Elmvale Crescent**

C-25- 015

Moved by Councillor M. Aquilina
Seconded by Councillor R. Bodner

That Development and Government Relations Department – Planning Division Report 2025-24, be received for information.

Carried

5. Staff Reports

5.1 Financial Planning - Servicing East Side Lands, Report 2025-28

J. Mark Rodger, Lawyer from Borden Ladner Gervais LLP, Adam Neumark, Associate Director from Doane Grant Thornton LLP, and Troy MacDonald, Partner Advisory from Doane Grant Thornton LLP, presented to Council on financial planning for servicing of east side lands.

C-25- 016

Moved by Councillor E. Beauregard
Seconded by Councillor R. Bodner

That Corporate Services Department Report 2025-28 be received for information.

Carried

6. Procedural Motions

C-25- 017

Moved by Councillor M. Aquilina
Seconded by Councillor F. Danch

That section 5 of the Procedural By-law No. 6979/17/22 be waived; and

That Councillor Bodner be appointed to the role of Deputy Mayor effective as of February 5, 2025, ending May 31, 2025.

Carried

7. Closed Session

C-25- 018

Moved by Councillor M. Bagu
Seconded by Councillor R. Bodner

That Council do now proceed to meet in Closed Session at 8:27 p.m. under:

- Section 239(2)(b) of the *Municipal Act, 2001*, where a closed meeting is held if the subject matter being considered are personal matters about an identifiable individual, including municipal or local board employees.

- Section 239(2)(d) of the *Municipal Act, 2001*, where a closed meeting is held if the subject matter being considered is labour relations or employee negotiations.
- Section 239(2)(e) of the *Municipal Act, 2021*, where a closed meeting is held if the subject matter being considered is litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

Carried

7.1 Confidential Office of the CAO Report, 2025-29

7.2 Confidential Human Resources Verbal Update

7.3 Confidential Verbal Update from the Office of the CAO

8. Back to Open Session

C-25- 019

Moved by Councillor M. Bagu

Seconded by Councillor E. Beauregard

That Council does now rise and reconvene from Closed Session at 9:55 p.m. with report:

7.1 That Council authorizes staff to proceed as directed in Closed Session.

Carried

9. By-laws

9.1 By-Law No. 7315/06/25 - By-law to Adopt, Ratify and Confirm the Proceedings of the Special Council of The Corporation of the City of Port Colborne

C-25- 020

Moved by Councillor G. Bruno

Seconded by Councillor E. Beauregard

That the By-law to Adopt, Ratify and Confirm the Proceedings of the Special Council of the Corporation of the City of Port Colborne, Dated February 4, 2025, be enacted and passed, as presented.

Carried

10. Adjournment

Deputy Mayor Elliot adjourned the meeting at 9:56 p.m.

Dave Elliot, Deputy Mayor

Charlotte Madden, City Clerk