



Town of Poetry, Texas

Agenda

Workshop & Regular Town Council Meeting

Thursday, June 18, 2026

Poetry Town Hall

5671 County Road 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 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. Workshop Agenda *(citizen comments welcome)*

1. FY 2026-2027 Budget Discussion (Kendrick & Hibbs)

We are continuing to work on putting together our budget for next year (Oct. 1, 2026 – Sept. 30, 2027). Our focus for this session will be coming up with cost estimates for any possible engineering, survey and mapping efforts. This will be a discussion only.

2. Update and Discussion of current status of Zoning Advisory Committee draft of proposed updates. (Bryant)

The committee has been working diligently to come up with a list of possible updates to our current zoning ordinance. This will be a chance to hear and discuss their latest efforts. This will be a discussion only.

C. 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.

1. We are still accepting donations for the Town of Poetry 4th Annual Agricultural Student Scholarship – applications were due by 5pm, June 4, 2026. See town website.
2. Poetry Community Picnic – Saturday, June 27th, 2026 at Campground Cemetery Pavillion located at FM 986 and CR2326. See town website “Community Events.”
3. Bingo Night @ Poetry Community Christian School – June 19, 2026. See town website “Community Events.”

4. Thanks to Hunt and Kaufman Counties for their continued help with our road maintenance through our interlocal agreements.

D. Reports

1. Financial
 - a. P&L Budget vs Actual - May 2026
 - b. Account Quick Reports 6011, 6012, 6111, 6112 – May 2026
 - c. Bank Reconciliation Summary & Detail – May 2026
 - d. Bank Reconciliation Petty Cash – May 2026
 - e. Sales & Use Tax Report – May 2026
 - f. Hunt & Kaufman County Roads Escrow Reports – May 2026
2. Roads & Traffic Update
3. Mayor & Councilmember Activity Updates

E. Consent Agenda

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. Approve Minutes – May 21, 2026, Zoning Board of Adjustment Hearing, Workshop & Regular Town Council Meeting
2. Approve Minutes – May 30, 2026, Executive Session & Special Town Council Meeting
3. Approve Nichols Jackson legal invoice - \$1,021.25
4. Approve Hunt County Elections invoice for November 2026 Election to renew 1.5% sales tax - \$758.14

F. Regular Agenda (item sponsor)

1. Nominate and elect a Mayor Pro-tem. (Mayor)
Mayor Pro-tem is chosen by nomination and majority vote of Council and serves a one year term. Our last nomination and vote occurred at our June 19, 2025 Regular Meeting.
2. Discuss and take action as needed on Master Fee Schedule ordinance. (Mayor)
We discussed this ordinance at our May meeting. A couple of edits were suggested and are included in this updated draft.
3. Discuss and take action as needed on proceeding with a Citizen Survey to gather input for a long-range plan. (Bryant)
We've been discussing this item for a while now and believe we are ready to launch the survey. We will consider approving this draft of the survey and determining exactly how we get it in the hands of our citizens.
4. Discuss and take action as needed on Ordinance 2024-04-01, Ad Valorum [sic] Restrictions Ordinance. (Mayor)
This ordinance was passed by Council back in 2024. It is redundant to state law which tightly regulates a town's ability to levy and increase ad valorem taxes. These requirements include requiring posting

notices, conducting public hearings, and finally a vote of Council. This ordinance does not add any real protections against possible future taxation and is unnecessary.

5. Discuss and take action as needed on current Road and Culvert Maintenance strategy.
(Mayor)

This will be a discussion about our efforts over the last 12 months and into the next 12 months to maintain our roads, including the costs and the distribution of work. Council and citizen input is always welcome as we work together to stay ahead of our largest cost item.

6. Discuss and take action as needed on adding \$10,000 to Hunt County roads escrow.
(Mayor)

We need to continue our efforts to maintain our roads, especially during the upcoming warm and dry months. In addition to pothole repair we need to invest in more level-up projects where we add hot mix asphalt over the top of sections of road that have been heavily patched or that are too far gone for simple patching. These projects are considerably more costly than potholing.

G. 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 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.

H. 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 Thursday, June 11, 2026 by 5:30 pm and online at poetrytexas.org.



Mike Jaffe, Mayor

Company name: Town of Poetry
 Budget name: FY_2026_2027
 Budget type: Profit and loss
 Period: FY 2027 (Oct 2026 - Sep 2027)

Consolidated

Accounts	Budget totals	Oct 2026	Nov 2026	Dec 2026	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027	Jun 2027	Jul 2027	Aug 2027	Sep 2027
Income													
3000 Use of Prior Year Excess	\$50366.81												50366.81
4000 Franchise Fees Electric													
4010 Oncor Franchise Fees	\$15000.00												15000
4020 FEC Franchise Fees	\$36000.00												36000
Total 4000 Franchise Fees Electric	\$51000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$51000.00
4100 Franchise Fees Solid Waste													
4150 Tx Contractor Roll Off													
4160 Blackjack Disposal Franchi	\$46000.00												46000
Total 4100 Franchise Fees Solid Waste	\$46000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$46000.00
4200 Franchise Fees Communicati													
4210 Charter Communications	\$250.00												250
Total 4200 Franchise Fees Communicati	\$250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00
4300 Public Information Req													
4400 Sales Tax Revenue	\$130000.00												130000
4450 Encumbered Road Fund Prior	\$105000.00												105000
4500 Donations	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
4580 Donations Scholarship													
Total 4500 Donations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4505 Contributed Capital Assets													
4600 PID Permit Application													
4800 Appl Fee ETJ Petitions													
Billable Expense Income													
Markup													
Sales													
Services													
TDA GO! Grant	\$750000.00												750000
Unapplied Cash Payment													

Accounts	Budget totals	Oct 2026	Nov 2026	Dec 2026	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027	Jun 2027	Jul 2027	Aug 2027	Sep 2027
Income													
Uncategorized Income													
Total Income	\$1132616.81	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1132616.81
Cost of Goods Sold													
Cost of Goods Sold													
Total Cost of Goods Sold													
Expense													
5000 Salary Secretarys	\$46200.00	0	0	0	0	0	0	0	0	0	0	0	46200
5005 Wage Exp Secretary													
Wages													
Total 5005 Wage Exp Secretar	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5040 Quickbooks Software	\$2200.00												2200
5056 Payroll taxes -Employer	\$3600.00												3600
Taxes													
Total 5056 Payroll taxes -Employer	\$3600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3600.00
5057 Payroll Tax Employee	\$7308.00												7308
Total 5000 Salary Secretarys	\$59308.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$59308.00
5100 Office Supplies	\$1500.00												1500
5110 Office Equipment, Printers	\$3500.00												3500
5130 Dues/Membership Admin	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
5135 Steering Committee Members	\$500.00												500
5140 TML Lobbying (Membership)	\$900.00												900
5150 General Dues/Mbrship Admin	\$800.00												800
Total 5130 Dues/Membership Admin	\$2200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2200.00
5200 Shipping and Postage	\$50.00												50
5300 Newspaper Publications	\$4000.00												4000
5400 Prof. Mbrship	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
5450 Poetry Scholarship Donated													
5500 Education & Mtg Exp	\$1000.00	0	0	0	0	0	0	0	0	0	0	0	1000
5600 Professional Services	\$30000.00	0	0	0	0	0	0	0	0	0	0	0	30000
5610 Engineering Services	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
5620 Engineering Consultants	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
5630 Engineering Finance	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
5640 Engineering Survey	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0

Accounts	Budget totals	Oct 2026	Nov 2026	Dec 2026	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027	Jun 2027	Jul 2027	Aug 2027	Sep 2027
5650 ETJ Removal	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
5660 Zoning Map Update Prof Services	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
5670 Dis Annexation Map Update													
Total 5600 Professional Services	\$30000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30000.00
5700 Tech Support & Serv	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
5705 Town Public Forum													
5710 Website	\$400.00												400
5715 Tech Services - Other	\$2000.00												2000
5740 Internet Phone Services	\$1500.00												1500
5780 Software Subscriptions	\$1300.00												1300
5790 Domain Renewal	\$100.00												100
Total 5700 Tech Support & Ser	\$5300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5300.00
5800 Legal Services	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
5801 Revise Annexation	\$0.00												0
5802 ETJ Map	\$0.00												0
5803 Boundary Survey	\$0.00												0
5810 Legal Services Meetings	\$1000.00												1000
5820 Legal Lawsuit Fees	\$15000.00												15000
5830 Legal Documents	\$1500.00												1500
5840 Legal - Other	\$250.00												250
5850 Legal Zoning Map Update	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
5860 Legal Zoning Ordinance	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
Total 5800 Legal Services	\$17750.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17750.00
5900 Town Insurance	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
5910 Cyber Ins Policy	\$2000.00												2000
5920 Bldg Ins. *Ervin Ins. Concepts, Inc.* TOP	\$800.00												800
5930 TML Town Ins	\$6500.00												6500
Total 5900 Town Insurance	\$9300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9300.00
6000 Capital Expenditure													
6010 Cap Exp Road Refurbishment	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
6011 Cap Exp HC Road Refurbishm	\$120000.00												120000
6012 Cap Exp KC Road Refurbishm	\$70000.00												70000
Total 6010 Cap Exp Road Refurbishment	\$190000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$190000.00

