

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: \_\_\_\_\_

**Pothole Repair using new Cold Mix Asphalt**

B. Exact Project Location:

**CR 2458; CR 2432;**

C. Material, equipment, labor hours, etc. to be used on this project: \_\_\_\_\_

**Labor & Equipment**

Approximate Start Date: \_\_\_\_\_ Approximate Completion Date: \_\_\_\_\_

Cost of Project: **\$1000.00**.\*

\*(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.**



February 15, 2023

Tara Senkevech  
Mayor, Town of Poetry, TX

Thank you for contacting the United States Postal Service®. This responds to your recent correspondence, regarding the establishment of a unique ZIP Code™ for Poetry, TX.

The Postal Service® establishes ZIP Codes™ and delivery boundaries to ensure good service and for the most economical use of resources. It does not always conform to official or traditional community boundaries and are not assigned solely to provide local community identity. The situation in which a mail delivery address differs from the geographic or political name of a community, is a common one throughout the country. As new housing development emerges, political jurisdiction expands, areas incorporate into separate communities, or delivery is extended from a nearby established Post Office, can accommodate the new territory.

As a result, many communities throughout the nation have mail delivered from a Post Office with a different name than their community. It is too costly to establish a new Post Office or create new ZIP Codes™ for community identity purposes. ZIP Codes™ and mailing addresses are intended to help us provide prompt and accurate mail service. As a valued, long-term corporate asset of the US Postal Service®, 5-digit ZIP Codes™ can only be authorized in the following instances:

- When there is an operational need that supports our mission of providing the best possible universal service for our customers
- When an existing ZIP Code™ structure impedes quality service
- When there is an opportunity to reduce our distribution and delivery costs significantly

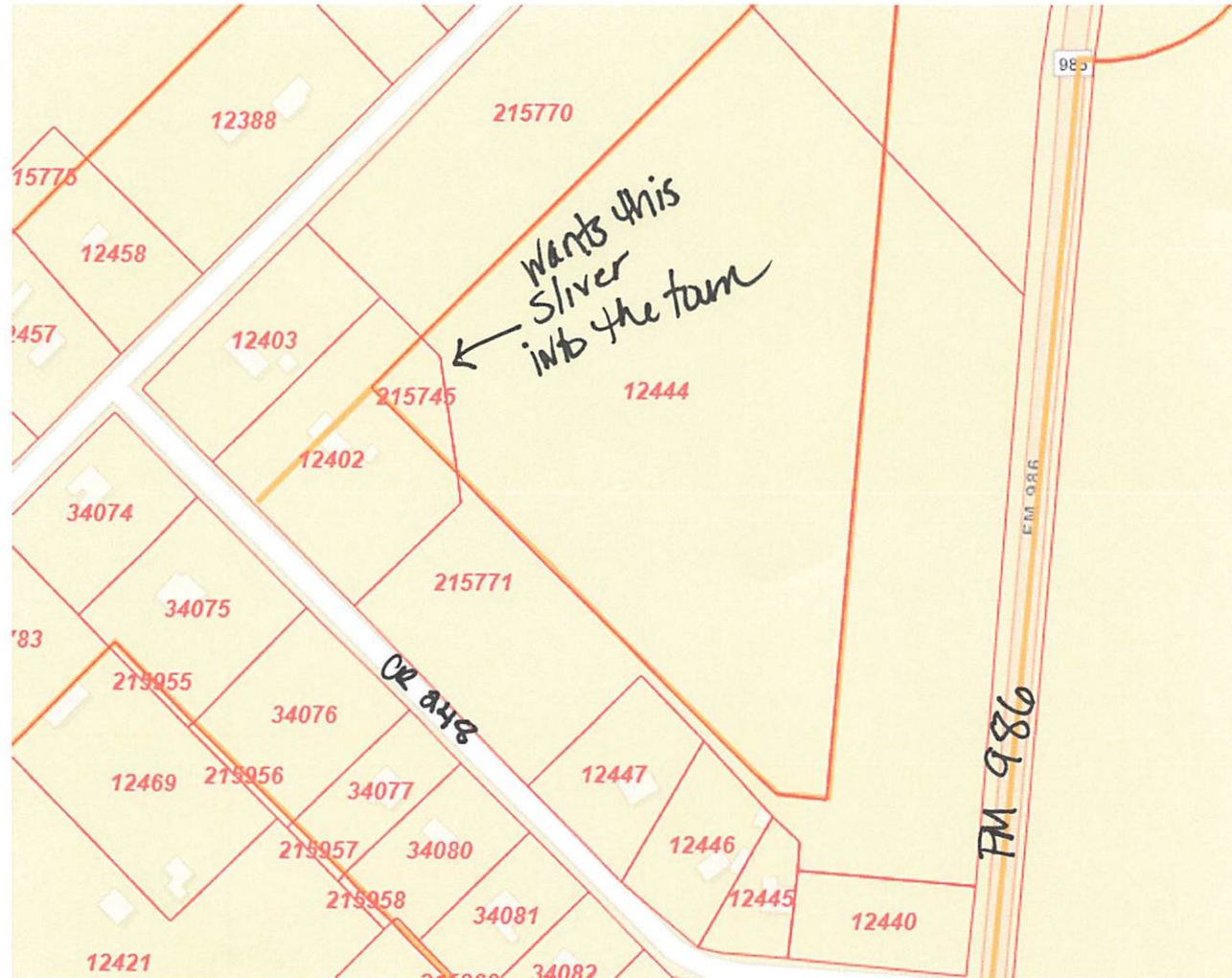
While we cannot comply with your request to establish a unique ZIP Code for Poetry at this time; we are in the process of taking another exceptional action to formally define the City in our system. Poetry will be designated as the Preferred Last Line (PLL) for all delivery points with the city municipal boundaries as soon as it approved by our Headquarters. This special accommodation will be in process in the following month (s) and our records are periodically updated to reflect any changes in address data. The PLL designation informs mailers that New Poetry should be used for all addresses within the city's boundaries.

Please contact Tony Angadicheril ([antony.z.angadicheril@usps.gov](mailto:antony.z.angadicheril@usps.gov)), Manager, Address Management Systems and provide all document he needs to process this request. Thank you for the opportunity to address this matter with you.

A handwritten signature in black ink, appearing to read "Scott Hooper".

Scott Hooper

cc: Trellis Maddalena, Manager, Consumer Affairs  
Jeff Higgs, Postmaster, Terrell  
Brandi Smith, Manager, Post Office Operations  
Tony Angadicheril, Manager, Address Management System



12388

215770

15775

12458

12403

Wants this  
Sliver  
into the farm

215745

12444

12402

34074

215771

34075

CR 248

219955

34076

FM 986

12469

219956

34077

12447

219957

34080

12446

12421

219958

34081

12445

12440

34082

983

FM 986

Imp the town  
river  
bridge  
over

32P NH

32P NH

**VOLUNTARY ANNEXATION AGREEMENT  
TOWN OF POETRY, TEXAS**

STATE OF TEXAS §  
  §  
COUNTY OF HUNT/KAUFMAN §

THIS AGREEMENT is by and between the Town of Poetry, Texas, a Type A general law municipality of the State of Texas (the Town), and the persons whose signatures appear below (the Owners), and is effective on the last date of signing, shown below.

1. The Owners hold title to and are the owners of the property described in Exhibit A (the Property), which is incorporated as a part of this Agreement. There are no other owners of the Property. The Property is located within the extraterritorial jurisdiction of the Town.
2. The Town and the Owners have negotiated this Agreement voluntarily and without duress or coercion, and all parties have full capacity to enter into this Agreement.
3. The Town and the Owners agree that, should the Town’s governing body exercise its legislative discretion to approve annexation, the Property will be annexed into the territorial and corporate limits of the Town, and will become a part of the Town for all purposes, upon the Town’s completion of the annexation process required by law.
4. Upon the completion of the annexation process and the enactment of an ordinance annexing the Property, the Town shall provide to the Property and to the Owners the municipal services which the Town currently and in the future may provide to all other citizens. The inhabitants of the Property shall thereafter be citizens of the Town and shall inure and be entitled to all the rights and privileges of other citizens of the Town and shall be bound by the lawful acts and ordinances of the Town.
5. Immediately upon the completion of annexation proceedings (the effective date of an ordinance annexing the Property), the Town shall provide to the Owners and the Property all municipal services provided by the Town to other citizens and properties within the Town consisting of: street and road construction, operation, maintenance and repair; planning and zoning services; and, general government administration. The Town does not, as of the effective date of this Agreement, provide the following services: police, fire and ambulance services (which are provided by the county in which the Property is situated, either directly or through mutual aid agreements with other first responders), solid waste collection service (which is provided through individual agreements between residents and solid waste collection service providers, or water and sewer utility service. The Town shall, however, provide additional full municipal services to the Owners and the Property when and as additional services are provided by the Town.
6. The foregoing services will be provided by the Town at the same or comparable level as that provided in other areas of the Town. This Agreement does not, however, require a uniform level of full municipal services to each area of the Town, including the annexed area, if different

characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

7. The Town agrees that its annexation of the Property shall in no way affect or limit any of the uses which may exist on the Property.

This Agreement is effective (the Effective Date) on the last date of signing shown below.

OWNERS:

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Type/Print Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Type/Print Name)

\_\_\_\_\_  
(Street Address)

\_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

TOWN OF POETRY, TEXAS

\_\_\_\_\_  
Tara Senkevech, Mayor

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Town Secretary



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

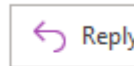


RE: Annex



Lori Bass <lilbassfroggie@aol.com>

To: Tara Senkevech



Thu 3/2/2023 6:01 PM

Tara,

We were given a map by the tax office that cut off part of our property and we were told by Kaufman County Tax Assessor office that the Town of Poetry cut off some of our property, therefore we received two bills. One for in town and one for out of town. I am asking for you to redraw the lines as we were told all the way up to CR 248 was in the town and we voted for us to incorporate. We live inside the part of CR 248 and we were never told part of our property would not be considered in town or we would not have voted for it. We are asking to annex that part so our entire property is considered the Town of Poetry and we receive one tax bill from now on. We were asked who wants to annex in and we want that part considered. I fail to see why this is a problem.

Ever so respectfully,

Lori and Andy Bass

[Sent from AOL on Android](#)

On Mon, Feb 27, 2023 at 8:05 PM, Tara Senkevech

<[mayor.tara@poetrytexas.org](mailto:mayor.tara@poetrytexas.org)> wrote:

Lori,

Aerobic System Specialist  
Installation & Repairs

Billy Vicars  
(972) 207-1461

188 RS. CR 1629  
Lone Oak, TX. 75453

CS# 33708  
MP# 2284

Proposal Submitted To: <u>CITY OF POETRY</u>	Job Name: <u>CITY HALL</u>	Job #
Address: <u>PIP (216055)</u>	Job Location: <u>KOFSMAN COUNTY</u>	
<u>POETRY TX COUNTY ROAD 323</u>	Date: <u>4/20/23</u>	Date of Plans: <u>4/20/23</u>
Phone # <u>214-317-8128</u> Fax # <u>214-317-8128</u>	Architect: <u>JIM ADAMS</u>	

We hereby submit specifications and estimates for:

INSTALLATION OF NEW AEROBIC TREATMENT UNIT AT THE CITY HALL.

