



**Town of
Poetry**

January End 2024

Beginning Bank Balance c	01/01/24				\$83,910.91
Deposits					
	1/12/2024	Sales and Use Tax Texas Comptroller	Sales and Use Tax		\$9,297.01
	1/19/2024	Donation by CM Blake	Christmas Bonus		\$150.00
	1/19/2024	Titan Q4 Franchise Fee	Franchise Fee		\$913.00
	1/29/2024	Card Q4 Franchise Fee	Franchise Fee		\$4,273.50
	1/29/2024	Video Mixer	Anonymus Donor		\$300.00
			Total		<u>\$14,933.51</u>
Withdrawals and debits					
	1/8/2024	Walmart	Office Supplies		\$38.95
	1/12/2024	WYZE	Security System		\$21.31
	1/12/2024	Terrell Tribune	Newspaper Post Solid Waste Ord		\$114.00
	1/12/2024	Amazon	Switch + Cable (s)		\$69.62
	1/12/2024	USPS	Postage		\$79.20
	1/16/2024	WIX	Internet		\$19.48
	1/16/2024	Amazon	Prime Fee		\$14.99
	1/19/2024	Amazon	Notary Log		\$32.58
	1/30/2024	The Home Depot	Concrete		\$11.52
			Total		<u>\$401.65</u>
Checks Paid					
	1/2/24	Nichols, Jackson, Dillard, Hager & Smith	Legal		\$1,171.03
	1/2/24	Murray Paschcal and Carpenter	Audit Exp		\$4,750.00
	1/3/24	Theresa Scholander	Dec Payroll		\$332.46
	1/4/24	Ervin Ins. Concepts	Annual Ins Renewal Property		\$682.02
	1/8/24	Two Guys Laser Engraving	Advertising Solid Waste Service		\$495.00
	1/8/24	Charter Communication	Town Hall Phone & Internet		\$100.29
	1/11/24	IRS	Taxes		\$215.64
	1/16/24	PWSC	Water Utilities		\$35.64
	1/17/24	Print Tyme	Newsletter printing		\$49.99
	1/19/24	Junior and Sons Plumbing	Plumbing Repair		\$411.30
	1/22/24	Rae Hirigoyen	Janitorial Service		\$63.60
	1/25/24	Relaint	Electric Town Hall		\$332.75
			Total		<u>\$8,639.72</u>
Ending Balance 01/31/2024					<u><u>\$89,803.05</u></u>
11 FEC checks outstanding		\$ 591.47			

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

February 2, 2024

TO: Persons on the attached mailing list

Re: Permit Number: 172213
Bell Concrete Inc
Concrete Batch Plant
Rockwall, Rockwall County
Regulated Entity Number: RN111704748
Customer Reference Number: CN605286335

Thank you for your recent interest regarding the above-referenced permit application. This letter is your notice that the application has been withdrawn by request of the applicant on February 2, 2024.

If you have questions, please call Mr. Joe Nicosia at (512) 239-1644, or write to the Texas Commission on Environmental Quality, Office of Air, Air Permits Division, MC-163, P.O. Box 13087, Austin, Texas 78711-3087. Individual members of the public may seek further information by calling the TCEQ Public Education Program toll free at 1-800-687-4040.

Sincerely,

A handwritten signature in black ink, appearing to read "Samuel Short", with a long horizontal line extending to the right.

Samuel Short, Deputy Director
Air Permits Division
Office of Air

Enclosure

cc: Air Section Manager, Region 4 - Dallas/Fort Worth

Project Number: 355121



Memo from the Town Deputy Secretary

To: Town Council

Date: February 15, 2024 Meeting

From: Theresa Scholander, Deputy Secretary

CC: Citizens of Town of Poetry, TX

Reminder: Town of Poetry's Town Hall has two shelved enclosed boxes outside the hall. One is a Lending library with books and the other a Giving Box.

Both are located as you approach the front door.

Please feel free to utilize and help yourself. If you are aware of someone in need please stop by and take what you can. Please bring a shopping bag.

Thought: if space is available a few cans of pet food may be a nice donation also.

Be on the lookout in your mailbox of the February Newsletter or at various locations around town.

If you have something to contribute, please email secretary@poetrytexas.org. I will pass along to the appropriate person handling postings.

Be on the lookout in your mailbox for upcoming letter to all Hunt County and Kaufman County properties within Town of Poetry regarding the town of Poetry's Zoning Ordinance.

Spring weather is around the corner let's do what we can to keep Poetry Beautiful and enjoy the upcoming change in weather. 😊

Town of Poetry
Profit & Loss Budget vs. Actual
 October 2023 through September 2024

	Oct '23 - Sep 24	Budget	\$ Over Budget	% of Budget
Income				
3000 Use of Prior Year Excess	0.00	36,000.00	-36,000.00	0.0%
4000 Franchise Fees Electric				
4010 Oncor Franchise Fees	3,852.80	0.00	3,852.80	100.0%
4020 FEC Franchise Fees	10,437.36	0.00	10,437.36	100.0%
4000 Franchise Fees Electric - Other	0.00	58,000.00	-58,000.00	0.0%
Total 4000 Franchise Fees Electric	14,290.16	58,000.00	-43,709.84	24.6%
4100 Franchise Fees Solid Waste				
4110 AWT Solid Waste Franch Fee	0.00	0.00	0.00	0.0%
4120 CRS Solid Waste Franch Fee	0.00	0.00	0.00	0.0%
4130 CARDS Solid Waste Franch	9,677.50	0.00	9,677.50	100.0%
4140 Titan Solid Waste Franch	1,330.00	0.00	1,330.00	100.0%
4150 Tx Contractor Roll Off	25.00	0.00	25.00	100.0%
4160 Blackjack Disposal Franchi	175.00	36,000.00	-35,825.00	0.5%
4100 Franchise Fees Solid Waste - Other	0.00	0.00	0.00	0.0%
Total 4100 Franchise Fees Solid Waste	11,207.50	36,000.00	-24,792.50	31.1%
4200 Franchise Fees Communicati				
4210 Charter Communications	48.30	0.00	48.30	100.0%
4200 Franchise Fees Communicati - Other	0.00	500.00	-500.00	0.0%
Total 4200 Franchise Fees Communicati	48.30	500.00	-451.70	9.7%
4300 Public Information Req	184.00	0.00	184.00	100.0%
4400 Sales Tax Revenue	36,734.50	80,000.00	-43,265.50	45.9%
4500 Donations				
4510 Donations FEC Reimb	0.00	0.00	0.00	0.0%
4520 Donations Pre-Lit Christma	0.00	0.00	0.00	0.0%
4530 Donations Work Comp Ins	0.00	0.00	0.00	0.0%
4540 Donations Septic Town Hall	0.00	0.00	0.00	0.0%
4550 Donations ADA Ramp Town Ha	0.00	0.00	0.00	0.0%
4560 Donations ADA Bathroom	0.00	0.00	0.00	0.0%
4570 Donations Misc Town Hall	0.00	0.00	0.00	0.0%
4500 Donations - Other	300.00	1,500.00	-1,200.00	20.0%
Total 4500 Donations	300.00	1,500.00	-1,200.00	20.0%
4505 Contributed Captial Assets	0.00	0.00	0.00	0.0%
4580 Donations Scholarship	0.00	0.00	0.00	0.0%
4600 PID Permit Application	0.00	0.00	0.00	0.0%
4800 Appl Fee ETJ Petitions	750.00	0.00	750.00	100.0%
Total Income	63,514.46	212,000.00	-148,485.54	30.0%
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.0%
Total COGS	0.00	0.00	0.00	0.0%
Gross Profit	63,514.46	212,000.00	-148,485.54	30.0%
Expense				
5000 Salary Sectry & DCS				
5050 Payroll Contract labor Exp	123.18	0.00	123.18	100.0%
5000 Salary Sectry & DCS - Other	-150.00	0.00	-150.00	100.0%
Total 5000 Salary Sectry & DCS	-26.82	0.00	-26.82	100.0%
5055 Secretarial Wages				
5056 Payroll taxes -Employer	215.64	0.00	215.64	100.0%
5057 Payroll-Employee	47.14	0.00	47.14	100.0%
5055 Secretarial Wages - Other	1,746.00	14,400.00	-12,654.00	12.1%
Total 5055 Secretarial Wages	2,008.78	14,400.00	-12,391.22	13.9%
5065 Bank and Misc Fees	31.97	0.00	31.97	100.0%
5100 Office Supplies,Postage, P	1,792.29	5,000.00	-3,207.71	35.8%
5110 Office Equipment, Printers	1,052.68	3,000.00	-1,947.32	35.1%
5130 Dues/Membership Admin	0.00	0.00	0.00	0.0%
5200 Shipping and Postage	142.53	0.00	142.53	100.0%
5300 Newspaper Publications	263.97	1,200.00	-936.03	22.0%
5393 Repair & Maint - Admin	161.59	0.00	161.59	100.0%
5398 Town Maint & Clean Up	0.00	0.00	0.00	0.0%
5400 Membership, Prof. Fees	0.00	1,000.00	-1,000.00	0.0%
5450 Poetry Scholarship Donated	0.00	0.00	0.00	0.0%
5500 Education & Mtg Exp	268.13	1,200.00	-931.87	22.3%
5550 Travel Meeting Exp	0.00	0.00	0.00	0.0%
5600 Mapping, Eng, & Prof. Fees	795.00	5,000.00	-4,205.00	15.9%
5700 Tech Support & Serv				
5705 Town Public Forum	179.95	0.00	179.95	100.0%
5710 Website-Admin	58.44	233.76	-175.32	25.0%
5720 Info Tech Internet	0.00	0.00	0.00	0.0%
5730 Misc Tech Equipment	0.00	0.00	0.00	0.0%
5740 Internet Phone Services	200.58	1,200.00	-999.42	16.7%
5750 IT Maintenance/Flex	0.00	900.00	-900.00	0.0%
5760 Alarm Security	191.00	669.88	-478.88	28.5%
5770 Upgrade Calendar	0.00	143.88	-143.88	0.0%
5780 O365 MS Windows Subs/Email	723.60	960.00	-236.40	75.4%
5790 Domain Renewal	0.00	14.04	-14.04	0.0%