Accounts	Budget totals	Oct 2026	Nov 2026	Dec 2026	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027	Jun 2027	Jul 2027	Aug 2027	Sep 2027
6020 Cap Exp Signage	\$5000.00												5000
6030 Cap Exp Bldg Improvement	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
6033 Cap Exp Town Hall Sept													
6034 Capital Town Hall Improvem													
6035 ADA Ramp Town Hall													
6036 ADA Bathroom													
6040 Cap Exp Parking Lot Improv	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
6075 Cap Bldg Skirt & Foam Spr													
6085 Cap Exp Roofing													
6090 Cap Exp Landscaping	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
6091 Cap Misc Overage													
6095 Cap Exp HVAC													
Total 6030 Cap Exp Bldg Improvement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6050 CBD TDA Match	\$750000.00												750000
Total 6000 Capital Expenditure	\$945000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$945000.00
6100 Pothole Signage & Road Rel	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
6111 HC Project Sheets	\$10000.00												10000
6112 KC Project Sheets	\$10000.00												10000
6125 Volunteer Pothole Repair													
6150 Volunteer Road Supplies	\$1000.00												1000
6175 Volunteer Road Equip. Rent	\$1000.00												1000
Total 6100 Pothole Signage & Road Rel	\$22000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22000.00
6200 TownHall Grounds Maint Services	\$2500.00												2500
6300 Election Expense	\$10000.00	0	0	0	0	0	0	0	0	0	0	0	10000
6350 Town Hall Building Repairs	\$1500.00												1500
6400 Bldg Utilities Exp													
6410 Reimburse Church/Utilities													
6420 Town Hall Electricity	\$2500.00												2500
6430 Water Utilities	\$600.00												600
Total 6400 Bldg Utilities Exp	\$3100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3100.00
6500 Audit Expense	\$6000.00												6000

Accounts	Budget totals	Oct 2026	Nov 2026	Dec 2026	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027	Jun 2027	Jul 2027	Aug 2027	Sep 2027
6550 Depreciation													
6575 TDA GO! Grant	\$18750.00												18750
6600 Emergency Management	\$5000.00	0	0	0	0	0	0	0	0	0	0	0	5000
6650 Rainy Day Fund 25-26	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
6655 Rainy Day Severe Weather C	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
7000 Closing Entry Corrections													
Payroll Expenses													
Taxes													
Total Payroll Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reimbursements													
Unapplied Cash Bill Payment Expense													
Uncategorized Expense	\$0.00												0
Total Expense	\$1147758.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1147758.00
Other Income													
8000 Reconciliation Item													
Total Other Income													
Other Expense													
Reconciliation Discrepancies													
Total Other Expense													
Total Net Income	\$-15141.19	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$-15141.19

Town of Poetry

Budget vs. Actuals: FY_2025_2026 - FY26 P&L

October 2025 - September 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
3000 Use of Prior Year Excess		50,366.81	-50,366.81	
4000 Franchise Fees Electric				
4010 Oncor Franchise Fees	7,625.79	14,480.00	-6,854.21	52.66 %
4020 FEC Franchise Fees	18,475.30	36,000.00	-17,524.70	51.32 %
Total 4000 Franchise Fees Electric	26,101.09	50,480.00	-24,378.91	51.71 %
4100 Franchise Fees Solid Waste				
4160 Blackjack Disposal Franchi	35,842.50	46,000.00	-10,157.50	77.92 %
Total 4100 Franchise Fees Solid Waste	35,842.50	46,000.00	-10,157.50	77.92 %
4200 Franchise Fees Communicati				
4210 Charter Communications	200.37	300.00	-99.63	66.79 %
Total 4200 Franchise Fees Communicati	200.37	300.00	-99.63	66.79 %
4400 Sales Tax Revenue	87,845.98	108,000.00	-20,154.02	81.34 %
4450 Encumbered Road Fund Prior		103,209.63	-103,209.63	
4500 Donations				
4580 Donations Scholarship	500.00	2,000.00	-1,500.00	25.00 %
Total 4500 Donations	500.00	2,000.00	-1,500.00	25.00 %
4600 PID Permit Application	200.00		200.00	
4800 Appl Fee ETJ Petitions	125.00		125.00	
TDA GO! Grant		0.00	0.00	
Total Income	\$150,814.94	\$360,356.44	\$ -209,541.50	41.85 %
GROSS PROFIT	\$150,814.94	\$360,356.44	\$ -209,541.50	41.85 %
Expenses				
5000 Salary Secretarys	0.00		0.00	
5005 Wage Exp Secretary	22,159.10	31,668.00	-9,508.90	69.97 %
Wages	0.00		0.00	
Total 5005 Wage Exp Secretary	22,159.10	31,668.00	-9,508.90	69.97 %
5040 Quickbooks Software	0.00	0.00	0.00	
5056 Payroll taxes -Employer	1,583.68	3,533.00	-1,949.32	44.83 %
Taxes	0.00		0.00	
Total 5056 Payroll taxes -Employer	1,583.68	3,533.00	-1,949.32	44.83 %
Total 5000 Salary Secretarys	23,742.78	35,201.00	-11,458.22	67.45 %
5100 Office Supplies	1,048.20	1,000.00	48.20	104.82 %
5110 Office Equipment, Printers	769.84	1,500.00	-730.16	51.32 %
5130 Dues/Membership Admin				
5135 Steering Committee Members	206.90	500.00	-293.10	41.38 %
5140 TML Lobbying (Membership)	853.00	812.00	41.00	105.05 %
5150 General Dues/Mbrship Admin	125.00	900.00	-775.00	13.89 %
Total 5130 Dues/Membership Admin	1,184.90	2,212.00	-1,027.10	53.57 %
5200 Shipping and Postage	35.20	500.00	-464.80	7.04 %
5300 Newspaper Publications	413.00	3,000.00	-2,587.00	13.77 %

Town of Poetry

Budget vs. Actuals: FY_2025_2026 - FY26 P&L

October 2025 - September 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5450 Poetry Scholarship Donated		2,000.00	-2,000.00	
5500 Education & Mtg Exp	410.00	1,000.00	-590.00	41.00 %
5600 Professional Services				
5640 Engineering Survey		17,966.88	-17,966.88	
5650 ETJ Removal		10,000.00	-10,000.00	
5660 Zoning Map Update Prof Services		5,000.00	-5,000.00	
5670 Dis Annexation Map Update		5,000.00	-5,000.00	
Total 5600 Professional Services		37,966.88	-37,966.88	
5700 Tech Support & Serv				
5705 Town Public Forum	224.95	180.00	44.95	124.97 %
5710 Website	207.84	312.00	-104.16	66.62 %
5715 Tech Services - Other	1,425.73	1,200.00	225.73	118.81 %
5740 Internet Phone Services	839.93	2,100.00	-1,260.07	40.00 %
5780 Software Subscriptions	2,297.61	3,036.00	-738.39	75.68 %
5790 Domain Renewal		23.17	-23.17	
Total 5700 Tech Support & Serv	4,996.06	6,851.17	-1,855.11	72.92 %
5800 Legal Services				
5810 Legal Services Meetings		1,500.00	-1,500.00	
5820 Legal Lawsuit Fees	1,344.49	15,000.00	-13,655.51	8.96 %
5830 Legal Documents	645.00	3,000.00	-2,355.00	21.50 %
5840 Legal - Other	484.25	500.00	-15.75	96.85 %
5860 Legal Zoning Ordinance		1,500.00	-1,500.00	
Total 5800 Legal Services	2,473.74	21,500.00	-19,026.26	11.51 %
5900 Town Insurance				
5910 Cyber Ins Policy	1,850.00	1,850.00	0.00	100.00 %
5920 Bldg Ins. *Ervin Ins. Concepts, Inc." TOP		700.00	-700.00	
5930 TML Town Ins	5,500.69	6,526.00	-1,025.31	84.29 %
Total 5900 Town Insurance	7,350.69	9,076.00	-1,725.31	80.99 %
6000 Capital Expenditure				
6010 Cap Exp Road Refurbishment	31,303.16		31,303.16	
6011 Cap Exp HC Road Refurbishm	34,267.00	65,000.00	-30,733.00	52.72 %
6012 Cap Exp KC Road Refurbishm	17,350.00	35,000.00	-17,650.00	49.57 %
Total 6010 Cap Exp Road Refurbishment	82,920.16	100,000.00	-17,079.84	82.92 %
6020 Cap Exp Signage		5,000.00	-5,000.00	
Total 6000 Capital Expenditure	82,920.16	105,000.00	-22,079.84	78.97 %
6100 Pothole Signage & Road Rel	-31,303.16		-31,303.16	
6111 HC Project Sheets	3,208.20	50,000.00	-46,791.80	6.42 %
6112 KC Project Sheets	1,800.00	23,500.00	-21,700.00	7.66 %
6125 Volunteer Pothole Repair		7,000.00	-7,000.00	
6150 Volunteer Road Supplies		500.00	-500.00	
6175 Volunteer Road Equip. Rent		1,000.00	-1,000.00	
Total 6100 Pothole Signage & Road Rel	-26,294.96	82,000.00	-108,294.96	-32.07 %

