

**NOTICE OF MEETING
ROCKETT SPECIAL UTILITY DISTRICT
BOARD OF DIRECTORS
APRIL 15, 2025 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, APRIL 15, 2025, 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. Discussion and action pertaining to the Minutes of the March 18, 2025 Regular-Called meeting.
6. Discussion and action pertaining to the Financial Statements for the month of March 2025.
7. Presentation, discussion, and action to accept and approve the District's Annual Audit Report for Fiscal Year ending December 31, 2024, as prepared by YWRD, P.C.
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 pertaining to Resolution No. 2025-006R, declaring a public necessity to acquire real property interests for the construction, relocation, operation, and maintenance of water utility pipelines and appurtenances on property located south of Bells Chapel Road; authorizing the District's General Manager to obtain necessary surveys and appraisals, negotiate with landowners, and make offers on behalf of the district to acquire said real property interests; authorizing the institution and prosecution of condemnation proceedings to acquire said real property interests; providing for other matters in connection thereto; and providing an effective date.
11. Discuss and take action to revoke the Non-Standard Service Contract by and between Rockett Special Utility District and Wax 480 Partners LLC, for a subdivision consisting of 240 standard meters single-family residential lots, an amenities center, and six (6) open space lots to be known as TerraVista Phase

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.

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1, located at FM 813 and Windham Road in Waxahachie, Texas, approved by the Board on March 18, 2025.

Discuss and take action to approve the Non-Standard Service Contract by and between Rockett Special Utility District and Century Land Holding of Texas, LLC, for a subdivision consisting of 240 standard meters single-family residential lots, an amenities center, and six (6) open space lots to be known as TerraVista Phase 1, located at FM 813 and Windham Road in Waxahachie, Texas.

12. Discussion and action to approve a Non-Standard Service Contract by and among Rockett Special Utility District, Rapeepat Unarut, and Ladd Vien, regarding three (3) single-family residential lots located on Patrick Road near S. Hampton Road in Waxahachie, Texas.
13. Discussion and action to approve expenditures to relocate Oncor utilities underground relating to possible future extension and renovations to the District's office.
14. 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.
15. General Manager to report on the total number of active connections, the amount of water purchased and the day-to-day activities of the District.
16. 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 on April 11, 2025 at or about 4:00 p.m., and remained so posted for at least 72 hours before said meeting was convened.



Rhonda Carter, Assistant Secretary