3 year WARRANTY, 2 year MAINTENANCE CONTRACT

DOES NOT INCLUDE UNFORESEEN OBSTACLES  
SUCH AS LADECKING, ETC.

We propose hereby to furnish material and labor — complete in accordance with the above specifications for the sum of:

\$ SEVEN THOUSAND Dollars

with payments to be made as follows: DOE IN FULL THE DAY OF COMPLETION

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted Billy J. Vicars

Note — this proposal may be withdrawn by us if not accepted within 14 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature \_\_\_\_\_

Date of Acceptance \_\_\_\_\_

Signature \_\_\_\_\_

## Message Center Sign - Green



[More Images](#)

Post instructions, directories or maps at parks or on camp trails.

- Shatterproof, clear plastic windows with lock.
- Thick 1/4" corkboard.
- Recycled plastic frame is weather and graffiti resistant.
- [Push Pins](#) available.

SPECIFY COLOR:

MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS.)	PRICE EACH		COLOR	IN STOCK SHIPS TODAY
				1	3+		
H-2856G	Message Center Sign Only	38 x 5 x 29"	53	\$540	\$530	<input checked="" type="checkbox"/> Green	1 <input type="button" value="ADD"/>

[+ Additional Info](#)  
 [+ Accessories](#)  
 [+ Shopping Lists](#)  
 [Request a Catalog](#)

SAME DAY SHIPPING

HUGE SELECTION IN STOCK

SHIPS FROM 13 LOCATIONS

PRICE            \$ 540.00  
 SHIPPING        47.40  


---

 TOTAL            587.40  


---

**P R O P O S A L**

Simmons Beauty Roofs  
 21840 State Highway 64  
 Canton, TX 75103-2184  
 (972) 989-0033

**Sales Representative**  
 John Simmons  
 (972) 989-0033  
 John@BeautyRoofs.com



**Tara Senkevich**  
**Poetry, TX 75160**

<b>Estimate #</b>	3122
<b>Date</b>	3/31/2023

Item	Description	Qty
Tear Off	Remove one layer of your existing composition roofing shingles.	15.00
Shingles - Starter Strip	Install new starter strip on eaves and rakes. These shingles are used to complete the warranty requirements of the shingle manufacturer.	80.00
Underlayment - Synthetic	Install new synthetic underlayment.	15.00
Flashing - Drip Edge	Install new drip edge on the eave of the home.	50.00
Shingles - Lifetime Laminated	Install new lifetime manufacturer warrantied laminated composition shingles.	16.00
Shingles - Standard Ridge	Install cut 3-tab shingles on all hips and ridges.	1.33
Warranty	We guarantee all materials and labor above to be as specified. We also promise for the work to be accomplished in a neat workmanlike manner. We will cover any issues that may arise due to workmanship error for a period of three years. Your shingle warranty and/or insurance related claims supersede this warranty.	1.00

<b>Sub Total</b>	\$2,186.45
<b>Total</b>	\$2,186.45

## N O T E S

---

This proposal is for the entire roof area, including the addition.

We will need the following materials:

\*48 bundles of shingles

\*4 bundles of three tab shingles for ridge

2 bundles of starter strip

\*45 pieces of 4x4x8" step flashing

\*5 pieces of white 1 1/2" x 1 1/2" drip edge (the rest of the drip edge is good)

2 rolls of synthetic underlayment

We will provide any nails and the one stack needed.

You may also just roof over the existing roof. We will still need the materials above marked with an asterisk, but the total labor cost will only be \$1,136.45, instead of the \$2,186.45 listed. This is our recommendation if your budget is tight.

Under Texas Law HB2102, we are required to post the following with any written proposal:

Texas law requires a person insured under a property insurance policy to pay any deductible applicable to a claim made under the policy. It is a violation of Texas law for a seller of goods or services who reasonably expects to be paid wholly or partly from the proceeds of a property insurance claim to knowingly allow the insured person to fail to pay, or assist the insured person's failure to pay, the applicable insurance deductible.

033433 030767  
 ACCOUNT 67-04629328-000

\*\*\*\*\*  
 \* LINE ITEM QUOTE \*  
 \*\*\*\*\*

ESTIMATE

3:08 PM  
 4/18/2023 Page 1

TOWN OF POETRY Y  
 5671 CR 323

TERRELL, TX 75160  
 Phone #: (000)000-0000

Tax ID#:EXEMPT

Selling Shipping Sales  
 Store 67 Store 67 Person 33433 JOSHUA L

Our Order 226652-00

Customer P.O.DRIFTWOOD Terms CASH TERMS

Quantity Ordered	Quantity Shipped	UM	Locatio	Item Number	Description	Unit Ext/UM	Unit Price	Disc	Extended Price
12	X	BDL	555000	08017112	AR SUPREME SHINGLE AUTUMN BRN	12/BDL	33.99		407.88
2	X	BDL	555000	08017112	AR SUPREME SHINGLE AUTUMN BRN	2/BDL	33.99		67.98
1	X	BDL	555000	08060002	OC STARTER STRIP PLUS	1/BDL	49.99		49.99
45		EA	240901	110270	4X4X8" STEP FLASHING PREBENT	45/EA	.89		40.05
5		EA	400800	11024500	1.5X1.5"-10'EDGE FLASH HEM WHT	5/EA	7.99		39.95
1	X	RL	444000	08033064	GRIPRITE SL15 PRO SYN. FELT	1/RL	79.99		79.99
This ESTIMATE is given as a price quote only for the materials listed. It is not intended as a complete material list for your projects. *- Prices are subject to change without notice. -*									

Expires: 4/25/2023

Total Wt:	995	Net Sales	685.84	Taxable	.00	Tax %	8.25	Tax	.00	Total	685.84
-----------	-----	-----------	--------	---------	-----	-------	------	-----	-----	-------	--------

*Materials quote for Closet addition area + hallway/bathroom area (Roofing)*

20510 untrikha tsard) of <sup>12</sup> groups dimension  
— 20510 untrikha tsard) to

033433 030767  
 ACCOUNT 67-04629328-000

\*\*\*\*\*  
 \* LINE ITEM QUOTE \*  
 \*\*\*\*\*

ESTIMATE

3:05 PM  
 4/18/2023 Page 1

TOWN OF POETRY Y  
 5671 CR 323

TERRELL, TX 75160  
 Phone #: (000)000-0000

Tax ID#:EXEMPT

Selling Shipping Sales  
 Store 67 Store 67 Person 33433 JOSHUA L

Our Order 226652-00

Customer P.O.DRIFTWOOD Terms CASH TERMS

Quantity Ordered	Quantity Shipped	UM	Locatio	Item Number	Description	Unit Ext/UM	Unit Price	Disc	Extended Price
12	X	BDL	555000	08047020	LANDMARK SHINGLE WEATHERD WOOD	12/BDL	41.99		503.88
2	X	BDL	555000	08047054	XT 25 WEATHERED WOOD 3-TAB	2/BDL	36.99		73.98
1	X	BDL	555000	08060002	OC STARTER STRIP PLUS	1/BDL	49.99		49.99
45		EA	240901	110270	4X4X8" STEP FLASHING PREBENT	45/EA	.89		40.05
5		EA	400800	11024500	1.5X1.5"-10'EDGE FLASH HEM WHT	5/EA	7.99		39.95
1	X	RL	444000	08033064	GRIPRITE SL15 PRO SYN. FELT	1/RL	79.99		79.99

This ESTIMATE is given as a price quote only for the materials listed. It is not intended as a complete material list for your projects.  
 \*- Prices are subject to change without notice. -\*

Expires: 4/25/2023

Total Wt: 1,103	Net Sales 787.84	Taxable .00	Tax % 8.25	Tax .00	Total 787.84
-----------------	------------------	-------------	------------	---------	--------------

*Materials quote 2 for closet addition area + hallway/bathroom area (Roofing)*



... 20200 nicht. blos 10000

... 20200 nicht. blos 10000  
... 20200 nicht. blos 10000



TEXAS MUNICIPAL LEAGUE

*Empowering Texas cities to serve their citizens*

President **David Rutledge**, Mayor, Bridge City  
Executive Director **Bennett Sandlin**

April 11, 2023

The Honorable Tara Senkevech, CFO  
Mayor  
Town of Poetry  
19012 FM 986  
Terrell, TX 75160-0124

Mayor Senkevech:

It is time to renew the Town of Poetry's membership with the Texas Municipal League (TML). An invoice is enclosed for your convenience.

We are thankful for your city's participation since June 1, 2022, and hope that you are taking full advantage of member benefits:

- ✓ **Legislative Advocacy.** The League vigorously coordinates and advocates for a legislative program set by our member cities at the state and federal level.
- ✓ **Legal Support.** City officials have to know a lot, and we're here to help. TML has attorneys on staff to answer general legal questions about municipal law, and monitor federal and state laws and regulations, as well as city-related developments in the courts.
- ✓ **Training.** From our annual conference to workshops on municipal hot topics to webinars, the League offers training events to help you better serve your citizens and community.
- ✓ **Resources and Experts.** Whether it's connecting you to our library of information, publications, an expert in the field, a private-sector service, revenue sources, example policies/ordinances, or national and state programs, we've got access to the people and resources to help you seize an opportunity or creatively solve a problem.
- ✓ **Risk and Health Pools.** TML sponsors two very successful pooling programs (property/liability/workers' compensation and health) that provide huge dollar savings for TML member cities.

We look forward to serving you for another year. If you have any questions about member benefits or the renewal notice, please contact me at (512) 231-7472 or [rpitts@tml.org](mailto:rpitts@tml.org).

Sincerely,

Rachael Pitts  
Deputy Executive Director, Affiliate and Member Services  
Texas Municipal League



1821 Rutherford Lane, Ste 400  
Austin, TX 78754  
512-231-7400

**Renewal Notice**

Town of Poetry  
Tara Senkevech, CFO  
Mayor  
19012 FM 986  
Terrell, TX 75160-0124

Account No.	C-102425
Date:	2023-04-11
Amount Due:	\$788.00

TML Federal ID No: 74-6000125

**Member Service Fee**

For the City's share of the cost of League services for the period 2023-06-01 - 2024-05-31.

Member Service Fees are based on population reported by the member city and supplemented by COG population estimates and/or Bureau of Census estimates, when available.

Texas Local Government Code Section 140.0045 requires that your proposed annual budget reflect expenditures your city makes for directly or indirectly influencing or attempting to influence the outcome of legislative or administrative action. TML member service fees are not used for advocacy and need not be included in that calculation.

If you would like TML to submit a conflict disclosure "form 1295," please contact Rachael Pitts on our staff at 512-231-7472 or rpitts@tml.org.

