



Agenda

Special Town Council Meeting

Wednesday November 5, 2025

Poetry Town Hall

5671 CR 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. 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.

C. Regular Agenda (item sponsor)

1. Discuss and take action as necessary on Town of Poetry response to TCEQ permit D-08142025-027 for a Bishop Field Municipal Utility District (MUD). (Mayor)

The goal of this item is to determine the Town of Poetry's response to TCEQ, regarding the Bishop Field MUD permit application. The deadline to request a contested case hearing is November 15. Although the affected property is not in the Town of Poetry there will be significant impact to the town if the permit is granted.

D. 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.

E. 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 Wednesday, October 29, 2025 by 5:30 pm and online at poetrytexas.org.



Mike Jaffe, Mayor

Brooke Paup, *Chairwoman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*



RECEIVED OCT 10 2025

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Protecting Texas by Reducing and Preventing Pollution

October 6, 2025

Ms. Mindy Koehne
Coats Rose PC
16000 North Dallas Pkwy, Suite 350
Dallas, Texas 75248

Re: Publication of Notice of District Petition regarding creation of Bishop Field
Municipal Utility District No. 1 of Hunt County
TCEQ Internal Control No. D-08142025-027

Dear Ms. Koehne:

Enclosed is a copy of the notice for the above petition. Please carefully review the notice for accuracy prior to publication and distribution. Contact Kisha Jerrells in the District Administration Office at 512/239-4605 if the notice is found to be in error.

This full notice, including Exhibit A, must be published in accordance with 30 Texas Administrative Code Section 293.12, at your client's expense, in a newspaper (or newspapers) regularly published or circulated in the county or counties in which the proposed district is to be located. Publication shall be once a week for two consecutive weeks. The 30-day comment period will begin on the day after the date of the **second** publication.

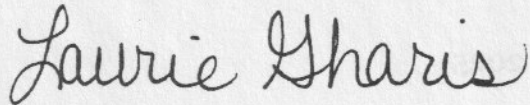
In addition, pursuant to 30 Texas Administrative Code 293.12, you are required to post the enclosed notice, including Exhibit A, on the bulletin board used for posting legal notices in each county in which all or part of the proposed district is to be located. This notice should be posted so that it is available to the public no later than the date of your second newspaper publication.

After notice has been published and posted in accordance with 293.12, please provide proof of these actions to the Chief Clerks Office (Mail Code 105). The proof for newspaper publication shall be the original TCEQ affidavit of publication completed and notarized by the newspaper and an original tear sheet from the newspaper. The proof of posting can be in the form of an affidavit signed by a representative for the proposed district, stating all facts of the posting action.

The Chief Clerk's Office should receive all affidavits no later than 14 days after the second publication of the notice in the newspaper.

If you have any questions regarding these publication requirements, please contact Kim Moore in this office at 512/239-3314.

Sincerely,



Laurie Gharis
Chief Clerk

LG/ ka
Enclosures

cc: To all on attached mailing list.

MAILING LIST

Bishop Field MUD No. 1 of Hunt County
TCEQ Internal Control No. D-08142025-027

Ms. Mindy Koehne
Coats Rose PC
16000 North Dallas Pkwy, Suite 350
Dallas, Texas 75248

Ms. Stephanie White, P.E.
Kimley-Horn
400 North Oklahoma Drive, Suite 105
Celina, Texas 75009

Ms. Alyssa Taylor
TCEQ Region 4
2309 Gravel Drive
Fort Worth, Texas 76118

The Honorable Brent Money
State Representative, District No. 2
Room E2.414
P.O. Box 12910
Austin, Texas 78711

The Honorable Angela Paxton
State Senator, District No. 8
P.O. Box 12068
Capital Station
Austin, Texas 78711

City of Poetry
Attn: Anne Hamilton, City Secretary
5671 County Road 323
Terrell, Texas 75160

Hunt County Clerk
Attn: Becky Landrum, County Clerk
2507 Lee Street, 2nd floor
Greenville, Texas 75401

