

**NOTICE OF MEETING
ROCKETT SPECIAL UTILITY DISTRICT
BOARD OF DIRECTORS
DECEMBER 17, 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, DECEMBER 17, 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. Presentation of Service Awards.
6. Discussion and action pertaining to the Minutes of the November 19, 2024, Regular Meeting.
7. Discussion and action pertaining to the Financial Statements for the month of November 2024.
8. 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 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
 - d. 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.
 - e. Discussion and action regarding other pending or contemplated litigation, or settlement offers.
9. Reconvene into Open Session and take action on items discussed in Executive Session, if appropriate.
10. Discussion and action to approve a Non-Standard Service Contract by and between Rockett Special Utility District and Jesus Z. Oropeza, regarding additional service at 2590 FM 878, Waxahachie, Texas 75165, for one (1) single-family residence.
11. Discussion and action to approve a Non-Standard Service Contract by and between Rockett Special Utility District and Emeregilda Maulion and Albino Maulion, regarding additional service to 116 Summerall Lane, Red Oak, Texas for three (3) single-family residences.
12. Discussion and action to approve the Non-Standard Service Contract by and between Rockett Special Utility District and GM Land Development, LLC, regarding additional service at 813 Epps Road, Palmer, Texas 75152, for three (3) single-family residences.

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.

13. Discussion and action to approve the Non-Standard Service Contract by and between Rockett Special Utility District and Butcher-Robnett Realty LLC, regarding Jewel Estates subdivision consisting of 12 single-family residential lots and one (1) HOA lot, to be developed on 15.426 acre-tract along Robnett Road near FM 813.
14. Discussion and action to revoke the Non-Standard Service Contract by and between Rockett Special Utility District and Windsor Development, LLC, for The Estates of Windsor subdivision consisting of 22 single-family residential lots, located along Westmoreland Road near Red Oak Creek Drive in Red Oak, Texas., approved by the Board on November 19, 2024.

Discussion and action to approve the revised Non-Standard Service Contract by and between Rockett Special Utility District and Windsor Development, LLC, for The Estates of Windsor subdivision consisting of 22 single-family residential lots, located along Westmoreland Road near Red Oak Creek Drive in Red Oak, Texas.
15. Discussion and action to approve Resolution No. 2024-012R, amending and restating Section 6.04 and Appendix “A” of the District’s Employee Handbook, providing for severability, a repealing clause, conflicts and savings, and an effective date.
16. Discussion and action to approve Resolution No. 2024-013R, adopting the District’s Annual Budget for fiscal year beginning January 1, 2025 and ending December 31, 2025; and providing an effective date.
17. Discussion and action regarding possible tower and land lease terms for Communications Tower Land Lease Agreements and Water Tower Land Lease Agreements.
18. Discussion and action to approve Resolution No. 2024-014R, approving an Amendment to the Communications Tower Land Lease Agreement by and between the District and Skybeam, LLC; authorizing the General Manager to execute the Amendment on behalf of the District; providing for severability, a repeal clause; conflicts and savings, and an effective date.
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 December 13, 2024 at 4:30 p.m., and remained so posted for at least 72 hours before said meeting was convened.



Rhonda Carter, Assistant Secretary