

**NOTICE OF MEETING  
ROCKETT SPECIAL UTILITY DISTRICT  
BOARD OF DIRECTORS  
OCTOBER 15, 2024 7:00 PM**

NOTICE IS HEREBY GIVEN THAT THE BOARD OF DIRECTORS OF ROCKETT SPECIAL UTILITY DISTRICT OF ELLIS AND DALLAS COUNTIES, TEXAS, WILL MEET AT THE OFFICE OF ROCKETT SPECIAL UTILITY DISTRICT, 126 ALTON ADAMS DRIVE, WAXAHACHIE, TEXAS, ON TUESDAY, OCTOBER 15, 2024, AT 7:00 PM TO CONSIDER THE FOLLOWING MATTERS.

1. Call to Order.
2. Invocation.
3. Pledge of Allegiance.
4. Visitor Comments: Recognition of Visitors and Visitor comments.
5. Statement of Officer and Oath of Office to be administered to the Unopposed Directors elect.
6. Discussion and action to elect the officers for the 2024-2025 Rockett Special Utility District's Board of Directors.
7. Discussion and action pertaining to the Minutes of the September 17, 2024, Regular Meeting.
8. Discussion and action pertaining to the Financial Statements for the month of September 2024.
9. Discussion and action related to the Treated Wholesale Water Contract between Rockett Special Utility District and the City of Palmer, Texas.
10. Recess into Executive Session pursuant to Texas Government Code Sections 551.071 consultation with attorney and 551.072 deliberations regarding real property.
  - a. Discussion and action relating to the pending Eminent Domain Proceedings filed by Rockett Special Utility District in County Court at Law No. 1 in Dallas County and County Court at Law No. 1 in Ellis County.
  - b. Discussion and action relating to pending Eminent Domain Proceedings filed against Rockett Special Utility District in County Court at Law No. 1 in Ellis County, Texas.
  - c. Discussion and action relating to Ronny Caldwell v. Rockett Special Utility District, Cause No. 102107, in the 40th Judicial District Court, Ellis County, Texas.
  - d. Discussion and action relating to Elmos Reeves, Gloria Mata, Pamela J. Lawson, and Bethany P. Millican v. Rockett Special Utility District, Cause No. 114979, in the 40th Judicial District Court, Ellis County, Texas
  - e. Discussion and action relating to pending Joint Petition by Rockett Special Utility District and FCS Fischer, Ltd.; filed with the Public Utility Commission of Texas, Docket No. 56957.
  - f. Discussion and action regarding other pending or contemplated litigation, or settlement offers.
11. Reconvene into Open Session and take action on items discussed in Executive Session, if appropriate.

The Board of Directors reserves the right to Executive Session pursuant to Chapter 551 of the Governmental Code; Section 551.071 consultations with District's Attorney, Section 551.072 deliberations regarding real property, Section 551.074 relating to personnel matters or Section 551.075 relating to conference with employees, and consideration of any appropriate action necessary. The Board also reserves the right to discuss, consider, and take action, including the expenditure of District funds, on any agenda item.

12. Discussion and possible action regarding request for easement from Skybeam, LLC d/b/a Rise Broadband on the District's property located at 1515 Loop 561, Ferris, Texas (Trumball) and proposed amendments to the 2022 Communications Tower Land Lease Agreement.
13. Discussion and action to approve Resolution No. 2024-008R, amending Sections 7.06 and 16.03 of the District's Employee Handbook, providing for severability, a repealing clause, conflicts and savings, and an effective date.
14. Discussion and action to approve a Non-Standard Service Contract by and between Rockett Special Utility District and Vaquero Highway 77 Waxahachie Partners, LP, for a commercial building operating O'Reilly Auto Parts, at 2964 N Hwy 77, Waxahachie, Texas.
15. Discussion and action to approve a Non-Standard Service Contract by and between Rockett Special Utility District and Brenda Yaneth Prado Solis and Ana Karen Prado Solis, for one single-family residence at 3464 FM 660, Ferris, Texas.
16. Discussion and action to approve a Non-Standard Service Contract by and between Rockett Special Utility District and GM Land Development, LLC, for three single-family residences at 1410 Newton Road in Palmer, Texas.
17. Discussion and possible action to approve a Non-Standard Service Contract by and between Rockett Special Utility District and GM Land Development LLC, for four single-family residences on Hampel Road east of I-45, in Palmer, Texas.
18. Discussion and possible action to approve a Non-Standard Service Contract by and between Rockett Special Utility District and WGM, LLC, for three retail buildings and one warehouse at FM 387 and Coventry Lane, in Waxahachie, Texas.
19. Engineer to report on the District's Capital Improvement Plan including an update of the status of current infrastructure projects and the type, financing, and scheduling of future projects.
20. General Manager to report the total number of active connections, the amount of water purchased, and the day-to-day activities of the District.
21. Adjourn.

#### CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the bulletin board outside of Rockett Special Utility District office, facing the outside, at 126 Alton Adams Drive, Waxahachie, Texas, and the District's website, both places convenient and readily accessible to the general public at all times, and that said Notice was posted by October 11, 2024 at 4:30 p.m., and remained so posted for at least 72 hours before said meeting was convened.



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Rhonda Carter, Assistant Secretary

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