Town of Poetry

Budget vs. Actuals: FY_2025_2026 - FY26 P&L

October 2025 - September 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6200 TownHall Grounds Maint Services	1,614.87	3,500.00	-1,885.13	46.14 %
6300 Election Expense	758.14		758.14	
6350 Town Hall Building Repairs		1,300.00	-1,300.00	
6400 Bldg Utilities Exp				
6410 Reimburse Church/Utilities		600.00	-600.00	
6420 Town Hall Electricity	1,788.11	1,500.00	288.11	119.21 %
6430 Water Utilities	419.13	600.00	-180.87	69.86 %
Total 6400 Bldg Utilities Exp	2,207.24	2,700.00	-492.76	81.75 %
6500 Audit Expense	5,450.00	6,000.00	-550.00	90.83 %
6575 TDA GO! Grant		0.00	0.00	
6600 Emergency Management		5,000.00	-5,000.00	
6650 Rainy Day Fund 25-26		30,549.39	-30,549.39	
6655 Rainy Day Severe Weather C		2,500.00	-2,500.00	
Payroll Expenses				
Taxes	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Total Expenses	\$109,079.86	\$360,356.44	\$ -251,276.58	30.27 %
NET OPERATING INCOME	\$41,735.08	\$0.00	\$41,735.08	0.00%
Other Income				
8000 Reconciliation Item	-29.44		-29.44	
Total Other Income	\$ -29.44	\$0.00	\$ -29.44	0.00%
NET OTHER INCOME	\$ -29.44	\$0.00	\$ -29.44	0.00%
NET INCOME	\$41,705.64	\$0.00	\$41,705.64	0.00%

Town of Poetry

Account QuickReport

All Dates

DISTRIBUTION ACCOUNT	TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	DESCRIPTION	FULL NAME	CLEARED	AMOUNT	BALANCE
6000 Capital Expenditure									
6010 Cap Exp Road Refurbishment									
6011 Cap Exp HC Road Refurbishm									
6011 Cap Exp HC Road Refurbishm	10/30/2025	Journal Entry	11		10/14/2025 2-36" Culverts	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment:6011 Cap Exp HC Road Refurbishm		530.00	530.00
6011 Cap Exp HC Road Refurbishm	10/30/2025	Journal Entry	11		10/14/2025 2-36" Culverts	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment:6011 Cap Exp HC Road Refurbishm		1,590.00	2,120.00
6011 Cap Exp HC Road Refurbishm	10/30/2025	Journal Entry	11		10/14/2025 2-36" Culverts	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment:6011 Cap Exp HC Road Refurbishm		400.00	2,520.00
6011 Cap Exp HC Road Refurbishm	10/30/2025	Journal Entry	11		10/14/2025 2-36" Rock	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment:6011 Cap Exp HC Road Refurbishm		400.00	2,920.00
6011 Cap Exp HC Road Refurbishm	12/09/2025	Journal Entry	3		Project Sheet H-29 Complete 11102025	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment:6011 Cap Exp HC Road Refurbishm		4,930.00	7,850.00
6011 Cap Exp HC Road Refurbishm	01/31/2026	Journal Entry	11		Adj H-29 Completed Work to HC Poetry Repairs Worksheet	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment:6011 Cap Exp HC Road Refurbishm		-494.00	7,356.00
6011 Cap Exp HC Road Refurbishm	01/31/2026	Journal Entry	12		Rev 10302025 Entry H-28 to match HC Poetry Repairs Culverts 2-36" 2440, 24" 2466, Rock, 2-36" 2452	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment:6011 Cap Exp HC Road Refurbishm		-2,390.00	4,966.00
6011 Cap Exp HC Road Refurbishm	01/31/2026	Journal Entry	12		H-28 to match HC Poetry Repairs Culverts 2-36" 2440, 24" 2466, Rock, 2- 36" 2452	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment:6011 Cap Exp HC Road Refurbishm		11,171.00	16,137.00
6011 Cap Exp HC Road Refurbishm	04/30/2026	Journal Entry	16		Project Sheet H-31 CR 2446 1-15" x 30' metal culvert - 1 load of rock	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment:6011 Cap Exp HC Road Refurbishm		1,000.00	17,137.00
6011 Cap Exp HC Road Refurbishm	06/04/2026	Journal Entry	22		H-32 Multiple Sections of Heavily Patched Road Surface CR2326 between intersections CCR2426 & CR2400	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment:6011 Cap Exp HC Road Refurbishm		15,225.00	32,362.00
6011 Cap Exp HC Road Refurbishm	06/04/2026	Journal Entry	22		H-33 Under Road Culvert Replacement	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment:6011 Cap Exp HC Road Refurbishm		1,905.00	34,267.00
Total for 6011 Cap Exp HC Road Refurbishm								\$34,267.00	
Total for 6010 Cap Exp Road Refurbishment with sub-accounts								\$34,267.00	
Total for 6000 Capital Expenditure with sub-accounts								\$34,267.00	
TOTAL								\$34,267.00	

Town of Poetry

Account QuickReport

All Dates

DISTRIBUTION ACCOUNT	TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	DESCRIPTION	FULL NAME	CLEARED	AMOUNT	BALANCE
6000 Capital Expenditure									
6010 Cap Exp Road Refurbishment									
6012 Cap Exp KC Road Refurbishm									
6012 Cap Exp KC Road Refurbishm	10/01/2025	Journal Entry	2		Completed K-11 per Krystal Cruz KC Road	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment:6012 Cap Exp KC Road Refurbishm		3,000.00	3,000.00
6012 Cap Exp KC Road Refurbishm	11/17/2025	Journal Entry	4		Project K-12 Completed 11172025	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment:6012 Cap Exp KC Road Refurbishm		6,250.00	9,250.00
6012 Cap Exp KC Road Refurbishm	01/31/2026	Journal Entry	9		K-13 KC Road 321 from CR 321 to FM 986	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment:6012 Cap Exp KC Road Refurbishm		8,100.00	17,350.00
Total for 6012 Cap Exp KC Road Refurbishm								\$17,350.00	
Total for 6010 Cap Exp Road Refurbishment with sub-accounts								\$17,350.00	
Total for 6000 Capital Expenditure with sub-accounts								\$17,350.00	
TOTAL								\$17,350.00	

Town of Poetry

Account QuickReport
All Dates

DISTRIBUTION ACCOUNT	TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	DESCRIPTION	FULL NAME	CLEARED	AMOUNT	BALANCE
6100 Pothole Signage & Road Rel									
6111 HC Project Sheets									
6111 HC Project Sheets	08/04/2025	Journal Entry	3		Refund Reimbursement HC Missed Work CR 2400	6100 Pothole Signage & Road Rel:6111 HC Project Sheets		-4,300.00	-4,300.00
6111 HC Project Sheets	08/04/2025	Journal Entry	4		Pothole Repairs HC	6100 Pothole Signage & Road Rel:6111 HC Project Sheets		2,471.80	-1,828.20
6111 HC Project Sheets	10/30/2025	Journal Entry	11		10/13/2025 Pothole and Road Edge Repair CR 2454,2526,2426,2432,2458,2460,2440,2450	6100 Pothole Signage & Road Rel:6111 HC Project Sheets		530.00	-1,298.20
6111 HC Project Sheets	10/30/2025	Journal Entry	11		10/14/2025 Pothole and Road Edge Repair CR 2454,2326,2426,2432,2458,2460,2440,2450,2420	6100 Pothole Signage & Road Rel:6111 HC Project Sheets		530.00	-768.20
6111 HC Project Sheets	10/30/2025	Journal Entry	11		10/20/2025 Pothole and Road Edge Repair CR2434,2426,2526,2432,2458,2460,2440,2450,2430	6100 Pothole Signage & Road Rel:6111 HC Project Sheets		530.00	-238.20
6111 HC Project Sheets	01/31/2026	Journal Entry	10		H-25 Adj 2471.8 to 2500.00 pothole signage 2434 2426 2326 2400 2458 2452 2454 2456	6100 Pothole Signage & Road Rel:6111 HC Project Sheets		28.20	-210.00
6111 HC Project Sheets	04/30/2026	Journal Entry	16		Project Sheet H-30 CR2426, CR2326, CR2400, CR2454, CR2456, CR2464, CR2434 3 loads pot hole repair mix	6100 Pothole Signage & Road Rel:6111 HC Project Sheets		1,590.00	1,380.00
Total for 6111 HC Project Sheets								\$1,380.00	
Total for 6100 Pothole Signage & Road Rel with sub-accounts								\$1,380.00	
TOTAL								\$1,380.00	

Town of Poetry

Account QuickReport

All Dates

DISTRIBUTION ACCOUNT	TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	DESCRIPTION	FULL NAME	CLEARED	AMOUNT	BALANCE
6100 Pothole Signage & Road Rel									
6112 KC Project Sheets									
6112 KC Project Sheets	02/23/2026	Journal Entry	13		K-14 Project Four Post and Gate Lane 02232026 Pothole Expense	6100 Pothole Signage & Road Rel:6112 KC Project Sheets		1,000.00	1,000.00
6112 KC Project Sheets	05/13/2026	Journal Entry	21		K-15 Project Sheet Pothole and Edge Repair CR247 & CR249	6100 Pothole Signage & Road Rel:6112 KC Project Sheets		800.00	1,800.00
Total for 6112 KC Project Sheets								\$1,800.00	
Total for 6100 Pothole Signage & Road Rel with sub-accounts								\$1,800.00	
TOTAL								\$1,800.00	

Town of Poetry

American National Bank of Texas, Period Ending 05/31/2026

RECONCILIATION REPORT

Reconciled on: 06/04/2026

Reconciled by: Theresa Scholander

Any changes made to transactions after this date aren't included in this report.

