

**Agenda for the
Regular Meeting of the Vauxhall Town Council
Monday August 17, 2026
6:00p.m. – Vauxhall Council Chambers**

<u>Agenda Item</u>	<u>Action</u>
1. Call to Order	
2. Adoption of Agenda	For Adoption
3. Minutes	
Council Minutes	
a.) Regular Meeting of Council July 20, 2026	For Adoption
External Minutes	Receive <u>all</u> as Information
b.) Taber & District Housing Foundation Meeting January 29, 2026	
c.) Taber & District Housing Foundation Meeting February 26, 2026	
d.) Taber & District Housing Foundation Meeting March 26, 2026	
e.) Taber & District Housing Foundation Meeting April 30, 2026	
f.) Taber & District Housing Foundation Meeting May 28, 2026	
g.) Taber & District Housing Foundation Meeting June 25, 2026	
h.) JEDC Meeting August 5, 2026	
4. Bylaw (s)	
a.) Regional Emergency Management Bylaw No. 1020-26	1 st Reading
• Regional Emergency Bylaw No. 1011-25	
5. Financials	
a.) Cheque Listing for the month of July 2026	For Adoption
b.) AMSC Mastercard as of August 5, 2026	Receive as Information
6. New Business	
a.) Regional Bylaw & Partnership Agreement	For Adoption
b.) ORRSC MSA Agreement	For Adoption
c.) Chinook Regional Hospital Foundation	
7. Reports	
a.) Council Activity Report – July 2026	Receive <u>all</u> as Information
b.) Action List July 2026	
i.) Action List in Progress 2026	
c.) Upcoming Events and Meetings	
8. Information and Correspondence	Receive <u>all</u> as Information
a.) R.C.M.P Report – July 2026	
b.) Bylaw Officer Report	
c.) Movie in the Park – Poster	
d.) VDCC Bi-Weekly Newsletter – July 31, 2026	
e.) FCSS – World Suicide Prevention Day	
9. Adjournment	

A regular meeting of Council of the Town of Vauxhall was held in
Council Chambers
on Monday July 20, 2026, at 6:00 p.m.

PRESENT

MAYOR:

DEPUTY MAYOR: Marilyn Forchuk

COUNCILLORS: Paul Ballard
Russell Norris
Jimmy Wolf
Henry Zacharias

ABSENT: Kimberley Cawley
Shelley Deleeuw

ALSO PRESENT:

Chief Administrative Officer: Cris Burns
Asst. CAO/Office Manager: Mindy Dunphy

CALL TO ORDER:

Deputy Mayor Forchuk called the meeting to order at 6:00 p.m.

Adoption of
Agenda

RES: 26:140

MOVED by Councillor Norris to adopt the agenda as presented.

CARRIED

Additions:

6c.) Bylaw Officer Report

Delegation

RES: 26:141

MOVED by Councillor Wolf to accept the R.C.M.P Report dated June 15, 2026 (R.C.M.P not present) as information:

CARRIED

Minutes

RES: 26:142

MOVED by Councillor Zacharias to adopt the following minutes as information.

- Regular Meeting of Council June 15, 2026

CARRIED

External Minutes

RES: 26:143

MOVED by Councillor Ballard to receive the following minutes as presented.

- Municipal Planning Commission Meeting June 22, 2026
- Vauxhall & District Regional Water Services Commission Meeting March 30, 2026
- Vauxhall & District Regional Water Services Commission Meeting April 24, 2026
- Oldman River Regional Services Commission Meeting March 5, 2026
- Oldman River Regional Services Commission Meeting April 9, 2026
- Barons-Eureka-Warner Family & Community Support Services (FCSS) Meeting May 6, 2026

CARRIED

Cheque Listing

RES: 26:144

MOVED by Councillor Norris to adopt the June 2026, cheque listing in the amount of four hundred and twelve thousand, nine hundred and eighty-four dollars and eighty-eight cents (\$412,984.88) as information.

CARRIED

Financials

RES: 26:145

MOVED by Councillor Norris to accept the following as information:

- Bank Reconciliation as of February 28, 2026
- Bank Reconciliation as of March 31, 2026
- Bank Reconciliation as of April 30, 2026
- Bank Reconciliation as of May 31, 2026
- Bank Reconciliation as of June 30, 2026
- Bank Reconciliation as of July 4, 2026
- AMSC Mastercard as of July 4, 2026

CARRIED

New Business

RES: 26:146

MOVED by Councillor Ballard to accept the following as information:

- CAO Verbal Report
- Fire Appreciation BBQ
- Bylaw Officer Report

CARRIED

Reports

RES: 26:147

MOVED by Councillor Wolf to accept the following as information.

- Council Activity Report – June 2026
- Action List June 2026
- Action List in Progress 2026
- Upcoming Events and Meetings

CARRIED

Information and
Correspondence

RES: 26:148

MOVED by Councillor Norris to accept the following as information.

