



GARLAND

MINUTES

The Administrative Services Committee of the City of Garland convened in regular session at 5:00 PM on April 23, 2026, in the Work Session Room at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Councilmember Kris Beard, Chair
Mayor Pro Tem Margaret Lucht
Councilmember Carissa Dutton

Staff Present: Mike Betz, City Manager
Phil Urrutia, Assistant City Manager
Matt Watson, Assistant City Manager
Allyson Bell Steadman, Chief Financial Officer
Trey Lansford, Deputy City Attorney
Corey Worsham, Tax Administrator
Courtney Vanover, Deputy City Secretary

1. APPROVAL OF MINUTES

a. Consider Approval of the February 26, 2026 Meeting Minutes

Mayor Pro Tem Lucht made a motion to approve the minutes. Chair Beard seconded the motion. All voted in favor. Motion carried.

Councilmember Dutton arrived at 5:09 p.m.

2. PUBLIC COMMENTS

Persons who desire to address the Committee on any item on the agenda are allowed three minutes to speak.

There were no speakers on this item.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

a. Annual Review of Homestead and Senior Exemptions

Mr. Worsham provided an overview of the City's homestead and senior exemptions. The homestead exemption is set at 11% of appraised value, with a minimum exemption of \$5,000, and approximately 65% of residential homes qualify. The senior (over 65) exemption is a flat \$60,000 and applies to homeowners age 65 and older, with approximately 26% of homes qualifying. Eligibility requirements include that the property must be the owner's primary residence, cannot exceed 20 acres, and must be owned and occupied by the applicant. Staff also reviewed payment options available to seniors, including a quarter pay plan allowing taxes to be paid in four installments and a tax deferral program that postpones payments, freezes penalties and legal action, applies a 5% annual interest rate, and remains in effect while the homeowner retains ownership. It was noted that over 65 exemptions also apply to disabled persons and that the City of Garland does not offer a tax ceiling for senior exemptions.

Ms. Steadman reviewed the financial and policy implications of the City's homestead and senior exemptions.

The homestead exemption results in approximately \$9.05 million in foregone revenue, while the senior exemption results in approximately \$6.4 million in foregone revenue. Staff noted that any adjustments to these exemptions would impact the City's debt service capacity but would not materially affect the General Fund, and that increasing exemptions would shift the tax burden to commercial and rental properties.

A comparison of metroplex cities indicated that Garland's exemptions are generally near average, with some peer cities prioritizing either senior or homestead exemptions depending on their tax base. Staff further noted that Garland's taxable value per capita remains below the metroplex average and that, if aligned with the average, the City could generate approximately \$59 million in additional revenue.

Ms. Steadman presented growth projections, including a conservative estimate of 3.9% and a preliminary appraisal estimate of approximately 5.7%, noting the preliminary nature of the higher estimate. Discussion also included the potential for a November 2026 election to rebalance the tax rate by reducing the debt service rate, increasing the operations (O&M) rate, and maintaining service levels while providing tax relief.

Ms. Steadman reviewed key dates in the budget and appraisal process, including preliminary value reports in May, Appraisal Review Board meetings in June, the July 1 deadline for exemption changes, presentation of the proposed FY27 budget on July 6, and receipt of certified values on July 24th.

During Committee discussion, Councilmember Dutton requested additional analysis on increasing the senior exemption by \$1,000, \$2,000, and \$3,000. Chair Beard expressed a preference not to make changes at this time, citing financial uncertainty and the upcoming tax rate election. Mayor Pro Tem Lucht supported delaying any adjustments, noting recent increases in 2025 and the importance of avoiding service reductions. The Committee reached consensus to make no recommendation for changes at this time and directed staff to provide additional analysis for future Council consideration.

4. ADJOURN

Chair Beard adjourned the meeting at 5:40 p.m.

Submitted By:

/s/ Deputy Mayor Pro Tem Margaret Lucht, Chair

/s/ Courtney Vanover, Deputy City Secretary