

EQUALIZATION BOARD OF CLEVELAND COUNTY

MINUTES

THURSDAY, JUNE 30, 2016

The scheduled special meeting of the Cleveland County Equalization Board was called to order this 30th day of June 2016 at 8:45 a.m., in the conference room of the Cleveland County Office Building by Chairman Waldo Blanton. Tammy Belinson, County Clerk/Secretary, called roll and those present were:

Waldo Blanton, Chairman
Charles Thompson, Vice-Chairman
Larry Heikkila, Member
Tammy Belinson, Secretary

Others present were: Assistant District Attorney Heather Darby, Linda Atkins, David Tinsley, Russell Chronister, Billijo Ragland, Clell I. Cunningham III, Travis Huff and Brian Wint.

After the reading of the minutes of the Special Meeting of June 14, 2016 and there being no additions or corrections, Waldo Blanton moved that the minutes be **approved**. Larry Heikkila seconded the motion.

The vote was: Waldo Blanton, yes; Charles Thompson, yes; Larry Heikkila, yes.
Motion carried.

A. Old Business:

1. Discussion, Consideration, and/or Action on the following Letters of Protest:

- a. Chairman Blanton called for discussion on Baker Energy Solutions, LLC, Justin Baker, Protested Property Address: Rigs 2 & 3, Stacked on Location at 11500 S Meridian, Oklahoma City, OK 73173, Mailing Address: 11500 S Meridian, Oklahoma City, OK 73173, for #P0173138, OCC2. Travis Huff, TASC, presented the 2016 Valuation Exhibits for Cleveland County, OK. He said that many things that were deleted in 2014 were still on the location. Almost \$500,000.00 of machinery and equipment, computers, office furniture and miscellaneous items were found when they met with Justin Baker. Many unlisted items were found as follows: pipe, accumulators, fuel tanks, pipe racks, spools of 1 ¼" drill line, housing for crews, hydraulic pumps, generators, golf carts and tractor and brush hog, etc.

After a brief discussion, Charles Thompson moved, seconded by Waldo Blanton, that there be no change in the assessed value of \$1,399,205.00.

The vote was: Waldo Blanton, yes; Charles Thompson, yes; Larry Heikkila, yes.
Motion carried.

- b. Chairman Blanton called for discussion on DCP Midstream LP, Scott Crisler, 370 17th Street, Suite 2500, Denver, CO 80202, for All Personal Property Accounts located in Cleveland County, Oklahoma; **As Per 68 O.S. § 2877 Section C: The Taxpayer or agent may appear at the scheduled hearing either in person, by telephone or other electronic means, or by affidavit: Telephone Number: 303-446-4111.** It is noted for the minutes that the agent who previously asked for a telephone conference call opted to email an attached affidavit for presentation to the board in lieu of attending in person or by telephone for the June 30th, 8:45 am hearing. The affidavit was emailed on Wednesday, June 29, 2016 at 11:08 am. (Clerk's Note: This is the third meeting opportunity for DCP Midstream LP, Scott Crisler, Agent, to protest.)

A copy of the affidavit was provided to each member of the Board of Equalization.

Travis Huff, TASC, said that he communicated with Mr. Crisler by telephone on June 29, 2016. Mr. Huff presented a summary report of his findings to the Board. He said that DCP had a settlement number last year of \$7,584,513.00. DCP Midstream LP is stating the value of their property is \$2,369,287.52. The 2015 value was increased some for 2016 because new assets, some meters and pipelines and miscellaneous items were added for Cleveland County. Travis Huff asked that the Board accept the recommendation and supporting information submitted by TASC to sustain the value of \$7,602,576.00.

Larry Heikkila moved to accept TASC's findings and confirm the value be set at \$7,602,576.00.

Waldo Blanton seconded the motion.

The vote was: Waldo Blanton, yes; Charles Thompson, yes; Larry Heikkila, yes. Motion carried.

- c. Chairman Blanton called for discussion on Mt. Antero Properties, LLC, Tax Agent: Clell I. Cunningham III, 4832 Richmond Square Suite 200, Oklahoma City, OK 73118-2059, for #R0023104, protested property address: 701 W Main Street.

Mr. Cunningham said last year's evaluation of \$809,785.00 was increased to \$963,780.00 which in turn is the basis for the appeal. Through research he learned that the County Assessor uses the income approach for commercial property. The property is owner occupied and is a 5,300 square foot building with a Train Locomotive in front known as Dental Depot. A summary of eighteen different properties were submitted to the Board. He said the average rent rates come up to \$15.42 per square foot.

Deputy County Assessor Russell Chronister said they purchased the building in 2011 for \$790,000.00 known as the old Grandy's Restaurant which was demolished. He presented a printout showing a cost method of a worth over a million dollars instead of the typical income approach comparable rent rates in the county.

After further discussion, Charles Thompson moved to lower to \$18.50 per square foot based on rental per square foot.

Waldo Blanton seconded the motion.

The vote was: Waldo Blanton, yes; Charles Thompson, yes; Larry Heikkila, yes.
Motion carried.

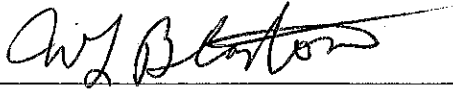
C. There were no Board Members Discussions about County Business.

D. No public comments were made.

E. There being no further business to come before the Board, Waldo Blanton moved that the meeting be **adjourned** at 9:30 am. The motion was seconded by Larry Heikkila. The vote was: Waldo Blanton, yes; Charles Thompson, yes; Larry Heikkila, yes. Motion carried.

(Clerk's Note: Agenda was posted on June 28, 2016 at 8:30 am.)

BOARD OF EQUALIZATION
CLEVELAND COUNTY, OKLAHOMA



Waldo Blanton, Chairman

ATTEST:



Tammy Belinson, County Clerk and Secretary to the Board



Minutes Prepared by: 
Deputy County Clerk