Summary

USD

Statement beginning balance.....	196,322.69
Checks and payments cleared (20).....	-4,809.78
Deposits and other credits cleared (4).....	11,348.14
Statement ending balance.....	202,861.05
Uncleared transactions as of 05/31/2026.....	-10,197.70
Register balance as of 05/31/2026.....	192,663.35
Cleared transactions after 05/31/2026.....	0.00
Uncleared transactions after 05/31/2026.....	-2,636.92
Register balance as of 06/04/2026.....	190,026.43

Details

Checks and payments cleared (20)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
04/30/2026	Bill Payment	1765	Herbert Fletcher	-80.00
05/01/2026	Bill Payment	ACH	Reliant	-217.79
05/04/2026	Payroll Check	DD	Mrs. Theresa Rita Scholander	-1,082.05
05/04/2026	Payroll Check	DD	Lora Lehew	-1,123.71
05/04/2026	Tax Payment		QuickBooks Payroll	-476.72
05/07/2026	Bill Payment	1772	Herbert Fletcher	-555.00
05/07/2026	Bill Payment	1766	TrackerSoft, LP	-73.62
05/07/2026	Bill Payment	1767	Reliant	-115.46
05/07/2026	Bill Payment	1769	Nichols, Jackson, Dillard, Hag...	-161.25
05/11/2026	Bill Payment	1764	Charter Communications	-112.88
05/13/2026	Journal	20		-29.44
05/13/2026	Bill Payment	ACH	Microsoft O365	-28.42
05/13/2026	Bill Payment	ACH	Wix.com	-25.98
05/14/2026	Bill Payment	Debit Card	texas Municipal Clerks Assoc	-150.00
05/15/2026	Bill Payment	ACH	PWSC	-35.00
05/18/2026	Bill Payment	Debit Card	Amazon Online	-167.82
05/21/2026	Bill Payment	Debit Card	The Terrell Tribune	-80.00
05/21/2026	Bill Payment	ACH	Intuit	-189.75
05/25/2026	Bill Payment	Debit Card	HEB	-19.89
05/28/2026	Bill Payment	Debit Card	texas Municipal Clerks Assoc	-85.00

Total -4,809.78

Deposits and other credits cleared (4)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
05/01/2026	Deposit		Terry Fowler	125.00
05/08/2026	Deposit		TEXAS STATE COMPTROLL...	11,081.40
05/21/2026	Deposit		Charter Communications Fran...	66.74
05/21/2026	Deposit		Navarro	75.00

Total 11,348.14

Additional Information

Uncleared checks and payments as of 05/31/2026

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
08/01/2024	Bill Payment	1566	Haley Anderton-Dennis	-6.00

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
08/01/2024	Bill Payment	1564	Mrs. Shelley Smith	-3.05
06/26/2025	Bill Payment	36	Reliant	-123.62
09/04/2025	Bill Payment	ACH	Gusto	-65.03
05/26/2026	Bill Payment	1773	Hunt County Attn Brittany Gib...	-10,000.00
Total				-10,197.70

Uncleared checks and payments after 05/31/2026

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
06/02/2026	Payroll Check	DD	Lora Lehw	-1,105.25
06/02/2026	Payroll Check	DD	Mrs. Theresa Rita Scholander	-1,037.03
06/02/2026	Tax Payment		Intuit QuickBooks Workforce	-459.64
06/20/2026	Bill Payment	ACH	PWSC	-35.00
Total				-2,636.92

Uncleared deposits and other credits after 05/31/2026

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
06/30/2026	Tax Payment		QuickBooks Payroll	0.00
Total				0.00

Town of Poetry

Petty Cash, Period Ending 05/31/2026

RECONCILIATION REPORT

Reconciled on: 06/04/2026

Reconciled by: Theresa Scholander

Any changes made to transactions after this date aren't included in this report.

Summary

USD

Statement beginning balance.....	45.41
Checks and payments cleared (0).....	0.00
Deposits and other credits cleared (0).....	0.00
Statement ending balance.....	<u>45.41</u>

Register balance as of 05/31/2026.....	45.41
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Town of
Poetry

5/1/2026

GL Account
6010,11,12,20
Capital Road
Refurbishment &
6100 Pothole
Signage, Road
Repair

Sales and Use Tax Revenue

Texas Comptroller Allocation

May-23	\$392.28
Jun-23	\$6,432.63
July-23	\$8,529.55
August-23	\$7,633.36
September-23	\$9,172.77
October-23	\$8,169.48
November-23	\$10,285.29
December-2023	\$8,982.72
January-2024	\$9,297.01
February-2024	\$11,177.13
March-2024	\$8,313.79
April-2024	\$8,767.73
May-2024	\$9,379.24
June-2024	\$8,025.35
July-2024	\$8,761.22
August-2024	\$8,616.47
September-2024	\$9,517.29
October-2024	\$8,149.76
November-2024	\$8,692.26
December-2024	\$8,333.01
January-2025	\$9,549.48
February-2025	\$12,200.67
March-2025	\$8,778.05
April-2025	\$7,790.71
May-2025	\$10,381.66
June-2025	\$9,598.68
July-2025	\$9,281.90
Aug-2025	\$10,026.77
Sept-2025	\$12,416.15
Oct-2025	\$9,339.81
Nov-2025	\$10,263.27
Dec-2025	\$10,236.88
Jan-2026	\$12,173.70
February-2026	\$14,601.88
March-2026	\$9,508.36
April-2026	\$10,640.68
May-2026	\$11,081.40

Total Allocation **\$344,498.39**

Expenditures	
Capital Expense	
GL 6010 YE 09302022	\$ 7,477.00
GL 6010 YE 09302023	\$ 23,826.16
GL 6010 YE 09302025	\$ 64,859.68
GL 6020 YE 09/30/2025 Signage	\$ 4,847.48
GL 6011 YE 09302026 HC	\$ 34,267.00
GL 6012 YE 09302026 KC	\$ 17,350.00
6010,20,11,& 12 TOTAL	\$ 152,627.32
Pothole and Signage	
GL 6100 YE 09302024	\$ 33,300.50
GL 6100 YE 09302025	\$ 25,027.45
GI 6112 KC Proj. Sheets YE 09302026	\$ 1,800.00
GL 6111 HC Proj. Sheets YE 09302026	\$ 3,180.00
6100,6111 &6112 TOTAL	63,307.95
HC Escrow Account	\$ 11,353.00
KC Escrow Account	\$ 7,607.00
Escrow Accounts TOTAL	\$ 18,960.00

10/01 -09/30/2026
10/01 -09/30/2026

10/01 -09/30/2026

Road Fund Balance \$109,603.12
General Fund Balance \$93,257.93
Bank Bal 05/31/2026 \$202,861.05

Total Expenditures **\$234,895.27**

Town of Poetry

Account QuickReport

All Dates

DISTRIBUTION ACCOUNT	TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	DESCRIPTION	FULL NAME	CLEARED	AMOUNT	BALANCE
ROADS Escrow Accounts									
Hunt County Roads Escrow Acct									
Hunt County Roads Escrow Acct	07/01/2025	Bill	Escrow Acct ROADS	Hunt County Attn Brittany Gibson	Escrow Acct ROADS Intital Deposit Approved Council 06192025 HUNT COUNTY	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	5,000.00	5,000.00
Hunt County Roads Escrow Acct	10/21/2025	Bill	10162025 Project Shee	Hunt County Attn Brittany Gibson	Project Sheet 12K Approved 10162025 TH Meeting	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	12,000.00	17,000.00
Hunt County Roads Escrow Acct	10/30/2025	Journal Entry	11		10/03/2025 See Hunt County ILA Spreadsheet 10302025	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	-530.00	16,470.00
Hunt County Roads Escrow Acct	10/30/2025	Journal Entry	11		10/13/2025 See Hunt County ILA Spreadsheet 10302025	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	-530.00	15,940.00
Hunt County Roads Escrow Acct	10/30/2025	Journal Entry	11		10/14/2025 See Hunt County ILA Spreadsheet 10302025	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	-530.00	15,410.00
Hunt County Roads Escrow Acct	10/30/2025	Journal Entry	11		10/14/2025 See Hunt County ILA Spreadsheet 10302025	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	-1,590.00	13,820.00
Hunt County Roads Escrow Acct	10/30/2025	Journal Entry	11		10/14/2025 See Hunt County ILA Spreadsheet 10302025	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	-400.00	13,420.00
Hunt County Roads Escrow Acct	10/30/2025	Journal Entry	11		10/14/2025 See Hunt County ILA Spreadsheet 10302025	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	-400.00	13,020.00
Hunt County Roads Escrow Acct	10/30/2025	Journal Entry	11		10/20/2025 See Hunt County ILA Spreadsheet 10302025	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	-530.00	12,490.00
Hunt County Roads Escrow Acct	11/21/2025	Bill		Hunt County Attn Brittany Gibson	Town Council Mtg 11202025 approved Escrow Payment Hunt County Roads	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	10,000.00	22,490.00
Hunt County Roads Escrow Acct	12/09/2025	Journal Entry	3		Project Sheet H-29 Complete 11102025	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	-4,930.00	17,560.00
Hunt County Roads Escrow Acct	01/31/2026	Journal Entry	11		Adj H-29 Completed Work to HC Poetry Repairs Worksheet	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	494.00	18,054.00
Hunt County Roads Escrow Acct	01/31/2026	Journal Entry	12		Rev 10302025 Entry H-28 to match HC Poetry Repairs Culverts 2-36" 2440, 24" 2466, Rock, 2-36" 2452	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	2,390.00	20,444.00
Hunt County Roads Escrow Acct	01/31/2026	Journal Entry	12		H-28 to match HC Poetry Repairs Culverts 2-36" 2440, 24" 2466, Rock, 2-36" 2452	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	- 11,171.00	9,273.00
Hunt County Roads Escrow Acct	04/07/2026	Bill		Hunt County Attn Brittany Gibson	Agenda ITem #5 03/19/2026 Road Maint Projects APPROVED 5-0	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	10,000.00	19,273.00
Hunt County Roads Escrow Acct	04/30/2026	Journal Entry	16		Project Sheet H-30 CR2426, CR2326, CR2400, CR2454, CR2456, CR2464, CR2434 3 loads pot hole repair mix	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	-1,590.00	17,683.00
Hunt County Roads Escrow Acct	04/30/2026	Journal Entry	16		Project Sheet H-31 CR 2446 1-15" x 30' metal culvert - 1 load of rock	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	-1,000.00	16,683.00
Hunt County Roads Escrow Acct	05/21/2026	Bill	Escrow Payment	Hunt County Attn Brittany Gibson	Hunt County Escrow Payment Agenda Item and Approved Thursday 05/21/2026	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	10,000.00	26,683.00
Hunt County Roads Escrow Acct	06/04/2026	Journal Entry	22		H-32 Multiple Sections of Heavily Patched Road Surface CR2326 between intersections CCR2426 & CR2400	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	- 15,225.00	11,458.00
Hunt County Roads Escrow Acct	06/04/2026	Journal Entry	22		H-33 Under Road Culvert Replacement	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	-1,905.00	9,553.00
Total for Hunt County Roads Escrow Acct								\$9,553.00	
Total for ROADS Escrow Accounts with sub-accounts								\$9,553.00	
TOTAL								\$9,553.00	