Texas Commission on Environmental
Quality
P.O. Box 13087
Austin, Texas 78711-3087

Todd Galiga, Senior Attorney,
Environmental Law Division, MC-173

Kisha Jerrells, Technical Manager,
Districts Creation Review Team, MC-
152

Stephanie DeSouza, Districts Creation
Review Team, MC-152

Justin P. Taack, Manager, Districts
Section, MC-152

Michelle Voytko, Drinking Water Special
Functions Section, Water Supply
Division, MC-153

Garrett Arthur, Office of the Public
Interest Counsel, MC-103

TCEQ - Office of the Chief Clerk
MC-105 Attention: Notice Team
PO Box 13087
Austin TX 78711-3087

Applicant Name: Bishop Field MUD No. 1 of Hunt County
TCEQ Tracking No. D-08142025-027 CID Item No. 144166
Application Type: PETITION FOR CREATION OF A DISTRICT

AFFIDAVIT OF PUBLICATION

STATE OF TEXAS §
COUNTY OF: _____ §

Before me, the undersigned authority, on this day personally appeared

_____, who being by me duly
(name of newspaper representative)

sworn, deposes and says that (s)he is the _____
(title of newspaper representative)

of the _____ ; that said newspaper is
(name of newspaper)

regularly published or circulated in _____ County/Countries,
(name of county or counties)

Texas; that the attached notice was published in said newspaper on the following dates:

(date or dates of publication)

Newspaper Representative's Signature

Subscribed and sworn to before me this the _____ day of _____,
20 _____, to certify which witness my hand and seal of office.

(Seal)

Notary Public in and for the State of Texas

Print or type Name of Notary Public

My Commission Expires _____

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-08142025-027

PETITION. Bishop Airfield Ranch, LLC, a Texas limited liability company, and Bishop Airfield II, LLC, A Texas limited liability company (Petitioners filed a petition for creation of Bishop Field Municipal Utility District No. 1 of Hunt County ((District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, §59 of the Constitution of the State of Texas; Chapters 49 and 54 of the Texas Water Code; 30 Texas Administrative Code Chapter 293; and the procedural rules of the TCEQ.

The petition states that: (1) the Petitioner holds title to a majority in value of the land to be included in the proposed District; (2) there are two lienholders, William Bishop and First United Bank and Trust Company, on the property to be included in the proposed District and the lienholders consented to the creation of the proposed District; (3) the proposed District will contain approximately 439.412 acres located within Poetry, Hunt County, Texas; and (4) all or a portion of the land within the proposed District is within the extraterritorial jurisdiction of the Town of Poetry, Texas, and is not within the corporate limits or extraterritorial jurisdiction of any other city, town or village.

The territory to be included in the proposed District is depicted in the vicinity map designated as Exhibit "A", which is attached to this document.

The petition further states that the proposed District will: (1) purchase, construct, acquire, improve, and extend any and all works, improvements, facilities, plants, equipment, and appliances necessary or helpful to supply and distribute water for municipal, domestic and commercial purposes; (2) collect, transport, process, dispose of and control domestic and commercial wastes; (3) gather, conduct, divert, abate, amend and control local storm water or other local harmful excesses of water; (4) design, acquire, construct, finance, improve, operate, and maintain macadamized, graveled, or paved roads and turnpikes, or improvements in aid of those roads; and (5) purchase, construct, acquire, improve and extend such additional facilities, systems, plants, and enterprises as shall be consonant with all of the purposes for which the proposed District is created.

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioners that the cost of said project will be approximately \$56,405,000 for water, sewer and drainage facilities and \$ 9,980,000 for roads.