Town of Poetry Profit & Loss Budget vs. Actual

October 2023 through September 2024

	Oct '23 - Sep 24	Budget	\$ Over Budget	% of Budget
5795 Device Backup	0.00	300.00	-300.00	0.0%
5700 Tech Support & Serv - Other	0.00	0.00	0.00	0.0%
Total 5700 Tech Support & Serv	1,353.57	4,421.56	-3,067.99	30.6%
5800 Legal Fees	3,583.64	12,000.00	-8,416.36	29.9%
5900 Town Insurance				
5910 Cyber Ins Policy	0.00	30.00	-30.00	0.0%
5920 Bldg Ins. *Craig & Leig	682.02	2,200.00	-1,517.98	31.0%
5930 TML Town Ins	0.00	1,270.00	-1,270.00	0.0%
5900 Town Insurance - Other	0.00	0.00	0.00	0.0%
Total 5900 Town Insurance	682.02	3,500.00	-2,817.98	19.5%
6000 Capital Expenditure				
6010 Cap Exp Road Refurbishment	0.00	90,161.00	-90,161.00	0.0%
6020 Cap Exp Signage	0.00	0.00	0.00	0.0%
6030 Cap Exp Bldg Improvement				
6033 Cap Exp Town Hall Septic	0.00	0.00	0.00	0.0%
6034 Capital Town Hall Improvem	520.00	0.00	520.00	100.0%
6035 ADA Ramp Town Hall	1,000.00	1,000.00	0.00	100.0%
6036 ADA Bathroom	0.00	0.00	0.00	0.0%
6037 Cap Exp Town Hall Parking	0.00	0.00	0.00	0.0%
6040 Cap Exp Parking Lot Improv	832.22	1,450.00	-617.78	57.4%
6075 Cap Bldg Skirt & Foam Spr	2,600.00	7,297.00	-4,697.00	35.6%
6085 Cap Exp Roofing	4,806.73	4,736.45	70.28	101.5%
6090 Cap Exp Landscaping	800.00	800.00	0.00	100.0%
6091 Cap Misc Overage	599.00	1,000.00	-401.00	59.9%
6095 Cap Exp HVAC	9,193.03	10,500.00	-1,306.97	87.6%
6030 Cap Exp Bldg Improvement - Other	0.00	0.00	0.00	0.0%
Total 6030 Cap Exp Bldg Improvement	20,350.98	26,783.45	-6,432.47	76.0%
6050 Cap Exp Pre-Lit Christmas	0.00	0.00	0.00	0.0%
6060 Cap Exp Office Equipment	0.00	0.00	0.00	0.0%
6070 Cap Exp Office Furniture	0.00	0.00	0.00	0.0%
6080 Cap Exp Sound & Audio	0.00	0.00	0.00	0.0%
Cap Expense Security	0.00	0.00	0.00	0.0%
6000 Capital Expenditure - Other	0.00	0.00	0.00	0.0%
Total 6000 Capital Expenditure	20,350.98	116,944.45	-96,593.47	17.4%
6100 Pothole Signage & Road Rel	4,269.99	22,000.00	-17,730.01	19.4%
6200 Grounds,Bldg Repair&Janito	1,059.36	3,500.00	-2,440.64	30.3%
6300 Election Expense	0.00	0.00	0.00	0.0%
6350 Town Hall Building Repairs	0.00	0.00	0.00	0.0%
6400 Bldg Utilities Exp				
6420 Town Hall Electricity	679.30	1,378.00	-698.70	49.3%
6430 Water Utilities	256.45	600.00	-343.55	42.7%
6450 Town Hall Internet & Phone	0.00	0.00	0.00	0.0%
6460 Town Hall Trash Service	32.49	372.00	-339.51	8.7%
6400 Bldg Utilities Exp - Other	0.00	0.00	0.00	0.0%
Total 6400 Bldg Utilities Exp	968.24	2,350.00	-1,381.76	41.2%
6410 Reimburse Church/Utilities	50.00	50.00	0.00	100.0%
6440 Internet & Phone Utility	100.29	0.00	100.29	100.0%
6500 Audit Expense	4,750.00	4,750.00	0.00	100.0%
6600 Rainy Day Fund Exp	0.00	11,683.99	-11,683.99	0.0%
6601 Rainy Day Prior Yr 21-22	0.00	0.00	0.00	0.0%
6700 Miscellaneous	0.00	0.00	0.00	0.0%
Total Expense	43,658.21	212,000.00	-168,341.79	20.6%
Net Income	19,856.25	0.00	19,856.25	100.0%



applied concepts, inc.

855 E. Collins Blvd
Richardson, TX 75081
Phone: 972-398-3780
Fax: 972-398-3781

National Toll Free: 1-800- STALKER

Inside Sales Partner: Brooke Journet
+1-469-656-8011
brookej@stalkerradar.com

QUOTE
2084026

Page 1 of 2

Date: 02/02/24

Stephen Barlag
972-398-3780
stephen@a-concepts.com

Effective From : 02/02/2024

Valid Through: 05/02/2024

Lead Time: 45 working days

Bill To: Town of Poetry 5761 CR 323 Poetry, TX 75160	Customer ID: P63354 Accounts Payable	Ship To: Town Of Poetry 5761 CR 323 Poetry, TX 75160	<i>FedEx Ground</i> Mayor Tara Senkevech
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Grp	Qty	Package	Description	Wrnty/Mo	Price	Ext Price
1	1	836-0015-00	PMG 15 Inch Display with Traffic Analyst	24	\$3,880.00	\$3,880.00
	Ln	Qty	Part Number	Description	Price	Ext Price
	1	1	200-1315-00	15" PMG w/Traffic Analyst, configured with:		\$0.00
	2	1	035-0002-21	15" and 18" PMG Shipping Box		\$0.00
	3	4	035-0002-20	PMG Corner Packing Foam		\$0.00
	4	1	060-1000-24	24-Month Warranty		\$0.00
	5	1	006-0076-00	PMG Installation Guide		\$0.00
	6	1	200-1285-00	15"PMG Speed Display		\$0.00
	7	1	200-5542-12	15" PMG Controller, Normal Speed - 4G/Standalone		\$0.00
	8	1	200-1285-10	15" PMG Bezel, White		\$0.00
	9	1	200-1339-11	15" PMG Display - Amber LED, No Strobes		\$0.00
	10	1	062-0126-01	PMG Text and Graphics Option		\$0.00
	11	1	200-1285-50	No Flash Selected		\$0.00
	12	1	200-1206-55	12" PMG Pole Mount, 2-Part		\$0.00
	13	1	200-1395-01	PMG Backpack - SLA w/Solar		\$0.00
	14	2	047-0049-00	Cover Plate on Quad Bay Unit		\$0.00
	15	1	047-0044-00	15" PMG Bracket for Battery Backpack		\$0.00
	16	1	047-1003-00	PMG Power Cover Plate		\$0.00
	17	1	200-1298-04	15" PMG - USB Port, GPIO, Ethernet		\$0.00
	18	1	200-5516-22	PMG GPIO Module - 2 In, 2 Out		\$0.00
	19	1	200-1206-60	PMG Key Fob and Control Module		\$0.00
	20	1	200-1206-70	PMG Short-Range Wireless Module		\$0.00
	21	1	200-1508-10	PMG 4G Modem Nimblelink w/Ext Antenna Connection		\$0.00
	22	1	200-1206-62	PMG GPS Module for 4G		\$0.00
	23	1	200-1206-08	PMG Expanded Memory Option, 8GB		\$0.00
	24	1	200-1330-50	PMG 50W Solar Power Package		\$0.00
	25	1	200-1419-00	Battery Backpack Solar Option Kit		\$0.00
	26	1	200-1424-00	PMG Flood Sensor w/Mount, 25 ft Cable		\$0.00
	27	1	015-0344-02	PMG 4G External Antenna - Standard		\$0.00
Group Total						\$3,880.00

Grp	Qty	Package	Description	Wrnty/Mo	Price	Ext Price
2	1		Selected Accessories	0		\$0.00

** Continued on Next Page **



QUOTE # 2084026

applied concepts, inc.

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Page 2 of 2

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brookej@stalkerradar.com

Reg Sales Mgr: Stephen Barlag
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stephen@a-concepts.com

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Bill To: Town of Poetry 5761 CR 323 Poetry, TX 75160	Customer ID: P63354 Accounts Payable	Ship To: Town Of Poetry 5761 CR 323 Poetry, TX 75160	<i>FedEx Ground</i> Mayor Tara Senkevech
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Grp	Qty	Package	Description	Wrnty/Mo	Price	Ext Price
2	1		Selected Accessories	0		\$0.00
	Ln	Qty	Part Number	Description	Price	Ext Price
	28	1	155-2588-00	PMG Floor Sensor Cable, 100 ft	\$240.00	\$240.00
	29	2	200-1397-00	PMG Backpack Battery Kit - SLA 22Ah w/Wiring	\$90.00	\$180.00
	30	1	060-3000-12	Street Dynamics Portal Subscription-PMG-12 Months	\$617.00	\$617.00
Group Total						\$1,037.00

Product	\$4,917.00	Sub-Total:	\$4,917.00
Discount	\$0.00	Sales Tax 0%	\$0.00
Payment Terms: Net 30 days		Shipping & Handling:	\$140.00
		Total: USD	\$5,057.00

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This Quote or Purchase Order is subject in all respects to the Terms and Conditions detailed at the back of this document. These Terms and Conditions contain limitations of liability, waivers of liability even for our own negligence, and indemnification provisions, all of which may affect your rights. Please review these Terms and Conditions carefully before proceeding.



