

**STATE OF TEXAS
COUNTIES OF KAUFMAN AND HUNT
CITY OF POETRY, TEXAS**

BE IT REMEMBERED THAT ON THIS DAY OF THE 27th of September 2022 at 6:30 pm, the City Council of Poetry, Texas, held a **Special Meeting and Workshop** at 11214 FM 1565 Poetry, Texas, 75160 with the following present:

Mayor Tara Senkevech
Councilmember Tom Anderson
Councilmember Mike Jaffe

Councilmember Simeon White
Councilmember Terry Fowler
Councilmember Brian Vinson

Mayor Senkevech called the workshop to order at 6:30pm. She announced the reason for the workshop is to present the findings of the Planning and Zoning Preliminary Committee (P&Z). This is P&Z's first presentation to council members and the mayor.

Theresa Scholander, Town of Poetry Secretary, confirmed quorum.
All council members were present.

Pledge of allegiance and Invocation

Mike Griffin led the pledge and invocation.

Meeting convenes into Workshop

Workshop Agenda

1. Present and discuss findings of the Planning and Zoning Committee.

The following committee members were present:

Katherine Hardwicke - Chairwomen

Mike Griffin

Chad West

Leland Barnett

Robin Followill

Dale Bryant

Kevin Senkevech

Council Member Simeon White

Council Member Terry Fowler

Katherine addressed citizens and council and begins presentation of the Future Land Use map and P&Z committees Comprehensive Plan. Katherine encourages citizen comments. She explained that tonight's presentation is planning for the future, laying down guidelines, picture of how the committee wants the community to grow.

Mayor Senkevech requested **Chair Katherine Hardwicke**, P&Z Committee chairwomen, read the committees' mission statement. Mayor Senkevech suggests the committee also read aloud The Purpose of the Comprehensive Land Use Plan.

Mike Griffin, prior to reading, addressed the council and citizens stating the committee is here tonight to talk about the Comprehensive Plan. He stated the comprehensive plan will be the framework for the committee to guide councils future zoning ordinances. The Comprehensive Plan is a broad brush look at the future and what we would like to see happen in the future. The Comprehensive Plan is also known as the General Plan, Master Plan or Land Use Plan. It is a document designed to guide future actions of the community. It presents a vision of the future with long range goals and purposes designed for all activities that affect local government this includes guidance on how to make decision on public and private land development, proposals, expenditure of public funds, availability of tax policies, tax incentives, cooperative efforts, and issues of pressing concern such as farm land preservation and rehabilitation of older neighborhood areas. Mr. Griffin further stated plans are written to provide direction for future activities over a 10 or 20 year period, after adoption. Plans should receive a considered review and possible update every 5 years. This plan serves as a guideline for official decisions regarding the distribution and intensity of private development as well as public decision on the location of future public facilities and open spaces.

Mayor Senkevech reviewed the chart of Current Land Use Distribution. Noting most of the town make up are larger lots.

Council Member Mike Jaffe posed a question. Are the lots of land within the town by an inch or more?

Council Member Simeon White stated that the areas noted are lots within the town make up.

P&Z Committee Chair Katherine Hardwicke explained the map is a broad-brush stroke.

Council Member Simeon White explained the map is grouping. Zoning map will be precise. The Future Land Use Map is groupings it is not precise.

P&Z Committee Chair Katherine Hardwicke stated school and churches are nonresidential.

Mayor Senkevech noted that the map shows a lot of Agrarian and that is what makes Poetry beautiful.

Council Member Simeon White read the Guidelines of the Town of Poetry Comprehensive Plan.

Mayor Senkevech and Council Member Simeon White explained the need to have the plan and consequences of a town without the comprehensive plan.

Council Member Brian Vinson explained that to different persons the Keep Poetry, Poetry, means different things and his desire to not have a lot of rules but there is a need for a few rules.

Council Member Terry Fowler answered the question: What is our vision?. He states he doesn't have a vision; he has a memory of what poetry was and is. That is what he is fighting to keep. What minimum rules can we put in place to protect that memory? Council Member Fowler explained that as much as dislikes rules they are needed. Philosophical view is to keep it like it is. "What we allow" and "what we disallow" are needed.

Mayor Tara Senkevech explained if not written down then it would be allowed in our town.

