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CITY SECRETARY  
DALLAS, TEXAS



# COUNCIL AGENDA

*Public Notice*

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POSTED CITY SECRETARY  
DALLAS, TX

January 14, 2015

Date

(For General Information and Rules of Courtesy, Please See Opposite Side.)  
(La Información General Y Reglas De Cortesía Que Deben Observarse  
Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

## General Information

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on WRR-FM radio (101.1 FM) and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

## Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

## Información General

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la estación de radio WRR-FM 101.1 y por cablevisión en la estación *Time Warner City Cable Canal 16*. El Ayuntamiento Municipal se reúne en el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

## Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisará al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

**AGENDA  
CITY COUNCIL MEETING  
WEDNESDAY, JANUARY 14, 2015  
ORDER OF BUSINESS**

Agenda items for which individuals have registered to speak will be considered no earlier than the time indicated below:

9:00 a.m.      **INVOCATION AND PLEDGE OF ALLEGIANCE**

**OPEN MICROPHONE**

**MINUTES**

Item 1

**CONSENT AGENDA**

Items 2 - 22

**ITEMS FOR INDIVIDUAL CONSIDERATION**

No earlier  
than 9:15 a.m.

Items 23 - 25

**PUBLIC HEARINGS AND RELATED ACTIONS**

1:00 p.m.

Items 26 - 35

**NOTE:** A revised order of business may be posted prior to the date of the council meeting if necessary.

## **AGENDA**

### **CITY COUNCIL MEETING**

**JANUARY 14, 2015**

**CITY OF DALLAS**

**1500 MARILLA**

**COUNCIL CHAMBERS, CITY HALL**

**DALLAS, TEXAS 75201**

**9:00 A. M.**

Invocation and Pledge of Allegiance (Council Chambers)

Agenda Item/Open Microphone Speakers

#### **VOTING AGENDA**

1. Approval of Minutes of the December 10, 2014 City Council Meeting

#### **CONSENT AGENDA**

##### **Aviation**

2. Authorize the fifth amendment to the lease with MLT Development Co. to add approximately 1.229 acres of unimproved land and increase the annual rent in the amount of approximately \$21,412, from \$318,777 to \$340,189 at Dallas Love Field - Estimated Annual Revenue: \$21,412
3. Authorize Supplemental Agreement No. 2 to the professional services contract with Ricondo & Associates, Inc. for on-call airport planning and advisory services for the Dallas Airport Systems - Not to exceed \$2,250,000, from \$5,181,791 to \$7,431,791 - Financing: Aviation Capital Construction Funds

##### **Business Development & Procurement Services**

4. Authorize an Intergovernmental Agreement with The University of Texas at Arlington, a State University to provide the service of Texas Manufacturing Assistance Center, a Texas state agency for a one-year service contract for occupational safety and health training with The University of Texas at Arlington/Texas Manufacturing Assistance Center - Not to exceed \$268,400 - Financing: Current Funds (subject to appropriations)

CONSENT AGENDA (Continued)**Business Development & Procurement Services (Continued)**

5. Authorize a three-year master agreement for sodium hexametaphosphate to be used by Water Utilities - Shannon Chemical Corporation, lowest responsible bidder of four - Not to exceed \$390,800 - Financing: Water Utilities Current Funds
6. Authorize **(1)** a three-year master agreement for the purchase of park amenities, supplies and playground equipment parts for Park and Recreation - The Play Well Group, Inc. in the amount of \$356,586, Mistral Security, Inc. in the amount of \$220,000, Most Dependable Fountains, Inc. in the amount of \$177,616, Victor Stanley, Inc. in the amount of \$158,872, Recreation Consultants of Texas in the amount of \$111,000, Lea Park & Play, Inc. in the amount of \$107,000, Pioneer Manufacturing Company in the amount of \$72,000, BSN Sports in the amount of \$70,000, Gail's Flags & Golf Course Accessories, Inc. in the amount of \$70,000, Landscape Forms, Inc. in the amount of \$64,140, Webuildfun, Inc. in the amount \$35,000 and ZW USA, INC. dba Zero Waste USA in the amount of \$16,380, lowest responsible bidders of fourteen; and **(2)** a three-year master agreement for the purchase of park amenities, supplies and playground equipment parts for Park and Recreation - The Play Well Group, Inc. in the amount of \$219,000, Victor Stanley, Inc. in the amount of \$56,000 and Gametime c/o Total Recreation Products, Inc. in the amount of \$51,000, through the Texas Association of School Boards (BuyBoard) - Total not to exceed \$1,784,594 - Financing: Current Funds
7. Authorize an acquisition contract for the purchase, installation and a three-year warranty of one x-ray inspection system for the Love Field Sally Port - Rapiscan Systems, Inc. through the Texas Multiple Award Schedule - Not to exceed \$96,925 - Financing: Aviation Current Funds (subject to appropriations)
8. Authorize an increase to the service contract with CDM Smith, Inc. for maintenance and support for the supervisory control and data acquisition systems at five water and wastewater treatment plants - Not to exceed \$388,750, from \$1,555,000 to \$1,943,750 - Financing: Water Utilities Current Funds (subject to annual appropriations)