**Please make a copy of this statement and return it with your remittance.**

**For Payments by EFT/ACH:**

Bank: JPMorgan Chase  
ABA# 111000614  
Account # 9440682815

BILLED	\$788.00
PAID	\$0.00
ADJ	\$0.00
BALANCE	\$788.00

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

<b>TOWN OF POETRY</b>	<b>Date:</b>	<b>03/31/2023</b>
<b>TX USA</b>	<b>Ref.:</b>	<b>3089.000</b>
	<b>Bill #:</b>	<b>44754</b>

**RE:**    General Legal Services

**Attention:**      Mayor Tara Senkevech

Date	Init	Description of Service	Hours	Amount
03/17/2023	DMB	Review of draft agreements, emails to mayor re development agreements, county interlocal agreements; email to D Bonner transmitting final form Kaufman County road improvements contract.	0.50	97.50
03/18/2023	DMB	Emails to mayor re county interlocals and subdivision development controls, recorded meetings.	0.25	48.75
03/20/2023	DMB	Review of final agreement form, emails to D Bonner and mayor re Kaufman County road repair interlocal.	0.25	48.75
		Our Fee	1.00	195.00

**Time Summary**

Lawyer Initials	Rate	Hrs	Amount
DMB	195.00	1.00	195.00
	<b>Total Fees and Disbursements</b>		<b>195.00</b>
	<b>TOTAL</b>		<b>195.00</b>
	<b>Net Amount Owing on This Bill</b>		<b>195.00</b>

**Statement of Account**

Prior Balance	830.74
Payments & Adjustments	-830.74
Current Fees	195.00
<b>Amount Due and Owing to Date</b>	<b>\$195.00</b>

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

Mar 31, 2023

Client: 3089

TOWN OF POETRY  
TX USA

MATTER STATUS

	Prior Balance	Payments Adjustments	Current Charges	Total
3089.000 General Legal Services	830.74	-830.74	195.00	195.00
<b>Total</b>	<b>830.74</b>	<b>-830.74</b>	<b>195.00</b>	<b>195.00</b>

IN THE COMMISSIONERS COURT OF  
KAUFMAN COUNTY, TEXAS

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

The Commissioners' Court of Kaufman 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 City 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 Kaufman County R&B Precinct #3 to:

A. Description of Project: Pothole repair using fresh asphalt; cold or hot mix

In the Town of Poetry.

B. Exact Project Location: CR 247, CR 249, Gate Lane, Four Post Lane, and Green Meadows Lane.

C. Material, equipment, labor hours, etc. to be used on this project: hot mix machine, or cold mix with 4 man crew.

Approximate Start Date: April 2023 Approximate Completion Date: \_\_\_\_\_

Cost of Project: \$ 3280.00.\*

\*(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 Kaufman County.

Approved by Commissioners' Court:

\_\_\_\_\_  
Kaufman County Judge, Hal Richards

\_\_\_\_\_  
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.**

STATE OF TEXAS                                   §  
   §  
COUNTY OF KAUFMAN                           §

**INTERLOCAL AGREEMENT  
BETWEEN COUNTY OF KAUFMAN, TEXAS  
AND TOWN OF POETRY, TEXAS**

This Agreement (“Agreement”) is entered into between the County of Kaufman, a political body of the State of Texas, hereinafter referred to as (the “County”), and the Town of Poetry, a political body of the State of Texas, hereinafter referred to as a (the “Town”).

**WITNESSETH:**

**WHEREAS**, County and Town are duly organized political subdivisions of the State of Texas engaged in the administration of government and related services; and

**WHEREAS**, Town currently has a need for road maintenance, enhancements, repairs, tree trimming, mowing and right of way clearing, and other road related work (each referred to as a “Road Project” herein) within its boundaries within Kaufman County, and the Town is not equipped to render such services; and

**WHEREAS**, County and Town find that this Agreement will provide public benefits to the citizens of both the Town and the County, and that a cooperative effort by the Town and the County, pursuant to the Interlocal Cooperation Act, Texas Government Code, Sec. 791.001 et. seq., will more efficiently accomplish the purposes set forth herein.

**NOW, THEREFORE**, for the mutual covenants and considerations expressed herein, the County and the Town hereby agree as follows:

1. The County agrees to provide, at a cost not to exceed the nearest practicable estimate of that cost, as that term is used in Section 771.007 of Chapter 771 of the Texas Government Code, as amended, the labor and equipment necessary to complete the Road Projects as requested by the Town and accepted by the County. The cost of equipment shall be calculated based on straight line depreciation and useful life as those terms are defined in the Internal Revenue Code, as amended. Cost of labor shall be calculated based on actual hourly rate of pay, excluding all other benefits received by that employee from the County. The Parties hereto must enter into separate agreements for each specific Road Project, which shall automatically be incorporated as if set forth fully herein, upon execution by both Parties. Each Road Project shall be negotiated and signed by the authorized representatives of Town and County. The Authorized Representative for the County shall be the Commissioner or the Road Supervisor working directly under the Commissioner. The Authorized Representative of the Town shall be the Mayor or a Councilmember designated by the Mayor.
2. The Town agrees to compensate the County for the fuel and materials costs for each Road Project, unless the materials are to be provided by the Town. The County shall provide

written estimates of the labor, equipment, fuel and materials costs, when applicable, required for each Road Project requested by the Town. Upon receipt of a written estimate from the County, the Town will contact vendors for materials, and the Town may elect to either pay for the materials from a vendor of its own choosing or use materials furnished by the County and reimburse County for such costs. The written estimate submitted by the County will become a part of the separate Road Project agreement described in Item 1 above.

3. No Road Project shall commence until the required funds, as described above, have been deposited by the Town with the Kaufman County Treasurer's Office. Said funds shall be placed into an escrow account pending completion of the Road Project. Once a Road Project is completed and accepted by the Town, the funds will be released from escrow to the County.
4. Road Projects are to be completed in a good and workmanlike manner, in accordance with the conditions in each specific estimate for such type of Road Project and in accordance with currently applicable County standards.
5. The term of this Agreement shall be for two years from the effective date hereof and will be renewed for additional two-year terms unless either party sends the other notice of nonrenewal at least 30 days prior to the end of the initial or any renewal term.
6. Town and County agree that each shall exercise a good faith effort to proceed in a timely fashion with its respective responsibilities under this Agreement, taking into consideration time of year and prevailing weather conditions.
7. To the extent allowed by law, the County agrees and is hereby bound to hold the Town whole and harmless from any act or omission of any representative, agent, customer, employee and/or invitee of Kaufman County. To the extent allowed by law, the Town agrees and is bound to hold the County whole and harmless from any act or omission of any representative, agent, customer, employee and/or invitee of the Town.
8. This Agreement may not be changed, altered or modified without prior written consent of the Town and the County.
9. The Parties to this Agreement intend that County, in performing services specified in this Agreement, shall act as an independent contractor and shall have control of its work and the manner in which it is performed.
10. Any notice to be given hereunder by either Party pursuant to this Agreement shall be in writing and delivered via email to the Authorized Representative of the other Party. Should the email address for either Authorized Representative change during this Agreement, such Party shall notify the other prior to the change. Draft agreements and subsequent negotiations for each Road Project shall be communicated via email between the Authorized Representatives for the County and Town, as noted in Item 1 above.
11. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas. No assignment of this Agreement or of any right accrued hereunder shall



be made, in whole or in part, by either Party without the prior written consent of the other Party. Venue shall be in Kaufman County, Texas.

12. The fact that the Parties hereto accept certain responsibilities relating to the rendering of services under this Agreement as a part of their responsibility for providing protection for the public health makes it imperative that the performance of these vital services be recognized as a governmental function and that the doctrine of governmental immunity shall be, and is hereby, invoked to the extent permitted under the law. Neither Party shall waive, nor shall be deemed to have hereby waived any immunity or defense that would otherwise be available to it against claims arising from the exercise of governmental powers and functions.

**IN WITNESS WHEREOF**, the Town and the County hereto have executed this Agreement by their duly authorized agents, officers and/or officials on the dates set forth below.

**Town of Poetry**

By: \_\_\_\_\_  
Tara Senkevech, Mayor

Date: \_\_\_\_\_

Attest: \_\_\_\_\_  
Town Secretary

**Kaufman County**

By: \_\_\_\_\_  
Honorable Jackie Allen  
Kaufman County Judge

Date: \_\_\_\_\_

Attest: \_\_\_\_\_  
Laura Hughes, County Clerk



12403

215770

119.2'

44.8'

205346

572.8'

202.5'

205.2'

12402

1.2'

215771



February 15, 2023

Tara Senkevech  
Mayor, Town of Poetry, TX

Thank you for contacting the United States Postal Service®. This responds to your recent correspondence, regarding the establishment of a unique ZIP Code™ for Poetry, TX.

The Postal Service® establishes ZIP Codes™ and delivery boundaries to ensure good service and for the most economical use of resources. It does not always conform to official or traditional community boundaries and are not assigned solely to provide local community identity. The situation in which a mail delivery address differs from the geographic or political name of a community, is a common one throughout the country. As new housing development emerges, political jurisdiction expands, areas incorporate into separate communities, or delivery is extended from a nearby established Post Office, can accommodate the new territory.

As a result, many communities throughout the nation have mail delivered from a Post Office with a different name than their community. It is too costly to establish a new Post Office or create new ZIP Codes™ for community identity purposes. ZIP Codes™ and mailing addresses are intended to help us provide prompt and accurate mail service. As a valued, long-term corporate asset of the US Postal Service®, 5-digit ZIP Codes™ can only be authorized in the following instances:

- When there is an operational need that supports our mission of providing the best possible universal service for our customers
- When an existing ZIP Code™ structure impedes quality service
- When there is an opportunity to reduce our distribution and delivery costs significantly

While we cannot comply with your request to establish a unique ZIP Code for Poetry at this time; we are in the process of taking another exceptional action to formally define the City in our system. Poetry will be designated as the Preferred Last Line (PLL) for all delivery points with the city municipal boundaries as soon as it approved by our Headquarters. This special accommodation will be in process in the following month (s) and our records are periodically updated to reflect any changes in address data. The PLL designation informs mailers that New Poetry should be used for all addresses within the city's boundaries.

Please contact Tony Angadicheril ([antony.z.angadicheril@usps.gov](mailto:antony.z.angadicheril@usps.gov)), Manager, Address Management Systems and provide all document he needs to process this request. Thank you for the opportunity to address this matter with you.



Scott Hooper

cc: Trellis Maddalena, Manager, Consumer Affairs  
Jeff Higgs, Postmaster, Terrell  
Brandi Smith, Manager, Post Office Operations  
Tony Angadicheril, Manager, Address Management System

**PROPOSAL**

Simmons Beauty Roofs  
 21840 State Highway 64  
 Canton, TX 75103-2184  
 (972) 989-0033

**Sales Representative**  
 John Simmons  
 (972) 989-0033  
 John@BeautyRoofs.com



**Tara Senkevich**  
**Poetry, TX 75160**

<b>Estimate #</b>	3121
<b>Date</b>	3/31/2023

Item	Description	Qty
Tear Off	Remove one layer of your existing composition roofing shingles.	4.00
Shingles - Starter Strip	Install new starter strip on eaves and rakes. These shingles are used to complete the warranty requirements of the shingle manufacturer.	80.00
Underlayment - Synthetic	Install new synthetic underlayment.	4.00
Flashing - Drip Edge	Install new drip edge on the eave of the home.	50.00
Shingles - Lifetime Laminated	Install new lifetime manufacturer warrantied laminated composition shingles.	4.00
Shingles - Standard Ridge	Install cut 3-tab shingles on all hips and ridges.	0.67
Warranty	We guarantee all materials and labor above to be as specified. We also promise for the work to be accomplished in a neat workmanlike manner. We will cover any issues that may arise due to workmanship error for a period of three years. Your shingle warranty and/or insurance related claims supersede this warranty.	1.00

<b>Sub Total</b>	\$653.55
<b>Total</b>	\$653.55

**NOTES**

Addition only.