- Alberta Municipal Affairs Letter
- Municipal District of Taber – Regional Municipal Partnership Meeting – Fall 2026
- VDCC BI-Weekly Newsletter – July 15, 2026

CARRIED

Adjournment

Meeting Adjourned at 6:21 p.m.

DEPUTY MAYOR

CHIEF ADMINISTRATIVE OFFICER



36.
**Taber & District
HOUSING FOUNDATION**

Provides individuals, families and seniors with affordable and caring accommodation

MINUTES
Regular Monthly Board Meeting
Taber and District Housing Foundation
Thursday, January 29, 2026
TDHF Admin Office – Boardroom

ATTENDANCE

Board:	Rosanne Horrocks Joe Strojwas (via phone)	Tom Machacek Jane Jensen	Dan Remfert
Absent:	Paul Ballard	David Torrie	
Administration:	Tim Janzen (CAO), Mary Funk Klassen (Placement Officer), Carrie Wilson (CVL Resident Manager) & Beverly Mikalson (Financial Administrator)		

Rosanne Horrocks, Chairperson, called the meeting to order at 1:32 pm.

1. Approval of Agenda

Motion 2026 - 001

MOVED by J. Jensen to approve the agenda as presented.

CARRIED

2. Approval of Minutes

Motion 2026 - 002

MOVED by T. Machacek to accept the minutes from the Board of Directors meeting of Thursday, November 27, 2025.

CARRIED

3. Business Arising

- a) **Drug & Alcohol Policy - DRAFT** – CAO reported the document is still being worked on.
- b) **Meals on Wheels** – Statistics YTD to December 31, 2025

b) Clearview Lodge – Design Process, Ideas & Schedule

Motion 2026 - 010

MOVED by T. Machacek to accept the proposal for services by Douglas J. Bergen & Associates (dated December 19, 2025).

CARRIED

CAO provided an up-to-date analysis of the Class B costing report and projected total cost of the project (including some soft costs) to January 29, 2026.

CAO provided some background information, costing and potential scenarios for relocating the 100-wing (rather than demolition). There was considerable discussion about preferences to relocating residents within the facility rather than relocating to another Lodge in Southern Alberta.

CAO was directed to develop a plan to leave spaces available within the existing building to accommodate displaced 100-wing residents, even as there would be a financial cost of leaving rooms vacant for a period. The financial cost was deemed less important considering the effect of an external relocation on the 100 wing residents.

Motion 2026 - 011

MOVED by T. Machacek that the CAO complete an application for the Continuing Care Capital Grant program, for ten additional continuing care (SL3) beds at Clearview Lodge.

CARRIED

CAO provided information about the current nurse call system (SARA system) at Clearview Lodge and that the server needs to be updated relatively soon. The server runs on operating software (Windows 2012) that is no longer supported by Microsoft, which means the server is no longer supported by the manufacturer of the nurse call system. There are several potential options but choosing now will likely impact the decision within the construction project and currently there is insufficient information to decide which system to purchase.

c) Consulting Services Proposal – Harmony Home Boiler & Controls Replacement – Sunwise Engineering

Motion 2026 - 012

MOVED by J. Strojwas to accept the consulting proposal as presented and engage Sunwise Engineering for the replacement of boilers and HVAC controls at Harmony Home Manor.

CARRIED

d) 2025/26 TDHF Committees & Executive Members - TABLED

e) Update – MOBY System at Taber Manors

CAO reported that MOBY representatives would be on-site the week of February 2, 2026, to initiate the installation of the MOBY system in the three Taber manors – Harmony Home, Homestead & Pioneer Place.

f) Proposal – Truck Purchase

Motion 2026 - 013

MOVED by J. Strojwas to accept the proposal to purchase the 2023 Ram 1500 Classic from Davis Dodge (in the amount of \$36,929.41 (plus \$1,846.47 GST) and sell the existing 2003 truck.

CARRIED

7. Other Information

- a) Report – Social Housing – January 23, 2026
- b) CVL Monthly Report – December 2025
- c) Letter – 2026 Interim HMB Budget Letter – December 15, 2025

8. Adjournment

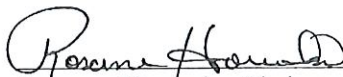
Motion 2026 - 014

MOVED by J. Strojwas to adjourn the meeting at 4:25 pm

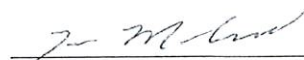
CARRIED

Next Meeting:

Board of Directors Thurs, February 26, 2026 1:30 pm TDHF Admin Office - Boardroom



Rosanne Horrocks, Chairperson



Tom Machacek, Vice-Chairperson



3c.
**Taber & District
HOUSING FOUNDATION**

Provides individuals, families and seniors with affordable and caring accommodation

MINUTES
Regular Monthly Board Meeting
Taber and District Housing Foundation
Thursday, February 26, 2026
TDHF Admin Office – Boardroom

ATTENDANCE

Board:	Rosanne Horrocks Joe Strojwas (via Zoom)	Tom Machacek Tamara Miyanaga	Dan Remfert Paul Ballard
Absent:	Jane Jensen		
Administration:	Tim Janzen (CAO), Carrie Wilson (CVL Resident Manager) & Corey Beck (Operations Manager)		

Tom Machacek, Vice-Chairperson, called the meeting to order at 1:28 pm.

