

City of Alba
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Mayor Kelbe called the regular monthly meeting of the Alba City Council to order @ 6:30 pm on Monday, June 1, 2026, at Alba City Hall, 145 S Broadway Street presiding over Aldermen Lansdowne, Kraemer, Johnson, Margos and Shaddox. Kelbe gave the invocation and the room recited the Pledges to the American flag and the Texas flag.

Staff present were Phillip Alexander, Karen Sanders, Juan Ramirez, Randall Bohannon, Shawn Newland and Kaysi Burge.

Visitors present were Corey Schlensker, James Callender, Jeff Watts, Shannon Watts, Bobby Barnett, Amanda Bohannon, Jill Russell, Tammy Kirkpatrick, Carley Tucker, and Anonymous Person.

No Public Comments on the agenda items.

Johnson asked about the comp time paid out to Lindy, Mayor Kelbe stated that Juan was the only one who was paid out, Lindy was not. Johnson asked about the amount of vacation hours for Lindy, and Mayor Kelbe stated he was not sure of the total hours he did not have in front of him. Johnson asked if EDC was being billed for two internet services. Lansdowne stated that Frontier installed all equipment without proper authorization and it all has been disconnected. People's Telephone is the current provider. Lansdowne made a motion and it carried unanimously.

Mayor Kelbe moved to the supplemental agenda and opened the Public Hearing at 6:37 pm.

City Attorney spoke on the initiation by the council for a zoning change at 329 East Greenville, Alba, Texas, owned by Knobel Kraft, from Highway Commercial to Industrial for a printing shop. Per city ordinance the property owners within 200 ft were notified by certified mail of the change. Mayor Kelbe asked if there were any property owners that would like to speak. Bobby Barnett asked what type of business is being put in. Concerned since she already has the Dollar Store and the Amish Market at the back of her property. Mayor Kelbe stated there was a gentleman in the back of the room that could speak to the question. James Callender with Phunny Farms Buildings stated their customer is looking to open a print shop and add a retail front. Lansdowne stated they are in Quitman currently and are looking for a larger facility and Mr. Callender confirmed yes. Shannon Watts asked about the size of the property, and has concerns about drainage, along with noise. Size of the lot is 1.553 Acres. Jeffs Watts stated there is no buffer for sound. Drainage from the Pitstop created an issue and the Amish store has filled in the open ditch. Mayor Kelbe stated that the drainage is a separate issue for the July meeting and the city will look into some type of buffer.

Mayor Kelbe closed the Public Hearing at 6:56 pm

Johnson made a motion to designate Andie Luman, Wood County Tax Assessor -Collector to calculate the no-new revenue tax rate and the voter approval tax rate in accordance with the Texas tax code. Lansdowne seconded the motion and it carried unanimously.

Shaddox made a motion to appoint Robert Kraemer as Mayor Pro-Tem. Lansdowne seconded the motion and it carried unanimously.

Johnson made a motion to remove Lindy McCarty and Jenna Trusell from all city bank accounts. Lansdowne seconded the motion and it carried unanimously.

Johnson made a motion to add Karen Sanders to all city bank accounts. Shaddox seconded the motion and it carried unanimously.

Lansdowne made a motion to add Paul Kelbe to the Fire Department Special account. Kraemer seconded the motion and it carried unanimously.

Johnson made a motion to request a policy be drafted for an email retention and electronic communication policy by the city attorney. Kraemer seconded the motion and it carried unanimously.

Johnson made a motion to request a policy be drafted for the City of Alba's website administration, domain management, role-based email implementation, cybersecurity infrastructure, records retention practices and operational continuity planning associated with the albatexas.org domain. Johnson offered to assist and made a motion. Kraemer seconded the motion and it carried unanimously.

Johnson made a motion to request a policy for City of Alba Special Events establishing procedures and standards for special events conducted on public property or involving City services, City resources, or EDC participation. Lansdowne seconded the motion and it carried unanimously.

Johnson made a motion to request a policy for City of Alba Cybersecurity and Information Security Policy establishing minimum standards for cybersecurity, access control, password security, device security, incident reporting and operational continuity. Lansdowne seconded the motion and it carried unanimously.

Johnson made a motion to request and update to the current personnel policy to reflect employee official offboarding procedures establishing standardized transitions requirements for employees, elected officials, contractors and individuals separating from service with the City of Alba. Lansdowne seconded the motion and it carried unanimously.

Margos led a discussion on concerns regarding issues between city council and city departments and commented on the various recent retirements and resignations of staff and city council. She would like to know what is going on between the city council and city departments. Lansdowne stated she has only lived here for 8 years and tries to stay out of it. No action taken.

Margos led a discussion and requested information on duties of water personnel related to violations along with a request on the amount of overtime they receive. Newland provided information on daily tasks and the amount of overtime hours in the last few months along with information on a work plan currently with every job duty. Margos asked who he gets his daily orders from. Newland stated he receives orders from work orders, residents' calls, or city council on concerns. Shaddox suggested that if you receive a call from a council member or others you may want to suggest they contact city hall so a work order can be made. Margos made a motion to request Newland to report back with an update on the TCEQ violations. Lansdowne seconded the motion and it carried unanimously.

Margos made a motion to request the council look into the water and sewer fund more closely. Johnson second the motion and it carried unanimously.

Margos led a discussion on reporting of Alba Observer on Facebook. Johnson does not feel this is an item that the council can do anything about. No action was taken.

Margos led a discussion on recent revision of duties for Mayor. Responsibilities of city council. Kraemer stated it was rewritten in accordance with TML and Johnsons stated the council is responsible for oversight. No action was taken

Anonymous speaker stated he does not sign his name at the bottom of his articles and you can't do anything about it because he has the right to do that. He stated he can say anything he wants to and cursed multiple times. The mayor asked him to watch the language. He then asked the city attorney if it could get worse. Attorney replied they could ask you to leave because you are disrupting the meeting. He asked if this was the meeting or the public comments. Isn't this his time and it could get worse, couldn't it because it is his time to speak, isn't it? The mayor asked Police Chief and he stated he can do that. Anonymous speaker stated freedom of speech is the very first amendment for a reason and then thanked everyone.

Lansdowne made a motion to adjourn. Shaddox seconded and the motion carried unanimously.



Karen Sanders, City Secretary



Paul Kelbe, Mayor