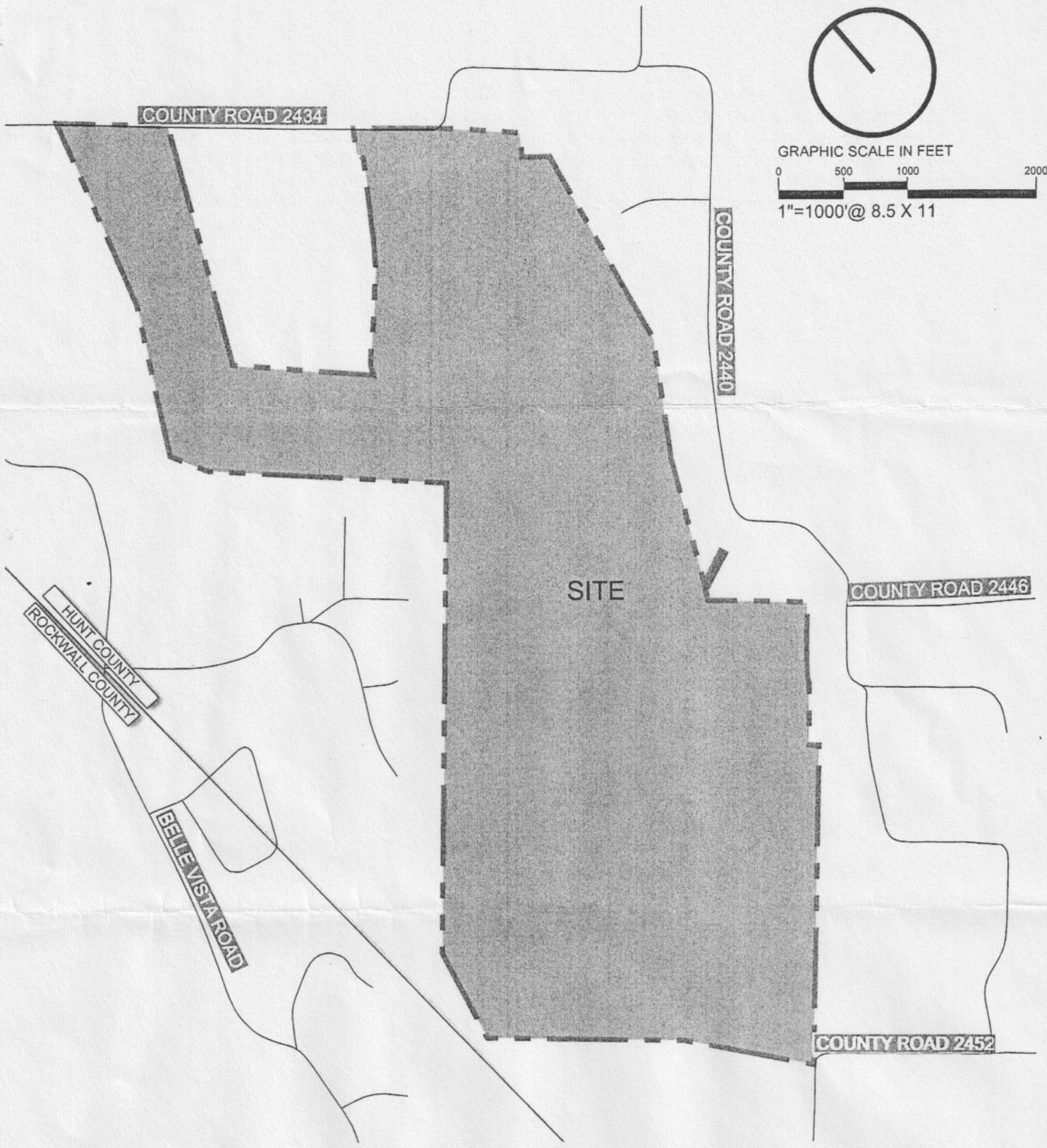
CONTESTED CASE HEARING. The TCEQ may grant a contested case hearing on this petition if a written hearing request is filed within 30 days after the newspaper publication of this notice.

To request a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number, if any; (2) the name of the Petitioners and the TCEQ Internal Control Number; (3) the statement "I/we request a contested case hearing"; (4) a brief description of how you would be affected by the petition in a way not common to the general public; and (5) the location of your property relative to the proposed District's boundaries. You may also submit your proposed adjustments to the petition which would satisfy your concerns. Requests for a contested case hearing must be submitted in writing to the Office of the Chief Clerk at the address provided in the information section below.

