



CCPLB MEETING MINUTES: July 10th, 2025

MEMBERS PRESENT: Laura Chapman, Larry Mills, Brian Norstegaard, Jerry Means, Jake Boller, Charles Land

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

GUESTS: Kelley McCreery, Jack Greer (307 Horse Racing), Jonathan Gallardo (The News Record), Terri Lyles

1. CALL TO ORDER

The Campbell County Public Land Board meeting was held on July 10th, 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: Charles Land; **Second:** Jake Boller; **Discussion:** None

Vote: Passed Unanimously

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

Motion: To approve the consent agenda.

Moved: Charles Land; **Second:** Larry Mills; **Discussion:** None

Vote: Passed Unanimously

4. CITIZEN INPUT

Kelley McCreery: Presented a letter regarding turnover rates at Cam-Plex. He also presented a letter sent to his office by Director Lyles regarding the recent CCPLB appointment of Larry Mills. Mr. McCreery expressed concerns about the turnover rate. He stated that he was not here to get anyone fired.

5. MOTION TO DISMISS

Mr. Land moved for the dismissal of the Executive Director, Aaron Lyles, from his contract.

Moved: Charles Land; **Second:** Larry Mills; **Discussion:** Board identified the issues needs to be addressed in Executive Session.

No action taken.

6. EXECUTIVE SESSION

Motion: To enter executive session on matters concerning personnel at 6:44PM.

Moved: Charles Land, **Second:** Larry Mills, **Discussion:** Board determined whom it wanted in executive session.

Vote: 5 yay – Chair Chapman dissented – motion passed

Resumed regular session at 8:02 PM;

7. WITHDRAWAL OF MOTION TO DISMISS

Board member Charles Land withdrew his motion to dismiss Aaron Lyles as the Executive Director of Cam-Plex. Board member Larry Mills consented to the withdrawal as the second. Board Chair Chapman accepted the withdrawal.

8. RESIGNATION OF MEMBERS

Board members Charles Land and Larry Mills expressed that they are resigning immediately. Mr. Land and Mr. Mills departed the meeting. Board confirmed the quorum of four members present and proceeded with the meeting.

9. STAFF REPORTS

9.1 Executive Director's Report (Attachment "C") – Director Lyles reported on Fiscal Year End summary and our focus on increased revenue. Director Lyles reviewed key points from the Executive Directors report highlighting the number of Revenue budget lines where we are above our goal and how we have been able to keep our expenses at or slightly below projection (exception being the building maintenance which was roughly twenty-six dollars(\$26,000) over budget due to substantial surprise expenses) commending the Cam-Plex's ability to cover all the overages.

9.2 Facilities & Operations – Mr. Beyerl reported on the Heritage Center's HVAC control issues – may need a server update, work continues with the City of Gillette for the burn out pad project, and that they continue to work on the priority maintenance list.

9.3 Events – Director Lyles reported on events as Mrs. Hipsag was traveling to Denver for supplies for the FRVA RV Rally. The team is working hard for FRVA. This was our first year providing the pipe and drape for this rally – lots of work and our team is doing a great job. Fair is coming up and we have already started some set-ups where able. Pre-staging as much as possible.

9.4 Finance – Mrs. Wendy Balo reported that she has been finishing up fiscal year end financials and working with the auditors to get everything taken care of. She will have the investment funds status for next month's meeting.

10. BOARD PROCESS

10.1 Fiscal Year-End Budget Amendments

Motion: To approve the presented amendment and line-item transfer for the fiscal year 2024-25 in the sum of sixty-one thousand two hundred and fifty-five dollars (\$61,255.00) for East Pavilion Heaters Replacement as amended and the sum of five thousand nine hundred dollars (\$5,900.00) for the Boxelder stalls as presented to be transferred.

Moved: Jerry Means; **Second:** Brian Norstegaard; **Discussion:** Board approved the East Pavilion contract amount with the intent of revisiting the availability and source of the funds at end of fiscal year. This amendment completes that transaction.

Vote: Passed Unanimously

10.2 Policy Updates: FMLA, Sick, & Vacation (Attachment C)

Motion: To approve the County Policy as written and adopt it into Cam-Plex Policy.

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

Vote: Passed Unanimously

10.3 Executive Director Contract Renewal

Motion: To approve Director Lyles employment contract as presented.

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

Vote: Passed Unanimously

10.4 PGI Update

The draft agreement has been sent over for the \$150,000 contract and is currently in negotiations.

10.5 Horse Racing Contract

The contract is actively being negotiated. Discussion followed regarding RV rental fees, horse stall pricing, cost of removing manure, etc. with more discussions to follow after both sides have had time to review. Mr. Jack Greer (307 Horse Racing) spoke regarding the monumental meet for state of Wyoming with it being the biggest Horse Race to date. Mr. Greer thanked Director Lyles and staff for the successful season.

10.6 Concrete Pad Update

The original one hundred thousand (\$100,000) budget will not be enough. The City of Gillete has reviewed, and this project will not require a building permit. The engineering estimates (Jamie Tarver) will run about fifteen thousand (\$15,000) in fee's. The size of pad, ADA compliance, and completion date of 10/2/25. We may need to reduce size and put in some Cam-Plex sweat equity.

10.7 CAM-PLEX 40th Anniversary Celebration Update

A good meeting between Cam-Plex and Marilyn Mackey occurred earlier today. The Big Horn Big Band and the Pillage People are booked. We will also be hosting a trade show that Saturday to bring people on grounds (and produce revenue). Thank you to our Cam-Plex team and to Marilyn for all the hard work and heart you are putting into the 40th Anniversary Celebration.

10.8 Martingale Fence

There has been a removal of a boundary fence on Martingale Road. Cam-Plex was not notified prior to the removal. Board discussed the idea of a 50/50 split for fence reinstallation. Mr. Boller offered to help with the reinstallation if Cam-Plex purchases the materials.

11. BOARD CALENDAR

Upcoming Board Meetings:

- August 14, 2025 @ 6:30 PM - CCPLB Regular Meeting – Energy Hall Conference Room
- August 15, 2025 @ 6:00 PM – Cam-Plex 40th Anniversary Celebration
- August 16, 2025 @ 8:00 AM – Cam-Plex 40th Anniversary Celebration
- September 11, 2025 @ 6:00 PM – Commissioners Quarterly Meeting – EH Conference Room
- September 11, 2025 @ 6:30 PM - CCPLB Regular Meeting – Energy Hall Conference Room
- October 9, 2025 @ 6:30 PM - CCPLB Regular Meeting – Energy Hall Conference Room

12. ADJOURNMENT

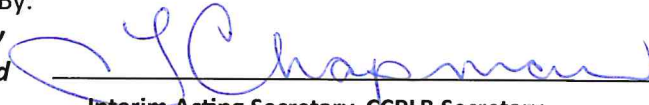
Meeting adjourned at 9:22 PM.

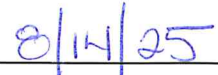
Minutes Prepared By: Vickie Balo

Date: 08/12/2025

Minutes Approved By:

Campbell County
Public Land board


Interim Acting Secretary, CCPLB Secretary


Date