QUOTE
2084024

applied concepts, inc.

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Page 1 of 2

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Grp	Qty	Package	Description	Wrnty/Mo	Price	Ext Price
1	1	836-0015-00	PMG 15 Inch Display with Traffic Analyst	24	\$2,950.00	\$2,950.00
	Ln	Qty	Part Number	Description	Price	Ext Price
	1	1	200-1315-00	15" PMG w/Traffic Analyst, configured with:		\$0.00
	2	1	035-0002-21	15" and 18" PMG Shipping Box		\$0.00
	3	4	035-0002-20	PMG Corner Packing Foam		\$0.00
	4	1	060-1000-24	24-Month Warranty		\$0.00
	5	1	006-0076-00	PMG Installation Guide		\$0.00
	6	1	200-1285-00	15"PMG Speed Display		\$0.00
	7	1	200-5542-12	15" PMG Controller, Normal Speed - 4G/Standalone		\$0.00
	8	1	200-1285-10	15" PMG Bezel, White		\$0.00
	9	1	200-1339-11	15" PMG Display - Amber LED, No Strobes		\$0.00
	10	1	062-0126-01	PMG Text and Graphics Option		\$0.00
	11	1	200-1285-50	No Flash Selected		\$0.00
	12	1	200-1206-55	12" PMG Pole Mount, 2-Part		\$0.00
	13	1	200-1395-01	PMG Backpack - SLA w/Solar		\$0.00
	14	2	047-0049-00	Cover Plate on Quad Bay Unit		\$0.00
	15	1	047-0044-00	15" PMG Bracket for Battery Backpack		\$0.00
	16	1	047-1003-00	PMG Power Cover Plate		\$0.00
	17	1	200-1567-01	15" PMG - USB Com, USB Memory Stick - v2		\$0.00
	18	1	200-1206-60	PMG Key Fob and Control Module		\$0.00
	19	1	200-1206-70	PMG Short-Range Wireless Module		\$0.00
	20	1	200-1508-10	PMG 4G Modem Nimblelink w/Ext Antenna Connection		\$0.00
	21	1	200-1206-62	PMG GPS Module for 4G		\$0.00
	22	1	200-1206-08	PMG Expanded Memory Option, 8GB		\$0.00
	23	1	200-1330-50	PMG 50W Solar Power Package		\$0.00
	24	1	200-1419-00	Battery Backpack Solar Option Kit		\$0.00
	25	1	200-1369-63	15" YOUR SPEED Yellow Surround, Backpack		\$0.00
	26	1	015-0344-02	PMG 4G External Antenna - Standard		\$0.00
Group Total						\$2,950.00

Grp	Qty	Package	Description	Wrnty/Mo	Price	Ext Price
2	1		Selected Accessories	0		\$0.00
	Ln	Qty	Part Number	Description	Price	Ext Price

** Continued on Next Page **



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--	--	--	---

Grp	Qty	Package	Description	Wrnty/Mo	Price	Ext Price
2	1		Selected Accessories	0		\$0.00
	Ln	Qty	Part Number	Description	Price	Ext Price
	27	2	200-1397-00	PMG Backpack Battery Kit - SLA 22Ah w/Wiring	\$90.00	\$180.00
	28	1	060-3000-12	Street Dynamics Portal Subscription-PMG-12 Months	\$617.00	\$617.00
Group Total						\$797.00

Product	\$3,747.00	Sub-Total:	\$3,747.00
Discount	\$0.00	Sales Tax 0%	\$0.00
Payment Terms: Net 30 days		Shipping & Handling:	\$137.50
		Total: USD	\$3,884.50

001

This Quote or Purchase Order is subject in all respects to the Terms and Conditions detailed at the back of this document. These Terms and Conditions contain limitations of liability, waivers of liability even for our own negligence, and indemnification provisions, all of which may affect your rights. Please review these Terms and Conditions carefully before proceeding.



**Town of
Poetry**

**GL Account 6010
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
Total Allocation	\$80,072.22

Hibbs petition
redacted

SECOND PETITION FOR RELEASE OF AREA BY LANDOWNER
OR RESIDENT FROM EXTRATERRITORIAL JURISDICTION

TO THE TOWN OF POETRY, TEXAS:

Pursuant to Chapter 42, Local Government Code as amended and effective September 1, 2023, Petitioners Kenneth M. and Tracie Hibbs, hereby file this Second Petition for Release of Area within the municipality's extraterritorial jurisdiction ("ETJ") and in support thereof would respectfully show as follows:

FACTUAL BACKGROUND

Kenneth M. and Tracie Hibbs aver that they: (a) are all of the residents of the area described by the Petition in the Town of Poetry's extraterritorial jurisdiction; (b) are the owners of the majority in value of such area consisting of one or more parcels, tracts, or lots of land in the Town of Poetry's extraterritorial jurisdiction; and (c) constitute the majority in value of the holders of title to such land to be released.

ARGUMENT AND AUTHORITY

1. As set forth above, Kenneth M. and Tracie Hibbs are all of the residents of the area described by the Petition in the municipality's extraterritorial jurisdiction. See Tex. Loc. Gov. Code Sec. 42.102(a).
2. In addition, Kenneth M. and Tracie Hibbs are the owners of the majority in value of such area consisting of one or more parcels, tracts or lots of land in the municipality's extraterritorial jurisdiction. See Tex. Loc. Gov. Code Sec. 42.102(b),
3. Likewise, Kenneth M. and Tracie Hibbs constitute the majority in value of the holders of title of land in the area described by the Petition, as indicated by

nothing odd, H
laboratory

the tax rolls of the Hunt Central Appraisal District ("HCAD"), in accordance with Tex. Loc. Gov. Code Sec. 42.104(a)(2).

4. As set forth below, Kenneth M. and Tracie Hibbs have satisfied the signature requirement described by Tex. Loc. Gov. Code Sec. 42.104(a) by submitting all of the required signatures not later than the 180th day after the date the first signature for the petition was obtained and such signatures are in writing, as required by Tex. Loc. Gov. Code Secs. 42.104(c) and (d).
5. The petition includes a map of the land to be released and describes the boundaries of the land to be released by metes and bounds or lot and block numbers. See Tex. Loc. Gov. Code Sec. 42.104(d)(1) and (2). See also Exhs. "A" through "C" attached hereto.
6. The "area described by the petition" and "land to be released" as set forth herein is any part of the following property included within the Town of Poetry ETJ: (1) HCAD Property ID: 34486; Legal Acreage: 10.85; GEO ID: 0941-0140-0000-56; Legal Description: STRICKLAND AMON, Acres 10.85; Tract or Lot: 14; Abstract Subdivision Code: A0941; and as more specifically described on Exhibits "A" and "B" attached hereto and which are incorporated herein by reference. See also the map attached hereto as Exh. "C," as well as the official recorded map of the Town of Poetry maintained by said municipality as required by law and which are incorporated herein by reference. Petitioners request and seek removal of only the portions of their land contained within the Town of Poetry ETJ. See Exhs. "B" and "C" attached hereto.
7. Pursuant to Tex. Loc. Gov. Code Sec. 42.105(a) Petitioners request this petition requesting removal shall be verified by the municipal secretary or other person responsible for verifying signatures.
8. Pursuant to Tex. Loc. Gov. Code Sec. 42.105(b), Petitioners request the municipality to notify the residents and landowners of the results of the petition.
9. Pursuant to Tex. Loc. Gov. Code Sec. 42.105(c), since the Petitioners have obtained the required number of signatures under Section 42.104, the

aforementioned municipality shall immediately release the area from the municipality's extraterritorial jurisdiction.

See PDF for Signatures of parties and CERTIFICATE of SERVICE

Respectfully submitted,

Kenneth M. Hibbs

Signature: _____ Date: _____, D/C _____

Tracie Hibbs

Signature: _____ Date: _____, D/C _____

Home address:

9441 CR 2432

Terrell, Texas

Phone Number: 972-816-5635

CERTIFICATE OF SERVICE

This is to certify that on the __1__ day of __February__, 2024, a true and correct copy of the above and foregoing instrument was this date sent to the Town of Poetry, Texas via email to secretary@poetrytexas.org and contact@poetrytexas.org.

S/ Tracie Hibbs _____

statements regarding all my activities since the time that I
municipality's activities for a duration

see PDF for information regarding the above-mentioned

Respectfully,
[Redacted]

Kenneth M. Hibbs

[Redacted] 1989

1989 Hibbs

[Redacted] 1989

Home address

5441 OR 3472

Portland, Oregon

Phone No. 503-810-0823

[Redacted]

STATE OF OREGON

This is to certify that on the 1st day of January, 1989, the
county of the above-mentioned municipality was first set to the form of
county, Texas as a full-time employee of the municipality.


Witness my hand and seal of office this 1st day of January, 1989.