The Executive Director may approve the petition unless a written request for a contested case hearing is filed within 30 days after the newspaper publication of this notice. If a hearing request is filed, the Executive Director will not approve the petition and will forward the petition and hearing request to the TCEQ Commissioners for their consideration at a scheduled Commission meeting. If a contested case hearing is held, it will be a legal proceeding similar to a civil trial in state district court.

INFORMATION. Written hearing requests should be submitted to the Office of the Chief Clerk, MC-105, TCEQ, P.O. Box 13087, Austin, TX 78711-3087. For information concerning the hearing process, please contact the Public Interest Counsel, MC-103, at the same address. General information regarding TCEQ can be found at our web site <http://www.tceq.texas.gov/>.

Issued: October 6, 2025



LOCATION MAP
SCALE: 1" = 1000'

EXHIBIT 1

Bishop Field MUD No. 1 of Hunt County

32.875560, -96.284400
Hunt County, Texas 75189
May 2025

Kimley»Horn

400 North Alabama Drive, Suite 105
Covina, TX 75009
469-501-2200
State of Texas Registration No. F-928

NOTES:
1. THIS IS A CONCEPTUAL PLAN AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF A LICENSED PROFESSIONAL ENGINEER.
2. ALL RIGHTS RESERVED BY THE ENGINEER.

DATE: 05/15/2025 11:47:58 AM
PROJECT: BISHOP FIELD MUD NO. 1 OF HUNT COUNTY TEXAS
DRAWN BY: J. HORN



Chief Clerk's Office, MC 105
Texas Commission on
Environmental Quality
P.O. Box 13087
Austin, TX 78711-3087

FIRST-CLASS



US POSTAGE MARTINEY BOWES
ZIP 78753 \$ 000.74⁰
02 7W
0008030378 OCT 06 2025

RECEIVED OCT 16 2025

CITY OF POETRY
ANNE HAMILTON, CITY SECRETARY
5671 COUNTY RD 323
TERRELL, TX 75160



7516030626 R004

Hunt CAD Property Search

Page 1 of 1 - Total: 4 (0.03 seconds)