**Fire**

9. Authorize an annual payment in the amount of \$125,000 for the next five years to Dallas/Fort Worth (D/FW) International Airport to provide basic, live fire drills and advanced specialized aircraft/fire training to aircraft-rescue firefighters at Dallas Love Field and Dallas Executive Airport - Not to exceed \$625,000 - Financing: Current Funds (to be reimbursed by Aviation, subject to annual appropriations)

CONSENT AGENDA (Continued)**Housing/Community Services**

10. Authorize a Memorandum of Understanding between the City of Dallas and the Health and Human Services Commission (HHSC) for the HHSC Community Partner Program for the purpose of assisting with Online Community-Based Application Assistance Services through the YourTexasBenefits.com for Supplemental Nutrition Assistance Program (SNAP), Temporary Assistance for Needy Families (TANF), Medicaid, Long-term Care Services program (LTC), and Children's Health Insurance Programs (CHIP) for the period January 1, 2015 through September 30, 2016 - Financing: No cost consideration to the City
11. Authorize an amendment to Resolution No. 14-0661, Section 2 (a), previously approved on April 23, 2014, to extend the term of the maturity date from December 21, 2014 to December 21, 2015 for the loan agreement with Dallas Housing Authority for the Turner Courts Project located at 6601 Bexar Street - Financing: No cost consideration to the City
12. Authorize an amendment to Resolution No. 14-1792, previously approved on October 22, 2014 to (1) accept additional funds in the amount of \$20,142, from \$756,818 to \$776,960 from the Texas Department of Housing and Community Affairs (TDHCA) to provide services to the homeless through the Homeless Housing and Services Program (HHSP) for the period October 1, 2014 through September 30, 2015 and execute the grant agreement; (2) allow Bridge Steps to count TDHCA funds towards Bridge Steps' required contribution to the Bridge operating budget for the period October 1, 2014 through September 30, 2015; (3) require Bridge Steps to comply with all conditions of the TDHCA grant agreement; and (4) increase the budget agreement with Bridge Steps from \$6,085,097 to \$6,105,239 - Total not to exceed \$20,142 - Financing: Texas Department of Housing and Community Affairs Grant Funds
13. Authorize an amendment to the Mortgage Assistance Program (MAP) to modify the assistance categories as follows: **Category 1** will provide assistance up to \$14,000 with 5 year deed restrictions for Existing Homes and New Construction including non-profit and for-profit organizations; and **Category 2** will provide assistance up to \$20,000 with deed restrictions following HUD guidelines (currently 10 years if \$15,000 and above) for New Construction by Certified Housing Development Organizations (CHDO), New Construction on lots purchased from the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) and New Development in the Neighborhood Investment Program (NIP) Areas and any other Target Areas selected by the Housing/Community Services Department - Financing: No cost consideration to the City

**Park & Recreation**

14. Authorize a professional services contract with Halff Associates, Inc. for the preparation of plans and specifications to improve dam safety, shoreline erosion control and beautification at Kidd Springs Park located at 700 West Canty Street - Not to exceed \$145,337 - Financing: 2006 Bond Funds

CONSENT AGENDA (Continued)

**Park & Recreation** (Continued)

15. Authorize Supplemental Agreement No. 3 to the professional services contract with Dan Shipley Architects, Inc. for additional design services of a maintenance building at Luna Vista Golf Course located at 11223 Luna Road - Not to exceed \$27,804, from \$100,126 to \$127,930 - Financing: 2003 Bond Funds