Town of Poetry

Account QuickReport

All Dates

DISTRIBUTION ACCOUNT	TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	DESCRIPTION	FULL NAME	CLEARED	AMOUNT	BALANCE
ROADS Escrow Accounts									
Hunt County Roads AGREED CREDIT Escrow Acct									
Hunt County Roads AGREED CREDIT Escrow Acct	08/04/2025	Journal Entry	3		Refund Reimbursement HC Missed Work CR 2400	ROADS Escrow Accounts:Hunt County Roads AGREED CREDIT Escrow Acct	Uncleared	4,300.00	4,300.00
Hunt County Roads AGREED CREDIT Escrow Acct	08/04/2025	Journal Entry	4		Pothole Repairs HC	ROADS Escrow Accounts:Hunt County Roads AGREED CREDIT Escrow Acct	Uncleared	-2,471.80	1,828.20
Hunt County Roads AGREED CREDIT Escrow Acct	01/31/2026	Journal Entry	10		H-25 Adj 2471.8 to 2500.00 pothole signage 2434 2426 2326 2400 2458 2452 2454 2456	ROADS Escrow Accounts:Hunt County Roads AGREED CREDIT Escrow Acct	Uncleared	-28.20	1,800.00
Total for Hunt County Roads AGREED CREDIT Escrow Acct								\$1,800.00	
Total for ROADS Escrow Accounts with sub-accounts								\$1,800.00	
TOTAL								\$1,800.00	

Town of Poetry

Account QuickReport

All Dates

DISTRIBUTION ACCOUNT	TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	DESCRIPTION	FULL NAME	CLEARED	AMOUNT	BALANCE
ROADS Escrow Accounts									
Kaufman County Roads Escrow Acc									
Kaufman County Roads Escrow Acc	07/01/2025	Bill		Kaufman County Auditor	Escrow Account ROADS initial Deposit Approved Council 06192025 Kaufman Cty	ROADS Escrow Accounts:Kaufman County Roads Escrow Acc	Uncleared	5,000.00	5,000.00
Kaufman County Roads Escrow Acc	08/18/2025	Journal Entry	5		CR 249 Project Sheet Pot Holes/Side of Road ASPPM Cold Mix	ROADS Escrow Accounts:Kaufman County Roads Escrow Acc	Uncleared	-2,100.00	2,900.00
Kaufman County Roads Escrow Acc	09/19/2025	Bill	ESCROW #2	Kaufman County Auditor	Escrow Check #2 Approved TH Mtg 09182025	ROADS Escrow Accounts:Kaufman County Roads Escrow Acc	Uncleared	20,000.00	22,900.00
Kaufman County Roads Escrow Acc	10/01/2025	Journal Entry	2		Completed K-11 per Krystal Cruz KC Road	ROADS Escrow Accounts:Kaufman County Roads Escrow Acc	Uncleared	-3,000.00	19,900.00
Kaufman County Roads Escrow Acc	10/07/2025	Journal Entry	8		Beginning Balance - Per KC FY 2023 Rollover	ROADS Escrow Accounts:Kaufman County Roads Escrow Acc	Uncleared	3,857.00	23,757.00
Kaufman County Roads Escrow Acc	11/17/2025	Journal Entry	4		Project K-12 Completed 11172025	ROADS Escrow Accounts:Kaufman County Roads Escrow Acc	Uncleared	-6,250.00	17,507.00
Kaufman County Roads Escrow Acc	01/31/2026	Journal Entry	9		K-13 KC Road 321 from CR 321 to FM 986	ROADS Escrow Accounts:Kaufman County Roads Escrow Acc	Uncleared	-8,100.00	9,407.00
Kaufman County Roads Escrow Acc	02/23/2026	Journal Entry	13		K-14 Project Four Post and Gate Lane 02232026 Pothole Expense	ROADS Escrow Accounts:Kaufman County Roads Escrow Acc	Uncleared	-1,000.00	8,407.00
Kaufman County Roads Escrow Acc	05/13/2026	Journal Entry	21		K-15 Project Sheet Pothole and Edge Repair CR247 & CR249	ROADS Escrow Accounts:Kaufman County Roads Escrow Acc	Uncleared	-800.00	7,607.00
Total for Kaufman County Roads Escrow Acc								\$7,607.00	
Total for ROADS Escrow Accounts with sub-accounts								\$7,607.00	
TOTAL								\$7,607.00	



Town of Poetry, Texas

Minutes

Zoning Board of Adjustment Hearing, Workshop & Regular Town Council Meeting

Thursday, May 21, 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 21st of May 2026 at 5:30pm, the Town Council of Poetry, Texas, held a Zoning Board of Adjustment 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 Bryant

Invocation: Councilmember Hibbs

The Council began the Zoning Board of Adjustment Hearing at 5:31pm.

B. Zoning Board of Adjustment Hearing Agenda

1. The Mayor and the Zoning Board of Adjustments discussed and considered a Zoning Variance for Hidden Oaks Estates III Property located at 10440 CR 2440, Poetry, Texas. Property owner Efren Navarro requested the Variance to split the property into two 1.0 acre lots. A Variance would be required due to the road frontage width on both resulting lots being less than the 150 feet required by the Town's Zoning Ordinance.

Citizens Speaking at the Zoning Board of Adjustment Hearing:

- Efren Navarro, Royse City
- Adrian Saenz, Fate
- Chad West, Poetry

Motion made by Councilmember Bryant to approve the Variance to allow Lot 23A to only have 149.48 front feet along County Road 2452 and Lot 23B to have only 113.37 front feet along County Road 2452.

Motion seconded by: Councilmember Anderson

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

All Opposed: none

Abstain: none

Result: Passed 5-0

Mayor Jaffe closed the Zoning Board of Adjustments Hearing at 6:29pm.

Mayor Jaffe opened the Workshop at 6:29pm.

C. Workshop Agenda

1. The Mayor and Council discussed the budget and various items for the next fiscal year of October 1, 2026 - September 30, 2027. There will be a public hearing in July with a proposed budget. The final budget will be submitted and published at the end of September. Mayor Jaffe will schedule a Workshop for the June meeting to discuss the map, survey, and engineering. Councilmember Bryant will call the engineering firm out of Paris to setup their participation. ***This was a discussion only. No vote was taken.***

Citizens Speaking on this Workshop item:

- None

2. The Mayor led a discussion on various topics relating to long-range planning for the Town. Among the issues included in the discussion were road maintenance, culverts, Town finances, issuing bonds, property taxes, and the question of the Town's long-term financial survivability. The Mayor asked for the Council to keep this matter as a top priority for further deliberation and discussion. ***This was a discussion only. No vote was taken.***

Citizens Speaking on this Workshop item:

- None

Mayor Jaffe closed the Workshop at 7:15pm.

Mayor Jaffe recessed for a break at 7:15pm.

The Mayor reconvened the Regular Meeting at 7:23pm.

D. Items of Community Interest – 7:24pm

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. The Mayor announced there is an election ongoing. Election Day is May 26, 2026 and early voting is from May 18-22. There are various polling locations in Hunt and Kaufman Counties depending where you live. Please check with your county elections office for polling locations.
2. The Town of Poetry is accepting donations for the Town of Poetry 4th Annual Agricultural Student Scholarship. The scholarship applications are due by 5:00pm, June 4, 2026. For more information, please go to the Town's website at poetrytexas.org.
3. The Poetry Community Picnic will be held Saturday, June 27, 2026 at the Campground Cemetery Pavillion located at FM 986 and CR2326. For more information, please go to the Town's website at poetrytexas.org.
4. The Mayor extended his continual thanks to Hunt and Kaufman Counties for their help with our road maintenance through the Town's interlocal agreements.
5. There is a Bingo Night at Poetry Community Christian School on June 19, 2026 and there may be a Poetry Farmer's Market sometime in June.