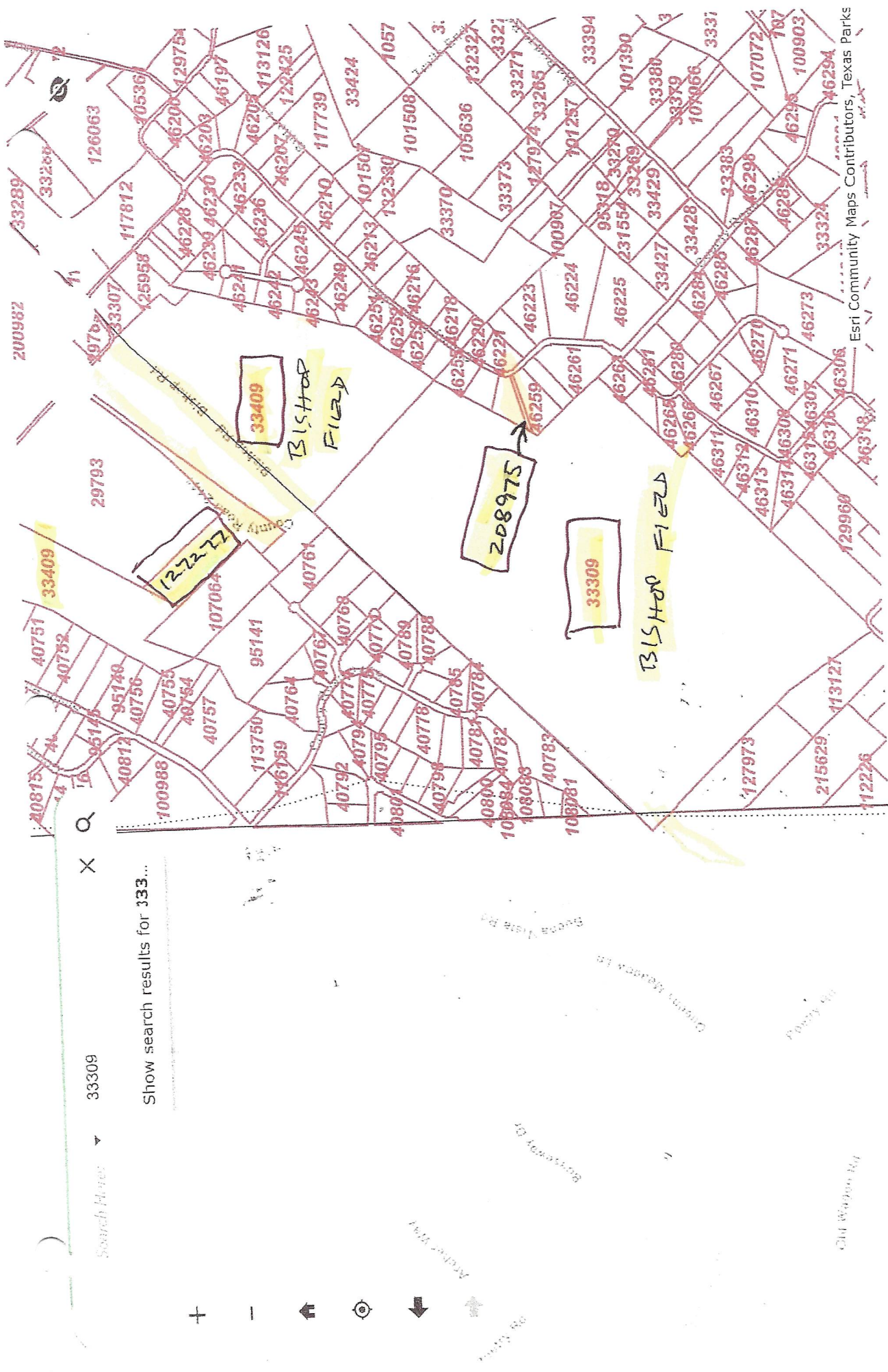
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1 - 4 of 4 items

Property ID	Year	Geo ID	Type	Owner Name	Owner ID	Address	Legal Description	Appraised
33309	2025	0871-1070-0000-89	R	BISHOP AIRFIELD RANCH LLC	557138	COUNTY ROAD 2452, TERRE... TX 75160	A0871 RIALS JOHN J,TRACT 107, ACRES 270.1851	N/A
33409	2025	0871-2270-0000-56	R	BISHOP AIRFIELD RANCH LLC	557138	9541 BISHOP RD, ROYSE CITY TX 75189	A0871 RIALS JOHN J,TRACT 227, ACRES 142.4869,(ALSO IN A0651)	N/A
127277	2025	0651-0270-0060-56	R	BISHOP AIRFIELD RANCH LLC	557138	9614 COUNTY ROAD 2434, ROYSE CITY TX 75189	A0651 MCFADGIN SAMUEL,TRA... 27-6, ACRES 15.087	N/A
208975	2025	3347-0000-059A-89	R	BISHOP AIRFIELD RANCH LLC	557138	COUNTY ROAD 2440, TERRE... TX 75160	S3347 HIDDEN OAKS ESTATES #1 LOT 59A ACRES .519	N/A