We will need the following materials:  
 12 bundles of shingles (we recommend laminated shingles because the roof will need to be replaced soon anyway)  
 2 bundles of three tab shingles for ridge  
 1 bundle of starter strip  
 45 pieces of 4x4x8" step flashing  
 5 pieces of white 1 1/2" x 1 1/2" drip edge  
 1 roll of synthetic underlayment

We will provide any nails needed.

Under Texas Law HB2102, we are required to post the following with any written proposal:  
Texas law requires a person insured under a property insurance policy to pay any deductible applicable to a claim made under the policy. It is a violation of Texas law for a seller of goods or services who reasonably expects to be paid wholly or partly from the proceeds of a property insurance claim to knowingly allow the insured person to fail to pay, or assist the insured person's failure to pay, the applicable insurance deductible.



John Simmons Roofer &gt;

I apologize for my late response. The laminated shingles are about \$3.50 to \$5.00 more per bundle. The warranty for the laminated shingles is considered lifetime, while the 3-tab shingles are a 25-year warranty. With that being said, the 3-tab will last about 14 to 17 years and the laminated shingles will last about 20 to 23 years in our area. The biggest difference to me is the wind rating of each shingle. 3-tabs have a wind rating of 55 MPH, while laminated are a minimum of 80 MPH. Laminated shingles also look much better

Subject

iMessage



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWN OF POETRY, TEXAS  
ESTABLISHING A POLICY OF TRANSPARENCY;  
ESTABLISHING AMENDMENT OF MODIFICATION  
REQUIRMENTS; 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 28 consecutive calendar days,
  - 2. Separated by no more than 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,

### **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. 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;
  3. On the official Town website in a prominent place such as the home page and/or pages devoted to public notifications;
  4. 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 5 hours;
  5. 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.
- 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.

### **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 4. 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 5. 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 6. 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 7. Effective Date**

This Ordinance shall be effective upon its passage and approval.

**PASSED AND APPROVED** on this \_\_\_ day of \_\_\_\_\_, 2022.

APPROVED:

\_\_\_\_\_  
Tara Senkevech, Mayor

**ATTEST:**

\_\_\_\_\_  
Town Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Emily Bowlin, Town Attorney

# Dear City Mayor and Councilmen of (City Name),

I am writing to urge you to take action on the issue of Municipal Utility Districts (MUDs) in your communities, and to follow the example set by our neighbors Kaufman and Rockwall County, which have both passed an ordinance opposing the formation of special use districts by developers.

MUDs are a type of political subdivision formed by developers to provide infrastructure and services to residents in unincorporated areas. While they may seem like a convenient solution to providing essential services, they can often be a burden on the people they serve and pose potential dangers.

One major issue with MUDs is the lack of oversight and regulation, as developers often use them to avoid zoning and platting requirements, building standards, and environmental protections. This lack of oversight can lead to subpar infrastructure and homes, which can be unsafe for residents and contribute to environmental degradation.

Furthermore, MUDs create an imbalance in power between developers and local governments. Developers have the ability to levy taxes and issue bonds without the oversight of elected officials. This means that they can ignore the needs and concerns of the local community, making decisions based solely on their own interests.

In addition to the lack of oversight, MUDs can also be a financial burden on the people they serve. MUDs have high property tax rates, which can make it difficult for residents to afford their homes. These tax rates can also be unpredictable, as they are often tied to the repayment of bonds used to finance the construction of infrastructure. If the bond repayment schedule changes, the tax rate can increase, leaving residents with unexpected financial obligations.

Furthermore, MUDs can create potential dangers for residents. They can contribute to urban sprawl, which can increase traffic congestion and air pollution. Urban sprawl can lead to longer commute times and more vehicle miles traveled, contributing to negative health outcomes and increased greenhouse gas emissions. Additionally, MUDs often rely on groundwater sources, which can be contaminated with harmful chemicals and pollutants, leading to serious health problems.

It is important to take action to prevent the negative impacts of MUDs in your communities. Both Kaufman and Rockwall County are setting an excellent example by passing an ordinance opposing developer's special use districts. This type of regulation can help prevent subpar infrastructure and homes and protect residents from financial and health hazards.

Additionally, it is important to consider the negative effects MUDs have on emergency services. Rural volunteer fire departments and paid fire departments with ESDs (Emergency Service Districts), as well as law enforcement, are already stretched thin and work with minimal budgets and staffing. The residents of MUDs deserve emergency responses just like every other resident in the county, but the authorities having jurisdiction bear the burden of the service. This can strain already limited resources and result in longer response times, potentially putting lives and property at risk. By opposing the formation of special use districts, local governments can help to ensure that emergency services are not further burdened and that all residents receive the same level of protection and care.

Furthermore, MUDs can also have a negative impact on the sense of community in a given area. Because they are often developed with a focus on profit rather than on the needs and desires of the local community, they can lack the character and sense of place that define many neighborhoods and towns. This can lead to a sense of isolation and disconnection among residents, making it more difficult to build strong, resilient communities. By opposing MUDs, local governments can help to foster a sense of community and ensure that development is done in a way that reflects the needs and values of the people who live there.

Additionally, the lack of power that local governments have over MUDs means that they cannot deny their formation, even if it goes against their comprehensive plans and subdivision regulations. As Judge New of Rockwall County stated, "The authority of the City and County goes out the door when a MUD District is formed" and stated that "the developers are not answerable to the Citizens." This means that developers can essentially bypass local regulations and create developments that do not align with the community's vision for growth and development. This lack of accountability can lead to urban developments being placed in areas that were not meant for such growth, further contributing to issues such as traffic congestion, environmental degradation, and a strain on emergency services.

Also, the fact that TCEQ has never denied a MUD application is a major problem. As Judge New stated, "The Texas Commission for Environmental Quality (TCEQ) are the people processing the applications for the developers and there is no mechanism by which they turn down the applications. TCEQ gives the developer every opportunity to cure any deficiencies. Commissioner Macalik has investigated TCEQ to obtain the total number of applications that TCEQ has denied and was informed that they have not denied any." This lack of oversight and regulation from the TCEQ allows developers to easily obtain approval for MUDs, regardless of the potential negative impacts on the community and environment. It is therefore crucial that local governments take action to oppose MUDs and ensure that developers are held accountable for their impact on the community.

In conclusion, we strongly encourage the leaders of **(City Name)** to consider petitioning Hunt County to pass an ordinance opposing the formation of special use districts. This action will send a clear message that the interests of the community come first and will help to ensure that developers are held accountable for their impact on the community. Thank you for your attention to this important matter.

Sincerely,

-Councilmen White, Poetry Texas



1600 STATE HWY 34 SOUTH  
 TERRELL, TX 75160-0792

(972)524-5330

Fax: (972)563-0700

024546 024546  
 900-98046244-001

\*\*\*\*\*  
 \* LINE ITEM QUOTE \*  
 \*\*\*\*\*

Date: 3/30/2023  
 1:29 PM  
 \*\* REPRINT \*\*  
 EMAIL

CUSTOMER REMITTANCE NUMBER	
ORDER:	225359
Page:	1

CUST

J S CONST  
 10751 CR 2426 (972)877-0283

SHIP TO

TERRELL, TX 75160

A

Selling Store: 67  
 Salesperson: 24546 SHEA S

Terms: NET 10TH PROX  
 Tax ID #:

Our Order #: 225359  
 P.O. #: POETRY TH REPAI BID: 67110

STORE CODE	ITEM	DESCRIPTION	QTY	U/M	UNIT PRICE	U/M	EXTENDED PRICE	TAX
YARD	010903	2X8-12' #1 GROUND CONTACT TRTD	15	EA	14.615	EA	219.23	T
YARD	0210072	23/32" 4X8 T&G ADVNTC OSB(3/4)	5	EA	38.25	EA	191.25	T
	27010003	SUBFLOOR ADHESIVE 28OZ PL400	2	EA	7.590	EA	15.18	T
YARD	012703	2X4-12' #2/SB KD WSTRN SPECIES	3	EA	5.09	EA	15.27	T
YARD	010206	2X6-12' #2 SOUTHERN PINE	40	EA	5.65	EA	226.00	T
YARD	010312	2X8-16' #2 SOUTHERN PINE	1	EA	9.99	EA	9.99	T
YARD	021003	7/16" 4X8' OSB	15	EA	8.58	EA	128.70	T
YARD	08033048	RHINOROOF U20 SYNTHETIC FELT	1	RL	60.00	RL	60.00	T
	12105700	7/8" PLASTIC CAP NAIL 1LB	5	EA	10.550	EA	52.75	T
YARD	011927	1X6-12' D GRADE #117 SIDING	45	EA	20.270	EA	912.15	T
	12070220	3X.120 RH SM 21DG BRT STRP MET	1	BX	86.390	BX	86.39	T
	12860144	2" FIN ANG 15GA EG ICB	1	BX	53.750	BX	53.75	T

This ESTIMATE is given as a price quote only for the materials listed. It is not intended as a complete material list for your projects.  
 \*- Prices are subject to change without notice. -\*

SIGNATURE: \_\_\_\_\_

Expires: 4/30/2023	Weight: 3616	Sub-total	Tax %	Tax	TOTAL
Ordered by: JON STEELE		1970.66	8.25	162.58	2,133.24

*Thank You for shopping at McCoy's*

# Find the right payroll plan for you

Already have QuickBooks? [Add payroll.](#)

1. Select your payroll plan

2. Add accounting (optional)

3. Check out

## Choose a QuickBooks Payroll plan with the right benefits for your team

Buy now for 50% off\*



Free trial for 30 days

### Core

Cover the basics—easily pay your team and have your payroll taxes done for you.

~~\$45~~  
**\$22<sup>50</sup>** /mo

Save 50% for 3 months\*  
+\$5/employee per month

Select

[Learn more](#)

#### Take care of payday

##### Payroll features

- ✓ Full-service payroll  
Includes automated taxes and forms
- ✓ Auto Payroll
- ✓ 1099 E-File & Pay
- ✓ Expert product support
- ✓ Next-day direct deposit

### MOST POPULAR

### Premium

Manage your team and perfect payday with HR support and employee services.