TRACIE HIBBS

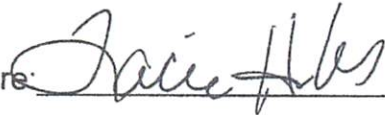
aforementioned municipality shall immediately release the area from the municipality's extraterritorial jurisdiction.

Respectfully submitted,

Kenneth M. Hibbs

Signature:  Date: 2/1/2024

Tracie Hibbs

Signature:  Date: 2/1/2024

Home address:

9441 CR 2432

Terrell, Texas

Phone Number: 972-816-5635



CERTIFICATE OF SERVICE

This is to certify that on the 1 day of February, 2024, a true and correct copy of the above and foregoing instrument was this date sent to the Town of Poetry, Texas via email to secretary@poetrytexas.org and contact@poetrytexas.org.

S/ Tracie Hibbs 

TRACIE HIBBS

Administrative and other information regarding the case.

[Redacted]

...

...

...

[Redacted]

...

[Redacted]

The following information is being provided to you for your information. It is not intended to constitute an offer of insurance or any other financial product. Please consult your agent for more information.

...

EXHIBIT A

Metes and Bounds Description of Whole Property

All certain lot, tract or parcel of land lying and being situated in Hunt County, Texas and being:

Being all that certain lot, tract or parcel of land in the A. Strictland Survey, A-941, Hunt County, Texas and being all that certain 9.7 acres as conveyed from Hunt County Financial Services, Inc. to Ted G. Downs at ux as recorded in volume 935, page 231 of the Deed Records of Hunt County, Texas and being part of that 4.327 acre tract as conveyed from R. L. Jordan to Ted G. Downs, at ux, as recorded in volume 835 page 390 of the Deed Records of Hunt County, Texas and being more particularly described as follows:

Beginning at ½" iron rod set for corner at the west corner of said 9.70 acre tract in the northeast line of a private road;

THENCE north 38 deg. 00' 30" East with the northwest line of said tract, a distance, of 515.82 feet to ½" iron rod found for corner;

THENCE north 47 deg. 28' 00" East, a distance of 146.24 feet to ½" iron rod found for the corner;

THENCE North 76 deg.07' 30" East, a distance of 450.52 feet to a ½" iron rod found for corner.

THENCE North 71 deg. 29' 10" East, a distance of 317.82 feet to a ½' iron rod found for a corner;

THENCE South 28 deg. 07' 44" West with a southeast line of said 4.327 acre tract, a distance of 667.57 feet to a ½" iron rod set for corner;

THENCE north 67 deg. 19' 00" West, a distance of 149.70 feet to a 8" diameter fence post in the southeast line of said 9.70 acre tract;

THENCE South 40 deg. 27' 30" West, with said line, a distance of 629.26 feet to a ½" iron rod for corner in the northeast line of said private road;

THENCE North 45 deg. 42' 40" West, with said line, a distance or 423.25 feet to the POINT OF BEGINNING and containing 10.85 acres of land.

EXHIBIT B

Metes and Bounds Description of Portion Released

All certain lot, tract or parcel of land lying and being situated in Hunt County, Texas and being:

Being all that certain lot, tract or parcel of land in the A. Strictland Survey, A-941, Hunt County, Texas and being all that certain 9.7 acres as conveyed from Hunt County Financial Services, Inc. to Ted G. Downs at ux as recorded in volume 935, page 231 of the Deed Records of Hunt County, Texas and being part of that 4.327 acre tract as conveyed from R. L. Jordan to Ted G. Downs, at ux, as recorded in volume 835 page 390 of the Deed Records of Hunt County, Texas and being more particularly described as follows:

Beginning at ½" iron rod set for corner at the west corner of said 9.70 acre tract in the northeast line of a private road;

THENCE north 38 deg. 00' 30" East with the northwest line of said tract, a distance, of 515.82 feet to ½" iron rod found for corner;

THENCE north 47 deg. 28' 00" East, a distance of 146.24 feet to ½" iron rod found for the corner;

THENCE North 76 deg.07' 30" East, a distance of 450.52 feet to a ½" iron rod found for corner.

THENCE North 71 deg. 29' 10" East, a distance of 317.82 feet to a ½' iron rod found for a corner;

THENCE South 28 deg. 07' 44" West with a southeast line of said 4.327 acre tract, a distance of 667.57 feet to a ½" iron rod set for corner;

THENCE north 67 deg. 19' 00" West, a distance of 149.70 feet to a 8" diameter fence post in the southeast line of said 9.70 acre tract;

THENCE South 40 deg. 27' 30" West, with said line, a distance of 629.26 feet to a ½" iron rod for corner in the northeast line of said private road;

THENCE North 45 deg. 42' 40" West, with said line, a distance or 423.25 feet to the POINT OF BEGINNING and containing 10.85 acres of land.

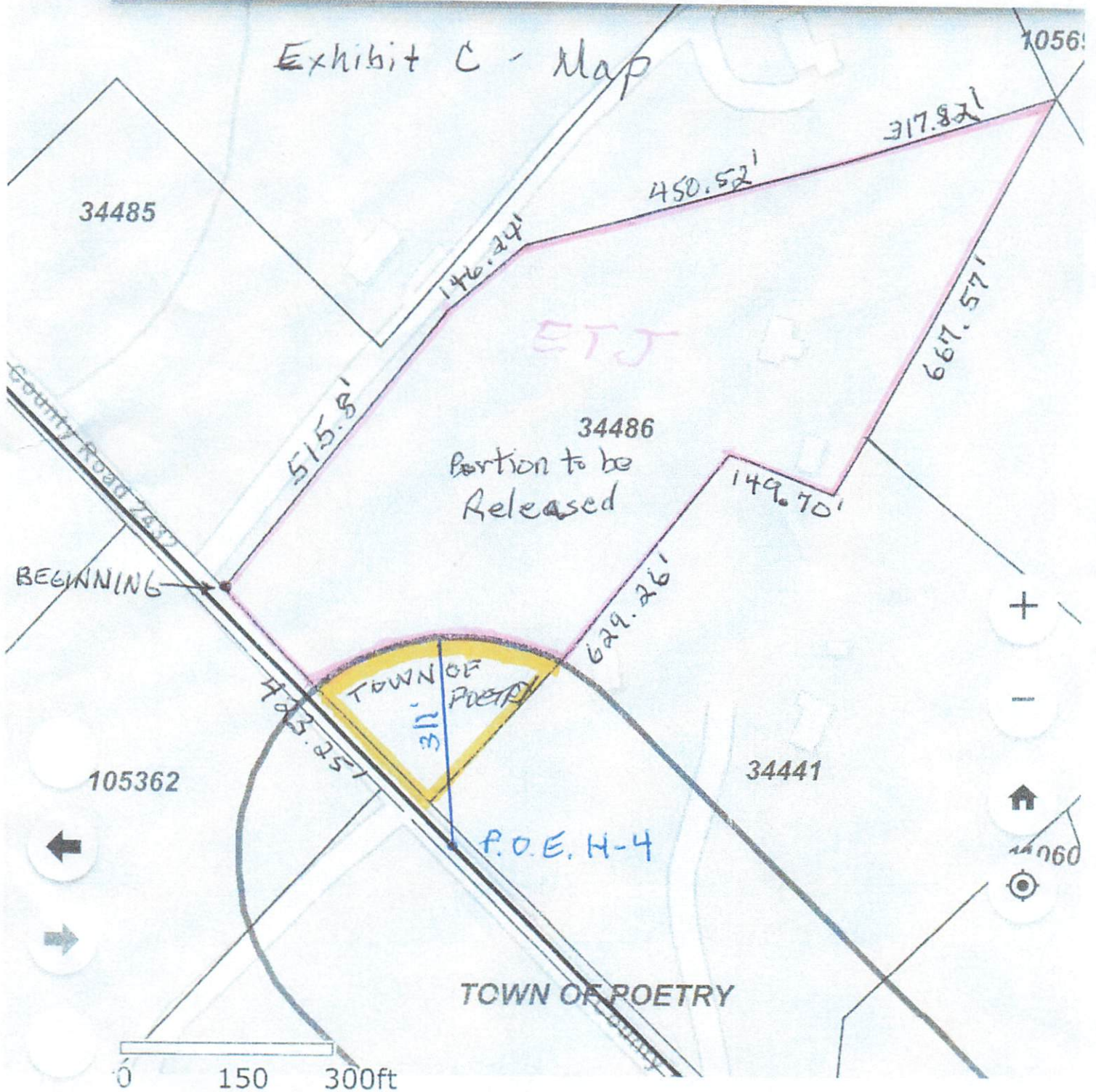
LESS AND EXCEPT;

BEING all of that tract of land in Hunt County, Texas and a part of Plat tract H-4 as defined in "AN ORDER FOR THE INCORPORATION OF THE TOWN OF POETRY, TEXAS", Instrument 2020-20915 of the Real Property Records of Hunt County, Texas, which is on file with the Town of Poetry and is incorporated herein by reference and more specifically described as the most southerly portion of said property within the circumference created by the 311 feet of the radius from POE: H-4 running across said property;

34486

Show search results for **34486**

Exhibit C - Map



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: 01/31/2024
 Ref.: 3089.000
 Bill #: 50569

RE: General Legal Services

Attention: Mayor Tara Senkevech

Date	Init	Description of Service	Hours	Amount
01/11/2024	DMB	Email opinion to mayor re SB 2038, ETJ petitions.	0.25	48.75
01/12/2024	DMB	Email opinion to councilmember (JB) re council procedures.	0.25	48.75
01/16/2024	DMB	Email to councilmember (JB), email to councilmember (TF), emails to mayor.	0.25	48.75
01/26/2024	DMB	Preparation of draft Professional Service Agreement, email to mayor.	0.50	97.50
01/27/2024	DMB	Preparation and transmittal of response to demand re ETJ release, Bishop Airfield MUD.	0.25	48.75
		Our Fee	1.50	292.50

