



Town of Poetry, Texas
Minutes
**Budget Public Hearing, Workshop &
Regular Town Council Meeting**



Thursday, August 20, 2026
Poetry Town Hall
5671 County Road 323, Poetry Texas 75160
5:30pm

STATE OF TEXAS
COUNTIES OF KAUFMAN AND HUNT
TOWN OF POETRY, TEXAS

BE IT REMEMBERED THAT ON THIS DAY OF THE 20th of August 2026 at 5:30pm, the Town Council of Poetry, Texas, held a Budget Public Hearing, Workshop, and Regular Town Council Meeting at Poetry Town Hall, 5671 County Road 323, Poetry, Texas 75160.

A. Call to Order

Mayor Mike Jaffe called the public meeting to order at 5:30pm. Roll call was taken by Deputy Secretary Lora Lehew. Present were: Mayor Mike Jaffe, Mayor Pro Tem Terry Fowler, Council Members: Tom Anderson, Dale Bryant, Tracie Hibbs, and Doug Kendrick. No Council Members were absent. The Deputy Secretary announced a quorum was present.

Pledge of Allegiance: Councilmember Hibbs

Invocation: Councilmember Bryant

Mayor Jaffe informed the Council that a request was brought to him by a citizen through Councilmember Hibbs to setup real-time closed-captioning for the Town meetings. Mayor Jaffe set that up and tested the software, and the Town is using it for this meeting on a trial basis to see how it performs.

◆ Mayor Jaffe opened the Budget Public Hearing at 5:34pm.

B. Budget Public Hearing

1. The Mayor and Council presented, reviewed, and discussed the proposed Budget for FY 2026-2027. There have been no changes or edits made from the proposed budget presented to Council at the July meeting. However, Mayor Jaffe stated that there will be changes to the numbers after the close of the current fiscal year and those final numbers will be inserted into the proposed budget to become the official final Budget in October.

Citizens Speaking at the Budget Public Hearing:

- Cheryl Holloway

Motion made by Councilmember Anderson to approve Ordinance No. 2026-08-20-01 that includes the proposed budget as Exhibit A with the caveat that the carryover final numbers will be included after the close of the fiscal year, and the final Budget will be presented at the October meeting.

Motion seconded by: Councilmember Hibbs

All in Favor: Anderson, Bryant, Fowler, Hibbs, Kendrick

All Opposed: none

Abstain: none

Result: Passed 5-0

◆ Mayor Jaffe closed the Budget Public Hearing at 5:44pm.

◆ Mayor Jaffe opened the Workshop at 5:44pm.

C. Workshop Agenda – 5:44pm

1. Councilmember Bryant provided an update on the progress of the Citizen Zoning Advisory Committee. The Mayor and Council discussed the progress, current recommendations, and ideas from the Citizen Zoning Advisory Committee. The Mayor and Council also discussed other aspects of zoning including enforcement, their views of zoning in general, does the Zoning Ordinance accomplish what it was intended to accomplish, the lack of feasibility of zoning due to the structure of the Town's map and shape, the concepts of replacing or repealing the current ordinance, and the possibility a subdivision ordinance. Discussion was also had regarding the confusing nature and inaccuracies of the current zoning map that is attached to the current Zoning Ordinance. The Town was notified in April 2024 that the zoning map was not correct; however, Council was not notified. Discussion was had regarding correcting and updating the current zoning map to make it clear what the Town governs or controls. Council also discussed possibly putting these items on the September agenda for further discussion. Councilmember Bryant and Councilmember Anderson will provide the rest of Council and the Mayor the written edits and comments from the Committee relating to the current Zoning Ordinance. ***This was a discussion only. No vote was taken.***

Citizens Speaking on this Workshop item:

- Scott Lehew, Poetry
- Tara Senkevech, Poetry
- Shelley Smith, Poetry

- ◆ Mayor Jaffe recessed the Workshop for a break at 6:34pm.
- ◆ Mayor Jaffe reconvened the Workshop at 6:40pm.

Citizens Speaking on this Workshop item (continued):

- Mike Griffin, Poetry

- ◆ Mayor Jaffe closed the Workshop at 6:44pm.
- ◆ Mayor Jaffe opened the Regular Council Meeting at 6:44pm.