~~\$75~~  
**\$37<sup>50</sup>** /mo

Save 50% for 3 months\*  
+\$8/employee per month

Select

[Learn more](#)

#### Take care of payday

##### Payroll features

- ✓ Full-service payroll  
Includes automated taxes and forms
- ✓ Auto Payroll
- ✓ 1099 E-File & Pay
- ✓ Expert product support
- ✓ Same-day direct deposit
- ✓ 24/7 expert product support
- ✓ Expert review
- ✓ Track time on the go

### Elite

Access on-demand experts to simplify payday and protect what matters most.

~~\$125~~  
**\$62<sup>50</sup>** /mo

Save 50% for 3 months\*  
+\$10/employee per month

Select

[Learn more](#)

#### Take care of payday

##### Payroll features

- ✓ Full-service payroll  
Includes automated taxes and forms
- ✓ Auto Payroll
- ✓ 1099 E-File & Pay
- ✓ Expert product support
- ✓ Same-day direct deposit
- ✓ 24/7 expert product support
- ✓ Expert setup
- ✓ Track time and projects on the go
- ✓ Tax Penalty Protection
- ✓ Personal HR advisor

## ONCOR Update

#1

04-04-2023, 02:51 AM

### ONCOR --GREAT NEWS!

I received a letter from Cindy Tayem of Oncor on Friday. I cannot post the direct letter as it has confidentiality language, but the letter states that Oncor will NOT be seeking any reimbursement from the Town of Poetry for this mistake in the miscoding of these accounts. [Only the electric companies have the "point of connection" information and thus they were the only ones to be able to rectify]. Since the payment due March 31st was already in progress, this reduction will begin with the June payment.

[Our current fiscal year budget already reduced to an estimate of \$56,000 from BOTH Electric providers is well under the estimate reduction they anticipate of \$1000-2000 per quarterly payment].

We have received our quarterly revenue for \$6302.25 from Oncor on 3/30/2023 and FEC already adjusted quarterly revenue of \$12,261.88 for a total quarterly revenue of \$18,464.13. Both accounts going forward should be correct for our town based on both entities extensive research.

Tags: None

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

**BE IT REMEMBERED THAT ON THIS DAY OF THE 21<sup>st</sup> of March 2023** at 6:30 pm, the Town Council of Poetry, Texas, held a Regular Council Meeting at 11214 FM 1565 Poetry, Texas, 75160 with the following present:

Mayor Tara Senkevech  
Councilmember Tom Anderson  
Councilmember Mike Jaffe

Councilmember Simeon White  
Councilmember Terry Fowler  
Councilmember Brian Vinson

**a) Call Town Council to order**

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

**b) Roll call to confirm quorum. –Jana Shelton, Town Secretary**

Jana Shelton, confirmed all Councilmembers were present.

**c) Pledge of allegiance**

**d) Invocation**

**Pastor Kevin Kelly** led the Pledge of Allegiance and Invocation.

**e) CITIZEN COMMENTS:**

**f) Items of Community Interest**

**Mayor Senkevech** stated that \*Meet the Candidates night” is set for Tuesday, April 11, 2023, at PCCS. From 6 p.m. to 9 pm. **Mayor Senkevech** also stated the town is taking candidates for those who might want to voluntarily Annex into the Town is until March 31,2023. Email [contact@poetrytexas.org](mailto:contact@poetrytexas.org) for more information.

**Mayor Senkevech** thanked **Councilmember Anderson** for building and installing stairs for Town Hall. **Mayor Senkevech** donated paid labor and materials for front roof repair. **Mayor Senkevech** stated Michael **Whitfield** donated time to weld the fence at Town Hall. She stated **Longhorn Organics** donated labor to mow the leased parking lot and the front of town hall lawn.

g) **Reports**

1. **Financial Reports—February end 2023; Profit & Loss Budget vs. Actual.**

**Mayor Senkevech** reviewed the February end 2023 and Profit & Loss budget vs. Actual.

2. **Secretary's report.**

**Town Secretary, Jana Shelton**, stated the need for a bulletin board is important as official Town documents are not secure when posting outside.

The new Town Hall is important to be independent and be separated from **Mayor Senkevech's** business. The new Town Hall would allow for Town meetings and privacy to conduct Town business.

Ms. Shelton explained In the past two months working for the Town, she observed the Council is getting updated Financial information and has strong oversight on spending.

3. **Upcoming Election Report--City Secretary, Jana Shelton**

Ms. Shelton reported the following important dates and information:

April 6th is the last Day to File First Report of Campaign Expenditures & Contributions for the Election.

April 6th Last day to submit your Registration to vote.

If you had trouble voting in the last election, please contact your voter registrar for Kaufman County (469) 376-4595 and Hunt County (903) 454-5467 by this date to verify voter registration.

Meet the Candidate night is April 11th at 6:00 p.m. at the Poetry Community Christian School (PCCS) in Poetry.

Early Voting begins April 24, 2023 and ends on May 2, 2023.

Election Day is May 6, 2023.



**h) Consent Agenda**

**1. Minutes from February 13<sup>th</sup>, 2023 Special Meeting**

The Minutes were passed unanimously with the correction of typos.

**2. Minutes from February 21<sup>st</sup>, 2023 Regular Meeting**

The Minutes were passed unanimously with the correction of typos.

**i) Regular Agenda:**

**1. Consider and take action on Saturday, April 15<sup>th</sup>, as a Spring Clean-up Day.**

**Councilmember Jaffe** made a motion to approve Saturday, April 15<sup>th</sup> as a Spring Clean Up Day. Seconded by **Councilmember Brian Vinson**. The motion passed with a 5-0 vote.

**2. Consider and take action on paying invoice from Nichols, Jackson, Dillard, Hager & Smith L.L.P. \$830.74 for the month of February.**

**Councilmember Fowler** made a motion to approve the Invoice from Nichols, Jackson, Dillard, Hager & Smith for \$830.74. Seconded by **Councilmember White**. The Council voted unanimously on the motion.

**3. Discuss and review legal performance to our town for the first 90 days as voted upon.**

The Council discussed the performance of the new attorney. **Councilmember Vinson** was pleased with the performance of the new attorney. **Mayor Senkevech** stated that she was also pleased with him and the cost is reasonable. The Council agreed they were happy with the new attorney.

**4. Discuss and take action on potentially changing the April 18<sup>th</sup> meeting date.**

**Mayor Pro Tem Anderson** made a motion to move the Regular Council Meeting from April 18<sup>th</sup> to April 27<sup>th</sup> with the stipulation that the packets be

received on Thursday the 13<sup>th</sup> of April. **Councilmember Jaffe** seconded the motion. The motion carried with a unanimous vote of the Council.

**5. Discuss and take action with Kaufman County Resolution Opposing Special Districts.**

**Mayor Senkevech** explained Kaufman County is seeking support against the Special Districts such as MUDS that are overtaxing the citizens in Kaufman Cities with large developments.

**Citizen Glenn Strauss** spoke to the Council stating he has experience as a property tax consultant and knows that the Special Districts are difficult for cities.

**Councilmember White** would like to contact Hunt County for a similar Resolution and made a motion to approve the Kaufman County Resolution opposing Special Districts. **Mayor Pro Tem Anderson** seconded the motion. The motion carried with a 5-0 vote.

**6. Discuss and take action on the closet (where tarp has been for 7 months) \$3797.00 +10% [in case of material items changes] for prevention of potential damage to Town Hall building.**

The Council discussed what is needed to occupy the new Town Hall building and the cost.

**Citizen Shelly Smith** explained to the Council the items for repair she observed when touring the building

**Councilmember Fowler** would like to see a detailed quote to attached the two buildings and roof repairs to see what is covered in the quote.

**Councilmember Vinson** made a motion to table the item until the next meeting for a more detailed and all-inclusive quote. **Councilmember Jaffe** seconded the motion. The motion carried with a 5-0 vote of the Council.

**7. Consider and take action on purchasing a Town locked bulletin board from [5100] "Office Supplies".**

**Mayor Senkevech** presented options for a bulletin board for the Town.

**Citizen Shelly Smith** proposed putting the notices on the inside of the window.

**Councilmember Jaffe** made a motion to approve the bulletin board for a cost of \$456.00. **Councilmember White** seconded the motion. The motion passed with a unanimous vote.

8. **Discuss and take action on amending budget to take funds from [3000] "Use of Prior Year Excess" into the [6100] "Road Repair" and [6300] "Election Expense" accounts.**

**Mayor Senkevech** reviewed road expenses and election expenses with the Council. **Mayor Senkevech** informed that Council that revenue from sales and use tax use should come in June. **Mayor Senkevech** made a motion to amend the budget by moving money from [3000] "Prior Year Excess" \$10,000 to [6100] "Road Repair" and \$2400 to [6300] "Election Expense". **Mayor Por Tem Anderson** seconded the motion. The motion carried with a 5-0 vote of the Council.

9. **Owing to unforeseen circumstances, Secretary Jana Shelton would like to work more from home to have more flexibility to assist her daughter. Discuss and take action on amending official office hours from Wednesday 12 p.m. - 4 p.m. to Thursday 12 p.m. - 4 p.m. when Deputy Secretary Theresa Scholander will be working in the office.**

**Councilmember Anderson** made a motion to amend official office hours from Wednesday 12 p.m. - 4 p.m. to Thursday 12 p.m. - 4 p.m. when Deputy Theresa Scholander is in the office. Seconded by **Councilmember Vinson**. The motion carried with a 5-0 vote of the Council.

**Mayor Senkevech** called for a break at 8:15 p.m.

**Mayor Senkevech** reconvenes at 8:19 p.m.

10. **Consider and take action on proposed Town Scholarship for student/s interested in studying an Agricultural, Horticultural, Animal Science, or Veterinarian related fields.**

**Mayor Senkevech** explains the scholarship application and qualifications. **Councilmember Fowler** would like to see the academic merit lowered from 3.0 to 2.0 with trade schools accepted. Also, the age requirement would be 17 and up. The Council would like to use donated funds for the scholarship. **Citizen Chad West** donated \$1,000 to the first awarded

scholarship. **Mayor Senkevech** stated since they are donated funds to include the ETJ as available to receive applicants.

**Councilmember Mike Jaffe** made a motion to allow **Mayor Senkevech** to make changes to the scholarship as discussed and appoint a review committee that includes **Mayor Senkevech**, **Councilmember Jaffe** and **Councilmember Fowler**. **Councilmember Fowler** seconded the motion. The motion carried with a unanimous vote of the Council.

**11. Discuss and take action on Town Council Rules of Decorum and Procedural Policy; a) Limit experts to 15 minutes each and b) Cut off time.**

**Councilmember Jaffe** referred to the rules of quorum and stated that amendments needed to be made not only to cut off times and limits for experts.

The Council discussed limit expert witnesses to 15 minutes. They also discussed a cut off time for the meetings.

**Citizen Mike Griffin** spoke to the Council explaining he would like to see prioritization of the agenda if the Council is considering a cutoff time for the meetings.

**Councilmember Vinson** stated he felt that the Council should finish business on the agenda. The Council discussed putting the rules on the Public Forum. **Councilmember Jaffe** stated he could make changes to the document and add it to the Public Forum for discussion. No action was taken on this item.

