



Agenda

Zoning Board of Adjustment Hearing & Regular Town Council Meeting

Monday October 27, 2025

Poetry Town Hall

5671 County Road 323, Poetry, TX 75160

5:30 pm

A. Call to Order

Roll Call for Quorum

Pledge of Allegiance

Invocation

Persons wishing to speak on any posted Hearing, Workshop or Regular Agenda item may do so when the individual item is opened for consideration by the Council. Speakers will be limited to (3) minutes. If a translator is needed, the speaker may be given up to (4) minutes. Sign up is required in advance either in-person prior to the start of the meeting or by emailing your request/comments to speak@poetrytexas.org at least 24 hours prior to the start of the meeting.

B. Zoning Board of Adjustment Hearing Agenda (approx. 1 hr. – citizen comments welcome)

1. Consideration of Zoning Variance for Hidden Oaks Estates III Property located at 10442 CR 2440, Poetry, TX (Mayor)

A zoning variance has been requested by the owner of the property who would like to split the property into two 1.0 acre lots. A variance would be required due to the road frontage width on both resulting lots being less than the 150 feet required by our zoning ordinance.

C. Items of Community Interest

Pursuant to Section 551.0415 of the Texas Government Code, the Town Council may report on the following items: 1) expression of thanks, congratulations, or condolences; 2) information about holiday schedules; 3) recognition of individuals; 4) reminders upcoming Town Council events; 5) about community events, and 6) announcements involving an imminent threat to public health and safety.

1. Thank you to Kaufman County Precinct #3 commissioner and road crew
2. Thank you to Hunt County Precinct #2 commissioner and road crew
3. Thank you to David Emard for helping with Sound and Video.
4. Thank you to Scott, Lora and Zoe Lehw for helping with meeting setup.
5. Thank you to Rockwall County Judge Frank New for inviting Poetry to join the Rockwall Road Consortium

D. Reports

1. Bishop Field MUD TCEQ Permit update (Anderson)

E. Consent Agenda

All items under Consent Agenda are considered to be routine by the Council and will be approved by a single motion. If

discussion is desired on an item, it will be removed from the Consent Agenda and will be considered separately as part of the Regular Agenda.

F. Regular Agenda (item sponsor)

1. Discuss and take action as necessary on Texas Municipal League FY 25-26 Insurance Invoice (Mayor)

We received an invoice from TML Intergovernmental Risk Pool for our annual insurance renewal. It includes the Workers' Comp component (\$1,075.00) that was approved in the 9/18/25 meeting. The total of the invoice is \$6,668.90 which leaves a balance (after the approved \$1,075.00) of \$5,593.90 still needing approval by the Council.

2. Discuss and take action as necessary on Solid Waste Ordinances and Agreements (Kendrick)
Our exclusive solid waste agreement and non-exclusive roll off agreements with Blackjack were signed December 29, 2023. The exclusive agreement is a 4-year term that expires December 31, 2027. The non-exclusive agreement is a 2-year term with a 1-year renewal and expires on December 21, 2025. This will be a discussion about the ordinance and those contracts and the desires of the Council moving forward. Dick Demien of Blackjack will attend to answer questions.

3. Discuss and take action as necessary on TXDOT Town of Poetry Street Sign Install Resolution (Bryant)

Councilman Bryant has been working for several months with the TXDOT Paris, TX office to try and take advantage of their Highway Safety Improvement Program to improve the signage in the Hunt County portion of Poetry. This resolution is required for them to proceed with giving us a proposal and schedule. If we are successful, we will approach the Kaufman TXDOT office to do similar in that part of Poetry. This is not a commitment to spend money at this time.

4. Discuss and take action as necessary on MCPA Auditor's Engagement Letter for FY 24-25 Audit (Mayor)

This item is to discuss and consider the engagement letter we recently received from our current audit firm to perform our FY 24-25 audit. The proposed cost is \$5,450.

G. General Public Comments

Comments are limited to three (3) minutes. If a translator is needed, the speaker may be given up to four (4) minutes. Sign up is required in advance either in-person prior to the start of the meeting or by emailing your request/comments to speak@poetrytexas.org at least 24 hours prior to the start of the meeting. The Texas Open Meetings Act restricts council members from discussing items not posted on the agenda. Action or responses to your remarks by council members (if not a posted agenda item) are limited to either a statement of fact or recitation of an existing policy or a proposal to place the subject on the agenda for a future meeting.

H. Adjournment

Note: The Town Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including Sec. 551.071 (private consultation with the attorney for the Town); Sec. 551.072 (purchase, exchange, lease, or value of real property); Sec. 551.074 (personnel or to hear complaints against personnel); Sec. 551.076 (deployment, or specific occasions for implementation of security personnel or devices); and Sec. 551.087 (economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

Note: Disabled persons requiring special assistance are requested to notify the Town of Poetry 24 hours in advance of the meeting by calling the Mayor at 214-704-1593.

I certify that the above Notice of the Meeting and Agenda was posted at 5671 CR 323 Poetry,

Texas on Tuesday, October 21st, 2025 by 6:30 pm and online at poetrytexas.org.

A handwritten signature in black ink, appearing to read 'Mike Jaffe', written in a cursive style.

Mike Jaffe, Mayor