

City of Alba – Regular Meeting Agenda
Monday, October 5, 2026 @ 6:30 pm

Notice is hereby given of a regular meeting of the City Council of the City of Alba, to be held on Monday, October 5, 2026, at 6:30 pm at Alba City Hall located at 145 S Broadway Street in Alba, Texas 75410, for the purpose of considering the following agenda items. All agenda items are subject to action.

1. Call to Order
2. Roll Call – Establish Quorum
Kelbe, Lansdowne, Kraemer, Johnson, Margos, Shaddox
3. Invocation and Pledge of Allegiance to US flag and Texas flag
4. Public Comments – AGENDA ITEMS ONLY – *Individual citizen comments are limited to three minutes but may be extended for an additional two minutes with the approval of a majority of the City Council. No items that are not on the Agenda may be discussed during this period. Council members may not deliberate or vote on any matter during this period.*
5. Consent Agenda – *All consent agenda items are considered routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items unless a Council member requests an item be removed and considered separately.*
 - A. September 8, 2026, Regular Meeting
August 24, 2026, Special Meeting Minutes & Budget Workshop
September 15, 2026, Budget Workshop
September 17, 2026, Special Meeting
 - B. August 2026 Financials
 - C. August 2026 Departmental Reports
6. Public Hearing, Authorizations, Resolutions, and/or Ordinances
 - A. Public Hearing of the city council in the capacity of the board of adjustment for a request for variance to have an apartment in the business at 189 S Broadway in the zoning area of Central Business District - Keely Roan
 - B. Consider action or approval on an ordinance to update and adopt the 2024 Edition of the International Property Maintenance Code, regulating and governing the conditions and maintenance of all property, buildings and structures - Karen Sanders
 - C. Consider action or approval on an ordinance to update and adopt ordinance 12.02.001 Rates established; payment of charges - Karen Sanders
 - D. Consider action or approval on an ordinance to update and adopt ordinance 12.02.004 Water and sewer tap fees; installation of tap - Karen Sanders
 - E. Consider action on ordinance approval to adopt an update to Appendix A Fee Schedule, Article A4.000 Utility Rates and charges - Karen Sanders
7. Consider action or approval on a discussion to approve Wanda Gaby as a new member of the Economic Development Board (EDC) – Donna Lansdowne
8. Consider action or approval on discussion to review and hire a city code enforcement officer/building inspector on a contract basis – Police Chief Ramierz
9. Consider action or approval on a discussion to go into contract with Gov Card by Evolve for online payments for Utility Billing and Municipal Court – Karen Sanders

10. Consider action or approval on a discussion approving the annual contract with East Texas Council of Government for Database Maintenance for 911 addressing the City of Alba, Texas – Mayor Kelbe
11. Consider action or approval on a discussion to amend the City of Alba Employee Handbook and/or Police Department timekeeping policy to establish prior authorization, monthly reporting, and Council oversight of Police Department overtime and compensatory time; verify the FLSA/exempt status and comp-time eligibility of each Police Department position; and establish procedures to identify and control the City's accrued comp time financial liability - Dena Johnson
12. Consider action or approval on a discussion to amend the City of Alba Employee Handbook and/or Police Department staffing policy to establish fiscal-year budget controls for paid reserve officer hours; prohibit scheduling or payment that would cause reserve-officer compensation to exceed the amount appropriated by City Council without prior Council authorization; and require Council approval of any additional reserve officer hours and any related budget amendment - Dena Johnson
13. Consider action or approval on a discussion AGISD Wastewater Interlocal Agreement, Past-Due Recovery, and Service Remedies. Discussion and possible action to authorize the City Attorney, after review of the agreement and payment history, to negotiate/draft an updated wastewater agreement; prepare a demand and/or repayment agreement for amounts legally due; and advise Council on lawful collection, suspension, termination, or other remedies for nonpayment, failure to execute the agreement, or failure to comply with an approved flow meter requirement. Final agreements or service-termination actions return to Council as required - Dena Johnson
14. Consider action or approval on a discussion AGISD Wastewater Agreement, Billing/Payment History and Amounts Potentially Due. Discussion and possible action to direct the City Secretary, City Attorney and Water & Sewer staff to locate and verify the governing Alba-Golden ISD wastewater agreement and any amendments / renewals (including the 2021 renewal); obtain any executed counterpart and approval records from AGISD; reconstruct the City's complete billing and payment history; identify the last payment received; determine the payment terms that applied; calculate any amount that may be legally recoverable and report findings and recommendations to Council - Dena Johnson
15. Consider action or approval on a discussion AGISD Lift Station Wastewater Flow Meter. Discussion and possible action to determine whether the existing or prior wastewater agreement requires a flow meter; direct the City Engineer/Water & Sewer staff to specify the appropriate meter, installation location, accuracy, calibration, maintenance, access, and reporting requirements; and authorize the City Attorney to prepare language requiring AGISD to purchase, install, maintain, and provide City access to an approved flow meter as a condition of the wastewater-service agreement, subject to final Council approval - Dena Johnson
16. Consider action or approval on a discussion and possible action to review and modernize Alba Code Chapter 3, Animal Control, so the Code matches the City's actual resources and practices; identify provisions assigning duties to a

City animal control officer or City animal shelter that do not exist; and direct the City Attorney to draft amendments for lawful police enforcement, temporary confinement, owner notice, redemption, fees, veterinary care and disposition - Dena Johnson

17. Discussion and possible action to amend City of Alba Code of Ordinances § 3.01.007, Confinement of dogs required, and related provisions as necessary, to recognize a properly functioning electronic/wireless containment system with a compatible receiver collar as an approved method of confining a dog to the owner's premises; and to direct the City Attorney to prepare amendment language for Council consideration - Dena Johnson
18. Citizen Comments – NON-AGENDA ITEMS – *An opportunity for citizens to be heard or address the City Council regarding any topic not on the agenda. Individual citizen comments are limited to three minutes but may be extended for an additional two minutes with the approval of a majority of the City Council. In compliance with the Texas Open Meetings Act, the City Council may not deliberate or vote on any matter raised in Citizen Comments, except for the purpose of determining whether such matter should be placed on a future City Council agenda.*
19. Adjourn

Executive Sessions Authorized: The City Council for the City of Alba reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any matter authorized by Texas Government Code Sections 551.071 (Consultation with Attorney); 551.072 (Deliberations related to Real Property); 551.073 (Deliberations related to prospective gifts or donations); Section 551.074 (Personnel Matter); 551.076 (Deliberations regarding the deployment of security devices or the implementation of security policy); and 551.087 (Deliberations regarding Economic Development negotiations).

CERTIFICATION

I certify that a copy of October 5, 2026, agenda of items to be considered by the City Council was posted on the City Hall Front Door on September 29, 2026, at 4:00 PM.



Karen Sanders, City Secretary