Introductions were made for members of the delegation:

Representing Douglas J. Bergen & Associates were Douglas Bergen (via Zoom), Jayden Vandekraats, and Alymer. Representing Alvin Fritz Architect were Alvin Fritz and Carlos Roman.

Mr. Fritz led a presentation about various options regarding construction management vs general contractor. Also, different forms of contract were discussed and questions answered.

Motion 2026 - 015

MOVED by D. Remfert that CAO proceed with Request for Proposal for a CCDC 5B contract.

CARRIED

1. Approval of Agenda

Motion 2026 - 016

MOVED by D. Remfert to approve the agenda as presented.

CARRIED

2. Approval of Minutes

Motion 2026 - 017

MOVED by J. Strojwas to accept the minutes from the Board of Directors meeting of Thursday, January 29, 2026.

CARRIED

3. Business Arising

- a) **Drug & Alcohol Policy - DRAFT** – CAO reported the document is still being worked on.
- b) **Meals on Wheels** – Statistics YTD to January 31, 2026
- c) **2025/6 TDHF Committee and Executive members**

Motion 2026-018

MOVED by R. Horrocks that committees be comprised, as follows (**Chair in Bold**):

Personnel -	R. Horrocks	D. Remfert	T. Miyanaga	
Budget & Audit	P. Ballard	R. Horrocks	T. Machacek	Joe Strojwas
Governance -	J. Jensen	D. Remfert	J. Strojwas	
Fundraising -	All Board Members;	T. Machacek		
Building -	All Board Members;	T. Machacek		

CARRIED

Motion 2026-019

MOVED by P. Ballard that the Chairperson, Vice-Chairperson, Executive Committee members and Signing Authorities be as follows:

Chairperson	Rosanne Horrocks
Vice-Chairperson	Tom Machacek
Executive Committee:	R. Horrocks (Chair), T. Machacek (Vice-Chair), T. Miyanaga
Signing Authorities:	R. Horrocks, T. Machacek, Joe Strojwas & Tim Janzen, CAO

CARRIED

4. Financial Statements – Financial Statements & Bank Reconciliations

Motion 2026 - 020

MOVED by T. Miyanaga to approve financial statements and bank reconciliations for Clearview Lodge to January 31, 2026.

CARRIED

Motion 2026 - 021

MOVED by P. Ballard to approve financial statements and bank reconciliations for Social Housing to January 31, 2026.

CARRIED

Motion 2026 - 022

MOVED by D. Remfert to approve bank reconciliations for Security Deposits for the months of January 2026.

CARRIED

5. Reports

a) CVL Lodge Manager/Resident Manager Report

Motion 2026 - 023

MOVED by R. Horrocks to accept the Lodge Manager/Resident Manager report, as presented.

CARRIED

b) Operations Manager Report

Motion 2026 - 024

MOVED by R. Horrocks to accept the Operations Manager report, as presented.

CARRIED

c) Placement Officer Report

Motion 2026 - 025

MOVED by T. Miyanaga to accept the Placement Officer report, as presented.

CARRIED

d) Chief Administrative Officer Report

Motion 2026 - 026

MOVED by P. Ballard to accept the Chief Administrative Officer report, as presented.

CARRIED

6. New Business

a) Clearview Lodge – Design Process, Ideas & Schedule

Motion 2026 - 027

MOVED by D. Remfert that the CAO be authorized to investigate commercial financing options for the Clearview Lodge Expansion and Modernization project, for up to \$10 million.

CARRIED

Motion 2026 - 028

MOVED by T. Miyanaga to instruct Administration to develop a communications plan for the Clearview Lodge Expansion and Modernization project to be launched at the appropriate time.

CARRIED

b) Resolution: Market Rents 2026

Motion 2026 - 029

MOVED by J. Strojwas that the Resolution: Market Rents 2026 be accepted as presented.

CARRIED

c) Resolution: Recovery of Electrical Costs - 2026

Motion 2026 - 030

MOVED by R. Horrocks that the Resolution: Recovery of Electrical Costs 2026 be accepted as presented.

CARRIED

d) Notes from Strategic Planning Session – January 22, 2026

CAO presented notes from the TDHF Strategic Planning Session, held on January 22, 2026. CAO will take the approved notes and prepare an Action Plan for the next TDHF Board of Directors meeting.