**12. Discuss and take action on addressing citizens' request to have TXDOT consider installing a flashing light for safety at two intersections': FM 986 and FM 3486 and FM 986 and FM 1565.**

**Mayor Senkevech** discussed having TXDOT conduct a study for flashing lights at the intersections of FM 986 and FM 3486 also at FM 986 and FM 1565. **Mayor Senkevech** stated that she has had five requests and there was a actually a wreck the night of the Council meeting.

**Councilmember Fowler** expressed concerns of a flashing light in residents windows.

**Citizen Roger Frankum** spoke in favor of the flashing light and the dangers in the intersections.

**Citizen Chad West** spoke to the Council stating that it was all about public safety and expressed that rumble strips may slow down traffic.

**Councilmember Vinson** made a motion to allow **Mayor Senkevech** to contact TXDOT about a study to consider installing a flashing light for safety at two intersections: FM 986 and FM3486 and FM986 and FM 1565. **Councilmember White** seconded the motion. The motion carried with a unanimous vote of the Council.

**13. Discuss and take action on Continuity Planning for the Town Election transition.**

**Councilmember Mike Jaffe** expressed his concerns about transition if there is a change in Council or Mayor's position. **City Secretary Jana Shelton** addressed his concerns in a memo to the Council stating that all Town documents are secure in the temporary Town Hall and if there is a change the staff would continue to have access to the temporary Town Hall. Council discussed the options of change and the importance of having an operational Town Hall in the future. No action was taken on this item.

**j) General Public Comments:**

**Citizen Chuck Gilley** spoke to the Council stating he is a deacon at Faith Baptist Church and spoke to **Mayor Senkevech** about the Town using the church. Mr. Gilley stated he and his family are in support of the community.

**Citizen Chad McFarlane** talked about updating the Town Map with Hunt County for sales tax purposes.

**Citizen Shelly Smith** spoke to the Council about updating voters list for counties.

**k) Adjournment**

**Mayor Senkevech** adjourned the meeting at 9:40 p.m.

**Mayor, Tara Senkevech**

**Attest:**

---

**Jana Shelton, Town Secretary**

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

**BE IT REMEMBERED THAT ON THIS DAY OF THE 23<sup>rd</sup>** of January 2023 at 6:30 pm, the City Council of Poetry, Texas, held a special town hall meeting at 11214 FM 1565 Poetry, Texas, 75160 with the following present:

Mayor Tara Senkevech  
Councilmember Tom Anderson  
Councilmember Mike Jaffe

Councilmember Simeon White  
Councilmember Terry Fowler  
Councilmember Brian Vinson

**a) Call Town Council to order-**

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

**b) Roll call to confirm quorum. –Robin Boles, Volunteer Clerk-**

Robin Boles, Volunteer Clerk, confirmed all Council Members were present.

**c) Pledge of allegiance**

**d) Invocation-** Council Member White led the Pledge of Allegiance and Invocation.

**e) CITIZEN COMMENTS:**

**f) Items of Community Interest-**

Mayor Senkevech thanked Mayor Pro Tem Anderson for the installation of the frost-free faucet at the new Town Hall site. She also commented that the Council has had 33 meetings with no absences.

Mayor Senkevech also reminded citizen to report road repair to poetry.org.

**g) Report--Memorandum regarding Incorporation Election-**

A motion was made to move Item g) Report to Item 2 by Councilmember Vinson and seconded by Councilmember White

**h) Regular Agenda:**

**Executive Session:** In accordance with Texas Government Code, Section 551.001, et seq., the Town Council will recess into Executive Session (closed meeting) to discuss the following:

1. Texas Government Code Section 551.071, Consultation with Attorney, to conduct a private consultation with its attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflict with this chapter: Rules of Procedure, relating to issues involving the Incorporation Election, Upcoming Election, pending legal invoices,

legal advice on Planning and Zoning, Right of Way Ordinance and council legal training.

Mayor Senkevech convened into Executive Session at 6:36 p.m.

**2. Reconvene into Open Session and take action, if any, on matters discussed in Executive Session-**

Reconvened from Executive Session at 9:27 p.m.

**Councilmember Vinson** discussed the memo relating to issues involving the Incorporation Election and stated the procedures for release were not followed as requested by the Council. Going forward the memo will be presented as released from the Council and will be posted online and as a popup on the website.

**Councilmember Jaffe** spoke on the upcoming election stating the Notice of Election will be posted soon. He suggested the upcoming candidates use the Ethics Commission website for paperwork and that they are very helpful. The reason for the delay in posting is because the City Secretary is in charge of all postings and accepting applications. The Town has not had a City Secretary and hopes that will be resolved soon.

**Citizen, Tracie Hibbs**, spoke on the election stating that some election deadlines have been missed but hopes a remedy is coming .

**Councilmember Jaffe** stated that he thought the ROW Ordinance is a good document and much needed for the Town to regulate lines that are being installed inside the ROW.

**Mayor Senkevech** reminded everyone that it does not apply to residence.

**Mayor Pro Tem Anderson** made motion to approve the Right of Way Ordinance for the Town of Poetry as written. **Councilmember Jaffe** seconded the motion. The motion was approved with a unanimous vote.

**3. Report and Accept Amanda Bunch resignation submitted Thursday Discuss and take action on candidate Jana Shelton, retired City Manager, for the City Secretary vacancy.**

**Mayor Senkevech** stated that Ms. Bunch had resigned after working four hours due to a conflict. She introduced Jana Shelton a new candidate for City Secretary. Ms. Shelton is retired from the City of Crandall as City Manager for Crandall. She has sixteen years as City Secretary and then was promoted to Manager.

**Citizen Chad McFarlane** spoke to the Council stating he felt the finances should be updated for the Council to make good decisions for money allocated for payroll.

**Citizen Robin Followill** spoke to the Council regarding new City Secretary.



**Citizen Shelly Smith**, asked if the job description for City Secretary had changed from last week?

**Mayor Pro Tem Anderson** made a motion to accept Amanda Bunch's resignation and to hire Jana Shelton as City Secretary. **Councilmember White** seconded the motion. The motion carried with a unanimous vote of the Council.

**4. Discuss and take action on Kaufman County Project Sheet 03. -**

Discussion was held regarding the Kaufman County Project Sheet 03. **Mayor Senkevech** stated the cost is 6,520.00. The streets include Four Post, Gate Lane, Green Meadows Lane and CR 323. Council requested clarification on what exactly is covered and will there be hot or cold mix used. **Mayor Pro Tem Anderson** stated they are having a meeting with Kaufman County and will discuss. **Mayor Pro Tem Anderson** made a motion to approve Agreement with clarification on shoulder repair and potholes. Councilmember Vinson seconded the motion. The motion passed unanimously.

**i) General Public Comments-**

Tracie Hibbs spoke to the Council about holding the Council accountable for finances of the City.

**j) Adjournment -**

The meeting was adjourned at 9:59 pm.

---

**Mayor, Tara Senkevech**

**Attest:**

---

**Jana Shelton, City Secretary**

# JS CONSTRUCTION

## Proposal

March 29, 2023

*Poetry Town Hall Repair/Add-on*

Tara Senkevich 214-317-8128

10751-CR 2426 Terrell, Tx 75160

[Jonsteele62@yahoo.com](mailto:Jonsteele62@yahoo.com)

972-877-0283 Jon

### Contract Frame Labor and Materials:

- Frame Floor, walls, joist and rafters at the corner of the building 10x12 area
- Install roof decking, roof paper, and wall sheathing.
- Install siding and cornice to blend with existing building.
- Excludes paint, roofing, any mechanicals, or other things not listed here.

Labor \$1,600.00

Materials (See McCoy's attached proposal) \$2,133.24

**Materials cost is subject to change at any time, any additional unforeseen materials will be added to this bill (this is only an estimate), and any materials left over will be credited back to the payee.**

**Total Proposal \$3,733.24**

### Poetry Town Hall Under-skirting estimate:

- Frame underskirt walls at perimeter of the building
- Install flashing, floor vents, and sheet metal with sheet metal screws.
- Place trash into designated area and stack all materials for pick up.

Labor: -Not attached to this Proposal-

Material:

**Materials cost is subject to change at any time, any additional unforeseen materials will be added to this bill (this is only an estimate), and any materials left over will be credited back to the payee.**

**PROPOSAL**

Simmons Beauty Roofs  
21840 State Highway 64  
Canton, TX 75103-2184  
(972) 989-0033

**Sales Representative**  
John Simmons  
(972) 989-0033  
John@BeautyRoofs.com



**Tara Senkevich**  
**Poetry, TX 75160**

<b>Estimate #</b>	3121
<b>Date</b>	3/31/2023

Item	Description	Qty
Tear Off	Remove one layer of your existing composition roofing shingles.	4.00
Shingles - Starter Strip	Install new starter strip on eaves and rakes. These shingles are used to complete the warranty requirements of the shingle manufacturer.	80.00
Underlayment - Synthetic	Install new synthetic underlayment.	4.00
Flashing - Drip Edge	Install new drip edge on the eave of the home.	50.00
Shingles - Lifetime Laminated	Install new lifetime manufacturer warrantied laminated composition shingles.	4.00
Shingles - Standard Ridge	Install cut 3-tab shingles on all hips and ridges.	0.67
Warranty	We guarantee all materials and labor above to be as specified. We also promise for the work to be accomplished in a neat workmanlike manner. We will cover any issues that may arise due to workmanship error for a period of three years. Your shingle warranty and/or insurance related claims supersede this warranty.	1.00

<b>Sub Total</b>	\$653.55
<b>Total</b>	\$653.55

**NOTES**

Addition only.

We will need the following materials:  
12 bundles of shingles (we recommend laminated shingles because the roof will need to be replaced soon anyway)  
2 bundles of three tab shingles for ridge  
1 bundle of starter strip  
45 pieces of 4x4x8" step flashing  
5 pieces of white 1 1/2" x 1 1/2" drip edge  
1 roll of synthetic underlayment

We will provide any nails needed.

Under Texas Law HB2102, we are required to post the following with any written proposal:  
Texas law requires a person insured under a property insurance policy to pay any deductible applicable to a claim made under the policy. It is a violation of Texas law for a seller of goods or services who reasonably expects to be paid wholly or partly from the proceeds of a property insurance claim to knowingly allow the insured person to fail to pay, or assist the insured person's failure to pay, the applicable insurance deductible.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWN OF POETRY, TEXAS, ESTABLISHING A POLICY OF TRANSPARENCY IN TAXATION; ESTABLISHING NOTICE AND PUBLICATION REQUIREMENTS IN ALL MATTERS PERTAINING TO AD VALOREM TAXATION; ESTABLISHING NOTICE AND PUBLICATION REQUIREMENTS FOR ACTIONS AMENDING THIS ORDINANCE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING A SEVERABILITY CLAUSE; 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, the Town Council of the Town of Poetry, Texas, finds and determines that the provisions hereof are in the best interest of the citizens of the Town.

**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. The consideration, adoption, amendment, modification, increase, decrease or change to ad valorem taxes that are or may be imposed by the Town, and any action of the Town Council affecting or pertaining to ad valorem taxation within the Town, shall comply with the provisions of this Ordinance.

