



Town of Poetry, Texas

Minutes

Regular Town Council Meeting



Thursday, September 17, 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 17th of September 2026 at 5:30pm, the Town Council of Poetry, Texas, held a 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 Kendrick

Invocation: Councilmember Hibbs

B. Items of Community Interest – 5:31pm

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. At the request of Deputy Secretary Lora Lehew, Mayor Jaffe thanked himself for repairing the air conditioner at Town Hall.
2. 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. There is a link on the Town's website for more information. Mayor Jaffe encouraged citizens to attend the ceremony to support the cause as well as supporting David Emard. David does the audio/visual for the Town, and his son made the sacrifice. The Emards are a big part of the memorial and ceremony.

C. Reports – 5:32pm

1. Financial

- a. P&L Budget vs Actual – Aug 2026
- b. Account Quick Reports 6011, 6012, 6111, 6112 – Aug 2026
- c. Bank Reconciliation Summary & Detail – Aug 2026
- d. Bank Reconciliation Petty Cash – Aug 2026
- e. Sales & Use Tax Report – Aug 2026
- f. Hunt & Kaufman County Roads Escrow Reports – Aug 2026

Mayor Jaffe provided an update on the status of the bridge repair in Hunt County on CR 2326.

2. Roads Maintenance Expenditures Report – Aug 2026

3. Road and Traffic Updates - Mayor Jaffe reported that he and Councilmember Kendrick attended the monthly Rockwall transportation meeting. Mayor Jaffe provided an update regarding the Rockwall Outer Loop project and indicated that there is a hearing scheduled on October 29, 2026 regarding the northern section of the Outer Loop project in Rockwall County. Mayor Jaffe will have Deputy Secretary Lora add the information to the website. Mayor Jaffe also provided information regarding the Kaufman County Outer Loop.

4. Councilmember Anderson provided an update on the Bishop Field Municipal Utility District (MUD) and Wastewater Permits.

5. Mayor and Councilmember Activity Updates:

- Councilmember Kendrick reported that he is watching fire conditions and provided an update on the burn bans.
- Councilmember Bryant provided an update on the sign grant.

D. Consent Agenda – 5:49pm

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 for the August 11, 2026 Special Town Council Meeting.
2. Approved Minutes for the August 20, 2026 Budget Public Hearing, Workshop & Regular Town Council Meeting.
3. Approved the Nichols Jackson legal bill dated 8/31/26 for \$603.75.
4. Approved the annual renewal of the Town's Terrell Chamber of Commerce membership for \$300.00.
5. Ratified the Kaufman County Elections Invoice and Payment that was due on 9/8/26 for \$3,025.00.

Motion made by Councilmember Anderson to approve the Consent Agenda.
Motion seconded by: Councilmember Hibbs
All in Favor: Anderson, Bryant, Fowler, Hibbs, Kendrick
All Opposed: none
Abstain: none
Result: Passed 5-0

E. Regular Agenda – 5:50pm

1. Mayor Jaffe and Council took action on an Ordinance to repeal Ordinance No. 2024-04-01 Ad Valorum [sic] Restrictions.

Citizens Speaking on this topic:

- None

Motion made by Councilmember Anderson to approve the Ordinance.
Motion seconded by: Mayor Pro Tem Fowler
All in Favor: Anderson, Bryant, Fowler, Hibbs, Kendrick
All Opposed: none
Abstain: none
Result: Passed 5-0

After the vote, Mayor Jaffe instructed that the website will be updated to reflect this current Ordinance as the official Ordinance repealing the prior Ordinance.

2. The Mayor and Council discussed the discrepancies and inconsistencies of the dates on the Zoning Map (dated 4/2/2024) that is attached as Exhibit B to the current Zoning Ordinance No. 2024-03-01. Mayor Jaffe and Council discussed that there are different versions of the Town's Zoning Map with different creation dates that are attached to the executed ordinance and posted on the Town's website as the official map. It was discovered that none of these versions of the map were approved on 3/21/2024 when the Zoning Ordinance was passed by Council. The Council was provided a zoning map dated 2/8/2024, and in comparing the various maps dated after 2/8/2024, a zoning change was made to the map that Council was not aware of given that the Council did not receive any updated maps after 2/8/2024.

Citizens Speaking on this topic:

- Shelley Smith, Poetry
- Scott Lehew, Poetry

Deputy Secretary Lora Lehew provided information as to the dates of the maps that are currently on the Town's website (4/2/2024 and 4/17/2024) and in the official Book of Ordinances in the Town Hall office (4/17/2024).

◆ The Mayor and Council informally decided to pause further discussion of this Agenda item until after deliberation and discussion on Agenda Items #3 and #5.

◆ **7:35pm** - The Mayor and Council revisited this Agenda Item after all remaining Agenda Items were discussed.

Motion made by Councilmember Hibbs to leave everything as it currently is relating to the current Zoning Map, Zoning Ordinance, and website.

Motion seconded by: Councilmember Anderson

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

All Opposed: none

Abstain: none

Result: Passed 5-0

3. Mayor Jaffe and the Council discussed the need to correct the Zoning Map which is Exhibit B to Ordinance No. 2024-03-01 to correctly depict only those areas inside the Town limits as being subject to the Town's Zoning Ordinance. The current Zoning Map is drawn in such a way as to imply that the Town's Zoning Ordinance applies to areas outside the Town's limits, which is incorrect and misleading. Mayor Jaffe used ChatGPT to present an AI-modified illustrative map for discussion purposes only to generally show what a proper zoning map would look like given the Town boundaries to include only the areas within the Town's jurisdiction.