D. Items of Community Interest – 6:44pm

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. Mayor Jaffe thanked the citizens and Council who participated in the Town's recent Citizen Survey.
2. The Mayor thanked Poetry Community Christian School for hosting our recent Town Hall meeting.
3. Mayor Jaffe thanked Councilman Anderson for helping with several handyman tasks at Town Hall.
4. The Mayor thanked Hunt and Kaufman Counties for their continued help with the Town road repairs through our interlocal agreements.
5. Mayor Jaffe thanked TX DOT for resurfacing FM 986 and FM 1565.
6. The Mayor announced there is a Kaufman County Gold Star Family Memorial Dedication Ceremony, Sunday, September 27, 2026 at 2:00pm. It will be held at the Kaufman County Veterans Memorial Park.
7. Mayor Jaffe thanked Tara Senkevech for helping to maintain the greenery and flowerbeds at Town Hall.
8. Mayor Jaffe encouraged everyone to keep Ms. Becky, who lives next door to Town Hall, in their prayers regarding her current health issues.
9. Mayor Jaffe announced that, due to election law, there are extended and different Town Hall office hours. Town Hall will be open Monday-Friday from August 14, 2026-December 13, 2026. The hours are: Mondays, 9am-12noon; Tuesdays, 11am-2pm; Wednesdays, 11am-2pm; Thursdays, 1pm-5pm; and Fridays, 9am-12noon.

E. Reports – 6:47pm

1. Financial Reports Provided
 - a. P&L Budget vs. Actual – July 2026

- b. Account Quick Reports 6011, 6012, 6111, 6112 – July 2026
 - c. Bank Reconciliation Summary & Detail – July 2026
 - d. Bank Reconciliation Petty Cash – July 2026
 - e. Sales & Use Tax Report – July 2026
 - f. Hunt & Kaufman County Roads Escrow Reports – July 2026
2. Roads Maintenance Expenditures Report – July 2026. Mayor Jaffe provided updates on recent road repairs and upcoming projects. At the request of Councilmember Hibbs, Mayor Jaffe included a rough estimate of how much road was repaired (number of feet) on the Road Maintenance Expenditures Report.
 3. Road and Traffic Updates
 4. Mayor and Councilmember Activity Updates:
 - Councilmember Kendrick requested Mayor Jaffe provide information on what roads are next in line for repairs.

F. Consent Agenda – 6:56pm

Items on the Consent Agenda are considered routine, not likely to require discussion or deliberation and may be approved in a single motion. If discussion is desired, items may be removed from the Consent Agenda for individual discussion by any Councilmember prior to the motion and vote.

1. Approved Minutes – July 16, 2026 Executive Session, Zoning Board of Adjustment Hearing, Workshop & Regular Meeting
2. Approved Minutes – July 28, 2026 Town Hall Meeting
3. Approved Nichols Jackson legal bill 7/31/26 - \$537.50
4. Approved signing final replat Hidden Oaks lots 34 & 35 discussed in July 2026 meeting

Motion made by Councilmember Anderson to approve the Consent Agenda as is along with signing the letter approving the replat.

Motion seconded by: Councilmember Kendrick

All in Favor: Anderson, Bryant, Fowler, Hibbs, Kendrick

All Opposed: none

Abstain: none

Result: Passed 5-0

G. Regular Agenda – 6:58pm

1. Mayor Jaffe and the Council discussed the process to begin installing the Town of Poetry street signs that were previously purchased. The Mayor and Council also discussed and took action to purchase additional signs needed that were not previously purchased. Mayor Jaffe will start installing signs starting with the roads that intersect with a state road as well as intersections within the Town of Poetry regardless whether

the road is private or not. Mayor Jaffe will follow-up with finding out if the Council needs to pass an ordinance to make the street signs valid or official.

Citizens Speaking on this topic:

- Tara Senkevech

Motion made by Councilmember Kendrick for Mayor Jaffe to spend up to \$1,000 to purchase the additional street signs required to fill out the remaining signs needed.

Motion seconded by: Councilmember Anderson

All in Favor: Anderson, Bryant, Fowler, Hibbs, Kendrick

All Opposed: none

Abstain: none

Result: Passed 5-0

2. The Mayor and Council discussed at length and took action to obtain an Americans with Disabilities Act (ADA) inspection and certification for Poetry Town Hall. Councilmember Bryant will gather more information regarding the estimated price of the certification process to present to the Council at the next meeting. Councilmember Anderson will provide a copy of the quote he previously obtained in 2023 to the current Council and Mayor. **No vote was taken.**

Citizens Speaking on this topic:

- Tara Senkevech, Poetry

◆ Councilmember Hibbs made a motion to adjourn into an Executive Session.

◆ The Mayor convened an Executive Session at 7:26pm.

◆ The Executive Session concluded at 7:30pm. Mayor Jaffe reported that discussion was had regarding the importance of the Town having all of the pertinent records and documents that the Town needs to make decisions and track items. The Mayor and Council will follow-up as required. **No vote was taken during the Executive Session.**

◆ The Mayor reconvened the Regular Council Meeting at 7:31pm.

