



**NOTICE AND AGENDA
CITY COUNCIL WORK SESSION
TUESDAY, FEBRUARY 27, 2024, 7:00 P.M.**

Notice is hereby given that the City Council of the City of Glenn Heights, Texas will hold a Work Session on Tuesday, February 27, 2024, beginning at 7:00 P.M., in the City Hall, City Council Chambers, located at 1938-C South Hampton Road, Glenn Heights, Texas, 75154, as prescribed by Vernon's Texas Civil Statutes, Government Code Section §551.041, to discuss the following agenda items. Items do not have to be taken in the same order as shown in this meeting Notice and Agenda.

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members, including the presiding officer, will be physically present at the location noted above on this Agenda.

This Notice and Work Session Agenda, and the Agenda Packet, are posted online at <https://www.glennheightstx.gov/129/Agendas-Minutes>.

This Work Session will be live-streamed at <https://www.glennheightstx.gov/229/City-Council-Meeting-Videos>.

CALL TO ORDER

AGENDA

1. Presentation on the City of Glenn Heights Delinquent Property Tax and Municipal Court Fines and Fees Collection Performance Report. (Clifford Blackwell, City Manager)

ADJOURNMENT

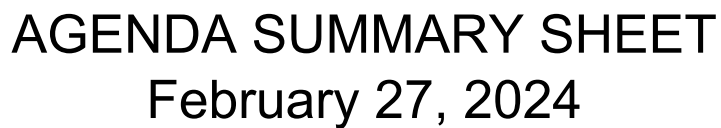
In accordance with the Americans with Disabilities Act, If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodations, please contact the City Secretary at least 48 hours in advance of the event at 972-223-1690 ext. 125 or email brandi.brown@glennheightstx.gov. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

I, Brandi Brown, City Secretary, do hereby certify that the above Meeting Notice and Agenda was posted in a place convenient to the Public at Glenn Heights City Hall, 1938-C South Hampton Road, Glenn Heights, Texas by 5:00 P.M. on Friday, February 23, 2024.

Pursuant to Section 551.071 of the Texas Government Code, the City Council reserves

the right to consult in closed session with its attorney at any time during the course of this meeting and to receive legal advice regarding any item listed on this agenda.

Brandi Brown, City Secretary



Presentation on the City of Glenn Heights Delinquent Property Tax and Municipal Court Fines and Fees Collection Performance Report.

[illegible]



2777 N. Stemmons Freeway, Suite 1000, Dallas, TX 75207
(214) 880-0089 | www.lgbs.com

City of Glenn Heights Delinquent Property Tax & Municipal Court Fines and Fees Collection Performance Report

Date: February 20, 2024

**Prepared for:
Mayor Sonja A. Brown, Councilmembers &
City Manager Cliff Blackwell**



The Linebarger Team

Our dedicated Linebarger team consists of a diverse group of professionals delivering exceptional customer service and representation.

We are proud to say our team is made up of 80+ talented members who are ready to serve our clients and the communities where we work and live.

Linebarger was established in 1976. Nationally, our firm is composed of over 1,000 employees, 120 attorneys, 175 information technology specialists and 136 call center personnel.



Our Dallas Team



Linebarger Dallas Office

What We Value

Our values shape our purpose and drive our business. We believe our clients, our people and our communities define who we are.



Our Clients

Our dedication to our clients runs deep. We value the opportunity to serve and represent you, and are committed to your success.



Our People

Our experienced team is innovative, resourceful & empathetic when it matters most.



Our Community

We take pride in providing public training and resources to the community, where our impact is visible and invaluable.