7. Other Information

- a) Report – Social Housing – February 20, 2026
- b) Engagement Letter – Avail LLP – February 18, 2026
- c) ASCHA FAQs – Official and Unofficial Acronyms used in Housing

8. Adjournment

Motion 2026 - 031

MOVED by T. Miyanaga to adjourn the meeting at 3:03 pm

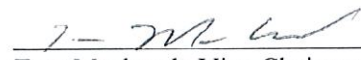
CARRIED

Next Meeting:

Budget & Audit Committee	Thursday, March 26, 2026	1:00 pm	CVL Activity Room
Annual General Meeting	Thursday, March 26, 2026	2:00 pm	CVL Atrium
TDHF Board of Directors	Thursday, March 26, 2026	3:00 pm	CVL Activity Room



Rosanne Horrocks, Chairperson



Tom Machacek, Vice-Chairperson



Taber & District
HOUSING FOUNDATION

Provides individuals, families and seniors with affordable and caring accommodation

3d.

MINUTES
Regular Monthly Board Meeting
Taber and District Housing Foundation
Thursday, March 26, 2026
Clearview Lodge – Activity Room

ATTENDANCE

Board:	Rosanne Horrocks Joe Strojwas (via Zoom)	Jane Jensen Tamara Miyanaga	Dan Remfert
Absent:	Tom Machacek	Paul Ballard	
Administration:	Tim Janzen (CAO), Tanya Fallon (CVL Lodge Manager), Carrie Wilson (CVL Resident Manager), Corey Beck (Operations Manager) & Mary Klassen (Placement Officer)		

Rosanne Horrocks, Board Chair, called the meeting to order at 3:00 pm.

1. Approval of Agenda

Motion 2026 - 036

MOVED by J. Jensen to approve the agenda as presented.

CARRIED

2. Approval of Minutes

Motion 2026 - 037

MOVED by T. Miyanaga to accept the minutes from the Board of Directors meeting of Thursday, February 26, 2026.

CARRIED

3. Business Arising

- a) **Drug & Alcohol Policy - DRAFT** – CAO reported the document is still being worked on.
- b) **Meals on Wheels** – Statistics YTD to February 28, 2026

Resolution: Authorization to Approve Commercial Financing

Consensus was reached that the resolution should be made upon receipt of Letters of Support.

Resolution: Seek Ministerial Approval for Debt Financing

Consensus was reached that the resolution should be made upon receipt of Letters of Support.

b) Letter – 2026 Operating Budget Details – Ministry of Assisted Living and Social Services

CAO reviewed budget letter received from ALSS and the increases for operational funding for Social Housing, the Lodge Assistance Program and Rental Assistance Benefit program.

c) Memo – Assisted Living Alberta – Increase for Continuing Care Fees, effective April 1, 2026

CAO reported that it was unclear whether this was a one-time increase or whether there would be an additional increase based on the cost of living later this year. Until there was clarity on this issue, TDHF would not implement an increase in continuing care rates.

d) Letter – MD of Taber – Council Appointment

Motion 2026-045

MOVED by J. Strojwas to accept the Municipal Appointment Letters for the MD of Taber for the period of February 2026 to October 2026. Tamara Miyanaga to be the MD of Taber appointee for that time frame.

CARRIED

e) 8760 – Future Electricity & Natural Gas Strategy Recommendation

Motion 2026-046

MOVED by J. Strojwas to accept the 8760 recommendation and TDHF participate in the Spring Public tender for electricity (2028 & 2029) and natural gas (2028 – 2030).

7. Other Information

a) Report – Social Housing – March 20, 2026

8. Adjournment

Motion 2026 - 047

MOVED by J. Jensen to adjourn the meeting at 4:05 pm

CARRIED

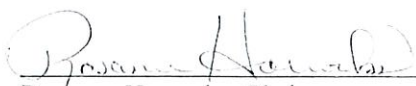
Next Meeting:

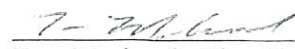
TDHF Board of Directors

Thursday, April 30, 2026

1:30 pm

TDHF Admin Office Boardroom


Rosanne Horrocks, Chairperson


Tom Machacek, Vice-Chairperson



Taber & District
HOUSING FOUNDATION

Provides individuals, families and seniors with affordable and caring accommodation

3e

MINUTES
Regular Monthly Board Meeting
Taber and District Housing Foundation
Thursday, April 30, 2026
TDHF Administrative Office - Boardroom

ATTENDANCE

Board:	Rosanne Horrocks Joe Strojwas	Tom Machacek Paul Ballard	Dan Remfert
Absent:	Jane Jensen	Tamara Miyanaga	
Administration:	Tim Janzen (CAO), Tanya Fallon (CVL Lodge Manager), Carrie Wilson (CVL Resident Manager), Corey Beck (Operations Manager), Mary Klassen (Placement Officer) & Beverly Mikalson (Financial Administrator)		

Rosanne Horrocks, Board Chair, called the meeting to order at 1:30 pm.

