



CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Minutes

Special City Council Meeting

Tuesday, December 02, 2025

5:00 PM

City Hall - City Council
Chambers

CALL TO ORDER

Mayor Jensen called the meeting to order at 5:01 p.m.

PRESENT

Mayor Ron Jensen

Mayor Pro Tem Junior Ezeonu

Deputy Mayor Pro Tem Kurt G. Johnson

Council Member District 1 Jorja Clemson (arrived at 5:45 p.m)

Council Member District 2 Jacquin Headen

Council Member District 3 Mike Del Bosque

City Council Member District 4 John Lopez

Council Member District 5 Tony Shotwell

Council Member At Large Place 7 Bessye Adams

EXECUTIVE SESSION

Mayor Jensen called a closed session at 7:19 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.072 “Deliberation Regarding Real Property” and Section 551.087 “Deliberations Regarding Economic Development Negotiations.”

STAFF PRESENTATIONS

1. Presentation 2026 General Obligation Program

City Manager William A. Hills recognized staff for their work preparing information for a proposed May 2026 Bond Election, including a draft list of projects aligned with City Council priorities.

Management Services Director Thao Vo and Assistant Director Latifia Coleman presented an overview of the recent visioning session.

- Ms. Coleman reviewed the GO Bond Calendar and outlined the overall process.

- Mr. Vo reviewed the City’s debt capacity, outstanding debt supported by property taxes, and current debt payments.

- Ms. Coleman presented scenario assumptions used to model a ten-year bond program.

- Mr. Vo explained that an election would seek voter authorization to issue debt, reviewed proposed projects, and discussed the projected tax rate impact.

- Ms. Coleman reviewed proposed Streets Projects totaling \$210 million.

- Council Member Del Bosque asked whether the awarded \$137 million in grant funds had been received.

- Deputy City Manager Cheryl De Leon stated the grant is still pending.
- Discussion followed regarding which roads would be included in the bond program versus the turnback project. Council Member Del Bosque asked about District 3 street repair projects. Deputy City Manager Megan Mahan noted these are proposed projects. Mr. Hills discussed using the ¼-cent sales tax and Certificates of Obligation to address smaller street needs. Mayor Jensen noted that one-third of the proposed funding is allocated to Lake Ridge Parkway. Council Member Adams asked about asphalt use. Managing Director Walter Shumac stated the goal is to eventually replace asphalt with concrete.
- Mr. Hills noted survey data showing similar project packages have been successful in other cities.
- Council Member Lopez asked whether the City could leverage development projects to fund streets. Mr. Vo explained that gas well agreement include such provisions, but there are no similar mechanisms for warehouses or other industries.
- Ms. Coleman reviewed three Public Safety Projects totaling \$86.5 million.
- Mr. Hills and Mr. Shumac discussed expanding the traffic control network further south.
- Mr. Vo reviewed Community-Based Projects totaling \$39 million.

Discussion included:

- Potential parameters for a new center, possible locations, and use of existing buildings for events and programming. (Council Member Clemson arrived.) Council Member Del Bosque expressed support for a center for diversity. Council Member Johnson stated he does not recommend locating such a center in District 6, citing resident concerns. Council Member Clemson noted the Grand Prairie Historical Organization supports preserving history while celebrating the present and is open to diversity programming. Council Member Del Bosque disagreed, noting the organization previously declined multi-heritage events. Mayor Pro Tem Ezeonu asked what a heritage center would include. Council Member Lopez described a multipurpose center with performing arts space, art gallery, market, and pop-up shops, noting the lack of such facilities south of I-20. Council Member Headen supported adding a museum with rotating exhibits and discussed including botanical gardens on the same property. Council Member Adams supported a performing arts center south of I-20, potentially a national destination, and supported botanical gardens near the lake. Council Member Shotwell expressed support for Council Member Lopez's proposal.

Ms. Coleman and Deputy City Manager Megan Mahan discussed additional proposed projects including a Pickleball Complex, Botanical Gardens, and Public Artwork.