**Public Works Department**

16. Authorize a construction services contract with Phoenix 1 Restoration and Construction, Ltd., best value proposer of five, for the exterior renovation of the Old Municipal Building, located at 106 South Harwood Street - Not to exceed \$11,166,286 - Financing: 1998 Bond Funds

**Sustainable Development and Construction**

17. An ordinance abandoning a fire lane easement and a water line easement to TKG Valencia-Midtown, LLC, the abutting owner, containing a total of 18,596 square feet of land, located near the intersection of Meadow Lane and Rambler Road - Revenue: \$5,400, plus the \$20 ordinance publication fee

**Trinity Watershed Management**

18. Authorize a professional services contract with Parsons Environment & Infrastructure Group, Inc. for construction management services during design and advertisement phases of the Mill Creek / Peaks Branch / State-Thomas drainage relief tunnel - Not to exceed \$1,215,000 - Financing: 2006 Bond Funds
19. Authorize an amendment to Resolution No. 14-1628, previously approved on September 24, 2014, to authorize acquisition of a larger tract for a subsurface easement located under approximately 996 square feet of land, including the exercise of the right of eminent domain, if such becomes necessary from Victor Hugo Gomez and Irma Leticia Rodriguez Campos, located on Foreman Street near its intersection with Spring Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$15, increased from \$3,075 (\$75, plus closing costs and title expenses not to exceed \$3,000) to \$3,090 (\$90, plus closing costs and title expenses not to exceed \$3,000) - Financing: 2006 Bond Funds
20. Authorize Supplemental Agreement No. 1 to the professional services contract with Solaray Engineering, Inc. for additional engineering and special services for the Trinity Trails Phase II-B project - Not to exceed \$37,350, from \$48,990 to \$86,340 - Financing: 2012 Bond Funds

CONSENT AGENDA (Continued)

**Trinity Watershed Management** (Continued)

21. Authorize Supplemental Agreement No. 4 to the contract with Halff Associates, Inc. for design and analysis of drainage relief for Mill Creek, Peaks Branch, and State-Thomas areas, for additional scope of work for design of water and wastewater facilities and right-of-way acquisition support during design of the Mill Creek / Peaks Branch / State-Thomas Drainage Relief Tunnel - Not to exceed \$1,549,600, from \$14,443,888 to \$15,993,488 - Financing: 2006 Bond Funds (\$1,505,600) and Water Utilities Capital Improvement Funds (\$44,000)

**Water Utilities**

22. Authorize a contract for Heating, Ventilation and Air Conditioning component replacements and major repairs at 13 Dallas Water Utilities owned facilities - John Cook & Associates, Inc., lowest responsible bidder of two (list attached) - Not to exceed \$2,137,000 - Financing: Water Utilities Capital Improvement Funds

ITEMS FOR INDIVIDUAL CONSIDERATION

**City Secretary's Office**

23. Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)

**Trinity Watershed Management**

24. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Jeanne Daniels, of a subsurface easement under approximately 3,699 square feet of land located on Jamaica Street at its intersection with Foreman Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$2,059 (\$359 plus closing costs and title expenses not to exceed \$1,700) - Financing: 2006 Bond Funds
25. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Troy A. Jackson and Roderick Tyrone Jackson, of a subsurface easement located under approximately 3,737 square feet of land on Frank Street at its intersection with Foreman Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$1,711 (\$411 plus closing costs and title expenses not to exceed \$1,300) - Financing: 2006 Bond Funds



PUBLIC HEARINGS AND RELATED ACTIONS

**Sustainable Development and Construction**

ZONING CASES - CONSENT

26. A public hearing to receive comments regarding an application for and an ordinance granting an expansion to Subdistrict 2 onto property zoned Subdistrict 6 within Planned Development District No. 317, the Cedars Area Special Purpose District at the north corner of South Harwood Street and Beaumont Street  
Recommendation of Staff and CPC: Approval, subject to conditions  
Z134-336(OTH)
  
27. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1953 for a restaurant with drive-in or drive-through service on property zoned Cedars West Subdistrict 1, Urban Village Form District within Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the south corner of East R.L. Thornton Freeway (Interstate 35E) and South Riverfront Boulevard  
Recommendation of Staff and CPC: Approval for a three-year period, subject to conditions  
Z134-349(OTH)
  