Committee Chair Katherine Hardwicke explained this is being presented to the council.

Committee member Mike Griffin explained council and mayor have been given the comprehensive plan, also the matrix which is part of the zoning, then the definition. The comprehensive land plan must be given first. Committee has laid out the plan. Once council approves then committee will go back and prepare and tweak the zoning map. Then the council will go back and develop the ordinances. This is step one.: The Comprehensive Plan and map.

Council Member Simeon White – Explained lots on the map & color chart

Council Member Brian Vinson this map represents any property with any portion within the city.

Committee Chair Hardwicke explained urgent need to get The Comprehensive Plan and Map approved. If developer comes in council and committee won't have a say.

Mayor Senkevech read The Comprehensive Plans Goals and Purposes.

Council Member Tom Anderson mentioned section 8 housing. Committee member **Mike Griffin** explains committee is not at that point.

Council Member Mike Griffin requested to go on record and stated that the purpose of tonight's meeting is a 3-page document, The Comprehensive Plan-- not the matrix. The 3-page Comprehensive plan needs to be voted on first.

Adjourn Workshop Meeting

Mayor Senkevech called the Town Councils Special Meeting to Order at 7:45pm

Theresa Scholander, Town of Poetry Secretary, confirmed quorum.

All council members were present.

Special Agenda:

Town Council Recesses into Executive Session at 7:56pm

Council Reconvene into Special Meeting at 8:52pm

Combine 2. & 3. Consider and take action on a nondisclosure agreement with Farmer's Electric Cooperative.

Shelley Smith – Requested discussion on item prior to speaking.

Mayor Tara Senkevech stated that the Executive Session item is a non-disclosure agreement with Farmers Electric.

Mike Jaffee explained issue with FEC when entered into agreement with FEC confusion on both sides resulting in 243 meters/180 people affected. Town of Poetry will need to issue checks for 243 meters accounts in amount of that reimbursement. FEC is going to provide a list of customers from their system captured and charged which is proprietary information. Persons who will need to see the information will sign the NDA. Mayor Tara Senkevech, Theresa Scholander, Tom Anderson and Simeon White will sign the NDA. Mike Jaffee and Terry Fowler will not sign for the list.

Shelly Smith asked has same list been checked against the Oncor list?

Mayor Tara Senkevech. Would not be the same list. Oncor is aware.

Mike Jaffee tonight is only addressing FEC. There does not appear to be a paper trail on how this error occurred.

Shelly Smith asked who provided the map.

Mayor Tara Senkevech stated Dorothy Dillon provided the shape file originally.

Simeon White states shape file was not the problem, but the added-on properties.

Tracie Hibbs stated that she has gone through minutes and doesn't find any approval of FEC franchise fees. Questions legal non-responsive response from secretary to her request. She again asks if we have a written agreement with FEC. She asked various council members if they recall.

Chad McFarlane questioned if NDA redacts information. List will have everything we need to write checks. Confirms total amount of reimbursements.

Mike Jaffee confirmed reimbursements total \$17,824.48.

Terry Fowler explained why he isn't signing the NDA because he received disclosure tonight and hasn't reviewed the NDA.

Action: Motion was made by Tom Anderson approving Mayor Tara Senkevech, Tom Anderson, Simeon white and Secretary Theresa Scholander to sign the NDA with FEC. Second by Simeon White. Motion Passes, all in favor 5:0

4. Consider and take action on a method of electric franchise fee reimbursement.

Council Member Brian Vinson explained that he is adamant FEC should be reversing the fee and town pays FEC a lump sum. No evidence this was towns' error. He doesn't think it is a proper accounting method with the town reimbursing.

Mayor Tara Senkevech agreed with Council Member Brian Vinson.

Robbyn Followill asked about the breakdown for each person.

Tara Senkevech stated reimbursement are a low \$.05 cents high \$365.00.

Robbyn Followill stated this will impact the budget.

Mayor Tara Senkevech explained that the town will receive this quarterly fee which are roughly same amount as the checks.

Tracie Hibbs asks if FEC will no longer charge FEC Fees.

Mayor Tara Senkevech confirmed corrections were made starting Sept 1st.

Tracie Hibbs encouraged immediate payment to citizens.

