



## CITY OF WINDSOR MINUTES 07/14/2025

### Special Meeting of Council Meeting – Strategic Planning Session

**Date:** Monday, July 14, 2025

**Time:** Immediately following the 10:00 o'clock a.m.  
regular meeting of City of City Council

#### **Members Present:**

##### **Mayor**

Mayor Drew Dilkens

##### **Councillors**

Ward 1 – Councillor Fred Francis

Ward 2 – Vacant

Ward 3 – Councillor Renaldo Agostino

Ward 5 – Councillor Ed Sleiman

Ward 6 – Councillor Jo-Anne Gignac

Ward 7 – Councillor Angelo Marignani

Ward 8 – Councillor Gary Kaschak

Ward 9 – Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison

##### **Councillor Regrets**

Ward 4 – Councillor Mark McKenzie

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## 1. ORDER OF BUSINESS

## 2. CALL TO ORDER

The Mayor calls the meeting to order at 1:06 o'clock p.m.

## 3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None disclosed.

## 4. COMMITTEE OF THE WHOLE

Moved by: Councillor Jo-Anne Gignac

Seconded by: Councillor Renaldo Agostino

That Council do now rise and move into Committee of the Whole with the Mayor presiding for the purpose of dealing with:

- a) hearing requests for deferrals, referrals and/or withdrawals of any items of business;
- b) hearing presentations and delegations;
- c) consideration of business items;
- d) consideration of by-law 130-2025

Carried.

## 9. REQUESTS FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None requested.

## 10. PRESENTATIONS AND DELEGATIONS

None presented.

## 11. REGULAR BUSINESS ITEMS

### 11.1. 2025 Corporate Asset Management Plan

**Natasha Gabbana, Senior Manager – Asset Planning**

Natasha Gabbana, Senior Manager – Asset Planning, appears before Council regarding the administrative report dated May 13, 2025, entitled “2025 Corporate Asset Management Plan” and provides a brief overview of the proposed 2025 Corporate Asset Management plan for Council’s consideration and provides details related to the calculation of the annual infrastructure deficit; how capital funding sources are applied; the various financial and non-financial strategies that can be

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used to address and optimize the infrastructure gap; and concludes by indicating that the combined Asset Management Plans (AMP's) from 2024 and 2025 provide a complete picture of the city's corporate assets going forward.

Councillor Gary Kaschak comments that Development Charges are a large source of capital funding, and notes that there hasn't been a Development Charges Task Force meeting for some time and inquires whether there are changes anticipated with development charges at a provincial or municipal level. Janice Guthrie, Commissioner, Finance & City Treasurer appears before Council and indicates that there have been no changes to development charges on a provincial level, and current economic uncertainty regarding tariffs has led the municipality to hold off on making any changes to development charges. The potential for growth is recognized, and increasing development charges at this time may prohibit that growth. Any changes to development charges should not be expected until 2026.

Councillor Kieran McKenzie inquires about the setting of service levels as referenced in the report, and the prioritization of assets. Ms. Gabbana indicates that overall risk assessment would be utilized to identify which corporate assets should be focused on to keep all assets operating at a good level.

Councillor Kieran McKenzie inquires if the AMP calculations are being used in the Financial Risk Analysis of reports coming forward to Council. Ms. Gabbana indicates that previous versions of the AMP calculations are currently used in those reports. Councillor Kieran McKenzie believes that it would be more valuable to Councillors if the current versions were being used going forward.

Councillor Fred Francis inquires about the city's corporate entities, such as Roseland Golf Course and Windsor Airport, and that they should be responsible for their own asset management. Ms. Guthrie replies that because these entities are owned by the city, they will continue to fall under the city's asset management plan.

Councillor Fred Francis inquires whether there is a way to take this financial burden off the taxpayer, and, considering the profitability of these entities, if they are required to pay dividends back to the city. Ms. Guthrie replies that there is a dividend policy in place, but those dividends have not been realized in full since the pandemic. The policy will be undergoing review.

Councillor Fred Francis inquires as to how the value of all the city-owned assets was determined. Ms. Gabbana explains that administration worked closely with each department to compile asset values, and they are confident in their numbers.

Councillor Jo-Anne Gignac inquires whether the city will be communicating with upper levels of government regarding the amounts the city will be permitted to collect for development charges. Ms. Guthrie provides details related to consultations.

Councillor Jo-Anne Gignac inquires about the increased and ongoing maintenance costs of residential roads and how the report determined the amounts, considering this was not included previously. Ms. Guthrie replies that changes in regulation between the 2018 AMP and the 2024

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AMP required the city to include all assets in the report, which increased the inventory by a substantial amount.