Time Summary

Lawyer Initials	Rate	Hrs	Amount
DMB	195.00	1.50	292.50
Total Fees and Disbursements			292.50
TOTAL			292.50
Net Amount Owing on This Bill			292.50

Statement of Account

Prior Balance	390.00
Current Fees	292.50
Amount Due and Owing to Date	\$682.50

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 NJDHS@NJDHS.com

Jan 31, 2024

Client: 3089

TOWN OF POETRY
TX USA

MATTER STATUS

	Prior Balance	Payments Adjustments	Current Charges	Total
3089.000 General Legal Services	390.00	-0.00	292.50	682.50
Total	390.00	-0.00	292.50	682.50

Anne E. Hamilton

Royse City, Texas. 75189 •

City Secretary

Communication | Meeting Coordination | Editing and Grammar

Detail-oriented and highly organized professional seeking the position of City Secretary at The City of Poetry, Texas. With a strong foundation in writing and journalism, I bring excellent communication, editing, and administrative skills to efficiently manage council proceedings, maintain records, and support overall city operations. Dedicated to ensuring accuracy, confidentiality, and a seamless workflow, I am eager to contribute to the success of The City of Poetry. Leveraging my knowledge in election management, extensive experience with meeting coordination, and a commitment to outstanding customer service, I am poised to make valuable contributions to the city's administration.

WORK EXPERIENCE

Zero Technologies, LLC - Bensalem, PA

03/2007-07/2008

SW REGIONAL SALES & MARKETING MANAGER

Zero Technologies is the developer of a breakthrough water filtration technology.

- **Achieved Rapid Promotion:** Promoted from District Manager to Regional Manager within six months, showcasing exceptional leadership and management skills.
- **Market Expansion:** Successfully established and managed multi-state retail venues in TX, CO, NM, NV, UT, AZ, leading to increased market presence and brand recognition.
- **Retail Merchandising Excellence:** Spearheaded the merchandising efforts of products in major retail outlets, including Home Depot (241 locations) and Walgreens (679 locations), resulting in enhanced product visibility and sales.
- **Strategic Field Training:** Developed comprehensive Field Training Manuals for in-house and third-party personnel, contributing to improved team performance and consistency in sales approaches.
- **National Management Structure:** Designed and implemented a national management structure for field personnel, leading to streamlined operations and improved communication across regions.
- **Leadership and Mentorship:** Mentored new Regional Managers and District Managers nationwide, fostering a culture of continuous improvement and excellence.
- **Operational Refinement:** Successfully refined and implemented management systems, administrative policies, and operational procedures, optimizing efficiency, and ensuring consistency.
- **Strategic Partnership:** Collaborated with Human Resources to recruit, train, motivate, evaluate, and counsel employees, contributing to a high-performing and motivated team.
- **Financial Management:** Controlled spending within the district, consistently working within budgetary guidelines to achieve cost-effectiveness.
- **Event Management:** Project Manager for special events and trade shows attended nationwide, resulting in increased brand visibility and customer engagement.
- **Strategic Collaboration:** Actively participated in weekly conference calls with executive staff to discuss upcoming promotions and market opportunities, contributing to strategic decision-making and planning.

[first and last name]

[phone number or email address]

Comcast Cable – Farmers Branch, Texas

2004-2006

DIRECT SALES SUPERVISOR

Comcast is a leading provider of cable television, telephone, and internet services nationwide.

- **Leadership Excellence:** Supervised a dynamic door-to-door sales team ranging from 10-20 members, consistently achieving and exceeding sales targets.
- **Training Innovation:** Developed and implemented comprehensive competitive sales training programs for incoming and third-party sales personnel, resulting in increased sales effectiveness.
- **Hands-On Leadership:** Devoted 90% of work time to the field, actively engaging with the sales team to provide hands-on leadership, guidance, and support.
- **Strategic Initiative:** Introduced and pioneered the concept of special event sales in the region, leading the department in that direction and achieving a remarkable over 300% increase in sales at events.
- **Project Management Excellence:** Successfully handled the project management of all sales-oriented special events, ensuring seamless execution and contributing to the overall success of these initiatives.
- **Sales Growth:** Led the sales team to consistently achieve and exceed sales targets, demonstrating a keen understanding of market dynamics and customer needs.
- **Performance Analysis:** Implemented performance analysis tools to evaluate sales team effectiveness, identify areas for improvement, and implement targeted strategies for enhanced performance.
- **Customer Engagement:** Fostered positive customer relationships through strategic sales initiatives, resulting in increased customer satisfaction and loyalty.
- **Cross-Functional Collaboration:** Collaborated with cross-functional teams to align sales strategies with overall business goals, contributing to a cohesive and effective organizational approach.

Infinity Broadcasting, KLUV Radio – Dallas, Texas

2003 - 2004

ASSISTANT PROMOTIONS DIRECTOR

Infinity Broadcasting is a leading provider of broadcast media across the nation. Owned by Viacom.

- **Promotions Management:** Oversaw end-to-end promotions, managing diverse campaigns and events.
- **On-Air Content Support:** Conducted research and wrote compelling copy for on-air personality Ron Chapman.
- **Revenue Generation:** Focused on bringing new event opportunities to generate revenue through innovative promotions.
- **Event Planning:** Led planning and execution of concerts, station appearances, and multi-station events.
- **Digital Presence:** Managed and enhanced the station's website presence for cohesive online representation.
- **Business Development:** Sought and secured new event opportunities, partnerships, and sponsorships.
- **Collaboration:** Worked with cross-functional teams to coordinate station appearances and events.
- **Contesting Strategies:** Developed creative strategies to captivate the audience and enhance listener participation.
- **Brand Representation:** Ensured positive brand representation across all promotional activities.

[first and last name]

[phone number or email address]

- **Budget Management:** Managed budgets for promotions, events, and marketing campaigns.
- **Performance Metrics:** Implemented metrics to measure the success of promotional campaigns and events.

Dish Network – *Farmers Branch, Texas*

2001-2003

LOCAL SALES MANAGER

Promoted from Associate Local Sales Manager

Dish Network is a leading provider of satellite television to consumers across the nation.

- **Sales Training Leadership:** Conducted ongoing sales staff training to promote DISH Network services, prices, and promotions to targeted consumer households within the geographical territory.
- **Team Leadership and Coaching:** Provided leadership and coaching to a regional sales team of field reps and managers, resulting in the development of the Dallas marketplace to the 5th most successful sales office out of 18 nationwide.
- **Grassroots Sales Team Development:** Facilitated and developed a "grassroots" sales team, utilizing various selling venues including door-to-door, special events, mall kiosk, Costco stores, and "Small-town takeovers."
- **Relationship Building:** Fostered strong relationships with the local Dish Network Service Corporation office, reducing install conflicts, and increasing the potential to meet monthly sales goals.
- **Local Media Engagement:** Scouted, implemented, and established solid relationships with local media to increase Dish Network's participation in local events.
- **Event Planning and Execution:** Developed and executed DISH Network's involvement in the Texas State Fair, collaborating between DISH Network Corporate and the local office.
- **Office Management:** Established and managed the Fort Worth sales office.

ASSOCIATE LOCAL SALES MANAGER

Promoted to Local Sales Manager

- **Subscriber Base Growth:** Charged with increasing DISH Network subscriber base through the coordination of the sales team.
- **Execution of Company Standards:** Ensured the execution of company standards related to the Target Marketing Department and managed all sales activity of the local marketing area.
- **Event Planning and Staffing:** Planned, coordinated, and staffed all sales team events, including training sales staff to ensure event success.
- **Tracking and Analysis:** Created and maintained both event and sales tracking grids for comprehensive tracking and analysis.
- **Market Intelligence:** Collected competitive and market information to inform strategic decision-making.
- **Relationship Building:** Established strong relationships with the local Echosphere office, improving and increasing the availability of shared events and resources to expand benefits for the Target Marketing department.

Pegasus Satellite Television – *Boston, MA*

1998 - 2000

REGIONAL MARKETING AND PROMOTIONS MANAGER

Pegasus Satellite Television was the leading provider of DirecTV in rural America.

As the Regional Marketing and Promotions Manager at Pegasus Satellite Television, I played a pivotal role in enhancing brand visibility and driving marketing initiatives in small-town, rural Texas. Working closely with over 300 Texas dealers, I aided and educated on the benefits of utilizing their Co-op benefits for maximum return. My responsibilities extended to helping to build community awareness by collaborating

[first and last name]

[phone number or email address]

with local organizations, chambers, and charities. I planned and executed diverse local events for the dealers, ranging from small county fairs to larger Dallas County events to assist them in building their presence by fostering community engagement.

Collaborating closely with DirecTV sales and marketing personnel in the Dallas, Texas office, I worked side by side to execute events, optimize sales strategies, and ensure cohesive brand representation. This would involve larger scale events such as The Texas State Fair and the Texas Motor Speedway. My role involved meticulous budget monitoring, ensuring cost-effectiveness, and optimal resource allocation aligned with marketing objectives.

I would schedule local media placement to reach target audiences in small towns and rural areas to build the presence of the local dealer. I would hold quarterly meetings throughout Texas to train the retailer base on new promotions and product roll-out. Educating them in the new product knowledge and helping to drive sales effectiveness.

