



Town of Poetry, Texas

Agenda

Town Hall Meeting

Tuesday, July 28, 2026

Poetry Community Christian School

Multi-Purpose Building

18688 FM 986, Poetry Texas 75160

6:30pm – 8:30pm



A. Call to Order

Roll Call for Quorum

Pledge of Allegiance

Invocation

Persons wishing to speak on any posted Hearing, Workshop or Regular Agenda item may do so when the individual item is opened for consideration by the Council. Speakers will be limited to (3) minutes. If a translator is needed, the speaker may be given up to (4) minutes. Sign up is required in advance either in-person prior to the start of the meeting or by emailing your request/comments to speak@poetrytexas.org at least 24 hours prior to the start of the meeting.

B. Regular Agenda (item sponsor)

1. Brief Introduction of the Citizen Survey and its relationship to our Long-Range Planning effort. (Mayor)

As part of the Council's effort to begin creating a long-range plan for the Town of Poetry, we want to both educate and gather input from our citizens. The current survey is an attempt to do that, and the more input we get from citizens the more successful our planning effort will be.

2. Introduce, discuss, and get citizen feedback on each of the survey questions. (Mayor Pro Tem Fowler)

To ensure we all understand each of the survey questions, we will step through them one by one allowing very brief Council discussion followed by citizen input.

3. Closing remarks by Mayor and Council. (Mayor)

Here, we will take a few minutes to try and summarize the evening, and to encourage everyone present, watching online, and watching the recording, to participate in the Survey.

C. 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.

D. 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 Tuesday, July 21, 2026 by 5:30 pm and online at poetrytexas.org.

A handwritten signature in black ink, appearing to read "Mike Jaffe", is written over a horizontal line.

Mike Jaffe, Mayor



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.

This survey will close on August 12, 2026.

Email Address:

Address of the Property where you live:

Explanation of the Town of Poetry Map:

Most cities and towns are incorporated in a compact or generally geometric pattern. The boundaries of the Town of Poetry, however, were incorporated in a unique linear pattern that primarily follows the roadways. On the map to the right, only the area within the red is the Town of Poetry. Everything outside the red is NOT within the Town of Poetry.



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?

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

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.

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



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?

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

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?

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



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):

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

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

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

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:

