

City of Alba – Regular Meeting Agenda
Monday, September 8, 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 Tuesday, September 8, 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. August 3, 2026, Regular Meeting and August 24, 2026, Special Meeting Minutes
 - B. August 2026 Financials
 - C. August 2026 Departmental Reports
6. Public Hearing, Authorizations, Resolutions, and/or Ordinances
 - A. Public Hearing for determination of whether or not the building located at 230 E Greenville, Alba, Texas 75410 owned by Mark T. McDonald is a dangerous building and finding of required remediation.
 - B. Hearing for determination of whether or not the building located at 120 E Quitman Street, Alba, Texas 75410 owned by Shivendra Patel and Manjula Patel is a dangerous building and finding of required remediation.
 - C. Hearing for determination of whether or not the building located at 116 E Quitman Street, Alba, Texas 75410 owned by Taresa Tiner and Randy Lazenby is a dangerous building and finding of required remediation.
7. Consider action or approval on a discussion presented to the city council in the capacity of the board of adjustment for a request for variance to construct two apartments at the rear of the address 120 E. Quitman St in the zoning area of Central Business District. In addition, requesting approval for a Coin Laundry water and sewer tap – Harjohm Patel.
8. Consider action or approval on a presentation of the Funview Computer Application for the purpose upgrading the cities financials, utility billing with work order system, municipal court, and adding building permits and code enforcement – Joseph Wertz and/or Stephanie King
9. Consider action or approval on a discussion to appoint Judge Cass Calloway as the new municipal judge for the City of Alba – Mayor Paul Kelbe
10. Consider action or approval on a discussion to transfer duties of reconciliation, accounts payables & receivables from the city secretary to the President and Treasurer of the Economic Development Corporation (EDC) and adding the

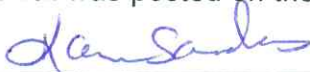
officers (president, vice president, secretary, and treasurer) of the Economic Development Corporation (EDC) to the bank account.

11. Consider action or approval on a discussion to remove Karen Sanders, City Secretary, from the Economic Development Corporation (EDC) bank account upon the approval of the transfer of duties to the President and Treasurer of the Economic Development Corporation of the City of Alba.
12. 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.*
13. Discussion/Workshop
 - A. 26'-27' – City Budget Workshop Continuation
14. 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 September 8, 2026, agenda of items to be considered by the City Council was posted on the City Hall Front Door on September 1, 2026, at 4:00 PM.



Karen Sanders, City Secretary