1. Approval of Agenda

Motion 2026 - 054

MOVED by J. Strojwas to approve the agenda as presented.

CARRIED

2. Approval of Minutes

Motion 2026 - 055

MOVED by D. Remfert to accept the minutes from the Annual General meeting of Thursday, March 26, 2026.

CARRIED

Motion 2026 - 056

MOVED by P. Ballard to accept the minutes from the Board of Directors meeting of Thursday, March 26, 2026.

CARRIED

Motion 2026 - 057

MOVED by T. Machacek to accept the minutes from the Board of Directors Special Meeting of Thursday, April 16, 2026.

CARRIED

3. Business Arising

- a) Drug & Alcohol Policy - DRAFT – CAO reported the document is still being worked on.
- b) Meals on Wheels – Statistics YTD to March 31, 2026

4. Financial Statements – Financial Statements & Bank Reconciliations

Motion 2026 - 058

MOVED by D. Remfert to approve financial statements and bank reconciliations for Clearview Lodge to March 31, 2026.

CARRIED

Motion 2026 - 059

MOVED by J. Strojwas to approve financial statements and bank reconciliations for Social Housing to March 31, 2026.

CARRIED

Motion 2026 - 060

MOVED by T. Machcek to approve bank reconciliations for Security Deposits for the months of March 2026.

CARRIED

5. Reports

- a) CVL Lodge Manager/Resident Manager Report

Motion 2026 - 061

MOVED by D. Remfert to accept the Lodge Manager/Resident Manager report, as presented.

CARRIED

- b) Operations Manager Report

Motion 2026 - 062

MOVED by T. Machacek to accept the Operations Manager report, as presented.

CARRIED

- c) Placement Officer Report

Motion 2026 - 063

MOVED by D. Remfert to accept the Placement Officer report, as presented.

CARRIED

- d) Financial Administrator Report

Motion 2026 - 064

MOVED by J. Strojwas to accept the Placement Officer report, as presented.

CARRIED

e) Chief Administrative Officer Report

Motion 2026 - 065

MOVED by J. Strojwas to accept the Chief Administrative Officer report, as presented.

CARRIED

6. New Business

a) Clearview Lodge – Design Process, Ideas & Schedule

CAO presented information about:

- Construction Manager Process
- Development Permit – Received
- Municipal Council – Receipt of Letters of Support
 - All received except Town of Taber
- Information about Build Canada Homes
- Expression of Interest from 1st Choice Savings & Credit Union

Motion 2026 - 066

MOVED by T. Machacek/D. Remfert that CAO approach Brownlee Law LLP to complete review of project contracts; including Seniors Lodge Modernization Program Capital Grant Agreement and Social Housing Grant Agreement, construction financing and Construction Management.

CARRIED

b) Letter – Compliance Audits

CAO presented letters regarding several compliance audits:

1. March 12, 2026 – Accommodation Standards – Type B Continuing Care
2. March 12, 2026 – Accommodation Standards – Supportive Living
3. April 2, 2026 – Compliance Issues Resolved – CCHSS Audit – December 2025

c) Memo – Assisted Living Alberta – 2025/6 Inflation Adjustment & Funding Advice

CAO presented a memorandum, dated March 26, 2026, re: 7.25% increase in 2025/6 base funding, retroactive to April 1, 2025. The payment and funding advice is anticipated by late May. By June 30, 2026, TDHF should receive information about the 2026/7 funding levels.

d) Collective Bargaining Proposal

CAO presented the ingoing proposal for the Board's information for the upcoming CUPE 2038 collective bargaining session.

7. Other Information

- a) Report – Social Housing – April 24, 2026

8. Adjournment

Motion 2026 - 067

MOVED by J. Strojwas to adjourn the meeting at 3:15 pm

CARRIED

Next Meeting:

TDHF Board of Directors

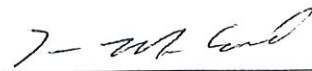
Thursday, May 28, 2026

1:30 pm

TDHF Admin Office Boardroom



Rosanne Horrocks, Chairperson



Tom Machacek, Vice-Chairperson



3f
**Taber & District
HOUSING FOUNDATION**

Provides individuals, families and seniors with affordable and caring accommodation

MINUTES
Regular Monthly Board Meeting
Taber and District Housing Foundation
Thursday, May 28, 2026
TDHF Administrative Office - Boardroom

ATTENDANCE

Board: Rosanne Horrocks Tom Machacek Dan Remfert
Joe Strojwas Jane Jensen Tamara Miyanaga

Absent: Paul Ballard

Administration: Tim Janzen (CAO), Tanya Fallon (CVL Lodge Manager), Carrie Wilson (CVL Resident Manager), Mary Klassen (Placement Officer) & Beverly Mikalson (Financial Administrator)

Rosanne Horrocks, Board Chair, called the meeting to order at 1:30 pm.

