



CCPLB MEETING MINUTES:

August 14th, 2025

MEMBERS PRESENT: Laura Chapman, Brian Norstegaard, Jerry Means, Jake Boller

MEMBERS ABSENT: Janalee Black

LEGAL COUNSEL & BOARD LIASONS PRESENT: J. David Horning - *Horning, Horning & McGrath, Heidi Gross – City of Gillette Liaison*

STAFF: Aaron Lyles, Wendy Balo, Adam Schuff, Aaron Beyerl, Vickie Balo, Timothy Guernsey, Kyle Harbour, Tyler Juby, Dani Chapman, Maddy Welch, Abby Hasquet, Doug Griffiths, Ethan Sanders

GUESTS: Louis Martell, Heather Khurt, Terry Leu, Jack Clary, Jonathan Gallardo (The News Record), Terri Lyles, Traci Lacock (General Council 307 Horse Racing)

1. CALL TO ORDER

The Campbell County Public Land Board meeting was held on August 14th, 2025, at the CAM-PLEX. The meeting was called to order by Board Chair Chapman at 6:30 PM.

2. APPROVAL OF CCPLB AGENDA (Attachment "A")

Motion: To approve the agenda.

Moved: Jake Boller; **Second:** Jerry Means; **Discussion:** None

Vote: Passed Unanimously

3. CONSENT AGENDA; APPROVAL OF WARRANTS (Attachment "B")

Motion: To approve the consent agenda.

Moved: Brian Norstegaard; **Second:** Jake Boller; **Discussion:** None

Vote: Passed Unanimously

4. CITIZEN INPUT

5. STAFF REPORTS

5.1 Executive Director's Report (Attachment "C") – Director Lyles highlighted key points in the Executive Director's report, notably the upcoming trainings for the Directors, Sales Managers, and the Performing Arts Manager and the request for some last-minute bookings. Request was made to move the next board meeting up to 9/04/25 to accommodate the new booking and the staff conferences. "The Windmill" a watercolor painting by Guy Robinett was delivered to Cam-Plex today gifted from Peggy Ostlund in honor of her father, John Ostlund, along with a letter and was presented to the board.

5.2 Facilities & Operations – Mr. Beyerl reported on the successful completion of his first national event, FRVA, followed directly by Campbell County Fair. He noted that the contract for the Central Pavilion Heater replacement is nearing completion. Mr. Beyerl also provided an update on the tight timeline for the Burn-Out pad project. Additionally, interviews are currently underway for Event Tech Supervisor position.

5.3 Events – Sales and Events Managers reported on a very full month of bookings for September. Starting off with the Fizz Bomb Classic Barrel Race, hosting the Dwarfanators Midget Wrestling and the Spirit of Wyoming Expo, bringing together vendors and community activities. Followed by NADAC Pre-Trial and Championships, Chamber of Commerce Speakers Series, the Army Deployment event, The Jehovah's Witness Assembly, and a Lip Sinc Battler. Welcoming back the

Wyoming Mining Association Safety Show, PACA Regional Corriente Cattle Show, as well as the State Elks Lodge Convention. September also brings the Black Cat Ball, a performance by the Dan Tyminski Band, the 4-H Chili & Bingo Night Fundraiser, and the Wyoming Working Together event. New to Cam-Plex is the Power and Love Conference. Wrapping up September with the Kiwanis Hunter's Feed, The Powder River Symphony and Bill Blagg the Science of Magic.

5.4 Finance – Mrs. Wendy Balo reported that finances are in good standing. She's been gathering information for the fiscal year 2023-24 audit and continues to work on year-end financials and has sent draft financials for June while continuing to work on year-end accruals. She briefly reviewed the quarterly investment report, noting that investments were up about 5% over last year and the current CD rates are in the 4% range on CD returns. Director Lyles reported on a visit from Troy Hunsucker with Wyoming CLASS regarding our investment portfolio, wanting to know if the board would like him to present at the next meeting. Discussion followed and Mr. Lyles will coordinate with Mr. Hunsucker prior to our next meeting.

6. BOARD PROCESS

6.1 Wyoming Center Budget Amendment – Carry Forward (Attachment D)

Budgeted dollars from Wyoming Center Sliding Doors – Carryforward and Priority Maintenance Items – Carryforward to be used in the current fiscal year.

