

CITY OF ALBA
REGULAR CITY COUNCIL MEETING MINUTES
July 6, 2026

The City Council of the City of Alba, Texas, met in regular session on Monday, July 6, 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 AND ROLL CALL

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

Council Members' Present:

- Paul Kelbe, Mayor
- Donna Lansdowne, Alderwoman
- Robert Kraemer, Alderman
- Dena Johnson, Alderwoman
- Joyce Margos, Alderwoman
- Debi Shaddox, Alderwoman

Council Members Not Present:

All Present

Staff Members Present:

- Robert Parrish, Police Department
- Phillip Alexander, City Attorney
- Karen Sanders, City Secretary
- Kaysi Burge, City Secretary Assistant
- Shawn Newland, Public Works Director
- Randall Bohannon, Water/Wastewater Operator

Visitors Present:

- Carley Tucke
- Sue Maden
- Corey Schlensker
- Rebel

- Charles Mad
- Mack Thorn
- Dick Deimien
- Jill Russell
- Otto
- Amanda Bohannan

3. PUBLIC COMMENTS – AGENDA ITEMS ONLY

Sue Madden spoke on concerns regarding the trash service contract. The current trash trucks are not workable for the little community. Trash is found lying around after the current trash trucks run. She recommends a backend truck w/ two employees and this would also help with the cost of fuel since they are currently traveling down the same road twice to pick up trash on the one side and then the other.

Otto spoke on agenda items 11& 12. Appointing a judge is a big deal. It is a heavy burden, and it is very difficult to unseat her if you decide to choose her.

Amanda Bohannan spoke on concerns regarding the appointment of Lindy McCarthy as Municipal Judge. She stated that she herself was publicly accused in the council room by Lindy of official oppression and the accusations that were absolutely false and wrong and I did nothing. She then addressed Alderwoman Margos and stated all she wants to do is move forward and for things to get better and I said nothing, but tonight I can't say nothing. What she did was wrong and I am willing to discuss this with the council. Second point she asked how the council address how she treated her sister. It is very personal. She refused to train her over rumors and gossip that were wrong and this is the second time her family has been wronged, now we are trying to make her the judge. How can council guarantee she will not have a hostile work environment when coming to work every day? How are you, the council, going to ease the minds of the citizens like me and ones that will sit before her and know that she will treat them fairly?

4. CONSENT AGENDA

The following items were considered under the Consent Agenda:

- June 1, 2026, Regular Meeting Minutes
- June 2026 Financial Reports
- June 2026 Department Reports

Alderwoman Johnsons pointed out a correction to the minutes. The name of the owner of the property at 329 E Greenville from the public hearing should be corrected to show Nobel Craft,

not Kraft Knobel. She also requested more detailed reports showing line-item spending related to the financial reports for each account and where the expense goes.

Alderwoman Lansdowne made a motion to approve the Consent Agenda with corrections.

Alderwoman Shaddox seconded the motion.

Motion carried unanimously.

5. AUTHORIZATIONS, RESOLUTIONS, AND/OR ORDINANCES

Mayor Kelbe read the resolution aloud; Alderwoman Johnson asked what the loan request was for and Alderwoman Lansdowne asked who was working for the grant. Mayor Kelbe stated SPI, the city's engineering firm, will be submitting the grant and the maximum you can request is six million, but Travis with SPI and Mayor Kelbe discussed that we would just submit for three million. It will be used for water, no sewer or stormwater can be included. Mayor suggested that we utilize a portion of the funds to upgrade the Turner Controls at the towers and he normally does not interject, but he requested the council approve the application submission so we can see if we can get some free money.

Alderwoman Lansdowne made a motion to approve the resolution requesting the financial participation submitted by SPI Engineering for the WSIG Grant with Texas Water Development Board.

Alderwoman Kraemer seconded the motion.

Motion carried unanimously.

6. CONSIDER APPROVAL OR ACTION ON DISCUSSION ON REMOVAL OF DONNA LANSDOWNE FROM LIBRARY BANK ACCOUNTS – MAYOR PAUL KELBE

Alderwoman noted that the debit card is in her name and she was a signer on the account. She thought it had been done 6 months ago when she stepped down, but they needed a letter and the minutes from the meeting.

Alderwoman Shaddox made a motion to remove Donna Lansdowne from the Library Bank Accounts.

Alderman Kraemer seconded the motion.

Motion carried unanimously with Alderwoman Lansdowne abstaining.