1. Approval of Agenda

Motion 2026 - 068

MOVED by J. Strojwas to approve the agenda as amended.

CARRIED

2. Approval of Minutes

Motion 2026 - 069

MOVED by T. Machacek to accept the minutes from the Board of Directors meeting of Thursday, April 30, 2026.

CARRIED

3. Business Arising

- a) **Drug & Alcohol Policy - DRAFT** – CAO reported the document is still being worked on.
- b) **Meals on Wheels** – Statistics YTD to April 30, 2026

4. Financial Statements – Financial Statements & Bank Reconciliations

Motion 2026 - 070

MOVED by J. Jensen to approve financial statements and bank reconciliations for Clearview Lodge to April 30, 2026.

CARRIED

Motion 2026 - 071

MOVED by D. Remfert to approve financial statements and bank reconciliations for Social Housing to April 30, 2026.

CARRIED

Motion 2026 - 072

MOVED by T. Miyanaga to approve bank reconciliations for Security Deposits for the month of April 2026.

CARRIED

5. Reports

a) Financial Administrator Report

Motion 2026 - 073

MOVED by J. Jensen to accept the Placement Officer report, as presented.

CARRIED

b) CVL Lodge Manager/Resident Manager Report

Motion 2026 - 074

MOVED by J. Strojwas to accept the Lodge Manager/Resident Manager report, as presented.

CARRIED

c) Operations Manager Report

Motion 2026 - 075

MOVED by D. Remfert to accept the Operations Manager report, as presented.

CARRIED

d) Placement Officer Report

Motion 2026 - 076

MOVED by T. Miyanaga to accept the Placement Officer report, as presented.

CARRIED

e) Chief Administrative Officer Report

Motion 2026 - 077

MOVED by T. Machacek to accept the Chief Administrative Officer report, as presented.

CARRIED

6. New Business

a) Clearview Lodge – Design Process, Ideas & Schedule

CAO presented information about:

- Construction Manager Process
- Legal Review – completed by Brownlee Law LLP

Motion 2026 - 078

MOVED by T. Machacek that the Board Chair sign the agreement for construction management with Jen-Col Construction.

CARRIED

- Build Canada Homes information
- 100-Wing Plan

There was discussion about CAO pursuing other financing arrangements and general agreement that it would be useful to add “Alternative Financing Options” as a placeholder in subsequent agendas.

There was consensus that the CVL Resident & Family BBQ could be a good time to have a sod-turning ceremony and CAO to contact the Minister of Assisted Living and Social Services and all local dignitaries with an invitation to attend.

b) Proposal – Harmony Home Manor – Boiler Replacement & HVAC Controls

Motion 2026 - 079

MOVED by J. Strojwas that ATCO Frontec be awarded the contract for the boiler replacement and HVAC Controls at Harmony Home Manor; and the Board Chair sign the agreement.

CARRIED

c) Proposal – Nurse-call System – Retrofit to SARA System

Motion 2026 - 080

MOVED by T. Machacek that CAO proceed with purchasing a replacement server for the SARA system, to minimize the possibility of catastrophic breakdown and reduction in resident services.

CARRIED

d) Fundraising Ideas – Clearview Lodge Project

CAO presented information about a conversation held with a professional fundraiser and what things the Board should consider in how it conducts fundraising for enhancements at Clearview Lodge.

The consensus was that there would be individuals, families, agencies and corporations that may be interested in contributing to items at Clearview Lodge.

CAO was directed to provide several dates for a meeting dedicated to discussing next steps for fundraising for the Clearview Lodge project.

Also, CAO could work with grant writers from Town of Taber and MD of Taber to work on narratives.

e) Collective Bargaining Ratification Vote – CUPE 2026 to 2029

Motion 2026 - 081

MOVED by T. Machacek that the Collective Bargaining Agreement (2026 to 2029) be accepted as presented.

CARRIED

f) Construction Loan – 1st Choice Savings & Credit Union

Motion 2026 - 082

MOVED by T. Machacek that CAO enquire with several other banks about potential lending and application fees.