Legal Professional Services

Collect Delinquent
Property Taxes



State Litigation
& Appellate
Legal Services



Legislative
Initiatives &
Support



Advice & Counsel
on Complex
Litigation Issues

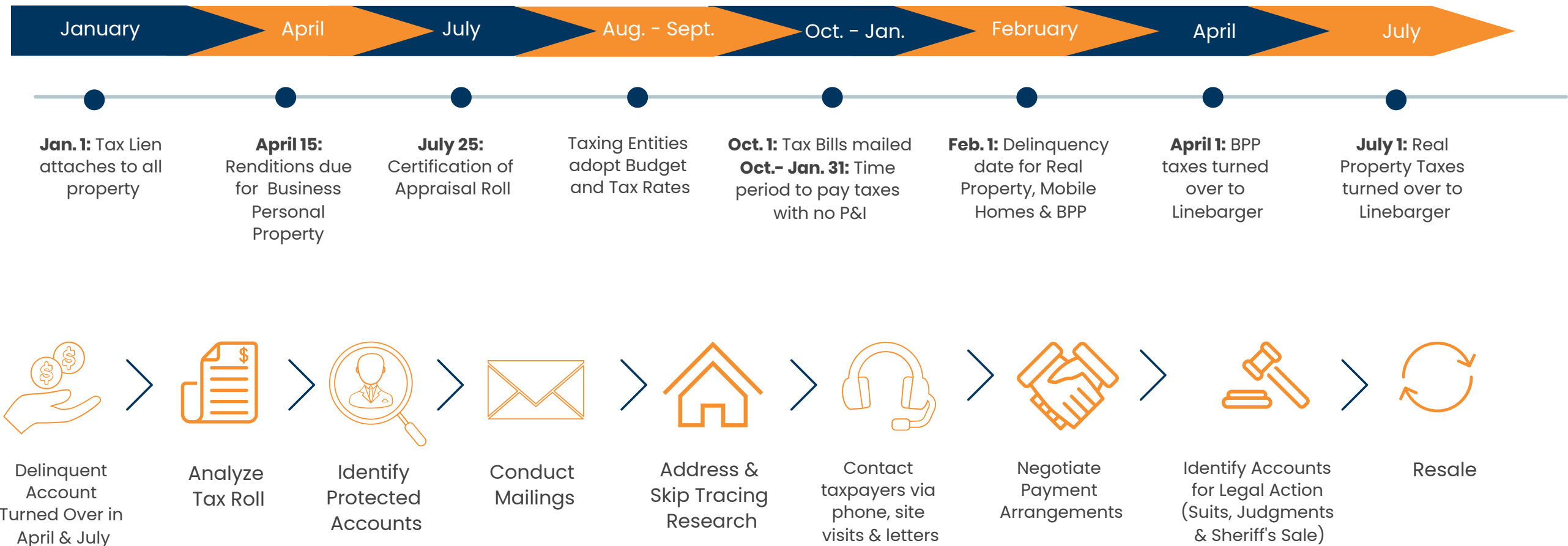


Bankruptcy
Representation



Timeline & Delinquent Tax Collection Process

When your tax roll becomes delinquent and is turned over to us, our goal is to identify, process and collect every dollar possible.