E. Reports – 7:26pm

1. Financial Reports
 - a. P&L Budget vs Actual - April 2026. Councilmember Hibbs provided an update to page 2 of the Budget. The update reflects the actual number of \$42,008.20 for item #6100. Changing this number does not change any other line items.
 - b. Account Quick Reports 6011, 6012, 6111, 6112 – April 2026
 - c. Bank Reconciliation Summary & Detail – April 2026
 - d. Bank Reconciliation Petty Cash – April 2026
 - e. Sales & Use Tax Report – April 2026
 - f. Hunt & Kaufman County Roads Escrow Reports – April 2026
2. The Mayor provided an update on the TDA CDBG Grant.
3. Mayor Jaffe provided an update on the Mystic Springs Solar Farm.
4. Mayor Jaffe provided an update on roads and traffic. Councilmember Bryant provided an update on the Town signage project.
5. Mayor and Councilmember Activity Updates:
 - Mayor provided an update regarding the petition from Hunt County to encourage

the legislators in Austin to make data centers responsible for where and how they build the data centers.

- Councilmember Anderson provided an update regarding the replacement of the Town's mailbox.
- Councilmember Kendrick reported on acquiring a link to the website for people to sign up for the Kaufman County alert system. Citizens in Kaufman and Hunt Counties can use the system to receive alerts. This is a voluntary system. The link will be put on the Town's website.

F. Consent Agenda – 7:44pm

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.

Mayor Pro Tem Fowler left the room due to an item on the Consent Agenda relating to him. Mayor Pro Tem Fowler signed an Affidavit acknowledging his conflict of interest regarding the Consent Agenda item.

1. Approved Minutes – April 16, 2026 Executive Session & Regular Meeting
2. Approved Minutes – April 21, 2026 Public Hearing
3. Approved Nichols Jackson legal invoice - \$161.25
4. Approved ETJ Removal Petition – Fowler

Motion made by Councilmember Anderson to approve all items on the Consent Agenda.

Motion seconded by: Councilmember Kendrick

All in Favor: Anderson, Bryant, Hibbs, Kendrick

All Opposed: none

Abstain: Fowler

Result: Passed 4-0

G. Regular Agenda – 7:48pm

1. Discussed a Master Fee Schedule Ordinance and a fee schedule of all fees that the Town charges citizens. The corrected and updated Ordinance and fee schedule will be presented at the June meeting for consideration. **No vote was taken.**

Citizens Speaking on this topic:

- None

2. Discussed and took action as needed on adding \$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:

- None

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

Motion seconded by: Councilmember Anderson

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

All Opposed: none

Abstain: none

Result: Passed 5-0

3. Discussed conducting a citizen survey to get citizen's input on topics related to long-range planning. The Mayor and Council discussed potential questions for the survey, methodology of conducting the survey, and who should be able to participate in the survey. Councilmember Bryant requested Deputy Secretary Lehw speak about the techniques for conducting the survey, the website, collecting the information, and how the data can be used. The draft questions and details will be brought back for consideration at the June meeting.

Citizens Speaking on this topic:

- None

H. 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 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:

- None

I. Adjournment

The Town Council meeting adjourned at 8:28pm.

I certify that the minutes of May 21, 2026 were voted and approved by the Council of the Town of Poetry on this 18th day of June, 2026.

Mike Jaffe, Mayor
Town of Poetry, Texas

ATTEST:

Lora Lehew, Deputy Secretary
Town of Poetry, Texas



Town of Poetry, Texas

Minutes

Executive Session & Special Town Council Meeting

Saturday, May 30, 2026

Poetry Town Hall

5671 County Road 323, Poetry Texas 75160

2:00pm



STATE OF TEXAS

COUNTIES OF KAUFMAN AND HUNT

TOWN OF POETRY, TEXAS

BE IT REMEMBERED THAT ON THIS DAY OF THE 30TH of May 2026 at 2:00pm, the Town Council of Poetry, Texas, held an Executive Session and Special 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 2:05pm. 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. Executive Session

The Town Council convened in Executive Session pursuant to Texas Government Code, Section 551.071 (Legal Advice) to consult with and receive legal advice from the Town attorney on pending litigation, West, et al. v. Town of Poetry.

The Council convened into Executive Session at 2:08pm.

The Executive Session concluded at 3:08pm.

No vote was taken during the Executive Session.

The Council reconvened and began the Special Town Council Meeting at 3:09pm

C. 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.

NONE

D. Regular Agenda

1. Mayor Jaffe announced that they are taking no action on any items discussed in the Executive Session.

Citizens Speaking on this topic:

- None

E. 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 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:

- None

F. Adjournment

The Town Council meeting adjourned at 3:10pm.

I certify that the minutes of May 30, 2026 were voted and approved by the Council of the Town of Poetry on this 18th day of June, 2026.

Mike Jaffe, Mayor
Town of Poetry, Texas

ATTEST:

Lora Lehew, Deputy Secretary
Town of Poetry, Texas

Nichols, Jackson, Dillard, Hager & Smith L.L.P.
500 N Akard St.
Suite 1800
Dallas, TX 75201 USA
214-965-9900 Tax ID: 75-0861592

TOWN OF POETRY
TX USA

Date: 05/31/2026
Ref.: 3089.000
Bill #: 66883

RE: General Legal Services

Attention: Mayor Mike Jaffe

Date	Init	Description of Service	Hours	Amount
05/07/2026	DMB	Email to mayor re board of adjustment issues.	0.25	53.75
05/12/2026	DMB	Telephone call with mayor; review and revision of draft ordinance adopting master fee schedule; email opinion re board of adjustment hearings notices; email opinion to mayor re appeals of board of adjustment orders; review of draft language for conflicts affidavit, email to councilmember (TF); email to mayor re notice requirements for board of adjustment hearings; emails to mayor re refunding fees.	1.50	322.50
05/23/2026	DMB	Review of memorandum opinion and case file, preparation and transmittal of analysis of appellate court opinion in West v. Poetry appeal; email to mayor.	2.50	537.50
05/30/2026	DMB	Attend (telephonic) council executive session.	0.50	107.50
		Our Fee	4.75	1,021.25

Time Summary

Lawyer Initials	Rate	Hrs	Amount
DMB	215.00	4.75	1,021.25
	Total Fees and Disbursements		1,021.25
	TOTAL		1,021.25
	Net Amount Owing on This Bill		1,021.25

Statement of Account

Prior Balance	161.25
---------------	--------

Payments & Adjustments	-161.25
Current Fees	1,021.25
Amount Due and Owing to Date	\$1,021.25

Nichols, Jackson, Dillard, Hager & Smith L.L.P.
Attorneys & Counselors at Law
500 N Akard St.
Suite 1800
Dallas, TX 75201 USA
214-965-9900
Fax (214) 965-0010
E-mail admin@nicholsjackson.com

May 31, 2026

Client: 3089

TOWN OF POETRY
TX USA

MATTER STATUS

		Prior Balance	Payments Adjustments	Current Charges	Total
3089.000	General Legal Services	161.25	-161.25	1,021.25	1,021.25
Total		161.25	-161.25	1,021.25	1,021.25



May 29, 2026

Jeannie Ash
Hunt County
Elections Administrator

903.454.5467
903.454.7905 Fax
jash@huntcounty.net

2217A Washington
Greenville, TX
75401

Hello, everyone,

Please find below the cost breakdown that is now due for the voting equipment License & Support Fee.

Of the \$48,521.00 invoice, Hunt County agreed to pay \$24,260.50 for 2026, leaving a balance of \$24,260.50.

Balance calculation:
\$24,260.50 divided by 32 jurisdictions = **\$758.14 due by June 29, 2026.**

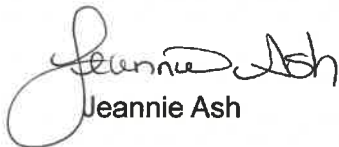
Check should be made payable to: Hunt County

And mailed to: Voter Administration
2217A Washington
Greenville, TX 75401

Please note that fees are subject to an annual increase as determined by the vendor and will be billed annually to the jurisdictions. This fee is due to our vendor annually and will be invoiced whether or not an election is held by your jurisdiction.

If you have any questions, please call or email me at elections@huntcounty.net.

Sincerely,


Jeannie Ash

TOWN OF POETRY, TEXAS
ORDINANCE NO. _____

**AN ORDINANCE OF THE TOWN OF POETRY, TEXAS, ADOPTING
THE TOWN OF POETRY MASTER FEE SCHEDULE TO INCLUDE
CERTAIN FEES AND CHARGES ASSESSED BY THE TOWN FOR
VARIOUS PERMITS AND OTHER ADMINISTRATIVE FEES;
PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A
SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Town Council of the Town of Poetry, Texas as a Type A General Law Municipality and in accordance with Texas Constitution and General Statutes of the State of Texas, is authorized to impose and set fees and rates for providing various Town services for the benefit of the citizens; and

WHEREAS, the Town Council has determined that adopting the Master Fee Schedule is in the best interest of the Town, and further finds and determines that the rules, regulations, terms, conditions, provisions, and requirement of this ordinance are reasonable and necessary to protect Town finances, public health, safety, and quality of life in the Town.

WHEREAS, the Town Council finds that it is in the best interest of the Town to adopt the Master Fee Schedule attached hereto;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF POETRY, TEXAS THAT:

SECTION 1. ADOPTION OF MASTER FEE SCHEDULE. The Town Council of the Town of Poetry adopts the Master Fee Schedule attached hereto and incorporated herein as Exhibit "A" to govern all fees shown on Exhibit "A". Future changes may be made to the Fee Schedule by resolution or ordinance.