EDUCATION

Southern Methodist University - *Dallas, Texas*

Meadows School of Arts – Journalism

Eastfield Community College - *Mesquite, Texas*

Studies focused on Marketing, Print Journalism

Harvard University Online – *Cambridge, Massachusetts*

US Political Institutions: Congress,

Presidency, Courts, and Bureaucracy

PROFESSIONAL SKILLS

Writing:

- Extensive copy writing experience in both print and broadcast news.
- Editor of the school newspaper at Eastfield College, 2 years
- Press Releases
- Wrote newspaper column, which was successful in convincing Eastfield College to replace vending machines which were not compliant with ADA standards.
- Wrote feature story on 1993 Eastfield College murder which won 2nd place at the Texas Intercollegiate Press Association.

Media:

- **Morning Assistant Producer, KRLD Radio.** Responsible for writing and compiling news used on air. Ran edit station, recorded network feeds, taped and conducted interviews for morning anchor.
- **Assistant Weekday Producer, KEWS Radio.** Responsibilities included news assignments, news line-up and news writing.
- **Weekend Producer, KEWS Radio.** Responsibilities included preparing six, 1-hour news blocks each day. Supervised 2 assistant producers and weekend reporting staff, as well as story assignments.
- **Assistant Producer, McCuiston Program.** A PBS program, which deals with political and social issues. Responsibilities included researching individual show subject matter, complied the viewing audience, media liaison.

VOLUNTEER EXPERIENCE

- Previous Board Member of Garland Independent School District Board of Trustees
- NCT Council of Governments
- TASB Grassroots Advocacy Board

[first and last name]

[phone number or email address]

AWARDS AND HONORS

- 1st Place, Television Announcing Texas Intercollegiate Press Association
- 2nd Place, Television Announcing Texas Intercollegiate Press Association
- 2nd Place, News Writing Texas Intercollegiate Press Association
- 1st Place, News Page Design Texas Intercollegiate Press Association
- 3rd Place, Advertising Nebraska High School Press Association
- Eastfield Journalism Club President

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Residents frequently ask whether City zoning laws and proposed zoning changes override deed restrictions. The question often centers on whether a multi-unit residential structure can be built on a lot, even if the lot is subject to deed restrictions that limit development to a single residential unit. (These restrictions should not be confused with regulatory covenants required by the City, which are commonly referred to as "public restrictive covenants.")

The short answer is that the Land Development Code does not affect the enforceability of deed restrictions. Several things to keep in mind regarding the Code, City zoning laws, and deed restrictions include:

- Deed restrictions are a civil matter enforced by the parties named in the restriction, such as a property owners' association or a property owner.
- Changes to city zoning regulations should not affect the enforceability of deed restrictions. A deed restriction that is enforceable now should continue to be enforceable, regardless of changes to City zoning regulations.
- Zoning does not extinguish the obligations between parties to a deed restriction.

Other questions focus on whether the City can deny permit applications based on deed restrictions that exist on a property. Several things to keep in mind regarding City permit application approvals and deed restrictions include:

- If a building permit application complies with the Land Development Code, then staff must approve the application whether or not it conforms to a deed restriction.
- The City cannot prevent landowners from developing property based on a deed restriction.

Although the City cannot enforce deed restrictions, the City has updated its residential permit application form that requires the applicant to acknowledge the following:

- The applicant has checked for any property-specific information such as deed restrictions or restrictive covenants on the property.
- The applicant is responsible for any conflicts between the property-specific information and the request for the proposed development.



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

BE IT REMEMBERED THAT ON THIS DAY OF THE 21st of December 2023 at 6:30 pm, the Town Council of Poetry, Texas, held a Regular Town Council Meeting at Poetry Town Hall, 5671 CR 323 Poetry, Texas 75160 with the following present:

Mayor Tara Senkevech
Councilmember Tom Anderson
Councilmember Mike Jaffe

Councilmember Simeon White
Councilmember Terry Fowler
Councilmember Jonathan Blake

Mayor Senkevech called the meeting to order at 6:30 p.m.

Robin Boles, volunteer, in the absence of Evie Anderson, Clerk, took roll call and confirmed quorum. All Councilmembers were present.

Pledge of Allegiance and Invocation

Councilmember, Johnathan Blake led the pledge and invocation.

f: Mayor Tara Senkevech gives items of community interest:

- Thanks, Sherry Vinson, for typing the minutes.
- Thanks to Mary Gregor for decorating the inside town hall tree.
- Thanks to the Christmas Lights Committee for their hours of teamwork.
- Thanks to Bob Boles, Kevin, and Josh Senkevech for the trailer setup with the sound and video systems.
- Congratulations to the winners of the 3rd annual Christmas Lights Contest. The list of winners is online.
- Congratulations to Poetry citizen, Ryder Grimes, who was just named Texas Country Music Association's Emerging Artist of the Year on November 12, 2023.
- Merry Christmas and Happy Holidays to each of you.

g) Regular Meeting

h) Reports

1. **Financial Reports:** Mayor Tara Senkevech gave the ending balance comes to \$76,689.30.
2. **Sales and Use Tax receipts Report** with ending balance of \$59,590.08 all of which goes to Capital Road repairs and refurbishment.
 - o **Councilmember Terry Fowler** had a question regarding the amount of operating funds available. Mayor Senkevech said that the information on Q1 should be available next month.
3. **Secretary's Report:** — Deputy City Secretary Theresa Scholander, read by Councilmember Tom Anderson.

i) Consent Agenda:

1. **Approve minutes from November 2, 2023.** Councilmember Tom Anderson expressed corrections he would like to see made. Motion made to move this item to the regular Agenda and make it Agenda Item A. **Passes 5:0**
2. **Pay November legal bill** of \$1171.03. Mayor Senkevech pointed out that the mileage fee was left off last month, so it is now reflected on the bill this month. This is the reason for the discrepancy between the invoice versus the final bill. Motion to approve made by Councilmember Tom Anderson. Motion seconded by Councilmember Simeon White. **Passes 5:0**
3. **Insurance Renewal** in the amount of \$682.02. Councilmember Jaffe pointed out some discrepancies in the address listed by the insurance company. Motion made by Councilmember Simeon White and a second was made by Councilmember Jonathan Blake. **Passes 5:0**
4. **Proclamation of August 26th:** We have this proclamation, The Town of Poetry, County of Kaufman, Texas, recognized on August 26th as Ryder Grimes Day. Whereas the first time in Poetry history its

resident, who is Poetry raised, has made the national spotlight for the Country Music Awards Emerging Artist of the Year, November 12th, 2023. Whereas the Community wishes to acknowledge Ryder's achievement for his song, "In My Boots," reaching #1 on Texas Regional Radio Report for week #48 ending November 29th, 2023. Whereas Ryder has shown outstanding character in his pursuit of his musical goals. Whereas the Town of Poetry is proud to call him our son and recognize his high level of personal achievement and service to his art. Therefore, Tara Senkevech, the first mayor of Poetry, hereby presents this proclamation to Ryder Grimes for his day of birth, his dedication, and his success in his budding career. Motion made by Councilmember Jonathan Blake and a second was made by Councilmember Tom Anderson. **Passes 5:0**

j) Regular Agenda:

A. **Approve minutes from November 2, 2023**, Councilmember Tom Anderson outlined the corrections he would like to see to the November 2, 2023, minutes of the meeting.

- 1) Second line, change Tracy Hibbs "corrected" to "offers her opinion".
- 2) On the same line, change Citizen Dale Bryant "defines" to "offers his opinion".
- 3) Under i) Special Agenda, section 4), first line, change "finds the city at fault" to "offers her opinion".

A motion to approve was made by Councilmember Mike Jaffe and a second was made by Councilmember Jonathan Blake. **Passes 5:0**

1) **Listen to the presentation of SOQ** (Statement of Qualifications) by Engineering firms Exceed Engineering and Birkhoff, Hendricks & Carter, L.L.P. Engineering Firm.

- 1) Mayor Tara Senkevech opens with the reading of a legal statement: "Upon the Town's determination as to the most qualified applicant. The Town will then negotiate pricing and fee structure. If the Town and the most qualified applicant, owner, and legible to negotiate an acceptable resting at fee structure. The Town will then proceed to negotiate with the next most qualified applicant. And so on until a final selection is made."
- 2) Mr. Ray Bramley of Exceed Engineering gives his presentation, followed by some Q & A from City Councilmembers.

2) **Discuss and take action on finalizing Solid Waste Ordinance with Addendum A:** Exclusive Solid Waste Franchise Agreement with Doliver Enterprises, LLC dba Blackjack Disposal.

- o Notice has been provided to previous vendors.
- o Citizen Brian Vincent pointed out that the Ordinance was not included in the original package available online. This was explained that the lawyer did not return the Ordinance before it was posted.

Motion to accept the Ordinance was made by Councilmember Tom Anderson and a second was made by Councilmember Jonathan Blake. **Passes 5:0**

3) **Discuss and take action on finalizing Solid Waste Addendum B:** Non-exclusive for Roll-offs Solid Waste Franchise Agreement.

- o Discussion was had regarding entering into a one-year contract and reevaluating their performance after one year. The contractor is to keep a log of all complaints, including their resolution, and report them back to the Town monthly. Change the availability by phone for the Town from 7:00 am-7:00 pm to 8:00 am-500 pm. Fees against contractors for violations were also discussed. Citizen Doug Kindred spoke with some questions about the trash cart that they would be receiving and how that affected bulk pickup and using garbage bags.