Current Year Turnover 2022 Tax Year

Data as of July 2023

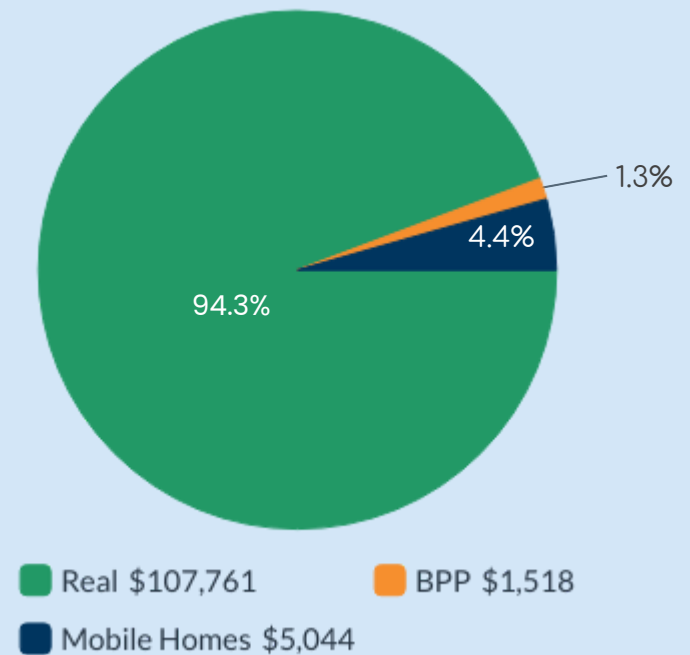
Turnover Dates by Property Type

- Business Personal Property accounts were turned over to Linebarger on April 1, 2023
- Real Property and Mobile Home accounts were turned over to Linebarger on July 1, 2023

Base Tax Turnover

- 2022 Base Tax: \$114,323
- 2021 Base Tax: \$77,292

2022 base tax turned over to Linebarger increased by \$37,031 or 47.9%.

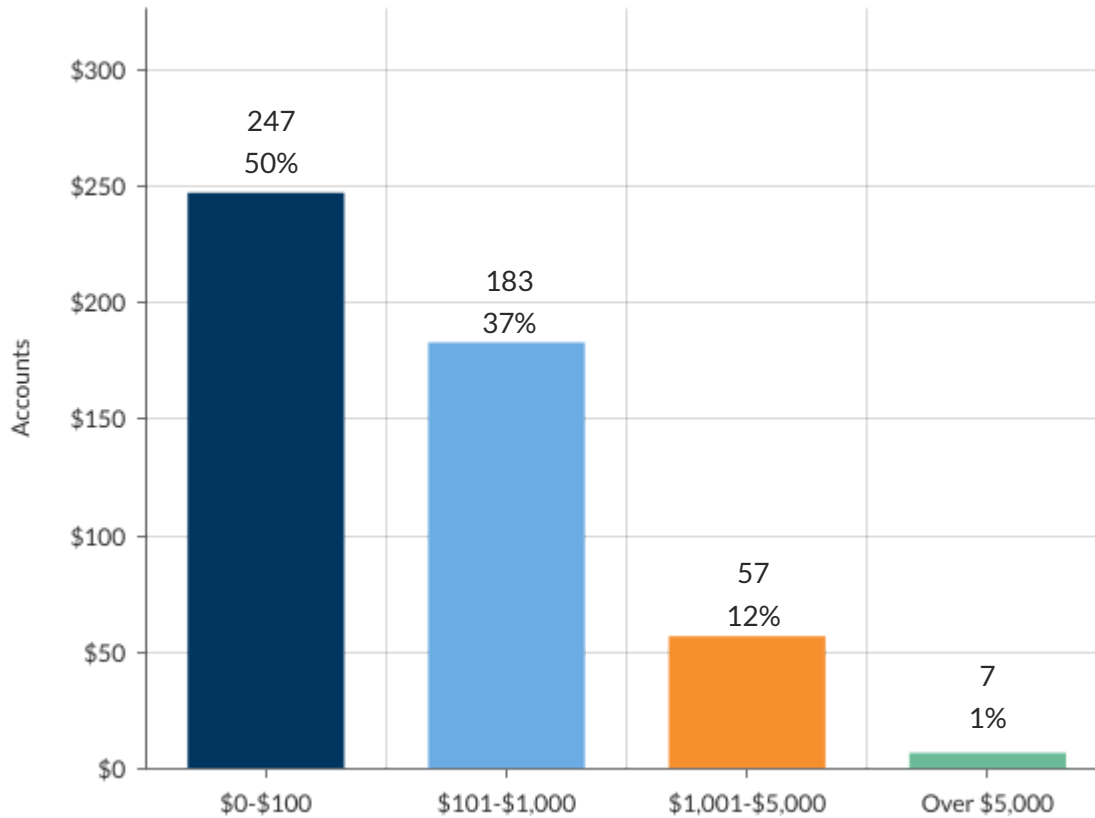


2022 turnover consists of 305 accounts totaling \$114,323

Tax Roll Analysis by Size of Accounts

Data as of July 2023

Distribution of Delinquent Tax Roll by No. of Accounts
(2022 and prior years)