Citizens Speaking on this topic:

- Shelley Smith, Poetry
- Scott Lehew, Poetry

◆ The Mayor and Council informally decided to pause further discussion of this Agenda item until after deliberation and discussion on Agenda Item #5.

◆ **7:37pm** - The Mayor and Council revisited this Agenda Item after all remaining Agenda Items were discussed. **No action was taken. No vote was taken.**

4. The Mayor and Council discussed and took action to add funds to Hunt County roads escrow. After discussion, the Council decided to increase the amount requested by the Mayor from \$10,000 to \$15,000.

Citizens Speaking on this topic:

- None

Motion made by Councilmember Hibbs to approve adding \$15,000 to the Hunt County roads escrow account.

Motion seconded by: Councilmember Kendrick

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

All Opposed: none

Abstain: none

Result: Passed 5-0

5. The Mayor and Council discussed and took action as to the future of the current Zoning Ordinance. Discussion was had regarding the difficulties, challenges, effectiveness, and deficiencies with the current Zoning Ordinance. Councilmember Bryant reported that the Citizen Zoning Advisory Committee's conclusion at their meeting last month was that the current Ordinance is not worth trying to rewrite. Mayor Jaffe indicated that moving forward a strong sign ordinance and focusing zoning on ways to limit commercial development might be effective. Discussion was also had regarding the potential for a subdivision ordinance. Councilmember Anderson discussed concerns with the legal issues with the map, the confusing language in the ordinance regarding the implication that the zoning applies to the ETJ, and the challenges of zoning, in general, given the shape and geography of the Town. The Mayor will: 1) ask the Town attorney to prepare an ordinance to repeal the current Zoning Ordinance, 2) prepare an address database and postcards for mailing, and 3) post a notice in the newspaper. Mayor Jaffe will also check the date requirements for the above to be able to include the repeal on the Agenda for either the October or November Town Meeting. Mayor Jaffe will provide information to the Council as he receives it from the Town attorney regarding the process or other information relating to repealing the Zoning Ordinance.

Citizens Speaking on this topic:

- Shelley Smith, Poetry
- Scott Lehew, Poetry

Motion made by Councilmember Anderson to start the process of repealing the current Zoning Ordinance.

Motion seconded by: Mayor Pro Tem Fowler

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

All Opposed: none

Abstain: none

Result: Passed 5-0

◆ Mayor Jaffe recessed for a break at 6:55pm.

◆ Mayor Jaffe reconvened the Regular Meeting at 6:59pm.

6. The Mayor and Council discussed and took action on the updated Hayter Engineering Professional Services Agreement (PSA) to create a Schedule of Procedures (SOP) to be used to solicit bids from professional surveyors to create a boundary survey of the Town of Poetry. The updated proposal sets the cost not to exceed \$2,000. The Council and Mayor discussed in detail what language and what type of survey the scope of work should include to be able to deliver to the Town the type of information needed to be useful to help determine the exact boundaries of the Town. Mayor Jaffe discussed having the Citizen Zoning Advisory Committee assist in working with Hayter Engineering to put together the scope of work and provide specific information and direction to Hayter Engineering regarding what the Town wants and needs from the result of the boundary survey. Councilmember Anderson suggested to add Scott Lehew to the Committee.

Citizens Speaking on this topic:

- Shelley Smith, Poetry

Motion made by Councilmember Hibbs to approve the updated Hayter Engineering Professional Services Agreement not to exceed \$2,000.

Motion seconded by: Mayor Pro Tem Fowler

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

All Opposed: none

Abstain: none

Result: Passed 5-0

7. The Mayor and Council discussed and took action on renewing the Town's Interlocal Agreement (ILA) with Kaufman County regarding subdivision platting within the Town of Poetry's Extra Territorial Jurisdiction (ETJ). Discussion was also had regarding the ILA stating that the Town must provide Kaufman County with an updated ETJ map. Mayor Jaffe will get the agreement signed and dated as well as checking the storm water language.

Citizens Speaking on this topic:

- None

Motion made by Councilmember Anderson to accept the ILA option where Kaufman County does the work.

Motion seconded by: Councilmember Hibbs

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

All Opposed: none

Abstain: none

Result: Passed 5-0

8. The Mayor and Council discussed and took action on considering two proposals to complete the Texas Department of Licensing and Regulation (TDLR) Americans with Disabilities Act (ADA) certification for Town Hall. Mayor Jaffe and Councilmember Bryant will work together to complete the necessary forms and provide the \$800 down payment to Be Compliant Inspections.

Citizens Speaking on this topic:

- Shelley Smith, Poetry

Motion made by Councilmember Kendrick to accept the bid from Be Compliant Inspections.

Motion seconded by: Councilmember Hibbs

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

All Opposed: none

Abstain: none

Result: Passed 5-0

F. General Public Comments – 7:38pm

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:

- Cheryl Holloway, Poetry
- David Emard, Poetry

G. Adjournment

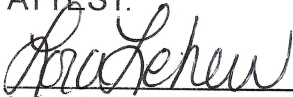
The Town Council meeting adjourned at 7:41pm.

*I certify that the minutes of September 17, 2026 were voted and approved by the Council
of the Town of Poetry on this 15th day of October, 2026.*



Mike Jaffe, Mayor
Town of Poetry, Texas

ATTEST:



Lora Lehew, Deputy Secretary
Town of Poetry, Texas