7. CONSIDER APPROVAL OR ACTION on discussion on RFP's received for garbage service contract – Mayor Paul Kelbe

The council discussed the pros and cons of rear load with. Alderwoman Margos asked if the picture from Blackjacks bid is the current vehicle used. Mr. Demien, with Blackjack confirmed it is the primary vehicle used. They do use the side arm style, but the rear load is the one planned to be used in this community. Mayor noticed it states one free sludge hall per year and asked if it is a 20 yard dumpster. Mr. Demien confirmed yes and they would use the same one that is onsite but could provide one if needed. Mayor was not sure if the city owns that dumpster or not. Shawn Newland stated he thinks it belongs to them but would look into it. Mayor Kelbe asked about liners. Mr. Demien stated they could provide a liner, but it is not in the contract but would be happy to provide. Mayor Kelbe stated the contract noted four free 30-yard dumpsters twice a year. He spoke on what he calls the Green Up Clean Up twice a year and so what he is reading in the contract we get two dumpsters and you will take them then bring them back for that week and it will be in the beginning and in the fall? Mr. Demien confirmed yes and stated if there is low participation at clean-up and says you have two extra dumpsters available the city would be able to use at the city's discretion. Alderwoman Margos asked if the one-month one bulky item or one cubic yard set out is included and they would pick those items up. Mr. Demien stated that is one of the benefits of the rear load trucks with a person at the back. Mayor Kelbe asked if Ecowaste representative had anything to say. Mr. Schlensker stated the only difference would be two extra roll-off dumpsters, making six in total and still would be using the side arm trucks for trash pickup. Alderwoman Johnson asked what the cost breakdown for each and what is the current cost to make a good decision. City Secretary shared the cost the residents see is \$14.50 for one trash can and \$29.00 for two is what was known, but there is not a big markup. A 2-yard dumpster she thought is around \$175 and the larger dumpsters are around a little under \$300 and those also are not a big markup. As a resident and as a council member, to have a breakdown. Alderwoman Lansdowne asked if the contract expires this month and Mayor Kelbe confirmed yes. Alderwoman stated there was an automatic increase when the contract is up of 5% or was it 10%. Mayor Kelbe stated he thought they wanted 10% and the city wrote the letter for 5% and asked Alderman Kraemer if he remembered. Alderwoman Johnson asked what the expiration clauses are or how long the contract is for. Mr. Schlensker stated they are typically 5 years with annual CPI increases in the contract and Mr. Demien is also 5 years with CIP increases attached to the contract.

Alderwoman Margos made a motion to appoint Blackjack Sanitation as the new trash service for the city of Alba.

Alderwoman Lansdowne seconded the motion.

The motion carried with Alderwoman Johnson against.

8. CONSIDER ACTION OR APPROVAL ON DISCUSSION REGARDING SEVERE FLOODING ON CENTER STREET – MACK THORN

Mr. Thorn asked the council to look at the drainage pictures. The city has a drainage problem, and it is not just on Center Street. He has two grandchildren that live with him and they should not have to wade through water that is eight inches to get to the school bus. There is a pipe that sticks out of the ground about fifteen inches. No drainage to Holley St and none to FM 17 from Higginbotham. The culvert in drive next door is an eight inch that goes into six inches that goes to College Street. The city went down College and put in new culverts, but not Center Street. The water that comes from the Baptist church parking lot and the Family Life Center, there is not enough drainage to carry the water to Holley St. It all comes down to Center Street, and he would like to see some type of underground drainage to TxDot right-of-way on Holley/182. Alderwoman asked how many inches of rain is shown in the pictures provided to council. June 2nd, 6th, 12th was flooded as shown in the pictures provided each time. Mayor Kelbe asked for the resident's recommendation. Mr. Thorn stated that he has talked to Texas Water Development Board and found out they have plans in place to help cities with drainage. Mayor Kelbe stated on the opposite side of the road there is a shallow water line, so he knows there cannot be a deep ditch and knows there is no sewer after his clean out on his side of the road. Mr. Thorn stated that from College Street to 182 is where there are floods and the culverts you cannot even see when they flood. At one time there was a drainage ditch on the East side of Higginbotham Street that went down to 182, but it is now asphalt and concrete with no ditch anymore. He does not have a recommendation because he is not an engineer. If you put down buildings and concrete the water must go somewhere. Johnson and talked to the people that had lived here a long time and in the 70's he would dig out the ditches and continue with help from the local fire department, and she does not know when it stopped. Mr. Thorn stated he lived on Holley and FM 17 in 1982, and it never flooded and was not any building like the Family Life Center at that time. Mayor thought of looking at the size of culverts to help with the increase of flow and to look at the direction of flow from the Family Life Center and should be flowing to Holley Street. Shawn Newland stated he will get with the city engineer.

