



CCPLB MEETING MINUTES: June 13, 2024

MEMBERS PRESENT: Chuck Land, Laura Chapman, Larry Mills, Skylar Pownall, Brian Norstegaard, Jake Boller, Jerry Means

MEMBERS ABSENT: None

LEGAL COUNSEL & BOARD LIASONS PRESENT: David Horning- *Horning, Horning & McGrath*, Kelley McCreery- *County Commissioners Liaison*, Heidi Gross- *City of Gillette Liaison*

STAFF: Aaron Lyles, ReNae Keuck, Mary Hipsag, Megan Olson

GUESTS: Jake Goodrick -*Gillette News Record*, Matt Olsen- *Cambell Co. Public Works*, Jaime Tarver, Marilyn Mackey, Elly Henning- *Community for Campbell County PAC*, Carol Olson- *Powder Basin Equestrian Association*, Jim Ford- *Campbell County Commissioners Office*, unidentified citizen

1. CALL TO ORDER

Campbell County Public Land Board meeting was held on June 13, 2024, at the CAM-PLEX. The meeting was called to order by Chairperson Mr. Land at 6:35 PM.

2. APPROVAL OF CCPLB AGENDA

Ms. Chapman moved to approve the agenda.

Second: Mr. Boller

Vote: Passed Unanimously

3. CONSENT AGENDA; APPROVAL OF WARRANTS

Mr. Pownall moved to approve the consent agenda.

Second: Mr. Norstegaard

Vote: Passed Unanimously

4. CITIZEN INPUT

Carol Olson with the Powder Basin Equestrian Association, spoke to the board members regarding the property their group leases from the Campbell County Land Board and the impact the county road expansion will have on the property. The group is concerned with the changes the expansion will have on the improvements they have made to the forementioned property. Specific concerns were landscaping, and the excavation/replacement of the dressage course.

Matt Olsen with Campbell County Public Works addressed the board in response to Ms. Olson's concerns. To get drainage away from the road, the trees must be moved. However, the landscaping will be included in the bid to be replaced. The county may be able to help in getting the dressage course put back together when the project is completed. Mr. Pownall pointed out that the legend on exhibits has land parcels listed as "EASEMENTS." Mr. Olsen responded that he would have HDR correct exhibits. Permanent easement versus land deed transfer were discussed. Mr. Olsen stated that since multiple entities were involved, once the project was complete, the county would draw all land transfer into one document and dedicate it to the public as it will be a public road. The county is asking for a warranty deed transfer of 9.65 acres from the land board.

Marilyn Mackey spoke to the board on behalf of the Community for Campbell County PAC. She voiced their support for the expansion of Cam-plex. The group's mission is to promote accurate information to the community regarding the potential expansion and the related ballot proposition.

STAFF REPORTS

5.1 Executive Director's Report- Staff gave a brief overview of the following topics: 307 Horse Racing, fire marshal inspections, door project completion in East/Central, and staffing for upcoming large events.

5.2 Facilities & Operations- Mr. Lyles provided facilities and operations updates in his portion as other staff were not present for meeting.

5.3 Events- Staff provided general updates regarding booked days for June and large, pending events.

5.4 Finance- Staff provided general updates concerning CD rates/replacement and preparations for the next fiscal year budget.

5. BOARD PROCESS

6.1 Budget Amendments- The budget amendments were unanimously approved within the consent agenda. However, a separate motion was requested regarding the budget amendments as the amendments are submitted to the auditor.

Ms. Chapman moved that the board approve the presented budget amendments.

Second: Mr. Mills; Discussion: Mr. Pownall suggested to the board that in the future, an alternative funding source be utilized to pay for repairs so as not to liquidate the Wyoming Center fund.

Vote: Passed Unanimously

The Wyoming Center HVAC system needs repair to ensure the air conditioning system is working automatically and without manually having to adjust levers to properly cool the building. Johnson Controls, which is the company that originally installed the system, estimated \$94,000 to fix and update the controls. Staff requested board direction on how to address and fund the needed repairs.

Mr. Mills moved to expend funds from the Wyoming Center fund in an amount up to \$105,000 for Johnson Controls to sole source repairs.

Second: Mr. Boller

Vote: Passed Unanimously

6.2 Boxelder Road Easements-

Ms. Chapman moved that the land board execute the temporary construction easement and warranty deeds presented with the exception that the exhibit drawings are corrected and with the request Director Lyles have a discussion with the motocross lease holders.

Second: Mr. Mills

Vote: Passed Unanimously

6.3 Camporee Update- Topic was discussed during the County Commissioner's meeting prior to the CCPLB portion of the meeting.

6.4 Designation of Official Newspaper- Governing organizations are required to annually designate an official newspaper. Staff recommendation was to designate the Gillette News Record as the official newspaper of the Campbell County Public Land Board.

Ms. Chapman moved to designate the Gillette News Record as the official newspaper of the Campbell County Public Land Board.

Second: Mr. Means

Vote: Passed Unanimously

6.5 Designation of Depositories-

Ms. Chapman moved that the land board recognize the following banks as designated depositories for the fiscal year of 2024-2025, Bank of Gillette a Branch of Buffalo Federal Saving Bank, First National Bank, Wyoming Government Investment Fund, and Wyoming Treasury.

Second: Mr. Pownall

Vote: Passed Unanimously

6.6 Financial Disclosures- Accordingly to board by-laws and Wyoming state statute W.S. 6-5-118 (a), board members must disclose any personal business conducted with, or any financial interest in depositories where Campbell County Public Land Board funds are invested pursuant to W.S. 9-4-831. Board members were asked to complete and sign disclosure forms.

6. MATTER FOR NOTING-None

7. EXECUTIVE SESSION-

Ms. Chapman moved to enter executive session at 8:02 PM pursuant to 16-4-405 (a)(iii) and (ix) on matters concerning litigation to which the governing body is a party and to consider or receive information subject to the attorney-client privilege.

Second: Mr. Mills

Vote: Passed unanimously

Resumed regular session at 9:15 PM; No action taken.

10. OTHER BUSINESS- None

11. BOARD CALENDAR

Upcoming Board Meetings:

- July 11, 2024 – CCPLB Meeting/Regular at 6:30 PM- Energy Hall Conference Room
- August – CCPLB Meeting/Regular TBD
- September 12, 2024 – CCPLB Meeting/Regular at 6:30 PM- Energy Hall Conference Room

12. ADJOURNMENT

Meeting adjourned at 9:16 PM

Minutes Prepared By: Megan Olson

Date: June 25, 2024

Minutes Approved By:

**Campbell County
Public Land board**


Larry Mills, CCPLB Secretary


Date