CARRIED

7. Other Information

a) Report – Social Housing – May 22, 2026

8. Adjournment

Motion 2026 - 083

MOVED by J. Jensen to adjourn the meeting at 3:46 pm

CARRIED

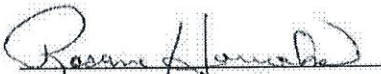
Next Meeting:

TDHF Board of Directors

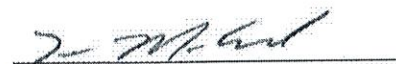
Thursday, June 25, 2026

1:30 pm

TDHF Admin Office Boardroom



Rosanne Horrocks, Chairperson



Tom Machacek, Vice-Chairperson



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**Taber & District
HOUSING FOUNDATION**

Provides individuals, families and seniors with affordable and caring accommodation

MINUTES
Regular Monthly Board Meeting
Taber and District Housing Foundation
Thursday, June 25, 2026
TDHF Administrative Office - Boardroom

ATTENDANCE

Board: Rosanne Horrocks Tom Machacek Dan Remfert
Jane Jensen Paul Ballard

Absent: Tamara Miyanaga Joe Strojwas

Administration: Tim Janzen (CAO), Corey Beck (Operations Manager), Tanya Fallon (CVL Lodge Manager), Carrie Wilson (CVL Resident Manager), Mary Klassen (Placement Officer) & Beverly Mikalson (Financial Administrator)

Rosanne Horrocks, Board Chair, called the meeting to order at 1:31 pm.

1. Approval of Agenda

Motion 2026 - 084

MOVED by T. Machacek to approve the agenda as amended.

CARRIED

2. Approval of Minutes

Motion 2026 - 085

MOVED by D. Remfert to accept the minutes from the Board of Directors meeting of Thursday, May 28, 2026.

CARRIED

3. Business Arising

- a) **Drug & Alcohol Policy - DRAFT** – CAO reported the document is still being worked on.
- b) **Meals on Wheels** – Statistics YTD to May 31, 2026

4. Financial Statements – Financial Statements & Bank Reconciliations

Motion 2026 - 086

MOVED by T. Machacek to approve financial statements and bank reconciliations for Clearview Lodge to May 31, 2026.

CARRIED

Motion 2026 - 087

MOVED by D. Remfert to approve financial statements and bank reconciliations for Social Housing to May 31, 2026.

CARRIED

Motion 2026 - 088

MOVED by J. Jensen to approve bank reconciliations for Security Deposits for the month of May 2026.

CARRIED

5. Reports

a) Financial Administrator Report

Motion 2026 - 089

MOVED by D. Remfert to accept the Placement Officer report, as presented.

CARRIED

b) CVL Lodge Manager/Resident Manager Report

Motion 2026 - 090

MOVED by J. Jensen to accept the Lodge Manager/Resident Manager report, as presented.

CARRIED

c) Operations Manager Report

Motion 2026 - 091

MOVED by D. Remfert to accept the Operations Manager report, as presented.

CARRIED

d) Placement Officer Report

Motion 2026 - 092

MOVED by T. Machacek to accept the Placement Officer report, as presented.

CARRIED

e) Chief Administrative Officer Report

Motion 2026 - 093

MOVED by J. Jensen to accept the Chief Administrative Officer report, as presented.

CARRIED

6. New Business

a) Clearview Lodge – Project Update

CAO presented information about:

- Construction Manager Process

Motion 2026 - 094

MOVED by D. Remfert that the invoice (in the amount of \$19,842.85) from Douglas J. Bergen & Associates for RFP – Construction Manager services provided be accepted as presented.

CARRIED

- 100-Wing Plan

Motion 2026 - 095

MOVED by T. Machacek to approve the estimate (June 12, 2026) provided by Sunwise Engineering for 100-wing move design work, in the amount of \$9,550 plus GST.

CARRIED

- PrimeBuild360

Motion 2026 - 096

MOVED by D. Remfert that the CAO explore Options #2, 3 & 4 with PrimeBuild360.

CARRIED

- Construction Financing

Motion 2026 - 097

MOVED by T. Machacek to continue to proceed with the Royal Bank of Canada proposal for construction financing for the Clearview Lodge Project.

CARRIED

- Sod Turning Ceremony

Good discussion on additional invitees and how to navigate the day and protocols.

b) Nurse Call System Update

Motion 2026 - 098

MOVED by T. Machacek that Motion 2026 – 080 be rescinded and that CAO be directed to purchase the Poltys nurse call system.

CARRIED

c) Fundraising Ideas

d) Harmony Home Manor Update - Boiler Replacement & HVAC Controls

CAO presented information about hazardous materials testing, the results and the information about project meetings been held with Sunwise Engineering and ATCO Frontec. The project timelines will be finalized shortly but the plan is for the project to be completed by end of August.

e) Social Housing – 2027 Operating Budget

Motion 2026 - 099

MOVED by D. Remfert that the 2027 TDHF Social Housing budget be approved as presented.

