

August 8, 2022

The special meeting of the Texas County Equalization Board was called to order by Shane Metcalf, Chairman. Kim Humbard, Gary Davison members and Wendy Johnson, County Clerk were present. Marsha Strong, Jeanne Hershey, Clay Witt, Donovan Smith, Collete Coffey, Darren Ingram, Gregory Patterson, Debby Kneeland, Judyth Campbell, Kenton Patzkowsky, Jack Strain, Ted Keeling, Dolan Sledge, Aimee Midkiff was also present. Scott Cristler, William K. Elias, Wyatt D. Swinford and Ben Pecot were present via phone. Kim Humbard was absent.

As required by Section 311, Title 25 of the Oklahoma Statutes, the Agenda for the special meeting of the Excise Board of Texas County, Oklahoma Notice was posted August 5, 2022, at 1:00 p.m. and Agenda was posted August 5, 2022, at 1:00 p.m.

Metcalf verified we were in compliance with the Open Meetings Act with all board members present.

Scott Cristler with DCP Operating Co. presented his case. He said that they are claiming obsolescence and the Assessor has not considered the obsolescence. He says they have less pipe than Beaver County and production is down. He says the volume went from 20.9M to 13.5M, margin went from 17.1M to 8.0M and EBITDA went from 7.8M to .8M. He says the market value was \$125M in 2018 and now \$85M in 2022. Values are down 85M, Margins are down 26%. They rendered the Booster Status to the Assessor and there are so many that are not even running. So, he would ask that the board would affirm a \$14,715,552 value that would be to the following school districts; Yarbrough \$558,687, Hardesty \$2,301,188 Hooker \$2,138,126, Tyrone \$230,236, Goodwell \$1,139,777, Straight \$2,167,121, Guymon \$3,446,122, Texhoma \$1,296,337, Keys JT \$8,043, Turpin JT \$1,346,736, Optima \$83,179.

Jerry Wisdom with (TASC) Total Assessment Solutions Corporation presented his case. Both Mr. Cristler and Jerry were at the legislative interim study. Cristler does not use the OTC Schedule. Wisdom handed out Exhibit A, this is the 215-page document that they give to the Assessor that he signed under oath. He said the Baker Helium Plant is only worth \$68,576. Major County settled lawsuits, 2018 was settled for \$58,750,000 and in 2018 it was \$21,000,000. Major County BOE ask "How did the FMV drop by 64.25% in 45 days?" Mr. Crisler said, "That is how the game is played." 2020 Mr. Crislers opinion of FMV is \$11,464,620. 2019 settled for \$52,800,000 for a 251.42% more than rendered and 2020 settled for \$49,984,000 for a 435.98% more than rendered. The comparison was not even close so how can he compare it. He does not supply the facts in the case. He based everything on a cost approach. Using Cost Approach start with current replacement and deduct for the loss in values caused by physical deterioration. Signing the OTC 901-P, 974 & 976 under oath is not giving an opinion of value it is false & fraudulent reporting with intent to deceive. According to 2015 Oklahoma Statutes Title 68. Revenue and Taxation § 68-2945. False or fraudulent lists or information (see paragraph A.). Mr. Cristler states that Texas County has a 90% expense ratio vs Industry average of 31.53% for 2022. They are still using a 2015 cost schedule. DCP has 1,430

meters in Texas County, 2022 OTC business personal property Guide. There are missing items and missing some sizes of pipe. In 2021 they added meters but said they had zero market value. Fifty-seven units of compression that he is not adding. DCP is utilizing their 2015 schedules for 2022 replacement cost new. They have 1,869 miles of pipeline in Texas County in what he reports cost of \$48,067,526.46 and a market value of \$1,848,282.47. Wisdom calculated the economic obsolescence at 40.58%. How can DCP only get .59 for MCF when the national is getting 1.04? How can the EDITDA go from \$3,600,000 to \$800,000 in one year? That is down -77.78%. He would ask the board to affirm a value at \$90,000,000. Then he asks the board to call for a multi county grand jury to investigate back to 2015.

Campbell thanked the board for doing all they do.

Cristler responded that he thinks they pay their fair share in taxes. He said that he does not see how any of the values come from what Wisdom talked about. He said it should be set by a company value and he thinks that the value should be set at \$14,715,552.

Elias thinks there is a sharp disagreement between Mr. Cristler and Mr. Wisdom. We would reiterate that you use the value of Mr. Cristler at \$14,715,552.


Motion by Davison, second by Humbard to approve keeping the valuations at \$90,000,000 value that would be to the following school districts; Yarbrough \$2,058,835, Hardesty \$11,663,403 Hooker \$15,965,610, Tyrone \$868,671, Goodwell \$6,256,050, Straight \$15,104,002, Guymon \$18,423,579, Texhoma \$6,582,893, Keys JT \$37,529, Turpin JT \$12,612,161, Optima \$427,267. Aye: Davison, Humbard, Metcalf. Nay: none.

Elias said it was not on the agenda so it would be a violation of the open meetings act.

Metcalf said we would have a special meeting for it on August 15, 2022.

Motion by Davison, second by Humbard to adjourned the meeting.

I, Wendy Johnson, the duly elected and qualified County Clerk in and for Texas County, Oklahoma, do certify the above is a true and complete statement of the proceedings of the Board of County Equalization held in this office on August 8, 2022.


Wendy Johnson, County Clerk
Secretary to the Excise Board


Shane Metcalf, Chairman


Kim Humbard, Member


Gary Davison, Vice Chairman