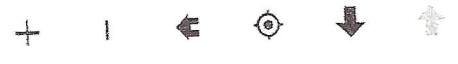
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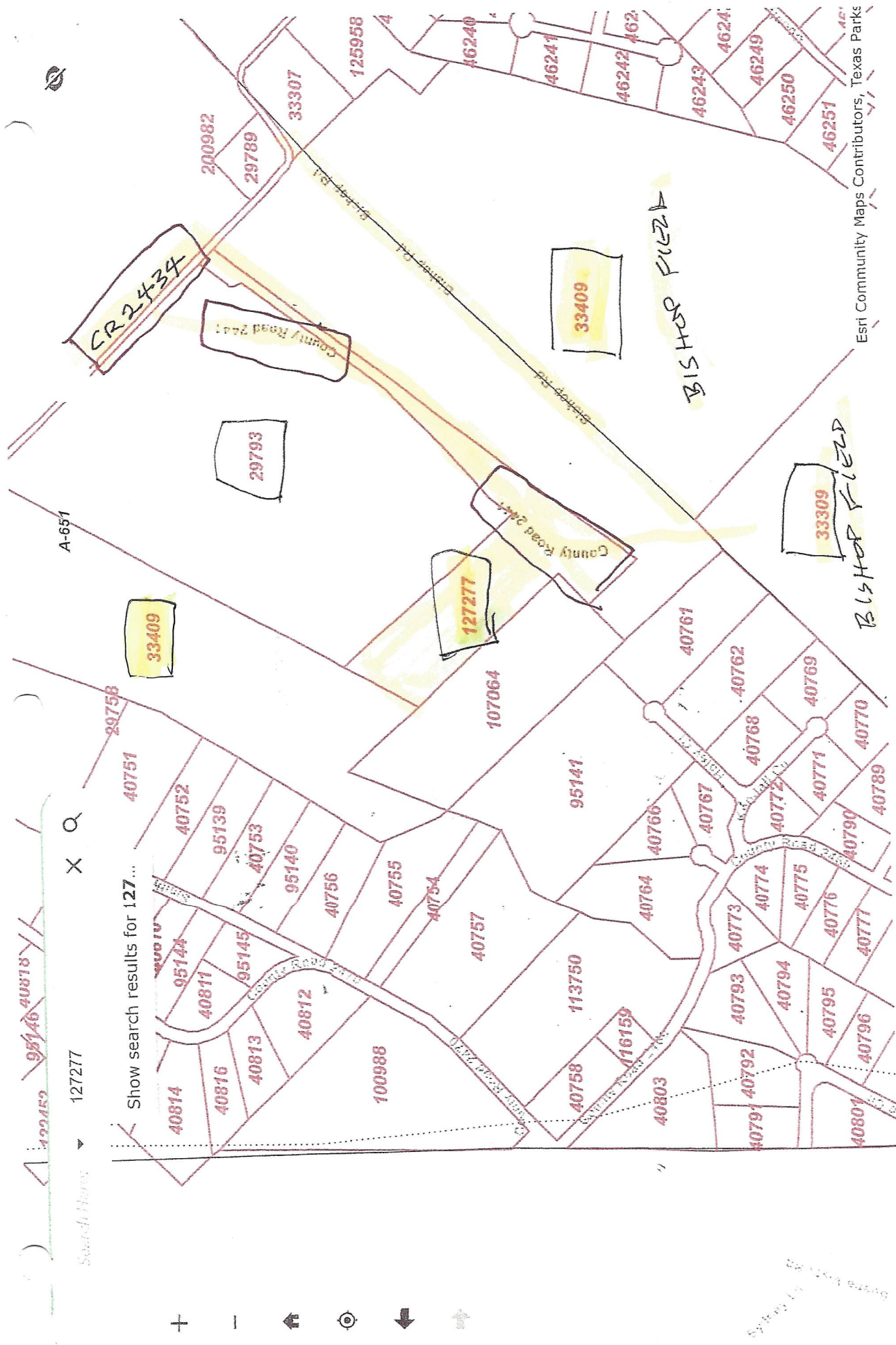


Search History ▼ 33309

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Esri Community Maps Contributors, Texas Parks



Esri Community Maps Contributors, Texas Parks

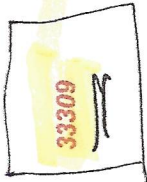
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Systems, Inc.

