



Agenda

Budget Public Hearing & Regular Town Council Meeting

Thursday September 18, 2025
Poetry Community Christian School
18688 FM 986, 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 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. Budget Public Hearing (approx. 1 hr. – public comments invited)

1. Discuss and take action on proposed 2025-2026 budget and ordinance. (Hibbs/Kendrick)

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 David Emard for helping with Sound and Video.
2. Thank you to Scott, Lora and Zoe Lehw for helping with meeting setup.
3. Thank you to PCCS for hosting us.

D. Reports

1. Financial
 - a. P&L Budget vs Actual Aug 2025
 - b. Sales & Use Tax Report Aug 2025
 - c. Sales & Use Tax Quick Report Aug 2025
 - d. Bank Reconciliation Report Aug 2025
 - e. Hunt & Kaufman County Roads Escrow Reports Aug 2025
2. Roads & Traffic update
3. Mayor and Councilmember Activity Updates

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.

1. Approve Minutes from August 21, 2025 Workshop & Regular Meeting
2. Approve Nichols Jackson 8/31/25 legal bill \$107.50
3. Approve TML Workers' Comp Renewal \$1,075.00

F. Regular Agenda (item sponsor)

1. Discuss and take action as necessary on the status of County Road 2450 in Trojan Horse Estates and Troy Road in Greco Estates.

Recently several citizens inquired about the status of this road which extends from FM1565 for 1.1 miles into these two contiguous planned developments. The citizens are trying to determine whether the Town of Poetry is responsible for maintaining the road. It's important to understand the correct status of this road to ensure that taxpayer funds are spent correctly and only on town owned assets.

2. Discuss and take action as necessary on the creation and adoption of a Driveway Culvert Ordinance. (Mayor)

Now that we are a town, it is our responsibility to oversee and regulate driveway culvert installations for the benefit of public safety. Our counties are no longer responsible for these. We will not be voting on an ordinance here but will discuss the need and assign someone to create one for a future vote.

3. Discuss and take action as necessary on Town of Poetry, road repair and refurbishment projects. (Mayor)

We have requested estimates from both Hunt and Kaufman Counties to Repair and/or refurbishment 18 Town of Poetry roads. We will discuss the larger of these projects and request funding to complete them. Roads being scheduled for repair: CR2434, CR2426, CR2326, CR2400, CR2432, CR2458, CR2460, CR2440, CR2450, CR2430, Woodland Estates, CR247, CR323, CR248, Gate Lane, Four Post, Green Meadows,

4. Discuss and take action as necessary on adding monies to our roads escrow fund with Kaufman County. (Mayor)

We have spent \$2,100 of our recent \$5,000 escrow with Kaufman County leaving a balance of \$2,900. We have a significant amount of roadwork to be performed in the near future in Kaufman County. Having funds in escrow in advance allows us to move more quickly in getting that work done.

5. Discuss and take action as necessary on status and next steps for Planning & Zoning. (Bryant)

Every meeting for the foreseeable future we are going to talk about something P&Z. One of the topics we'll cover in this meeting is section 13.5 of our P&Z ordinance, "Abandonment/Discontinuation of Nonconformity."

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 Thursday, September 11, 2025 by 6:30 pm and online at poetrytexas.org.

A handwritten signature in black ink, appearing to read "Mike Jaffe", written over a horizontal line.

Mike Jaffe, Mayor