Mr. Vo outlined next steps:

- Public meetings
- Bond election preparations
- Outreach and educational campaign from February through May.

Ms. De Leon clarified the City's approach to public education.

Council Member Lopez emphasized the need to include space for residents with different abilities, including life-skills and training opportunities for adults 18 and older.

Discussion followed regarding:

- How much could be accomplished without raising the tax rate
- The City's limited remaining capacity for issuing Certificates of Obligation
- Cashflow considerations
- Mayor Jensen noted the current budget is holding steady but remains tight.

Harold Willis, 538 Lindly, asked about the proposed public safety project. Mr. Vo reviewed the \$86.5 million public safety bond package.

2. City Council's 2026 Goals

City Manager William A. Hills reviewed the City's current goals. Special Projects Coordinator Amy Sprinkles provided an overview of the goals and asked whether the City Council wished to move any individual goals into the proposed bond package. Mayor Jensen requested that Goal item one be revised to read: Pursue attainable single-family housing opportunities.

Discussion followed regarding the revitalization of downtown. Council Member Adams requested additional specificity and a defined timeline for Goal item eight, which concerns expanding opportunities for strategic suppliers in City contracts and projects. Mr. Hills stated that a presentation on the downtown revitalization timeline will be provided to the Council in January and noted that priorities established during this meeting will affect the FY 2027 budget. Deputy City Manager De Leon noted that updates on project status are included in the Goals handout.

Council discussed the disparity study.

- Council Member Adams noted the absence of measurable outcomes.*
- City Attorney Maleshia McGinnis advised that the City cannot set a mandatory goal but may adopt an aspirational goal to be achieved over time.*
- Council Member Adams expressed interest in establishing a three-year timeline.*
- Council discussed whether to rescind the 2020 Diversity, Equity, and Inclusion Resolution.*

- Council Member Headen expressed support for retaining the goal related to downtown revitalization and suggested establishing a higher education partnership as a standalone goal.*
- Council Member Adams suggested that job creation should also be listed as a separate goal.*
- Ms. McGinnis stated that an ordinance related to aspirational goals will be brought forward for Council discussion.*
- Council discussed investment in programming for small businesses.*
- Council Member Shotwell expressed support for efforts to secure grocery stores within the community.*
- Council Member Adams discussed green energy aspirational goals, including updating the municipal fleet and expanding charging station infrastructure. Deputy City Manager Mahan advised that a municipal climate action plan will be presented in the coming months.*
- Council discussed the anticipated arrival of data centers noting that some cities are taking precautionary measures and educating residents on water and electricity conservation. Discussion included whether data centers should be subject to a separate water rate tier due to high usage.*
- Council Member Lopez suggested renaming Goal item twelve to "Performing Arts."*

Additional discussion followed regarding:

- Potential restrictions on data centers*
- Water usage tiers for data centers*
- Water sales to areas south of the city, including Midlothian and Mansfield*

Council Member Clemson requested consideration of appropriate terminology and naming conventions for a performing arts center. Council Member Del Bosque asked whether the Sports Facility Development Corporation (SFDC) could set aside \$1 million for future use. Mayor Jensen stated that SFDC will consider funding once a specific use is identified.

Council Member Adams requested the addition of a goal to establish a comprehensive economic development plan. Council Member Shotwell asked Legislative Affairs Officer Vanna Ngo to provide an update on SB6. Ms. Ngo reviewed federal community project opportunities, critical City projects, and funds earmarked for the Lift Station Project, Main Street Revitalization Project, and I-30 Pipeline Project. She also reviewed critical projects planned for 2026 and the packets prepared for presentation to Congress Members Veasey, Crockett, and Ellzey. Council Member Headen requested that Goodland be added to Congressman Ellzey's packet.

Harold Willis, 538 Lindly, said he would like council to look at land near Parkhill Park.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 7:49 p.m.

The foregoing minutes were approved at the January 6, 2026, City Council meeting.

Mona Lisa Galicia, City Secretary