Total Number of Accounts: 494

Distribution of Delinquent Tax Roll by Dollars Due
(2022 and prior years Tax + Penalty & Interest)



Total Tax Due: \$432,290

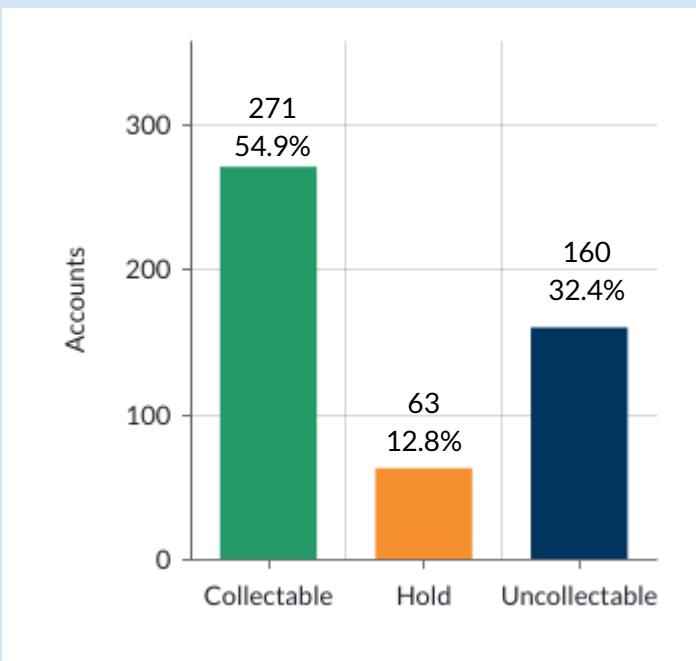
Average Size of Accounts

■ \$56.56 ■ \$675.46 ■ \$3,027.46 ■ \$17,449.43

Status of Accounts for All Property Types

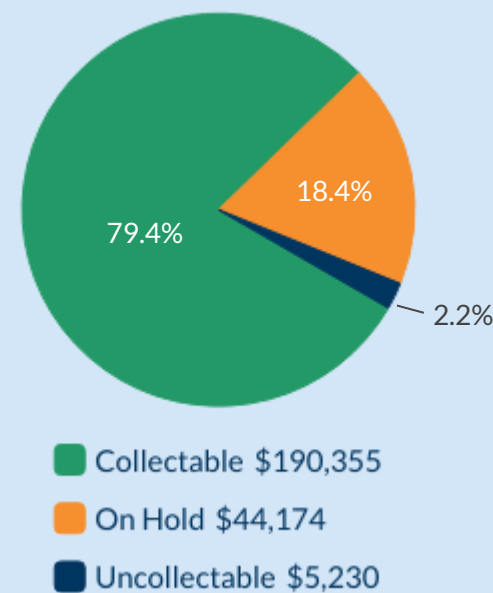
Data as of July 2023

Number of Accounts
by Collectability



Total of Accounts: 494

Base Tax by Collectability
2022 and Prior Years



Total Base Tax: \$239,759*

*This number reflects Base Tax only, excluding Penalty & Interest

Status of Accounts
by Collectability

Collectable	On Hold	Uncollectable
Letters Mailed	Over 65 and/or Deferral	Past Statute of Limitations
Research in Progress (Bad Address/Returned Mail)	Exempt	Struck Off to Jurisdiction
Judgment	Disabled	Owes Less than \$15
Lawsuit	Veterans Disability/ Full Exemption	Uncollectable
Bankruptcy	Not Yet Delinquent (No 33.07 Fees)	
Payment Arrangement	Temporary Hold	

Program Activities and Results

July 2022 - June 2023

	Lawsuit Filings	8
	Lawsuits Disposed	2
	Bankruptcy	3
	Site Visits	24
	# Letters Mailed	664

Collected for the City of Glenn Heights:

* Collections include base tax, penalty and interest, and attorney fees

\$126,383*

Cost-Free Program to the City.

