CITY OF ALBA
REGULAR CITY COUNCIL MEETING MINUTES
May 4, 2026

The City Council of the City of Alba, Texas, met in regular session on Monday, May 4, 2026, at 6:30 PM at Alba City Hall, 145 S. Broadway Street, Alba, Texas.

1.CALL TO ORDER

Mayor Paul Kelbe called the meeting to order at 6:30 PM

2.INVOCATION AND PLEDGES

Mayor Kelbe led the invocation. The Pledge of Allegiance and the Pledge of Allegiance to the Texas Flag were recited.

3.ROLL CALL

Council Members Present:

- Paul Kelbe, Mayor
- Donna Lansdowne, Alderwoman
- Robert Kraemer, Alderman
- Tammy Kirkpatrick, Alderwoman
- Debi Shaddox, Alderwoman

Council Members Not Present:

- Tim Westervelt, Alderman

Staff Members Present:

- Juan Ramirez, Police Chief
- Phillip Alexander, City Attorney
- Kaysi Burge, City Secretary Assistant
- Shawn Newland, Public Works Director
- Randall Bohannan, Water/Wastewater Operator

Visitors Present:

- Corey Schlensler
- Dick Deimien
- Donnie Burge
- Dena Johnson
- Amanda Bohannan

4.PUBLIC COMMENTS – AGENDA ITEMS ONLY

No public comments were received regarding agenda items.

5. CONSENT AGENDA

The following items were considered under the Consent Agenda:

- April 6, 2026 Regular Meeting Minutes
- April 15, 2026 Special Meeting Minutes
- April 26, 2026 Special Meeting Minutes
- April 2026 Financial Reports
- April 2026 Department Reports

Mayor Kelbe noted for the record that no monthly reports were included for the Fire and Police Departments or the EDC.

Alderwoman Shaddox raised the question about Lindy's final paycheck, which included salary, vacation time, mileage, and eight hours of comp time.

Alderwoman Kirkpatrick raised whether or not exempt employees are eligible for comp time according to city policy.

Mayor Kelbe will investigate this matter with Mr. Alexander

A motion was made by Alderwoman Lansdowne to approve the Consent Agenda. The motion was seconded by Alderman Kraemer

Motion carried unanimously.

6. CONSIDER APPROVAL OR ACTION REGARDING APPOINTMENT OF CITY SECRETARY

The council discussed appointing a new City Secretary following interviews conducted on May 4, 2026.

A motion was made by Alderwoman Lansdowne to appoint the full time City Secretary position to Karen Sanders at a rate of $45,000 annually. Also adding Karen to all accounts at CNB and CBTX effective May 20th.

The motion was seconded by Alderwoman Shaddox.

Motion carried unanimously.

7. CONSIDER APPROVAL OR ACTION REGARDING TEMPORARY STAFFING OF CITY HALL

The council discussed hiring temporary help to support day to day operations at City Hall. RPM Staffing was contacted by Alderwoman Shaddox but had no one immediately available.

Alderman Kraemer was quoted a rate of $31 per hour for another agency. Alderwoman Kirkpatrick explored assistance from South Rains, Jones Water Supply, and the City of Emory. South Rains offered to help with training on the software system. Jones Water Supply might be able to help with entering payments.

A motion was made by Lansdowne to pursue getting temporary help from South Rains and Jones Water Supply.

The motion was seconded by Alderwoman Shaddox.

The motion carried unanimously.

8. CONSIDER APPROVAL OR ACTION REGARDING TCEQ VIOLATIONS

Lead and Copper Violation: A response was due by April 9, 2026 had not been sent. Randall reported that all necessary actions are complete except for a signature on the certification.

Wastewater Violation: A response was due by May 4, 2026, Randall stated according to Doug Belzer from TCEQ, the issue is resolved and a letter confirming this is awaiting a supervisor's signature. Another wastewater violation due May 11, 2026 needs resolution and correspondence sent to TCEQ. Shawn to write correspondence this week and Mayor Kelbe to sign.