Motion to accept the current amendments made by Councilmember Tom Anderson and a second was made by Councilmember Jonathan Blake. **Passes 5:0**

At this time the Mayor calls for a break

4) **Discuss and take action on four culvert replacements on CR 2464 on Project Sheet H-09 for \$8,250.00 for materials cost only.** This discussion item is regarding four potentially culvert replacements on CR 2464. This item was tabled for councilmembers to have the time to look over the locations of replacements and a potential second area at CR 2446. Additionally, to explore the possibility of breaking this item down into multiple, individual items in the future. No motion is needed.

- 5) **Discuss and take action to have agenda items author and supporters' names attached at the end of each item [CM Fowler and CM Jaffe]:** This agenda item proposes adding the names of councilmembers who requested specific agenda items to the monthly agenda, allowing citizens to contact the relevant members. It was decided to include the "requester or requesters" name in parentheses at the end of the specific agenda item. Motion by Councilmember Mike Jaffe, seconded by Councilmember Tom Anderson. **Passes 5:0**
- 6) **Discuss and take action on the proposed concrete crushing plant on Hwy 276.** Councilmembers Jonathan Blake and Simeon White raised concerns about the proposed concrete crushing plant. Mayor Senkevech had consulted Poetry's legal counsel, who clarified that since the plant is outside Poetry's jurisdiction, the town has no authority over the matter. An upcoming meeting on Wednesday, December 27, 2023, at 10:00 am at the Hunt County Commissioners Court will provide an opportunity for residents to voice their concerns. Citizen Doug Kendrick shared his experience, highlighting limited options for neighboring towns. Citizen Glen Strauss, drawing from past employment at a concrete plant in California, expressed concerns about the dust generated. No motion is required.
- 7) **Discuss and take action on Councilmember Fowler's petition to release from ETJ:** Mayor Tara Senkevech highlighted compliance with state law, noting that, in the event of a conflict of interest, an Affidavit of Disclosure had been filed and has been submitted to the City Secretary. Legal counsel has advised that Councilmember Terry Fowler cannot address this matter during the meeting. Councilmember Mike Jaffe expressed concern about such issues handled through a council meeting and voting. Mayor Senkevech explained that due to the unique nature of the Town of Poetry, requests to be released from the ETJ require a council vote. Councilmember Tom Anderson observed that none on the council are land surveyors, lacking specialized qualifications. Councilmember Simeon White suggested handling these matters outside of the council, involving an engineer, and bringing them to the council only if issues arise. Mayor Senkevech stressed the need for thorough ongoing research, emphasizing that attempting to extract land located in Poetry proper would invalidate the request. The Council acknowledges increased information in the forms and legal counsel's review and is currently willing to continue approving or denying requests until a town surveyor is on board. Citizen Amy Fowler spoke explaining the wish to remove their land from the ETJ. Citizen Kevin Senkevech expressed displeasure, deeming Councilmember Fowler's request unbecoming, and argued that the Texas bill Mrs. Fowler referenced wasn't intended for towns with less than 20,000 occupants. Senkevech reminded the council of Fowler's previous desire to extend map lines to include his property and now wanting removal from the town. He requested Fowler withdraw his petition or step down as a Town Councilmember and asked the sitting Council to reject Fowler's request to be removed from the ETJ. (there were background interruptions from a member of the audience during this time and had to be admonished by Mayor Senkevech). Motion by Councilmember Simeon White, seconded by Councilmember Jonathan Blake. **Passes 3:1** Mayor Tara Senkevech read a prepared statement which included, "I waited until after the vote on this matter to make my statement so as not to influence the vote. As the chair of this Council, I believe it is my duty to express that a sitting Councilmember intentionally using personal funds to remove their property from the town they serve is against our decorum and procedure policy. Resolution 2021.1001R emphasizes the obligation of elected officials to uphold high moral standards and prioritize the public interest over personal considerations. Councilmembers must show unconflicted loyalty to the entire town. Mr. Fowler's actions violate these standards, placing personal interests above the town's interest. I publicly admonish him for this unethical violation, expressing the hope for the best for him and each Councilmember."
- 8) **Discuss and take action on Bennet's petition to release from ETJ:** As this is Councilmember Fowler's father-in-law, he must continue to abstain from participation in this vote. Motion by Councilmember Jonathan Blake, seconded by Councilmember Simeon White. **Passes 3:1**
- 9) **Discuss and take action on West's three petitions to release from ETJ:** All three petitions are 57 acres of contiguous property.
- a) **Address 19370 FM Road 986:** Citizen Chad West spoke to explain that the property is contagious. Motion by Councilmember Jonathan Blake, seconded by Councilmember Mike Jaffe. **Passes 4:1**

b) Address County Road 323: Motion by Councilmember Jonathan Blake, seconded by Councilmember Simeon White. **Passes 4:1**

c) Motion by Councilmember Jonathan Blake, seconded by Councilmember Simeon White. **Passes 4:1**

10) Discuss Preliminary Zoning Map: In previous meetings, it was discussed that Councilmember White and Councilmember Blake would be a two-person Zoning Committee. Councilmember White will go over the actual zoning map.

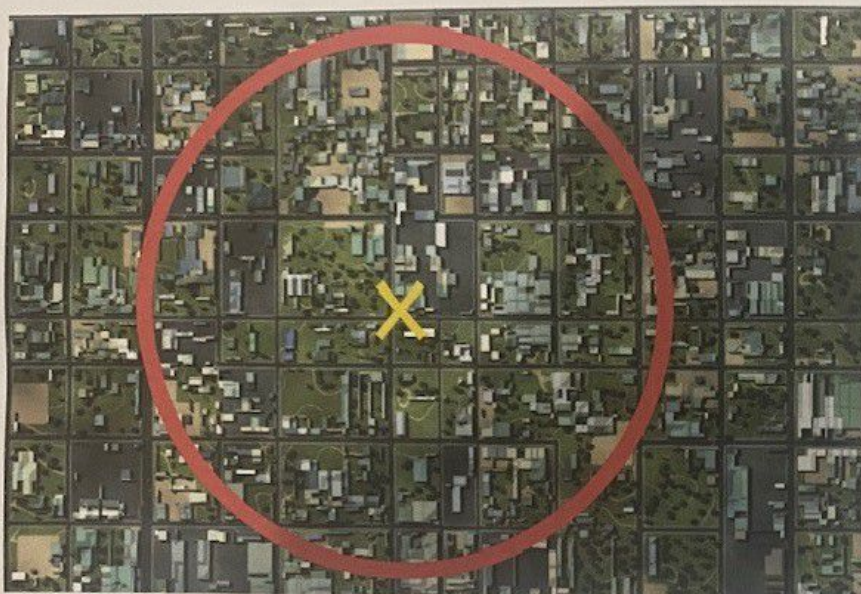
k) General Public Comments: None

l) Adjourned Regular Meeting @ 9:24 pm

Minutes by volunteer Anne E. Hamilton

Wind speed is another contributing factor to distance traveled: as wind speed increases, so does the distance traveled of the respirable dust particles.

The following tables demonstrate the relationship between particle size, wind speed, and distance traveled:



X = construction site

○ = area exposed to silica dust

Table 1: 10-micron particle

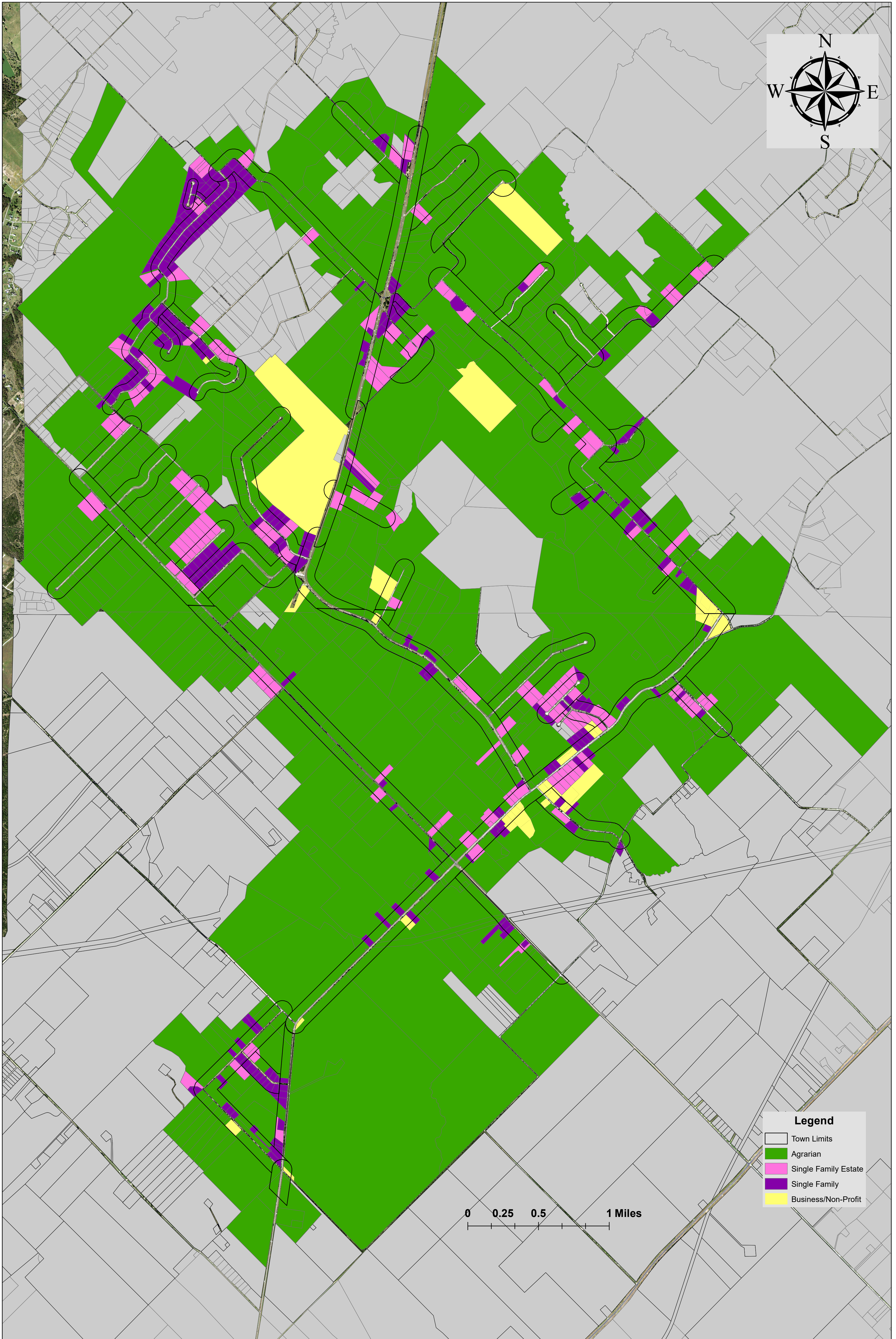
Wind Speed (mph)	Distance Traveled (miles)
3.1	.55
6.2	1.1
12.4	2.3
24.8	4.6
37.3	6.9
49.7	9.2