Linebarger attorney fees are legal statutory “add-on,” paid by delinquent taxpayers and not by the City.

Payment Options & Exemptions

Linebarger carries out the policies of the Dallas County Tax Office to ensure property owners are provided with multiple options, as allowed by law. We treat property owners with the utmost respect and professionalism.

Regular Payment Agreements

Available to most taxpayers, depending on factual circumstances (may range from 90 days to 12 months)

Homestead Payment Agreements

State law permits property owners to obtain a minimum of 12 months to resolve their tax liability on homestead-exempt properties.

Post-Judgment Payment Agreements

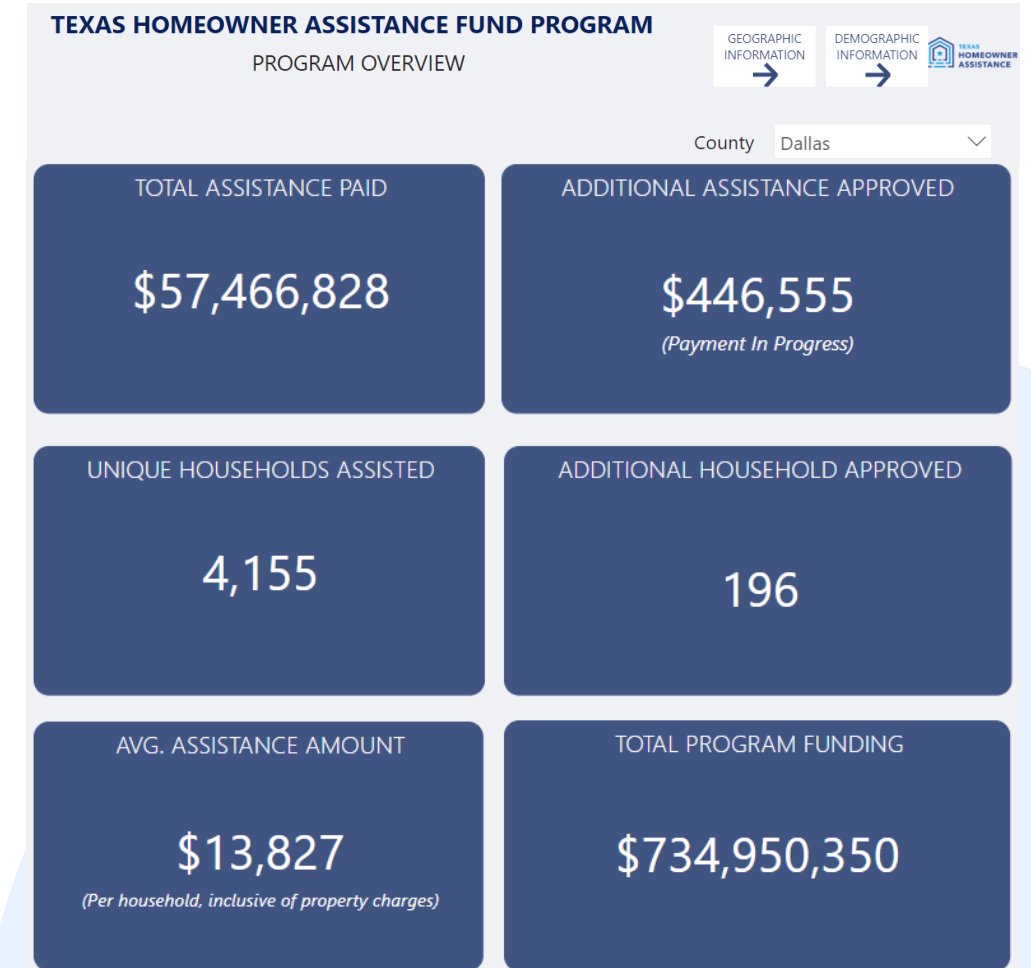
Following the conclusion of a litigated case, taxpayers are given additional opportunities to resolve their tax liability.