CARRIED

f) 8760 Utility Contracts

CAO presented information that the following contracts were completed with the energy providers:

- | | | |
|-----------------|--------------------------------------|-------------------|
| • Transalta | January 1, 2028 to December 31, 2029 | \$0.08108 per kwh |
| • Direct Energy | January 1, 2028 to December 31, 2030 | \$3.16 per GJ |

7. Other Information

- a) Report – Social Housing – June 20, 2026

8. Adjournment

Motion 2026 - 100

MOVED by P. Ballard to adjourn the meeting at 3:07 pm

CARRIED

Next Meeting:

TDHF Board of Directors

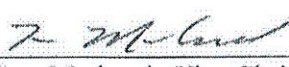
Thursday, July 23, 2026

1:30 pm

TDHF Admin Office Boardroom



Rosanne Horrocks, Chairperson



Tom Machacek, Vice-Chairperson

JEDC Meeting August 5th

Morgan Elemens (Southgrow), Peter Casurella (Progressive West), Layne Johnson (Councillor, MD of Taber), Maykayla (Progressive West), Chase (Taber Chamber), Henry Z (Councillor, Vauxhall), Alvaro (Community Futures), Hilary (Town of Taber), Kaitlin (MD of Taber), Naomi (Councillor, Town of Taber), Lynda (Vauxhall Chamber), Jake (Councillor, Barnwell)

Meeting to order at 6:07pm – no quorum

Agenda

New Business

1. Society Bank Account Set Up/TOR Update –
 - a. Society bank accounts in process of being set up
 - b. Terms of Reference – will be ready in November. Trying to combine current Terms of Reference and Society Bylaws.
2. Taber's Table/Region Guided Tour
 - a. 18 tickets left for Taber's Table – chefs, menus, servers, etc all lined up for next Saturday. Encouraged all to invite a few friends to sell out the final few tickets.
 - b. Guided Tour – MD has 27 out of 31 spaces for their regional tour prior to Taber's Table
 - c. Kaitlin outlined the tour plan and objectives.
3. CPFC Update – Plans for 2.0 are in the works, more details to come.

Round Table Discussion:

Kaitlin (MD)

- Would like to invite Bridgette Mearns, new Ec Dev for Lethbridge to come share on their new Economic Development Strategy. Kaitlin will send an invite.

Hilary (Town of Taber)

- Development is strong well into the year
- Working on an area structure plan on the South side that extends into MD.

Jake (Barnwell) – no updates at this time

Alvaro (Community Futures)

- Working in collaboration with the Town to identify barriers for small and home based businesses. Survey is being done in partnership with Progressive West to find the barriers and opportunities.
- Not able to hire summer student, as was planned. Looking to offer same services through different format.
- Meeting with the Chamber to confirm location and move-in dates.

Henry (Vauxhall)

- Ball academy building is a few months out from completion
- Prepping infrastructure for new residential lots to be available in about 2 years.

Lynda (Vauxhall Chamber)

- Recent Campaign – offered campers a passport to save at local businesses (3 night stay minimum). Looking for ways to get more foot traffic downtown.
- Questions – can we offer it to King Arthur’s as well? Answer – if they become a member of the Chamber, it’s a possibility.

Chase (Taber Chamber)

- Settling in with new staff members – Tennile as Exec Director and Susan Wall in the office.
- Cornfest is moving forward, sponsorship is looking good, new midway confirmed.
- Have taken possession of the building downtown (old BMO building), working on floor plans and tendering details. Tentative move in December 1st.

Layne (MD of Taber)

- Councillor Turcato attended a Japanese tour last fall.
- Councillors Torrie & Turcato attended a Chinese tour a few weeks ago.
- Seeds that were planed with the Chinese tour have produced some solid leads.
- Opportunity for a delegation to go to India in October.
- Kaitlin – Industrial Park Feasibility Study in the works – engagement with the JEDC will be part of the process.

Morgan (Southgrow)

- Quarterly Meeting coming up in September, likely shifting the date due to AB Munis.
- 3rd week of August – Lunch & Learn on AI Data Centres (cost benefit analysis).

Amy (Town of Taber)

- Upcoming Events: Movie In The Park (Aug 8), Fall Community Meet Up at last Farmer's Market (Sept 10th)
- Highway 3 Tourism Project well underway, with additional funding provided by Destinations Canada.
- Taber Tourism Strategy also underway, with opportunities or input from the committee and community members.
- Steady sales of Eureka lots, many lots ready for possession.
- Facility Naming Rights EOI is live offering Pool, Arena, Auditorium, Curling, Dressing Rooms and Meeting Rooms naming rights.
- Follow up Downtown Engagement Session is Sept 16th to flesh out ideas.

**Facilitated Session on Ideas and Plans for Global Marketing Initiative 2.0 by
Progressive West**

Recommended Motion: "That the JEDC delegates the management of the Global Marketing Initiative 2.0 to regional economic development staff members, with updates to be provided at the regularly scheduled meetings."

Emailed out to Voting Members for decision.

Meeting Adjourned at 7:28pm