SECTION 2. REPEALER. All provisions of the ordinances and resolutions of the Town of Poetry, specifically including all conflicting fees, in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the ordinances of the Town of Poetry, not in conflict with the provisions of this Ordinance, shall remain in full force and effect. The repeal of any ordinance or part of ordinances effectuated by the

enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

SECTION 3. SEVERABILITY. It is the intention of the Town Council that this Ordinance, and every provision thereof, shall be considered severable and the invalidity of any section, clause, or provision or part or portion of any section, clause, or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 4. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and adoption on second reading and publication as required by law.

DULY PASSED by the Town Council of the Town of Poetry, Texas on the 18th day of June, 2026.

APPROVED:

MAYOR

ATTEST:

TOWN DEPUTY SECRETARY

APPROVED AS TO FORM:

TOWN ATTORNEY



EXHIBIT "A"

Town of Poetry

MASTER FEE SCHEDULE

(Approved 6/18/2026)



ETJ Removal Petition	\$125
Culvert Installation Permit	\$0
Zoning Variance Application	\$75
Public Information (Open Records) Requests	\$0
Work in Right-of-Way and Easements Permit	\$100

DRAFT

TOWN OF POETRY LONG-RANGE PLANNING SURVEY

The Town of Poetry is now five years old, and the Town's third Governing Body is developing a five-year strategic plan to address the growing demands of becoming a viable and sustainable Town. To remain compliant, the Town must meet numerous federal and state requirements while maintaining sufficient funding to enforce Town ordinances, perform necessary road maintenance, and operate the Town Hall. Accordingly, several critical issues require input to help guide the Town's priorities over the next five years.

The Governing Body requests feedback from all property owners with land located within the Town's boundaries. Please respond based on the property you own in the Town of Poetry. If you own multiple parcels, you may answer once based on your overall views.

Email Address:

Address of the Property where you live:

For the property where you live:

☐ Own the property ☐ Rent

Do you own Property in the ETJ (Extraterritorial Jurisdiction) of the Town of Poetry?

☐ Yes ☐ No

Do you pay a franchise fee of any kind to the Town of Poetry?

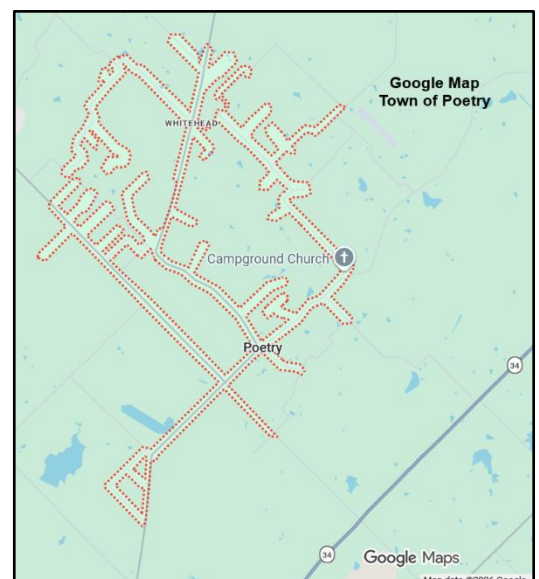
☐ Yes ☐ No

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

	Yes, I am aware	Neutral	No, I was not aware
Choose One:	☐	☐	☐

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.

	Yes, I am aware	Neutral	No, I was not aware
Choose One:	☐	☐	☐



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?

	Yes, I am aware	Neutral	No, I was not aware
Choose One:	☐	☐	☐

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?

	Yes, I am aware	Neutral	No, I was not aware
Choose One:	☐	☐	☐

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.

	Yes, I am aware	Neutral	No, I was not aware
Choose One:	☐	☐	☐

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?

	Yes, I am aware	Neutral	No, I was not aware
Choose One:	☐	☐	☐

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

	Yes, I have read it, and I understand it	Yes, I have read it, but I do NOT understand it	No, I have NOT read it
Choose One:	☐	☐	☐

8. Do you support the current zoning regulations?

	Strongly support the current zoning regulations	Somewhat support the current zoning regulations	Neutral / No opinion	Somewhat oppose the current zoning regulations	Strongly oppose the current zoning regulations
Choose One:	☐	☐	☐	☐	☐

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?

	Yes, I am aware	Neutral	No, I was not aware
Choose One:	☐	☐	☐

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):

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

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

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

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?

	Strongly support a property tax	Somewhat support a property tax	Neutral / No opinion	Somewhat oppose a property tax	Strongly oppose a property tax
Choose One:	☐	☐	☐	☐	☐

11. Please provide any additional comments, questions, or concerns you would like to share with the Governing Body of the Town of Poetry:

Ordinance 2024-04-01

Ad Valorum Restrictions Ordinance

AN ORDINANCE OF THE TOWN OF POETRY, TEXAS ESTABLISHING A POLICY OF TRANSPARENCY; ESTABLISHING AMENDMENT OF MODIFICATION REQUIREMENTS; REQUIRING A NOTICE OF MODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Poetry is a Type A General Law municipality, created in accordance with the provisions of Chapter 6 of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, State of Texas Tax Code Section 302.001 allows municipalities to levy property tax (ad valorem taxes) within the municipality's jurisdiction; and

WHEREAS, as the first governing body of the Town of Poetry desires to enshrine a doctrine of light governance in an official ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF POETRY, TEXAS:

Section 1. Establishment of Property Tax Communication

The Town of Poetry establishes a policy of transparency and community feedback in matters pertaining to property tax.

Section 2. Amendment of Modification

Modifications, changes, amends, overturning, or by any other means altering this ordinance requires proper notice be given to the Town. Such modification must be:

A. Discussed in no fewer than three (3) consecutive Town Meetings which are:

1. Separated by no less than twenty-eight (28) consecutive calendar days,

4/8/2024

2. Separated by no more than thirty-seven (37) calendar days,
3. Fully compliant with Texas Open Meeting Acts (as amended) rules, laws or regulations,
4. Regular open meetings of the Town of Poetry and not a special meeting,
5. Open to comments by citizens and owners of property within the Town of Poetry who would be subject to such modification, regardless of citizenship in the Town or residence within the Town, regardless of whether discussion of specific agenda items is disallowed otherwise by ordinance, custom, or tradition,
6. For property tax implementation or changes, written notice of the date, time, and location of a public hearing shall be sent to all the owner of the property that may be affected or his/her agent, such notice, mailed first-class postage prepaid, to be given at least thirty (30) days before the date of such hearing and posted on the Town's website continuously for at least thirty (30) days prior to the public hearing.

Section 3. Notice of Modification

Proper notice must be provided of the intent to modify this ordinance. Such notice must be:

A. Posted in any official information delivery medium (print, video, broadcast, web site, and similar, as applicable) of the Town in a manner that is reasonably accessible to a significant portion of the consumers of that medium, to include:

1. As a bolded item in the agendas for the Town meetings where discussions will be held;
2. Published in the official newspaper of the Town or another newspaper of general circulation;
3. Included at least once in a printed delivery medium such as the Poetry Post or any other monthly periodical of general Town information which is publicly distributed;
4. On the official Town website in a prominent place such as the home page and/or pages devoted to public notifications;
5. Repeated at least twice daily on any official broadcast medium (such as radio, television or equivalent communication medium), if applicable, during the most consumed hours of that broadcast day and separated by no less than five (5) hours;

6. As a public announcement on each podcast, video, or equivalent communication medium of information distribution if any, should it be used for general Town information or be used to announce the meeting.
7. For property tax implementation or changes, written notice of the date, time, and location of a public hearing shall be sent to all the owner of the property that may be affected or his/her agent, such notice, mailed first-class postage prepaid, to be given at least thirty (30) days before the date of such hearing and posted on the Town's website continuously for at least thirty (30) days prior to the public hearing. mailing list be the most current as supplied by the respective CAD tax rolls

B. Included in the meeting agenda of the meeting where the modification is to be discussed, and

C. Announced with verbiage which includes the sentence, "This item may impact your taxes and rights as a property owner in the Town of Poetry" as either or both the first and/or last sentence of the announcement, and must be in 14-point bold type, and

D. Must post a minimum of eight (8) signs throughout the town with a minimum size of 4' by 4'.

Section 4. Applicability to Property Tax Rate

Modifications, changes, amends, overturning, or by any other means altering the Town's ad valorem rate is subject to the notification requirements as stated in Section 2 and Section 3 of this ordinance.

Section 5. Implementation Date

Should a Modification as described in Section 2 be implemented, the implementation date is no sooner than ninety (90) days after the swearing-in of the governing body after the general election following the modification ratification.

Section 6. Engrossment and Enrollment

The mayor is hereby directed to engross and enroll this Ordinance by copying the exact Caption and Effective Date clause in the minutes of the Town Council and by filing this Ordinance in the Ordinance records of the Town.

Section 7. Limitations on the Use of Property Tax Revenue

If property taxes are ever implemented, the use of property tax revenue shall be restricted exclusively for maintenance, repair, or construction of town infrastructure within the Town, as determined and prioritized by the Town Council.

Section 8. Supermajority Vote Requirement

Any modification, change, or amendment related to implementing or increasing property taxes, or to this ordinance, shall require the affirmative vote of at least two-thirds of the total voting members of the Town Council, i.e. four (4) affirmative votes.

Section 9. Sunset Clause for Property Taxes

If property taxes are ever implemented, this provision requiring a reevaluation and renewal of the property tax ordinance every year by the town council during their annual budget discussions and decision-making processes. A super majority of two-thirds of the total voting members of council, i.e. four (4) affirmative votes, is required to keep the property tax in effect.