3. The Mayor and Council discussed and took action on a Resolution to update the Town of Poetry's Master Fee Schedule Exhibit "A" cost schedule.

Citizens Speaking on this topic:

- None

Motion made by Councilmember Anderson to approve the draft Resolution.

Motion seconded by: Councilmember Fowler

All in Favor: Anderson, Bryant, Fowler, Kendrick

All Opposed: Hibbs

Abstain: none

Result: Passed 4-1

4. The Mayor and Council discussed and took action to add \$10,000 to Hunt County roads escrow. The money will cover the deficit and create a balance for other upcoming road work.

Citizens Speaking on this topic:

- Tara Senkevech, Poetry
- Cheryl Holloway, Poetry

Motion made by Councilmember Anderson to approve adding \$10,000 to the Hunt County roads escrow account.

Motion seconded by: Mayor Pro Tem Fowler

All in Favor: Anderson, Bryant, Fowler, Hibbs, Kendrick

All Opposed: none

Abstain: none

Result: Passed 5-0

5. The Mayor and Council discussed the preliminary results of the Citizen Survey that closed on August 12, 2026. Mayor Pro Tem Fowler announced the methodology of resolving 20 invalid addresses or addresses outside the Town boundaries and the results of each question. Councilmember Anderson provided an explanation on the calculations of the statistical validity of the number of respondents to the survey. There will be some redactions on the citizen comments relating to specific names, addresses or other terms identifying locations or people. Deputy Secretary Lora Lehew spoke regarding the material that would be redacted and the timeframe for the presentation of the preliminary and final results to be posted on the website. The preliminary results reflecting the 197 respondents of the survey, including citizen comments, will be released and published on the website no later than the morning of Friday, August 21, 2026. It was decided that the final results will remove the 20 addresses that were outside the Town boundaries or invalid and that the charts and numbers would be updated to only reflect the 177 addresses that were verified. The final results reflecting the 177 address-verified respondents will be posted on the website the following week. Councilmember Bryant requested that if anyone sees any remaining survey signs around the community to call Town Hall with the location and the signs will be picked up.

Citizens Speaking on this topic:

- Tara Senkevech, Poetry

Motion made by Councilmember Anderson to redact personally identifying information from the general comments, mark the copy of the results that Council has as "preliminary," post the preliminary results on the website, and post final results that removes the 20 addresses early next week.

Motion seconded by: Councilmember Hibbs

All in Favor: Anderson, Bryant, Fowler, Hibbs, Kendrick

All Opposed: none

Abstain: none

Result: Passed 5-0

6. The Mayor and Council discussed the Hayter Engineering Professional Services Agreement (PSA) to create a Schedule of Procedures (SOP) to be used to solicit bids from professional surveyors to create an on-the-ground survey of the Town of Poetry. Councilmember Anderson requested the PSA include the specific language to clarify that it is an on-the-ground survey. Mayor Jaffe requested that the PSA be updated to have a "not to exceed" for the cost. Councilmember Bryant will give a detailed set of directions to Hayter with the requested updates and then provide the updated PSA to Council for consideration and possibly schedule a workshop, if necessary. **No vote was taken.**

Citizens Speaking on this topic:

- Tara Senkevech, Poetry

7. The Mayor and Council discussed and took action to repeal Ordinance No. 2024-04-01 Ad Valorem [sic] Restrictions. Mayor Jaffe will confirm with the Town attorney to confirm if anything further is needed to repeal this Ordinance.

Citizens Speaking on this topic:

- Scott Lehew, Poetry
- Tara Senkevech, Poetry
- Don Yost, Poetry

Motion made by Mayor Pro Tem Fowler to repeal Ordinance No. 2024-04-01.

Motion seconded by: Councilmember Bryant

All in Favor: Anderson, Bryant, Fowler, Hibbs, Kendrick

All Opposed: none

Abstain: none

Result: Passed 5-0

H. General Public Comments – 8:31pm

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 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.

Citizens Speaking on General Public Comments:

- Scott Lehew, Poetry
- Tara Senkevech, Poetry
- Shelley Smith, Poetry

I. Adjournment

The Town Council meeting adjourned at 8:38pm.

I certify that the minutes of August 20, 2026 were voted and approved by the Council of the Town of Poetry on this 17th day of September, 2026.



Mike Jaffe, Mayor
Town of Poetry, Texas

ATTEST:



Lora Lehew, Deputy Secretary
Town of Poetry, Texas