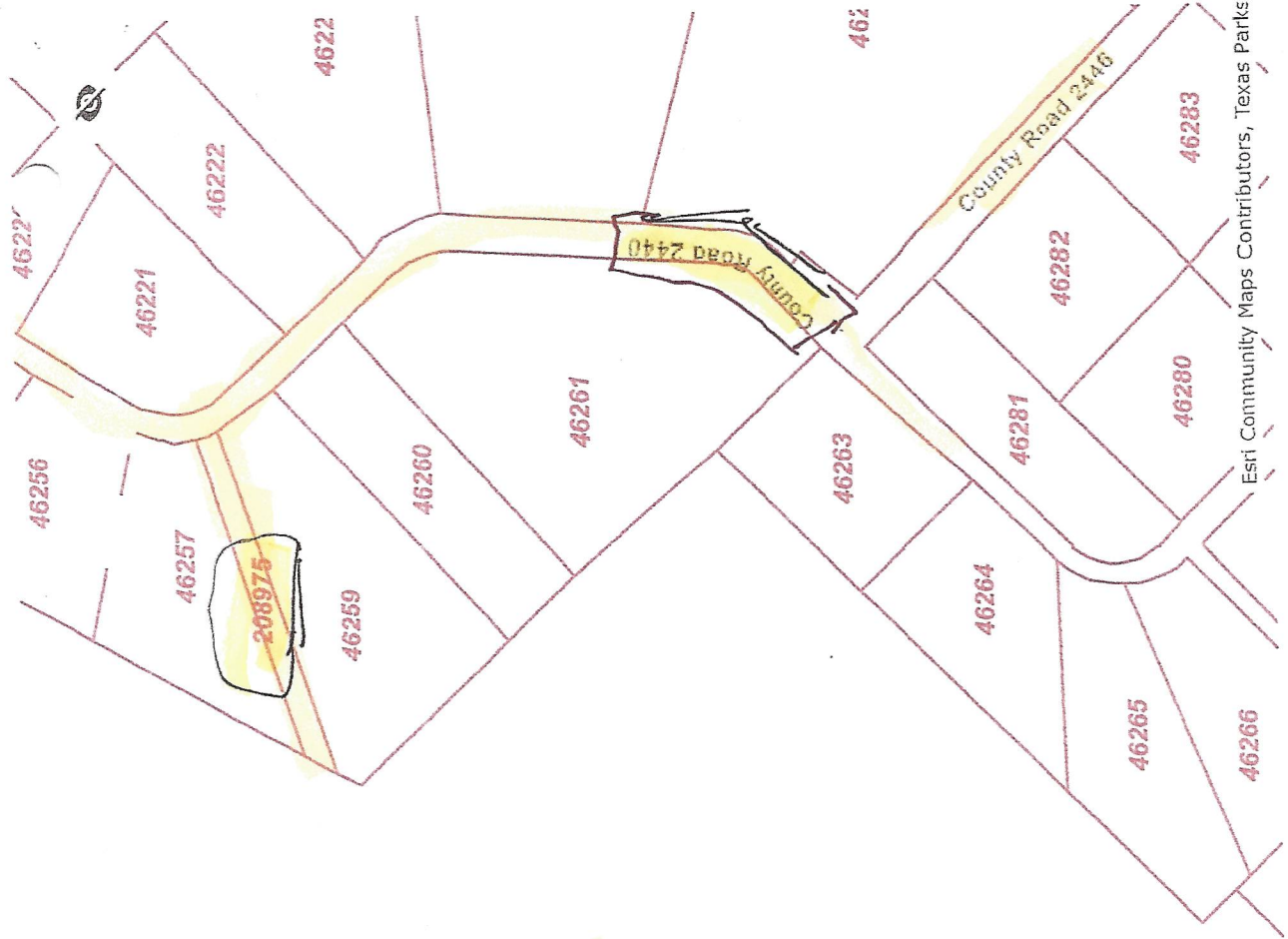
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BISHOP FIELD



Esri Community Maps Contributors, Texas Parks

