



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

BE IT REMEMBERED THAT ON THIS DAY OF THE 5th of November 2025 at 5:30 pm, the Town Council of Poetry, Texas, held a Special Town Council Meeting at Poetry Town Hall, 5671 County Road 323 Poetry, Texas 75160 with the following present:

- A. Mayor Jaffe** called the public meeting to order at 5:30 p.m. Roll call was taken by Mayor Jaffe. Present were Mayor Pro Tem Terry Fowler, Council Members Tom Anderson, Doug Kendrick, Tracie Hibbs and Dale Bryant.

Pledge of Allegiance: Councilmember Kendricks

Invocation: Councilmember Hibbs

B. Items of Community Interest

- Kaufman County Planning and Development meeting attended, by Mayor Jaffe and Mayor Pro Tem Fowler, regarding a solar farm coming to Poetry.
- City of Terrell held a meeting, regarding the construction of Terra Nova hearing in Terrell attended by some members of Poetry Town Council

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)**

Discussion by The Council on a response to the TCEQ permit for the Bishop Field Municipal Utility District (MUD). A TCEQ letter established a 30-day deadline of November 24, 2025, for filing any opposition. Council reviewed the MUD background, noting it is being set up to prepare the property for sale, with hydrogeological studies, water feasibility evaluations via deep wells, and consideration of municipal water from Blackland. The potential development could include up to 1,770 homes on approximately 350 usable acres, though density and land use are not finalized. Council discussed concerns including water supply, wastewater discharge into Renfro Creek, flooding, road impacts, and environmental risks such as underground aviation fuel tanks. Councilmember Fowler highlighted the impact on emergency services, noting that local volunteer fire departments would face a substantial increase in call volume, that ambulance billing and local taxation are insufficient to fully fund responses, and that rural fire departments rely on ESD funding models to maintain staff. Fowler emphasized that development is profit-driven and urged the Town to focus on community health and safety while engaging with county resources.

Three options were evaluated: do nothing, contest the permit via a formal administrative hearing, or pursue a development agreement with the property owners to secure commitments regarding roads, drainage, impact fees, and potential future annexation. After discussion, the Council concluded that contesting the permit would be costly, have a low probability of success, and could hinder future negotiations.

It was acknowledged that development is inevitable and agreed upon that the Town's focus should be on maximizing negotiation leverage through county-level approvals, road improvements, impact fees, drainage mitigation, and emergency services planning, rather than contesting the TCEQ permit. Pros and cons were outlined of filing a formal contest. While contesting would register formal opposition to the MUD permit, it was determined to be costly, low-probability, and potentially harmful to future negotiations with the property owners.

Furthermore, it was noted that TCEQ approval alone does not authorize construction. County-level plat approvals and future development agreements provide the Town with meaningful leverage to influence infrastructure, safety, and community impact mitigation.

Action Items:

1. Mayor to schedule a negotiation meeting with Ray Eckenrode and Brent Murphree within 30 days to discuss a development agreement.
 2. Coordinate with Kaufman and Hunt County Commissioners regarding roads, impact fees, and drainage mitigation by year-end.
 3. Request a TCEQ inspection of underground fuel tanks on the site.
 4. Allocate budget for updates to Town ordinances and subdivision rules.
 5. Monitor future hydrogeological and environmental studies, wastewater permits, and regional MUD developments.
 6. Maintain ongoing coordination with citizens and regional stakeholders to address current and future development impacts.
- **Resident Jonathan Blake:** Development is inevitable; recommends negotiating the strongest possible terms for the Town to protect infrastructure and services.
 - **Resident Tara Senkevich:** Highlighted prior equestrian-style plan and noted current entitlement team may sell to large builders. Raised concerns about school capacity, flooding, and leaded fuel tanks, and suggested coordination with regional leaders for strategy.
 - **Jason Eddington (Forney):** Supports community input on development decisions; emphasized holding legislators accountable for laws favoring developers and offered support for Town initiatives.
 - **Stephanie Ranken:** MUD impacts are regional; discharge into Renfro Creek could worsen flooding and affect Lake Tawakoni. Cited prior MUD issues with toxic sludge in other cities and emphasized the ongoing risk from underground fuel tanks.

Council discussed the composition of the negotiation team for meetings with Ray Eckenrode and his representatives, noting that only two Council members may participate at a time to avoid creating a quorum outside of a formal meeting. Members agreed that updates could be shared with the full Council at subsequent meetings. It was emphasized that the TCEQ permit is expected to be approved on or after November 24, 2025, barring contestation by other parties, and that the Town would not file a contested case. A motion by Councilmember Dale Bryant that Council negotiate with Ray and team, seconded by Councilmember Tom Anderson. *Motioned passes 4 to 1 (Hibbs)*

D. General Public Comments

- **Resident Tara Senkevich:** expressed appreciation for the Council's thorough discussion, noting the issue is serious and evokes strong community emotions. She emphasized the importance of maintaining a positive relationship with Ray Eckenrode, highlighting the opportunity for negotiation. The citizen suggested exploring potential revenue options such as sales and use tax in the ETJ or franchise fees for trash collection to support the Town.

Additionally, she raised aesthetic concerns about the solar farm, recommending a hedge or tree buffer to mitigate visual impact.

E. Adjournment

The Town Council meeting was adjourned at 7:18 pm



Mike Jaffe
Mayor, Town of Poetry



Prepared by: Anne E. Hamilton
Secretary, Town of Poetry