Mike Jaffee explained council has the map (which FEC presented) but doesn't have their (FEC) corrected map. There is the possibility of additional individual errors.

Action: Motion was made by Mike Jaffe

to empower Mayor Tara Senkevech with her \$500.00 signing approval, Council Member Simeon White, Council Member Tom Anderson and Theresa Scholander to begin immediately writing checks with issuance within this year's financials. Seconded by Terry Fowler. Motion Passes, all in favor 5:0

5. Consider and take action on selecting a Town Auditor for the 2021-2022 fiscal year as required by state law. [Murrey Paschall & Caperton, PC. or Brian Thomas, CPA]

Mayor Tara Senkevech explained Brian Thomas doesn't do municipalities for less than \$10,000 and Kyle Caperton quote is not to exceed \$4250. It is required by state law to have an Auditor. To note Kyle Caperton audits surrounding small towns including Union Valley and Fruitvale.

Action: Motion made by **Council Member Brian Vinson** suggests using Murrey Paschall & Caperton, PC. To be auditor. Second by **Council Member Tom Anderson**. Motion Passes, all in favor 5:0

6. Consider and take action on the Hunt County Project Sheet H-04 for pothole repair on Holly Creek Road, Four Post Road, Gate Lane, CR 2326, CR 2458, CR 2442, and CR 2454.

Mayor Tara Senkevech has asked to omit Holly Creek Road, Four Post Road, and Gate Lane they are not in Hunt County. Randy Straight quoted 6 trucks of new asphalt at \$650 each, Total of \$3900. Cost is more than original quote do the edges of the roads needing to be done as well.

Action: Motion by **Council Member Brian Vinson** to table to next meeting 2nd by
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Council Member Mike Jaffe. Motion Passes, all in favor 5:0

7. Consider and take possible action on complaint by citizens Chad & Mandi West of flooding on CR 323.

Mayor Tara Senkevech stated that after talking to Kaufman County, Road Supervisor, it is up to the homeowner to keep culverts clean.

Citizen Kevin Senkevech, water expert, stated that the street has flooded for years owing to the slope of the land. He suggested increasing culvert size and making sure all debris and weeds are cleared from culverts.

Action: No action needed by Council

8. Discuss and consider projected cost sheet for the Town Hall site improvements.

Action: Motion made by **Council Member Terry Fowler** to table to next meeting 2nd by **Council Member Simeon White**. Motion Passes, all in favor 5:0

9. Discuss and consider quotes to put selected soil over the sandy loam at the Town Hall site for erosion control.

Action: Motion made by **Council Member Terry Fowler** to table to next meeting 2nd by **Council Member Mike Jaffe**. Motion Passes, all in favor 5:0

10. Discuss and consider quotes for septic installation at the Town Hall site.

Action: Motion by **Council Member Tom Anderson** to table to next meeting 2nd by **Council Member Mike Jaffe**. Motion Passes, all in favor 5:0

11. Consider and take action on an updated proposed fiscal year 2022-2023 budget as discussed in the public hearing on September 20, 2022.

Mayor Tara Senkevech Consulted with the City Manager of Talty and a Municipal Accountant, Kyle Caperton who said we can show overage revenue as “prior year excess”. Prior years excess with outstanding checks removed is \$29,397.67.

Council Member Brian Vinson asked if this amount included payments of reimbursements.

Mayor Tara Senkevech responded yes.

Mayor Tara Senkevech stated that the only changes were membership professional fee \$1500 and survey map and engineering increased to \$3500. Rainy day fund \$11,000 more due to new capital building site improvements.

Citizen Chad McFarlane spoke about concerns regarding how little sales and use revenue the town will have.

Council Member Simeon White motioned to reduce Sales tax revenue to \$15,000 and to reduce Road Repair and Maintenance to \$15,000.

Action: Council Member Simeon White Motioned to approve the town of Poetry's proposed budget #5 as amended for the fiscal year 2022/2023 2nd by **Council Member Tom Anderson**. Motion Passed, all in favor 5:0

General Public Comments:

Robbyn Followill stated she would like more organization and transparency. Would like to request trying an online discussion board.

Mayor Tara Senkevech understands and hears her. She stated she is open to an online discussion board.

Adjourned Special Meeting @ 10:53pm

Minutes by Theresa Scholander, City Secretary