Exemptions

- Age 65 or Older
- Disabled Person
- Active Duty Military
 - Veterans
 - Homesteads

The Texas Homeowner Assistance Fund Program - Phase 2

- ❖ Federal approved funds for COVID-19 hardship cases and \$500 million allocated and received by the state of Texas.
- ❖ The Texas Department of Housing and Community Affairs oversaw the distribution of the federal funds to qualified individuals based on criteria established by the TDHCA.
- ❖ At the request of the Department, Linebarger undertook the initial steps of developing the pilot program in two Texas counties. The program became the model which was used throughout the state of Texas.
- ❖ For Dallas County residents, Linebarger launched five mail campaigns to inform taxpayers of the Texas Homeowner Assistance Fund Program.
- ❖ As of today in Dallas County, 4,155 households received assistance totaling over \$57M.
- ❖ The program stopped accepting new applications on October 9, 2023 and is now in Phase 2, prioritizing and processing payment of funds.



- **Total Assistance Paid:** All of Dallas County
(The funds are distributed by category: Mortgage, Property Taxes, Utility, HOA Fees, Property Tax Lender Past Due Amount and Insurance Premiums).
- **Payment in Progress:**
Application has been received but funds have not yet been released.

Delinquent Municipal Court Fines and Fees Collection Services Activities and Results

(January - December 2023)



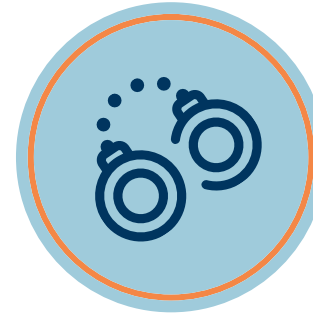
Collection Notices & Specialized Mailings



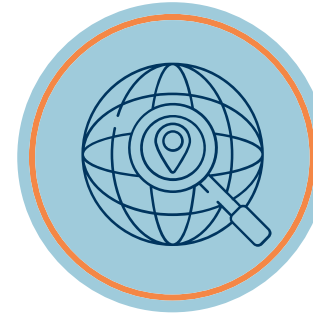
Dedicated Fines & Fees Contact Center & Call Campaigns



Skip-Tracing



Warrant Resolution Specialized Campaigns for Court



Geo-Mapping Tools for Court



Dedicated Project Team



Collection Notices

6,140 Letters Mailed



Phone Activity

Inbound / Outbound Calls on 4,574 Accounts



Skip - Tracing

1233 Address / Phone Updates

• Our Commitment to the City:

Work all cases placed for collections irrespective of age until they are disposed or recalled by Court.

• Cost-Free Program to the City:

Delinquent defendants pay the "Add-on" collection fee on cases more than 60 days past due and placed with firm.

**Collected for the
City of Glenn Heights**

\$88.7k

January - December 2023

\$260k

Contract through
December 2023

Community Participation & Investment

Linebarger has represented the City of Glenn Heights since October 2004. We take pride in our local presence and collaborative involvement with the communities and clients we serve. Each year our law firm participates in charitable and educational causes where we work and live.



4th of July Celebration 2023



LSW Panel Discussion



Karen Bishop at the Glenn Heights Family Festival



Key Contacts

Thank you for the opportunity to serve you. Please feel free to reach out to our key team members if you have any questions.



Bridget Moreno Lopez
Managing Partner
bridget.lopez@lgbs.com
(214) 880-0089



Pamela Pope Lee
Capital Partner
pamela.lee@lgbs.com
(469) 221-5154



Liliana Gonzalez
Operations Manager
liliana.gonzalez@lgbs.com
(469) 221-5060



Karen Bishop
Client Liaison
karen.bishop@lgbs.com
(469) 221-5045



Sophronia Johnson
Senior Project Manager
sophronia.johnson@lgbs.com
(469) 221-5035



Andy Taylor
Project Manager
andy.taylor@lgbs.com
(469) 221-5025