**Section 2. Amendment of Modification**

Any action of the Town Council affecting or pertaining to ad valorem taxation within the Town, and any modification, change, amendment, repeal, or alteration by any other means of this

ordinance (referred to hereinafter as a “Modifications”) requires proper notice be given to the Town and its citizens. Such action or modification must be:

- A. Discussed in no fewer than three (3) consecutive Town Meetings which are:
  - 1. Separated by no less than 28 consecutive calendar days,
  - 2. Separated by no more than 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 affected or 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,

**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 at least once in a newspaper of general circulation in the Town;
  - 3. On the official Town website in a prominent place such as the home page and/or pages devoted to public notifications;
  - 4. 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 5 hours;

5. 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.
- 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.

#### **Section 4: Applicability to Property Tax Rate**

The consideration, adoption, amendment, modification, increase, decrease or change to ad valorem taxes that are or may be imposed by the Town, and any action of the Town Council affecting or pertaining to ad valorem taxation within the Town 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 next-ensuing general election following the adoption of the Modification.

#### **Section 5. 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 6. 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 7. Effective Date**

This Ordinance shall be effective upon its passage and approval.

**PASSED AND APPROVED** on this \_\_\_ day of \_\_\_\_\_, 2023.

APPROVED:

\_\_\_\_\_  
Tara Senkevech, Mayor

**ATTEST:**

\_\_\_\_\_  
Town Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Town Attorney





# Memo

To: Mayor Senkevech and Councilmembers

From: Jana Shelton, Town Secretary

cc:

Date: 04/27/23

Re: Secretary's Report

- \* I apologize that I am not able to attend the Council meeting. I will be in Athens with my twin grandsons, Jameson and Harrison. They are having surgery on Thursday.
  
- \* We have been busy with preparing for "Meet the Candidate Night", final election notices, publications in the paper and Public Information Requests. Teresa has been handling PIRs and is doing a great job.



# Memo

To: Mayor Senkevech and Councilmembers

From: Jana Shelton, Town Secretary

cc:

Date: 04/27/23

Re: **Election Report**

- \* The "Meet the Candidate Night" was a great success. Dr. Horan and PCCS did a great job hosting the event. Dr. Horan sent an email stating they would be happy to host other events. I was very impressed with the town of Poetry and the professionalism shown by all candidates. I was glad I got to be a part of the event.
  
- \* Early voting begins April 24, 2023. Please see postings and the Town website for locations and times.
  
- \* Tuesday, April 25, 2023, is the last day to receive application for a ballot to vote by mail.
  
- \* Wednesday, April 28, 2023, is the last day to file for the 2nd report on Campaign Contributions and Expenses.
  
- \* Tuesday, May 2, 2023, is the last day of Regular Early Voting.
  
- \* Friday, May 5, 2023, we will post notice of Canvas of the Election. The canvas of election will be done at our Regular Meeting on May 16th. At that time, we will issue the Election Certificate, Statement of Elected Office and Oath of Office.

2:55 PM

04/06/23

Accrual Basis

Midyear 02  
**Town of Poetry**  
**Profit & Loss Budget vs. Actual**  
 October 2022 through September 2023

	Oct '22 - Sep 23	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
3000 Use of Prior Year Excess	0.00	16,997.67	-16,997.67	0.0%
4000 Franchise Fees Electric				
4010 Oncor Franchise Fees	10,394.80			
4020 FEC Franchise Fees	23,499.08			
4000 Franchise Fees Electric - Other	0.00	56,000.00	-56,000.00	0.0%
<b>Total 4000 Franchise Fees Electric</b>	<b>33,893.88</b>	<b>56,000.00</b>	<b>-22,106.12</b>	<b>60.5%</b>
4100 Franchise Fees Solid Waste				
4110 AWT Solid Waste Franch Fee	4,985.50			
4120 CRS Solid Waste Franch Fee	8,458.50			
4130 CARDS Solid Waste Franch	2,847.00			
4140 Titan Solid Waste Franch	2,766.00			
4100 Franchise Fees Solid Waste - Other	0.00	34,000.00	-34,000.00	0.0%
<b>Total 4100 Franchise Fees Solid Waste</b>	<b>19,057.00</b>	<b>34,000.00</b>	<b>-14,943.00</b>	<b>56.1%</b>
4300 Public Information Req	164.29	0.00	164.29	100.0%
4400 Sales Tax Revenue	0.00	15,000.00	-15,000.00	0.0%
4500 Donations	4,934.51			
<b>Total Income</b>	<b>58,049.68</b>	<b>121,997.67</b>	<b>-63,947.99</b>	<b>47.6%</b>
<b>Expense</b>				
5000 Secretarial Exp-Wages	3,630.50	10,500.00	-6,869.50	34.6%
5050 Payroll Exp	0.00	0.00	0.00	0.0%
5065 Bank and Misc Fees	0.00	0.00	0.00	0.0%
5100 Office Supplies	1,726.16	4,760.00	-3,033.84	36.3%
5130 Dues/Membership Admin	0.00	0.00	0.00	0.0%
5200 Shipping and Postage	104.08	240.00	-135.92	43.4%
5300 Newspaper Publications	417.37	900.00	-482.63	46.4%
5393 Repair & Maint - Admin	0.00	0.00	0.00	0.0%
5398 Town Maint & Clean Up	0.00	0.00	0.00	0.0%
5400 Professional Membership	324.38	1,500.00	-1,175.62	21.6%
5500 Educate Exp,CM,Mayor,Sec	0.00	600.00	-600.00	0.0%
5600 Survey, Mapping & Engineer	150.00	2,500.00	-2,350.00	6.0%
5700 Tech Support & Serv				
5710 Website-Admin	867.16	1,351.68	-484.52	64.2%
5720 Info Tech Internet	204.94	960.00	-755.06	21.3%
5730 Misc Tech Equipment	0.00	1,100.00	-1,100.00	0.0%
5740 Internet Phone Services	0.00	396.00	-396.00	0.0%
5750 IT Maintenance/Misc	0.00	900.00	-900.00	0.0%
5760 Alarm Security	0.00	168.00	-168.00	0.0%
5700 Tech Support & Serv - Other	0.00	0.00	0.00	0.0%
<b>Total 5700 Tech Support &amp; Serv</b>	<b>1,072.10</b>	<b>4,875.68</b>	<b>-3,803.58</b>	<b>22.0%</b>
5800 Legal Fees	19,484.19	40,000.00	-20,515.81	48.7%
5900 Town Insurance				
5910 Cyber Ins Policy	0.00	30.00	-30.00	0.0%
5920 Building Insurance	349.64	359.66	-10.02	97.2%
5930 Town Liability Ins	681.53	1,470.00	-788.47	46.4%
5900 Town Insurance - Other	0.00	0.00	0.00	0.0%
<b>Total 5900 Town Insurance</b>	<b>1,031.17</b>	<b>1,859.66</b>	<b>-828.49</b>	<b>55.4%</b>
6000 Capital Expenditure				
6010 Cap Exp Road Refurbishment	0.00	3,000.00	-3,000.00	0.0%
6020 Cap Exp Signage	0.00	0.00	0.00	0.0%
6030 Cap Exp Bldg Improvement	250.00	15,000.00	-14,750.00	1.7%
6050 Cap Exp Outdoor Lighting	455.81			
6060 Cap Exp Office Equipment	0.00	500.00	-500.00	0.0%
6070 Cap Exp Office Furniture	0.00	500.00	-500.00	0.0%
<b>Total 6000 Capital Expenditure</b>	<b>705.81</b>	<b>19,000.00</b>	<b>-18,294.19</b>	<b>3.7%</b>
6100 Road Repair & Maint	13,320.00	26,060.00	-12,740.00	51.1%
6200 Grounds & Building Care	869.38	1,800.00	-930.62	48.3%

Over 10.5% projected revenues

**Town of Poetry**  
**Profit & Loss Budget vs. Actual**  
 October 2022 through September 2023

	Oct '22 - Sep 23	Budget	\$ Over Budget	% of Budget
6300 Election Expense	6,313.58	12,400.00	-6,086.42	50.9%
6400 Building Utilities Exp				
6420 Parking Lot Rental Expense	500.00	500.00	0.00	100.0%
6400 Building Utilities Exp - Other	130.20	3,990.00	-3,859.80	3.3%
<b>Total 6400 Building Utilities Exp</b>	<b>630.20</b>	<b>4,490.00</b>	<b>-3,859.80</b>	<b>14.0%</b>
6410 Reimburse Church/Utilities	400.00	850.00	-450.00	47.1%
6500 Audit Expense	4,250.00	4,250.00	0.00	100.0%
6600 Rainy Day Fund Exp	0.00	9,712.33	-9,712.33	0.0%
6700 Miscellaneous	0.00	500.00	-500.00	0.0%
<b>Total Expense</b>	<b>54,428.92</b>	<b>146,797.67</b>	<b>-92,368.75</b>	<b>37.1%</b>
<b>Net Income</b>	<b>3,620.76</b>	<b>-24,800.00</b>	<b>28,420.76</b>	<b>-14.6%</b>

*\* Under  
 13% projected  
 on expenses*

# Dear City Mayor and Councilmen of (City Name),

We are writing to urge you to take action on the issue of Municipal Utility Districts (MUDs) in your communities, and to follow the example set by our neighbors Kaufman and Rockwall County, which have both passed ordinances opposing the formation of special use districts by developers. The following is our opinion on the matter:

1. MUDs are a type of political subdivision formed by developers to provide infrastructure and services to residents in unincorporated areas. While they may seem like a convenient solution to providing essential services, they can often be a burden on the people they serve and pose potential dangers.
2. One major issue with MUDs is the lack of oversight and regulation, as developers often use them to avoid zoning and platting requirements, building standards, and environmental protections. This lack of oversight can lead to subpar infrastructure and homes, which can be unsafe for residents and contribute to environmental degradation.
3. Furthermore, MUDs create an imbalance in power between developers and local governments. Developers have the ability to levy taxes and issue bonds without the oversight of elected officials. This means that they can ignore the needs and concerns of the local community, making decisions based solely on their own interests.
4. In addition to the lack of oversight, MUDs can also be a financial burden on the people they serve. MUDs have high property tax rates, which can make it difficult for residents to afford their homes. These tax rates can also be unpredictable, as they are often tied to the repayment of bonds used to finance the construction of infrastructure. If the bond repayment schedule changes, the tax rate can increase, leaving residents with unexpected financial obligations.
5. Furthermore, MUDs can create potential dangers for residents. They can contribute to urban sprawl, which can increase traffic congestion and air pollution. Urban sprawl can lead to longer commute times and more vehicle miles traveled, contributing to negative health outcomes and increased greenhouse gas emissions. Additionally, MUDs often rely on groundwater sources, which can be contaminated with harmful chemicals and pollutants, leading to serious health problems.
6. It is important to take action to prevent the negative impacts of MUDs in your communities. Both Kaufman and Rockwall County are setting an excellent example by passing an ordinance opposing developer's special use districts. This type of regulation can help prevent subpar infrastructure and homes and protect residents from financial and health hazards.
7. Additionally, it is important to consider the negative effects MUDs have on emergency services. Rural volunteer fire departments and paid fire departments with ESDs (Emergency Service Districts), as well as law enforcement, are already stretched thin and work with minimal budgets and staffing.