Motion: To accept the budget amendments as identified.

Moved: Jake Boller; **Second:** Brian Norstegaard; **Discussion:**

Vote: Passed Unanimously

6.2 WW Panel / Equipment Procurement

We approved a multi-year plan for Wranglers Arena's. We've always bought these WW panels as a sole source purchase since 1993, moving forward we want board acknowledgement/approval to continue to do so. The new purchases allocations will be for Wrangler Arena.

Motion: To approve the Sole Source option for WW panels / equipment procurement for first phase of Wrangler update within already approved budget.

Moved: Jerry Means; **Second:** Brian Norstegaard; **Discussion:** None

Vote: Passed Unanimously

6.3 40th Anniversary Celebration Review

Today is the 40th Anniversary of Cam-Plex opening. Join us to celebrate the Cam-Plex's 40th anniversary starting Friday night, August 15th, at 6pm for the official ceremony in the Morningside Park Grandstands followed by the free movie screening of "Secretariat". Saturday, August 16th, starts off with the 4-0 Roundup Fun Run at Cam-Plex Park at 8am, The Big 4-0 Trade Show starts at 9am, a free BBQ starting at 12pm, and ending the day with live music by The Big Horn Big Band (6-8pm) and The Pillage People (8-10pm).

6.4 September Regular Meeting Time and Place

Motion: To approve the date change for the September CCPLB Meeting to September 4th, 2025, at 6:30 pm with the Commissioners Meeting starting at 6:00 pm.

Moved: Brian Norstegaard; **Second:** Jerry Means; **Discussion:** None

Vote: Passed Unanimously

6.5 Horse Racing Contract

The contract negotiations continue with a proposed second amendment to property use agreement from 307 Horse Racing (see attachment). Discussion between Traci Lacok, General

Council for 307 Horse Racing, and CCPLB members regarding cost concerns and contract verbiage. No board action tonight.

6.6 MSP Concrete Pad Update

Cost estimates and contractor availability are expected to be received by August 22nd. The original pad size of 100 x 200 has been trimmed to 80 x 180 with Cam-Plex doing the demo. Timeframe has caused a re-evaluation of bid process procedures.

Motion: To approve the Sole Source construction of concrete pad with a minimum of three (3) bids.

Moved: Jerry Means; **Second:** Jake Boller; **Discussion:** None

Vote: Passed Unanimously

6.7 307 Street Racing Bleacher Use Request

The request has been made to Cam-Plex to rent our bleachers and/or buy our old bleachers. Discussion with board followed regarding liability of renting, setup, tear down, and delivery. Unable to work out details prior to their next event, more deliberation into whether this is something we offer to follow.

11. BOARD CALENDAR

Upcoming Board Meetings:

- September 04, 2025 @ 6:00 PM – Commissioners Quarterly Meeting – Energy Hall Conference Room
- September 04, 2025 @ 6:30 PM - CCPLB Regular Meeting – Energy Hall Conference Room
- October 9, 2025 @ 6:30 PM - CCPLB Regular Meeting – Energy Hall Conference Room
- November 13, 2025 @ 6:30 PM – CCPLB Regular Meeting - Energy Hall Conference Room

12. ADJOURNMENT

Board member Jerry Means read a statement regarding clarification of policies already in place. "The land board does have the procedures for building complaints and concerns regarding land board and Cam-Plex employees. Land Board and Cam-Plex employees have a personnel manual that provides grievance procedures for employees. Grievances have to be filed by the employee in writing with their supervisor unless it is against the Executive Director, then it is filed with the chairman of the land board per procedures outlined in the Land Board personnel manual. If anyone else, besides employees, has concerns or complaints that they want to bring to the attention of the land board they need to use the citizen Input public comment portion of the land board meeting, or submit their concerns or complaints in writing to the CCPLB. The land board will address legitimate concerns brought to their attention using these procedures that are already in place."

Meeting adjourned at 8:06 PM.

Minutes Prepared By: Vickie Balo

Date: 08/19/2025

Minutes Approved By:

Campbell County
Public Land board


Interim Acting Secretary, CCPLB Secretary


Date