Councillor Jo-Anne Gignac remarks that the infrastructure gap will continue to grow unless additional funding to maintain residential roads once the levy expires at the end of 2026 is provided. She agrees with Councillor Fred Francis that increasing the dividends of profitable city-owned corporations should be explored as a funding source, and that the funding of projects through the AMP should be communicated clearly and transparently to residents. She anticipates the AMP will have to continue past the end of 2026.

Councillor Jim Morrison comments on the report's goal to maintain assets in good condition and inquires whether it is expected that all assets be at that level. Ms. Guthrie replies that the goal is for the majority of assets to be listed in good condition - it's a sliding scale where poor condition assets will be replaced to upgrade them to very good condition, good condition assets will be maintained to keep them in that state as long as possible.

Councillor Renaldo Agostino inquires if there are any plans or discussions with ABC's regarding generating more revenue to help close the gap. He mentions ideas such as combining Library services with a housing component or adding additional services to parks. Ms. Guthrie indicates that this is ongoing as opportunities arise.

Councillor Kieran McKenzie comments on the risk associated with not accepting administration's recommendation and adopt the "do-nothing" scenario. He also mentions how critical it is for the funding strategy to follow the proposed timeline of implementation to ensure that assets do not fall into disrepair. He asks about timelines should the administration's recommendation be passed today. Ms. Guthrie indicates that the recommendation is that Council approve continuation of the current plan, which would be presented in the Capital Budget for 2026, at which time Council may make additions or changes. The current AMP is not required to be updated until 2030, with no further updates or recommendations regarding the AMP between 2026 and 2030 unless Council directs it.

Councillor Kieran McKenzie comments that there is information within the AMP that requires further analysis to allow for continued decision making past 2026.

Mayor Drew Dilkens commends council for their commitment to the AMP, and taking care of assets, which might in future, be a requirement from Provincial/Federal bodies related to being qualified for eligible funding.

Moved by: Councillor Jo-Anne Gignac

Seconded by: Councillor Ed Sleiman

Decision Number: CR308/2025 CR259/2025

- I. That City Council **ENDORSE** and **APPROVE** the attached 2025 Corporate Asset Management Plan for the City of Windsor, inclusive of the Proposed Levels of Service,

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which has been developed in compliance with Ontario Regulation 588/17 – Asset Management Planning for Municipal Infrastructure; and,

- II. That City Council **RECONFIRM** the current Asset Management Plan Levy of 1.16% and the current Local Residential Roads Levy of 0.25% through 2026, as previously supported; and,
- III. Whereas on February 21, 2025, the 2025 Budget was deemed approved via Mayoral Decision MD08-2025 and subsequently City Council supports undertaking the necessary improvement and monitoring recommendations noted in the 2025 Corporate Asset Management Plan:
  - a. That the proposed staffing required for the ongoing development and support of the City's internal Asset Management Program, **BE APPROVED** as outlined in the Financial Matters section of this report; and,
  - b. That the funds currently approved in principle as part of the 2025 Budget to carry out of the Corporate Facilities Building Condition Assessment Program under capital project PFO-004-12 **BE PRE-COMMITTED**, as follows, to allow for work to be expedited as able:
    - 2026 - \$200,000
    - 2027 - \$200,000
    - 2028 - \$200,000
    - 2029 - \$100,000

Carried.

Councillor Fred Francis voting nay.

Report Number: C 76/2025

Clerk's File: SPL/14801

## 12. CONSIDERATION OF COMMITTEE REPORTS

None presented.

## 13. BY-LAWS (First and Second Readings)

Moved by: Councillor Jim Morrison

Seconded by: Councillor Gary Kaschak

That By-law No. 130-2025 be introduced and read a first and second time:

- 13.1. **By-law 130-2025 - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS SPECIAL MEETING HELD ON THE 14<sup>TH</sup> DAY OF JULY, 2025.**

Carried.

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### 14. MOVE BACK INTO FORMAL SESSION

Moved by: Councillor Fred Francis

Seconded by: Councillor Kieran McKenzie

That the Committee of the Whole does now rise and report to Council respecting the business items considered by the Committee:

- 1) Items Deferred Items Referred
  - 2) Consideration of Regular Business Items
  - 3) By-law given first and second reading as presented
- Carried.

### 16. THIRD AND FINAL READING OF THE BY-LAWS

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Renaldo Agostino

That By-law No. 130-2025 having been read a first and second time be now read a third time and finally passed and that the Mayor and Clerk **BE AUTHORIZED** to sign and seal the same notwithstanding any contrary provision of the Council.

Carried.

### 21. ADJOURNMENT

Moved by: Councillor Jo-Anne Gignac

Seconded by: Councillor Jim Morrison

That this Special Meeting of Council meeting stand adjourned until the next regular meeting of Council or at the call of the Mayor.

Carried

Accordingly, the meeting is adjourned at 2:41 o'clock p.m.

Carried.

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Mayor

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City Clerk