Section 10. Elderly, Fixed-Income, or Other Exemptions

Any future property tax implementation must include an exemption or deferral option for veterans, surviving spouse of certain first responders, those with qualified disabilities, elderly residents, those on fixed incomes, and low income as defined by State guidelines. The process for establishing and administering these exemptions or deferrals shall include, but not be limited to, the following:

- A. The establishment of clear and objective eligibility criteria for veterans, surviving spouse of certain first responders, those with qualified disabilities, elderly residents, those on fixed incomes, low income or deferrals, including age, income, and asset thresholds.

Section 12. Mandatory Public Referendum

Any proposal to implement or increase property taxes must be approved by a majority of the registered voters of the Town of Poetry in a public referendum. The process for conducting a public referendum shall include, but not be limited to, the following:

- A. A detailed proposal outlining the reasons for implementing or increasing property taxes, including the expected impact on the Town's budget, services, and community members.
- B. A public information campaign to educate the community on the proposed property tax implementation or increase, including the distribution of informational materials, public meetings, and online resources.
- C. The scheduling of the public referendum at a time that maximizes voter participation, such as during a general or primary election, or on a date when no other elections are taking place.
- D. The use of a clear and concise ballot question that accurately reflects the proposal and the decision facing the voters, along with any related instructions or explanations.
- E. The establishment of polling locations and hours that ensure accessibility and convenience for all registered voters, including those with disabilities or limited transportation options.
- F. The proper counting, tabulation, and certification of referendum results by an impartial and qualified entity or individual, in accordance with applicable laws and regulations.
- G. A requirement that the Town Council abide by the outcome of the public referendum, taking appropriate actions to implement the approved property tax changes or explore alternative revenue sources if the referendum fails.
- H. The incorporation of any necessary amendments or modifications to the Town's ordinances, codes, or policies to reflect the outcome of the public referendum, with due consideration given to the legal requirements and limitations for Type A general law municipalities in Texas.

- B. A transparent and accessible application process for eligible residents to request and receive exemptions or deferrals, including the provision of assistance for those who may have difficulty completing the required forms or providing the necessary documentation.
- C. Regular communication and outreach efforts to ensure that eligible residents are aware of the availability and benefits of the exemptions or deferrals, as well as any applicable deadlines or requirements.

Section 11. External Financial Review

An independent, external financial review of the Town's budget and spending shall be conducted and presented to the Town Council and the public before any proposal to implement or increase property taxes can be considered. The external financial review shall include, but not be limited to, the following:

- A. An assessment of the Town's current financial position, including an analysis of revenues, expenditures, and fund balances.
- B. A review of the Town's financial policies, procedures, and controls to ensure compliance with Generally Accepted Accounting Principles (GAAP) and applicable laws and regulations.
- C. A detailed analysis of the Town's revenue sources, identifying any potential opportunities for increasing non-property tax revenues or optimizing existing revenue streams.
- D. An examination of the Town's expenditure patterns and trends, highlighting any areas of inefficiency, potential cost savings, or opportunities for improved resource allocation.
- E. Recommendations for short-term and long-term financial planning strategies to address any identified fiscal challenges, including alternative funding mechanisms, budget adjustments, and policy changes.
- F. The external financial review shall be conducted by a qualified, independent accounting firm or financial consultant with experience in municipal finance and budget analysis.
- G. The results of the external financial review shall be presented in a written report and a public presentation to the Town Council, with ample opportunity for public questions and comments.

Section 13. Property Tax Rate Cap

If a property tax is implemented, a maximum property tax rate shall be established, as determined by the Town Council, that cannot be exceeded without an additional public referendum.

Section 14. Severability

Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the ordinances of the Town as a whole.

Section 14. Effective Date

This Ordinance shall be effective upon its passage and approval.

PASSED AND APPROVED on this 18th day of April, 2024.

APPROVED:

Tara Senkevech

Tara Senkevech, Mayor

ATTEST:

Cur E. Hall

Town Secretary



4/8/2024

Road Maintenance Expenditures July 2025 through June 2026

updated 060926

Project Sheet	County	Month/Year	Amount	Road Repaired	Work Performed	County	Road Repaired	Pavement Repair	Culvert Replacement	Total Spent
H25	Hunt	July-25	\$312.50	CR 2434	Pothole & Edge Repair	Hunt	CR 2326	\$15,842.25	\$0.00	\$15,842.25
			\$312.50	CR 2426	Pothole & Edge Repair	Hunt	CR 2400	\$4,911.25	\$0.00	\$4,911.25
			\$312.50	CR 2326	Pothole & Edge Repair	Hunt	CR 2426	\$1,217.92	\$0.00	\$1,217.92
			\$312.50	CR 2400	Pothole & Edge Repair	Hunt	CR 2430	\$2,011.00	\$0.00	\$2,011.00
			\$312.50	CR 2458	Pothole & Edge Repair	Hunt	CR 2434	\$1,217.92	\$0.00	\$1,217.92
			\$312.50	CR 2452	Pothole & Edge Repair	Hunt	CR 2440	\$905.42	\$4,620.00	\$5,525.42
			\$312.50	CR 2454	Pothole & Edge Repair	Hunt	CR 2446	\$1,000.00	\$0.00	\$1,000.00
			\$312.50	CR 2456	Pothole & Edge Repair	Hunt	CR 2450	\$106.00	\$0.00	\$106.00
						Hunt	CR 2452	\$312.50	\$0.00	\$312.50
						Hunt	CR 2454	\$511.25	\$4,620.00	\$5,131.25
H26	Hunt	October-25	\$176.67	CR 2434	Pothole & Edge Repair	Hunt	CR 2456	\$511.25	\$0.00	\$511.25
			\$176.67	CR 2440	Pothole & Edge Repair	Hunt	CR 2458	\$1,040.50	\$0.00	\$1,040.50
			\$176.67	CR 2426	Pothole & Edge Repair	Hunt	CR 2460	\$106.00	\$0.00	\$106.00
						Hunt	CR 2464	\$3,057.75	\$0.00	\$3,057.75
H27	Hunt	October-25	\$530.00	CR 2434	Pothole & Edge Repair	Hunt	CR 2466	\$0.00	\$1,931.60	\$1,931.60
			\$530.00	CR 2440	Pothole & Edge Repair			\$32,751.01	\$11,171.60	\$43,922.61
			\$530.00	CR 2426	Pothole & Edge Repair					
H28	Hunt	November-25	\$4,620.00	CR 2454	Under Road Culvert Replacement - 2 x 36"					
			\$4,620.00	CR 2440	Under Road Culvert Replacement - 2 x 36"					
			\$1,931.60	CR 2466	Under Road Culvert Replacement - 1 x 24"					
H29	Hunt	November-25	\$4,400.00	CR 2400	Level Up - CR2326 to CR2322					
			\$106.00	CR 2326	Pothole Repair					
			\$106.00	CR 2458	Pothole Repair					
			\$106.00	CR 2430	Pothole Repair					
			\$106.00	CR 2460	Pothole Repair					
			\$106.00	CR 2450	Pothole Repair					
H30	Hunt	March-26	\$198.75	CR 2426	Pothole Repair					
			\$198.75	CR 2326	Pothole Repair					
			\$198.75	CR 2400	Pothole Repair					
			\$198.75	CR 2454	Pothole Repair					
			\$198.75	CR 2456	Pothole Repair					
			\$198.75	CR 2464	Pothole Repair					
			\$198.75	CR 2434	Pothole Repair					
			\$198.75	CR 2440	Pothole Repair					
H31	Hunt	April-26	\$1,000.00	CR 2446	Under Road Culvert Replacement - 1 x 15"					
H32	Hunt	May-26	\$15,225.00	CR 2326	Level Up - CR2426 to CR2400					
H33	Hunt	May-26	\$1,905.00	CR 2430	Under Road Culvert Replacement - 1 x 18"					
H34	Hunt	May-26	\$2,859.00	CR 2464	Under Road Cuvert Replacement - 1 x 18"					
H35	Hunt	May-26	\$622.00	CR 2458	Pothole & Edge Repair					
Hunt County Total			\$43,922.61							
K10	Kaufman	July-25	\$2,100.00	CR 249	Pothole & Edge Repair - FM986 to CR2458	County	Road	Pavement Repair	Culvert Replacement	Amount Spent
K11	Kaufman	October-26	\$3,000.00	CR 247	Pothole & Edge Repair - FM986 to CR246	Kaufman	CR 247	\$3,400.00	\$0.00	\$3,400.00
						Kaufman	CR 249	\$2,500.00	\$0.00	\$2,500.00
						Kaufman	CR 323	\$8,100.00	\$0.00	\$8,100.00
K12	Kaufman	November-25	\$6,250.00	Green Meadows	Level Up & Pothole Repair	Kaufman	Green Meadows	\$6,250.00	\$0.00	\$6,250.00
K13	Kaufman	December-25	\$8,100.00	CR 323	Level Up & Pothole Repair - CR321 to FM986	Kaufman	Four Post & Gate Lane	\$1,000.00	\$0.00	\$1,000.00
								\$21,250.00	\$0.00	\$21,250.00
K14	Kaufman	February-26	\$1,000.00	Four Post & Gate Lane	Pothole Repair					
K15	Kaufman	May-26	\$400.00	CR 247	Pothole Repair					
			\$400.00	CR 249	Pothole Repair					
Kaufman County Total			\$21,250.00							
Total both Counties			\$65,172.61							