28. A public hearing to receive comments regarding an application for and an ordinance granting a D-1 Liquor Control Overlay and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned a CR Community Retail District with a D Liquor Control Overlay on the west side of Marsh Lane, north of Walnut Hill Lane  
Recommendation of Staff and CPC: Approval of a D-1 Liquor Control Overlay and approval of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions  
Z134-355(AF)

ZONING CASES - INDIVIDUAL

29. A public hearing to receive comments regarding an application for and an ordinance granting an MU-3 Mixed Use District and a resolution accepting deed restrictions volunteered by the applicant on property zoned a CR Community Retail District on the east side of Preston Road, south of Frankford Road  
Recommendation of Staff and CPC: Approval with deed restrictions volunteered by the applicant  
Z134-332(AF)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)**Sustainable Development and Construction (Continued)**ZONING CASES - INDIVIDUAL (Continued)

30. A public hearing to receive comments regarding an application for and an ordinance granting a D-1 Liquor Control Overlay and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR Community Retail District with a D Liquor Control Overlay on the north side of Lake June Road, east of Oak Hill Circle  
Recommendation of Staff: Approval of a D-1 Liquor Control Overlay and approval of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions  
Recommendation of CPC: Approval of a D-1 Liquor Control Overlay and approval of a Specific Use Permit for a two-year period, subject to a site plan and conditions  
Z134-346(AF)
31. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for MF-2 Multiple-family Subdistrict and mini-warehouse uses on property zoned an MF-2 Multiple-family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the west corner of Fairmount Street and Knight Street  
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions  
Z134-351(WE)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

32. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1653 for a potentially incompatible industrial (outside) use limited to wood or lumber processing on property zoned an IM Industrial Manufacturing District with deed restrictions, on the north side of Manaña Drive, east of Spangler Road  
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional two-year periods, subject to conditions  
Z134-338(CE)  
Note: This item was considered by the City Council at a public hearing on December 10, 2014, and was taken under advisement until January 14, 2015, with the public hearing open

STREET NAME CHANGE

33. A public hearing to receive comments regarding a proposal to change the name of Hatcher Street, between South Lamar Street and 100 feet north of Pacific Avenue, to "Elsie Faye Heggins Street" and an ordinance granting the name change - NC134-006 - Financing: No cost consideration to the City

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

**Sustainable Development and Construction (Continued)**

DEVELOPMENT CODE AMENDMENTS - CONSENT

34. A public hearing to receive comments regarding consideration of amending Section 51A-7.404, "Attached Signs," of the Dallas Development Code to allow signs on properties zoned O-2 Office District to have attached signs larger than 40 square feet in effective area when conditions are met and an ordinance granting the amendments  
Recommendation of Staff and CPC: Approval  
DCA145-003(ND)

MISCELLANEOUS HEARINGS

**Sustainable Development and Construction**

35. A public hearing on an application for and a resolution granting a variance to the alcohol spacing requirements from a private school, St. Elizabeth Catholic School, as required by Section 6-4 of the Dallas City Code to allow a wine and beer retailer's off-premise permit for a general merchandise or food store greater than 10,000 square feet [Walgreens #6197] on the northwest corner of South Hampton Road and West Ledbetter Drive - AV145-001 - Financing: No cost consideration to the City

**HVAC Replacements and Major Repairs**  
**Agenda Item # 22**

<u>Council District</u>	<u>Facility Name</u>	<u>Address</u>
2	Cadiz Pump Station	411 Cadiz Street
3	Sorcey Pump Station	7569 Mountain Creek Parkway
4	Cedar Crest Pump Station Central Wastewater Treatment Plant	1850 East Illinois Avenue 1020 Sargent Road
5	Lake June Pump Station	1031 Algonquin Drive
6	Bachman Water Treatment Plant Northwest Service Center	2525 Shorecrest Drive 9805 Harry Hines Boulevard
8	Southside Wastewater Treatment Plant	10011 Log Cabin Road
9	Lake Ray Hubbard	685 Ray Hubbard
10	Abrams Pump Station	9241 Forest Lane
Outside City Limits	Eastside Water Treatment Plant Elm Fork Water Treatment Plant Iron Bridge Pump Station	405 Long Creek Road 1440 Whitlock Lane 4777 County Road 3706

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding Economic Development negotiations. Section 551.087 of the Texas Open Meetings Act.