A motion was made by Alderwoman Johnson for Public Works Director, Shawn Newland to meeting with City Engineer in reference to this drainage issue on Center Street.

Alderwoman Margos seconded the motion.

The motion carried unanimously.

9. CONSIDER APPROVAL OR ACTION ON DISCUSSION REGARDING INTRODUCTION OF BACKYARD EMPORIUM AND ADDITIES – JILL RUSSELL

Ms. Russell introduced her business named Backyard Emporium and Oddities. It is listed as Highway Commercial, and if anything happens to the house, she is living in it is grandfathered in. Will bring in occasional sales tax to Alba with cottage industry, micro bakery, agriculture, or plants, online sales, and any group for a tiny farmers market available to others. Homestead type farmers market and she tries to promote them on social media. Not a business that has set hours and wants the community leaders and the community to know what she is doing.

No formal action was taken.

10. CONSIDER APPROVAL OR ACTION REGARDING ON DISCUSSION TO ALLOW PART-TIME EMPLOYEE TO CHANGE FROM WORKING TWO DAYS PER WEEK TO THREE DAYS PER WEEK UNTIL THE END OF THE 2026 BUDGET YEAR – MAYOR PAUL KELBE

Mayor Kelbe stated Karen Sanders has expressed there is so much to learn and with Kaysi here to be in the office one more day to take care of the window, answer the phone, this will allow her to focus more on learning new parts of the job. Alderwoman Johnson asked where the budget was and she had not seen it. Mayor Kelbe stated she should ask Karen and she stated she has then stated the mayor should also have a copy. She also asked if Kaysi could come out of the General Fund only. Alderwoman Lansdowne stated that it is budgeted out of both. City Secretary suggested that we continue with how it is budgeted currently and for next year's budget we focus on putting her in the General Fund only. Alderman Kraemer stated that it was split because of the duties.

Alderwoman Shaddox made a motion to approve part-time employee Kaysi Burge from 2 days per week to 3 days per week until the end of the budget year.

Motion seconded by Alderman Kraemer.

The motion carried unanimously.

11. CONSIDER APPROVAL OR ACTION REGARDING RESIGNATION OF JUDGE CHARLES R. BUSBY AS MUNICIPAL COURT JUDGE – MAYOR PAUL KELBE

Mayor Kelbe noted the resignation letter is in the packet with no discussion.

Alderwoman Lansdowne made a motion to accept the resignation of Judge Charles Busby.

Motion seconded by Alderman Margos.

The motion carried unanimously.

12. CONSIDER APPROVAL OR ACTION ON DISCUSSION AND POSSIBLE ACTION APPOINTING LINDY MCCARTY AS MUNICIPAL JUDGE – MAYOR PAUL KELBY

Mayor Kelbe stated you can read in Judge Busby's letter that she is an associate judge and has the qualifications. Alderwoman Shaddox asked why Judge Janea Holland was the back up as the Associate Judge. Did anyone reach out to her? Mayor Kelbe thought that Judge Holland took cases when they were higher than class C when they went to jail not for the speeding and type of tickets for the city. Alderwoman Shaddox understanding is she would be back up when off for vacation or sick. Alderwoman Johnson stated on the Judicial website Judge Holland is listed as the Associate Judge and voted in. Alderwoman Shaddox stated that Judge Holland could dedicate two Fridays a month to the city and would bring her clerk until Karen was a clerk. Mayor does not recall seeing her in the absence of Judge Busby, she has arraigned people in the past that were taken to jail. Alderwoman Lansdowne stated she feels we need to do a little more studying and that some of the residents have concerns with Lindy becoming the Judge. Alderwoman Shaddox stated she reached out the TMRS and as a retired employee she would have to wait a year within a year to return to the same city.

Alderwoman Shaddox made a motion to explore more options and reach out to Judge Holland.

Motion seconded by Alderman Lansdowne.

The motion carried unanimously.

14. CITIZEN COMMENTS – NON-AGENDA ITEMS

Otto appreciates Alderwoman Shaddocks, Johnson and Lansdowne and have a fantastic evening.

15. ADJOURNMENT

There being no further business before the council, Alderwoman Lansdowne made the motion to adjourn and a second was made by Alderwoman Shaddox at 7:34 PM.

Motion passed unanimously.

APPROVED:



Paul Kelbe, Mayor



City Secretary