The residents of MUDs deserve emergency responses just like every other resident in the county, but the authorities having jurisdiction bear the burden of the service. This can strain already limited resources and result in longer response times, potentially putting lives and property at risk. By opposing the formation of special use districts, local governments can help to ensure that emergency services are not further burdened and that all residents receive the same level of protection and care.

8. Furthermore, MUDs can also have a negative impact on the sense of community in a given area. Because they are often developed with a focus on profit rather than on the needs and desires of the local community, they can lack the character and sense of place that define many neighborhoods and towns. This can lead to a sense of isolation and disconnection among residents, making it more difficult to build strong, resilient communities. By opposing MUDs, local governments can help to foster a sense of community and ensure that development is done in a way that reflects the needs and values of the people who live there.
9. Additionally, the lack of power that local governments have over MUDs means that they cannot deny their formation, even if it goes against their comprehensive plans and subdivision regulations. As Judge New of Rockwall County is stated on pages 196-197 of Rockwall's 3-28-23 Commissioner Courts minutes, "The authority of the City and County goes out the door when a MUD District is formed" and further stated that "the developers are not answerable to the Citizens." This means that developers can essentially bypass local regulations and create developments that do not align with the community's vision for growth and development. This lack of accountability can lead to urban developments being placed in areas that were not meant for such growth, further contributing to issues such as traffic congestion, environmental degradation, and a strain on emergency services.
10. Also, the fact that The Texas Commission for Environmental Quality (TCEQ) has never denied a MUD application is a major problem. As Judge New stated at the same commissioner court, "The Texas Commission for Environmental Quality (TCEQ) are the people processing the applications for the developers and there is no mechanism by which they turn down the applications. TCEQ gives the developer every opportunity to cure any deficiencies. Commissioner Macalik has investigated TCEQ to obtain the total number of applications that TCEQ has denied and was informed that they have not denied any." This lack of oversight and regulation from the TCEQ allows developers to easily obtain approval for MUDs, regardless of the potential negative impacts on the community and environment. It is therefore crucial that local governments take action to oppose MUDs and ensure that developers are held accountable for their impact on the community.

In conclusion, we strongly encourage the leaders of **(City Name)** to consider petitioning Hunt County to pass an ordinance opposing the formation of special use districts. This action should send a clear message that the interests of the community come first and will help ensure that developers are held accountable for their impact on the community. Thank you for your attention to this important matter.

Sincerely,

Councilman White, Representing Poetry, Texas

## Dear County Judge and Commissioners of (County Name),

We are writing to urge you to pass an ordinance on the issue of Municipal Utility Districts (MUDs) in your communities, and to follow the example set by our neighbors Kaufman and Rockwall County, which have both passed ordinances opposing the formation of special use districts by developers. The following is our opinion on the matter:

1. MUDs are a type of political subdivision formed by developers to provide infrastructure and services to residents in unincorporated areas. While they may seem like a convenient solution to providing essential services, they can often be a burden on the people they serve and pose potential dangers.
2. One major issue with MUDs is the lack of oversight and regulation, as developers often use them to avoid zoning and platting requirements, building standards, and environmental protections. This lack of oversight can lead to subpar infrastructure and homes, which can be unsafe for residents and contribute to environmental degradation.
3. Furthermore, MUDs create an imbalance in power between developers and local governments. Developers have the ability to levy taxes and issue bonds without the oversight of elected officials. This means that they can ignore the needs and concerns of the local community, making decisions based solely on their own interests.
4. In addition to the lack of oversight, MUDs can also be a financial burden on the people they serve. MUDs have high property tax rates, which can make it difficult for residents to afford their homes. These tax rates can also be unpredictable, as they are often tied to the repayment of bonds used to finance the construction of infrastructure. If the bond repayment schedule changes, the tax rate can increase, leaving residents with unexpected financial obligations.
5. Furthermore, MUDs can create potential dangers for residents. They can contribute to urban sprawl, which can increase traffic congestion and air pollution. Urban sprawl can lead to longer commute times and more vehicle miles traveled, contributing to negative health outcomes and increased greenhouse gas emissions. Additionally, MUDs often rely on groundwater sources, which can be contaminated with harmful chemicals and pollutants, leading to serious health problems.
6. It is important to take action to prevent the negative impacts of MUDs in your communities. Both Kaufman and Rockwall County are setting an excellent example by passing an ordinance opposing developer's special use districts. This type of regulation can help prevent subpar infrastructure and homes and protect residents from financial and health hazards.
7. Additionally, it is important to consider the negative effects MUDs have on emergency services. Rural volunteer fire departments and paid fire departments with ESDs (Emergency Service Districts), as well as law enforcement, are already stretched thin and work with minimal budgets and staffing. The residents of MUDs deserve emergency responses just like every other resident in the county, but the authorities having jurisdiction bear the burden of the service. This can strain already limited resources and result in longer response times, potentially putting lives and property at risk. By

opposing the formation of special use districts, local governments can help to ensure that emergency services are not further burdened and that all residents receive the same level of protection and care.

8. Furthermore, MUDs can also have a negative impact on the sense of community in a given area. Because they are often developed with a focus on profit rather than on the needs and desires of the local community, they can lack the character and sense of place that define many neighborhoods and towns. This can lead to a sense of isolation and disconnection among residents, making it more difficult to build strong, resilient communities. By opposing MUDs, local governments can help to foster a sense of community and ensure that development is done in a way that reflects the needs and values of the people who live there.
9. Additionally, the lack of power that local governments have over MUDs means that they cannot deny their formation, even if it goes against their comprehensive plans and subdivision regulations. As Judge New of Rockwall County is stated on pages 196-197 of Rockwall's 3-28-23 Commissioner Courts minutes, "The authority of the City and County goes out the door when a MUD District is formed" and further stated that "the developers are not answerable to the Citizens." This means that developers can essentially bypass local regulations and create developments that do not align with the community's vision for growth and development. This lack of accountability can lead to urban developments being placed in areas that were not meant for such growth, further contributing to issues such as traffic congestion, environmental degradation, and a strain on emergency services.
10. Also, the fact that The Texas Commission for Environmental Quality (TCEQ) has never denied a MUD application is a major problem. As Judge New stated at the same commissioner court, "The Texas Commission for Environmental Quality (TCEQ) are the people processing the applications for the developers and there is no mechanism by which they turn down the applications. TCEQ gives the developer every opportunity to cure any deficiencies. Commissioner Macalik has investigated TCEQ to obtain the total number of applications that TCEQ has denied and was informed that they have not denied any." This lack of oversight and regulation from the TCEQ allows developers to easily obtain approval for MUDs, regardless of the potential negative impacts on the community and environment. It is therefore crucial that local governments pass an ordinance to oppose MUDs and ask that developers are held accountable for their impact on the community.

In conclusion, we strongly encourage the leaders of **(County Name)** to consider passing an ordinance opposing the formation of special use districts. This action should send a clear message that the interests of the community come first and will help ensure that developers are held accountable for their impact on the community. Thank you for your attention to this important matter.

Sincerely,

Councilman White, Representing Poetry, Texas





**GLENN HEGAR** TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

---

March 10, 2023

*Recd 4/6/23*

The Honorable Tara Senkevech  
Mayor  
City of Poetry  
19012 FM 986  
Terrell, Texas 75160-0124

Dear Mayor Senkevech:

It is a pleasure to welcome the city of Poetry to the local sales tax family.

When local sales and use tax goes into effect April 1, 2023, the city of Poetry will become the 1170th Texas city in our system. Enclosed is information outlining the basics of our sales tax allocation system and how to use certain taxpayer records we will send you from time to time.

Although the primary collection responsibilities for local sales tax rest with the Comptroller's office, your assistance and cooperation are vital to ensure that all businesses and areas within the city are brought into the system.

You and the other Poetry officials are welcome to visit our Austin headquarters to see our sales tax system in operation and meet the folks who will be handling the money. If you are interested in scheduling a tour of our facilities, please call the Tax Allocation Section in our Revenue Accounting Division at 800-531-5441, ext. 3-4530, or direct at 512-463-4530.

We hope this information is helpful, and we look forward to working with you.

Sincerely,

Glenn Hegar

Enclosure

Tax Allocation Section  
Revenue Accounting Division  
P.O. Box 13528  
Austin, Texas 78711-3528  
800-531-5441, ext. 3-4530  
512-463-4530

## CITY FACT SHEET

### Sales Tax Allocation Payments

Payment amounts a city will receive in its sales tax allocation payment can be affected by the types of businesses in the city and whether those businesses are required to file their sales tax reports monthly, quarterly or yearly.

Payments may be larger in some months of the year because of seasonal increases in retail sales.

Allocation payments are verified and released on the second Friday of each month, unless the week includes a federal holiday, in which case release is the first business day following the second Friday.

Local entities receive a statement each month explaining their allocation amount. The lower portion of the page is used for special notices each month to all taxing entities. (See attached example.)

### Comparison Summary

Sales and Use Tax Comparison Summary information is available on the Comptroller.Texas.Gov website each month when the sales tax allocation is complete, usually the second Friday. Featured are the current net payment, year-to-date information and a comparison to the previous year's data for each special purpose district. The comparison summary can be found at <https://comptroller.texas.gov/transparency/local/allocations/sales-tax>.

### Taxpayer Lists and Reports

Different taxpayer lists and reports are available for individual cities each month or quarter. The dates covered by the lists appear at the top of each page.

A **Paid Up Taxpayers List** (quarterly) lists businesses, both within your boundaries and those outside of your boundaries, that report local sales and use tax to your jurisdiction that are up-to-date or paid up in sales taxes for the period indicated at the top of the report.

A **Delinquent Taxpayers List** (quarterly) lists businesses that report local sales and use tax to the jurisdiction that are delinquent with sales and use tax payments for the period indicated at the top of the report.

You may request the two lists by filling out the form from the Comptroller's website at <https://comptroller.texas.gov/transparency/open-data/by-request.php>.

**Confidentiality Reports (monthly)** show actual local sales and use tax allocation amounts paid to a local sales taxing jurisdiction by certain businesses in specific months. Entities may request a Detailed Confidentiality Report, which lists certain taxpayers that remit local tax to a jurisdiction. Requests for confidential sales tax reports should be directed to Open Records (information about reports is available here: <https://comptroller.texas.gov/transparency/open-data/by-request.php>) and can be made online at the Open Records webpage using the Open Records FYI Tool: <https://comptroller.texas.gov/about/policies/open-records/>.

### For Assistance

If you have any questions, please contact the Tax Allocation Section, Revenue Accounting Division, P. O. Box 13528, Austin, Texas 78711, by email at [Taxalloc.Revacct@cpa.texas.gov](mailto:Taxalloc.Revacct@cpa.texas.gov) or call 800-531-5441, extension 3-4530.