Table 2: 5-micron particle

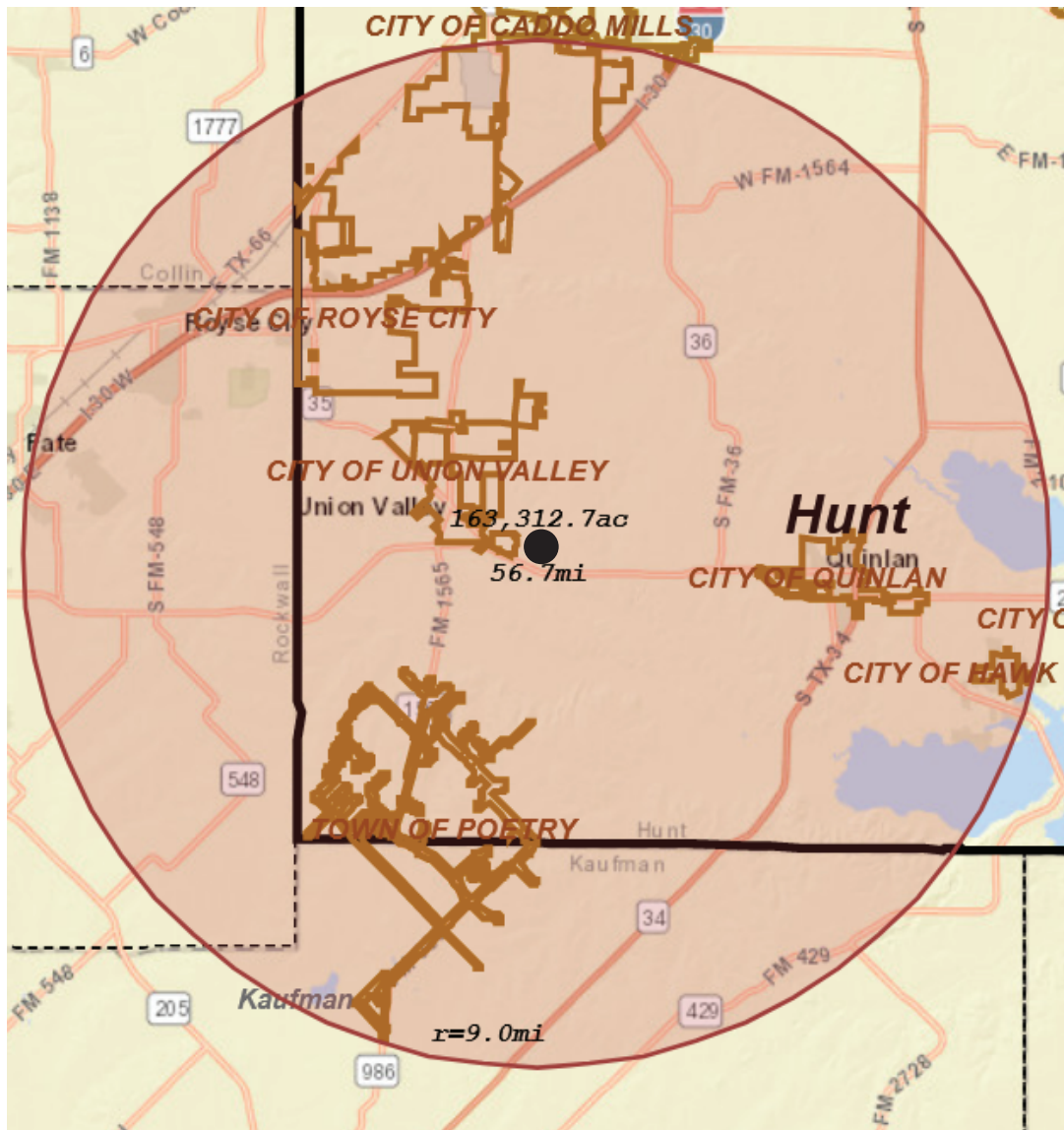
Wind Speed (mph)	Distance Traveled (miles)
3.1	2.2
6.2	4.5
12.4	9
24.8	18
37.3	27
49.7	36.1

Clearly, the smaller the particle the further the distance the dust particle travels, especially in an environment with stronger winds. While these are average distances, this phenomenon illustrates how pertinent it is for proper engineering controls to be in place when it comes to suppressing silica dust. Failing to properly control silica dust affects not only the construction crew, but people in the surrounding areas—in some cases as far as 50 miles from the site.

Town of Poetry Proposed Zoning



Potential Impact Zone of HWY 276 Rock Crushing Plant



Shown above: 9 mile radius from HWY 276 Rock Crushing Plant

A 5 micron size dust particle can potentially travel 9 miles with a wind speed of 12.4 mph.

IN THE COMMISSIONERS COURT OF
HUNT COUNTY, TEXAS

SEPARATE WRITTEN APPROVAL OF INTERLOCAL
COOPERATION CONTRACT WITH:
TOWN OF POETRY

The Commissioners' Court of HUNT County, Texas, in compliance with §791.015 of the Texas Government Code, otherwise known as the Interlocal Cooperation Act, and before the commencement of any work to construct, improve, or repair the subject matter of an Interlocal Contact with Town of Poetry, hereby authorizes, and approves this separate specific written approval for the proposed project described below. In this regard, the following provisions apply to such proposed Interlocal Cooperation Contract:

1. This approval is separate and distinct from the Interlocal Cooperation Contract itself.
2. The proposed project is for Hunt County R&B Precinct #2 to:

A. Description of Project: _____

New asphalt cold or hot mix applied to potholes and sides of roads as needed

Exact Project Location: CR 2458, CR 2451, CR 2460, CR 2440, CR 2426, CR 2400.

B. Material, equipment, labor hours, etc. to be used on this project:

Labor & Equipment for completion

Approximate Start Date: _____ Approximate Completion Date: _____

Cost of Project: _____

*(to be paid into an escrow account with the County before the start date of the above-described project)

It is mutually understood that no additional projects will be performed for any entities that owe outstanding project costs to Hunt County.

Approved by Commissioners' Court:

Hunt County Commissioner

Date:

Approved by: Town of Poetry

Date:

Authorized Signature for Other Entity

Copy of said agreement will be provided to the County Auditor and an accounts receivable will be recorded for said agreement. The Commissioners Office will report the date of completion to the County Auditor within seven (7) days of completion of above-described project. The fund deposited in the escrow account will then be paid to the County.

RESOLUTION NO. 2024-02-01R

**A RESOLUTION OF THE TOWN COUNCIL, OF THE TOWN OF POETRY, TEXAS
OPPOSING AN APPLICATION FOR AN AIR QUALITY PERMIT FOR PERMANENT
ROCK AND CONCRETE CRUSHERS, SUBMITTED BY DRY CREEK MATERIALS;
PROPOSED AIR QUALITY REGISTRATION NUMBER 174388.**

- WHEREAS, an application for an air quality standard permit for permanent rock and concrete crushers has been submitted to the Texas Commission of Environmental Quality proposing to be located within a 2.7 miles to a 9-mile radius Impact zone of Poetry, Texas; and
- WHEREAS, if approved, the rock and concrete crushers have significant potential to overall negatively impact all environmental and natural resources along with noise pollution and air quality conditions for nearby residents, schools, including the citizens of Town of Poetry, Texas; and
- WHEREAS, If approved, the rock and concrete crushing operations will negatively impact Local traffic and roadway conditions with an increase in heavy trucks serving this operation; and
- WHEREAS, The Town Council of the Town of Poetry opposes the Commission's approval of this permit, as it poses a risk to the health, safety, and welfare of local residents of the Town, its ETJ and the surrounding area.

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

THAT, THE Town Council of the Town of Poetry, Texas opposes the Air Quality Standard Application Submitted by Dry Creek Materials, LLC, proposed Air Quality Registration Number 174388, and in recognition whereof, do hereby affix our signature.

PASSED AND APPROVED in a meeting of the Town Council of the Town of Poetry, Texas held on February 15th, 2024.

Tara Senkevech, Mayor

Attest: Town Secretary