

Hemphill County Appraisal District

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Minutes

The Hemphill County Appraisal District Board of Directors met Wednesday, April 23, 2025 at 5:30 p.m. at the Hemphill County Appraisal District in Canadian, Texas. Members of the Board of Directors present were Alton Lohberger, Heath Mitchell, Wendie Cook, Andy Orrell and Chris Jackson. Staff members present were Pam Scates, Chief Appraiser. Guest present was John Meriss, auditor with Doshier Pickens & Francis, LLC., Doug Sahli and Josh Roeder, Pritchard & Abbott, MIUPH appraisers.

1. Heath Mitchell opened the meeting at 5:32 p.m. confirming a quorum was present.
2. Heath Mitchell gave the invocation and welcomed guest.
3. There was no public comment.
4. The 2024 financial audit was received. Action item to approve as presented will be placed on the next meeting agenda. Recommendation for future action agenda item to be placed annually on year end meetings was discussed. It was decided, the board would take action to retain, set limit or refund previous year unused funds at the last meeting each year.
5. The 2026-2027 MIUPH Contract with Pritchard and Abbott was presented and accepted with a motion from Andy Orrell, second by Alton Lohberger. Passed unanimously.
6. The January 29, 2025 minutes were reviewed, Wendie Cook made a motion to accept the minutes as presented. Andy Orrell seconded. Motion passed unanimously. Receipts and disbursements were reviewed for January, February and March 2025. Wendie Cook made a motion to accept receipts and disbursements as presented, Alton Lohberger seconded, the motion passed unanimously.
7. Executive Session –
 - a) The board entered into Executive Session at 6:19p.m., pursuant to Texas Government Code Sec. 551.071 to consult with legal counsel regarding Update on DCP Midstream, LP vs. Hemphill County Appraisal District and Palo Duro G&P (Oklahoma) LP, Palo Duro Pipelines (Texas Intrastate) LP, Palo Duro Pipelines (Texas Gathering) LP and Palo Duro Pipelines (Texas Liquids) LP vs. Hemphill County Appraisal District and
 - b) Administer the Chief Appraiser Evaluation
 - c) Reconvened to Open Session at 7:02p.m.
8. Motion was made by Wendie Cook to extend Pam’s employment contract for 2026 with a salary increase tabled to a later meeting and to submit her chief appraiser evaluation in her personnel file. Alton Lohberger seconded. Passed unanimously.
9. Chief Appraiser Report on District Operations
Pam advised the board of the protest deadline, preliminary values due date and ARB hearing dates.
Pam gave a legislative update to the board.
Pam informed the preliminary values were to go out by April 30th.
Pam held a budget discussion with the board seeking advise with the chief appraiser’s proposal for the 2026 budget.
10. The board asked for Pam to place a Legislative Update on future meeting agendas.
11. The next meeting was tentatively scheduled for June 11, 2025 at 5:30 p.m., immediately following the public hearing for the 2026 budget.
12. The meeting was adjourned at 7:39 p.m. with a motion from Wendie Cook, second by Alton Lohberger, motion carried unanimously.