



# Town of Poetry, Texas

## Minutes

### Town Hall Meeting

Tuesday, July 28, 2026

Poetry Community Christian School

Multi-Purpose Building

18688 FM 986, Poetry, Texas 75160

6:30pm



STATE OF TEXAS

COUNTIES OF KAUFMAN AND HUNT

TOWN OF POETRY, TEXAS

**BE IT REMEMBERED THAT ON THIS DAY OF THE 28<sup>th</sup>** of July 2026 at 6:30pm, the Town Council of Poetry, Texas, held a Town Hall Meeting at Poetry Community Christian School Multi-Purpose Building, 18688 FM 986, Poetry, Texas 75160.

#### A. Call to Order

Mayor Mike Jaffe called the public meeting to order at 6:35pm. 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: Mayor Pro Tem Fowler

Invocation: Mayor Pro Tem Fowler

#### B. Regular Agenda

1. The Mayor gave a brief introduction of the Citizen Survey and its relationship to the Long-Range Planning of the Town. ***This was a discussion item only. No vote was taken.***

Citizens Speaking on this topic:

- Scott Lehew, Poetry
- Tara Senkevech, Poetry
- Robbyn Followill, Poetry

2. Mayor Pro Tem Fowler gave a brief explanation of the Town map, the Town boundaries as it relates to the ETJ, the Town franchise fees, and of each question on the Survey. Mayor Jaffe also added explanations of the map, the ETJ, and survey. Mayor Pro Tem Fowler opened the floor for discussion and questions from citizens following his introduction and explanation of each question.

Question #1: Are you aware that the Town of Poetry is approximately 622 feet wide and approximately 27 miles long?

Citizens Speaking on Question #1:

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

Question #2: Are you aware that more than 95% of all parcels in the Town of Poetry are not entirely within the Town Limits; they are split between the Town and the County? In fact, a large percentage of homes are only partly in the Town.

Citizens Speaking on Question #2:

- Jack Mullins, Poetry
- Scott Lehew, Poetry
- Cody Thompson, Poetry
- Mandy West, Poetry

Question #3: Do you understand that the Town of Poetry's primary sources of revenue are franchise fees (trash service and utilities) and a 1.5% sales tax on taxable items sold within the Town of Poetry?

Citizens Speaking on Question #3:

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

Question #4: Are you aware that the Town of Poetry's total annual income is approximately \$300,000? This amount must cover operating costs, maintenance of approximately 29 miles of roads and bridges, future ordinance compliance, compliance with federal and state requirements, required insurance coverage, legal services, defense of the Town in legal matters, and other essential expenses?

Citizens Speaking on Question #4:

- Darrell Watson, Poetry
- Tara Senkevech, Poetry
- Kevin Senkevech, Poetry
- Scott Lehew, Poetry
- Jack Mullins, Poetry
- Mandy West, Poetry
- Tara Senkevech, Poetry

Question #5: Are you aware that the Town of Poetry is currently out of compliance with certain state requirements, including maintaining a current Extraterritorial Jurisdiction (ETJ) map and an up-to-date survey of the Town? The cost of an ETJ map is estimated by the Town's engineering firm to be \$35,500, and an on-the-ground survey of the Town is estimated by the Town's engineering firm to be more than \$350,000.

Citizens Speaking on Question #5:

- Robin Boles, Poetry
- Robbyn Followill, Poetry
- Scott Lehew, Poetry
- Shelley Smith, Poetry
- Mandy West, Poetry
- Tara Senkevech, Poetry

Question #6: Are you aware that the Town of Poetry has a Zoning Ordinance that regulates what property owners may and may not do on their property?

Question #7: Have you read the current Zoning Ordinance, and do you have a reasonable understanding of its requirements?

Question #8: Do you support the current zoning regulations?

Citizens Speaking on combined Questions #6, #7, and #8:

- Tara Senkevech, Poetry
- Robbyn Followill, Poetry
- Scott Lehew, Poetry
- Jack Mullins, Poetry
- Mandy West, Poetry
- Ken Curtis, Poetry
- Lon Akin, Poetry

Question #9: Are you aware that if a portion of your property is located within the Town's Extraterritorial Jurisdiction (ETJ), that the Town has very little authority to impose any regulations or controls over what can and cannot be built on that portion of your property?

Citizens Speaking on Question #9:

- Scott Lehew, Poetry
- Tara Senkevech, Poetry

Question #10: The Town of Poetry does not currently have a real property tax mechanism in place to assess or collect property tax. If an ad valorem tax of \$0.50 per \$100.00 of taxable value were implemented, the additional annual tax may be calculated as follows (examples):

$$\text{\$500,000} \div \text{\$100} = 5,000; \quad 5,000 \times \$0.50 = \text{\$2,500}$$

$$\text{\$750,000} \div \text{\$100} = 7,500; \quad 7,500 \times \$0.50 = \text{\$3,750}$$

$$\text{\$1,000,000} \div \text{\$100} = 10,000; \quad 10,000 \times \$0.50 = \text{\$5,000}$$

The total taxable value of property within the Town of Poetry is approximately \$173,112,913. At a rate of \$0.50 per \$100 of taxable value, this would generate approximately \$865,564 in annual property tax revenue. By comparison, rebuilding one mile of road and its substructure is estimated to cost approximately \$1,000,000.

Given the above information, how likely would you be to support an ad valorem property tax of \$0.50 per \$100.00 of assessed value to ensure the Town is adequately funded for the foreseeable future?

Citizens Speaking on Question #10:

- Robbyn Followill, Poetry
- Scott Lehew, Poetry
- Darrell Watson, Poetry
- Tara Senkevech, Poetry
- Kevin Senkevech, Poetry
- Allan Whitten, Poetry
- Cheryl Holloway, Poetry

3. The Mayor and Councilmembers provided closing remarks regarding the Town Hall Meeting. ***This was a discussion item only. No vote was taken.***

Citizens Speaking on this topic:

- Scott Lehew, Poetry

### C. General Public Comments – 9:02pm

*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](mailto: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:

- Robin Boles, Poetry
- Tara Senkevech, Poetry
- Robbyn Followill, Poetry

### D. Adjournment

The Town Council meeting adjourned at 9:07pm.

*I certify that the minutes of July 28, 2026 were voted and approved by the Council of the Town of Poetry on this 20<sup>th</sup> day of August, 2026.*



Mike Jaffe, Mayor  
Town of Poetry, Texas

ATTEST:



Lora Lehew, Deputy Secretary  
Town of Poetry, Texas