Alderwoman Shaddox arose about using text messages for work orders, in which she stated isn't acceptable. Alderwoman Shaddox presented a maintenance form from the TECQ website as a potential solution. Mayor Kelbe acknowledged that the current work order process could use improvement.

No formal action was taken.

9. CONSIDER APPROVAL OR ACTION REGARDING ZONING VARIANCE 329 E. GREENVILLE

The business requesting the change was identified as McCauley Label and Print.

Attorney Alexander outlined the procedure, which requires notifying property owners within 200 feet of the location. A public hearing will then be held before the Council votes, requiring a 10-day notice period.

Alderwoman Shaddox made a motion to initiate the process by drafting and sending letters to surrounding land owners. Topic will be placed on next months agenda for final vote.

Motion seconded by Alderwoman Kirkpatrick.

The motion carried unanimously.

10. CONSIDER APPROVAL OR ACTION REGARDING SCHEDULING OF SPECIAL MEETING TO CANVAS VOTES

A Special meeting is required to canvas votes and swear in new Alderman, with the earliest date being May 11th.

Alderwoman Lansdowne made a motion to hold the special meeting on May 11, 2026 at 530 PM.

Motion seconded by Alderman Kraemer.

The motion carried unanimously.

11. CONSIDER APPROVAL OR ACTION REGARDING REVIEW OF AN ADJUSTING ENTRY FROM KELLY BIRDWELL

Alderwoman Kirkpatrick raised the question why the water and sewer checking account was raised by over $200,000, creating a large discrepancy with the actual bank balance and a false impression of available funds.

Issue has been corrected.

No formal action was taken.

12. CONSIDER APPROVAL OR ACTION REGARDING PROPOSALS FOR GARBAGE SERVICE CONTRACT

Mayor Kelbe raised the action that the council must notify the current provider by the end of the month if they intend to solicit other bids, as the contract auto renews at the end of August.

Proposals from Ecowaste and Blackjack services were presented.

Blackjack's proposal: offers monthly billing, recycling, a quarterly household hazardous waste collection (for an additional $0.89/home/month), electronics collection (additional charge), four 30-yard dumpsters twice a year for bulk clean up, and one free sludge haul per year.

Ecowaste proposal: The submitted proposal was a rough draft meant to match the current service level but increased bulk cleanup containers from four to six annually.

Both companies: pickups would remain on the same dates. Both companies can either provide carts for city dispersal or handle the replacements directly within 72hrs.

A vote will be placed on the July or August agenda to allow time for review and reference checks.

13. CONSIDER APPROVAL OR ACTION REGARDING BRUSH TRUCK PURCHASE FOR THE FIRE DEPARTMENT

Fire Chief Shawn Newland raised an issue about one the departments brush trucks (a 2004 model) is unreliable and requires a new engine estimated at $37,000. It is being towed for a second opinion. Shawn proposed a demo model F-550 brush/rescue truck is available in Sulphur Springs for $270,000 and can be delivered within 30 days.

Other bids included were Metro Fire ($290,000, 12-18 month delivery) and Wildfire ($260,000, 24 month delivery)

The fire department will fund the entire purchase without city contribution, financing it through Community First National Bank on a 12-year term with a potential $30,000 down payment.

Alderwoman Kirkpatrick made the motion to approve the purchase of the new brush/rescue truck for the fire department.

Motion seconded by Alderwoman Lansdowne.

Motion passed unanimously.

14. CITIZEN COMMENTS – NON-AGENDA ITEMS

Kaysi Burge spoke on non-agenda items.

15. ADJOURNMENT

There being no further business before the council, Alderwoman Lansdowne made the motion to adjourn and a second was made by Alderwoman Kirkpatrick at 7:27 PM.

Motion passed unanimously.

APPROVED:

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Paul Kelbe, Mayor

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City Secretary