



CCPLB MEETING MINUTES: May 8th, 2025

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

MEMBERS ABSENT:

LEGAL COUNSEL & BOARD LIASONS PRESENT: J. David Horning - *Horning, Horning & McGrath*,

STAFF: Aaron Lyles, Mary Hipsag, Wendy Balo, Adam Schuff, Vickie Balo

GUESTS: Jack Greer (307 Horse Racing)

1. CALL TO ORDER

The Campbell County Public Land Board meeting was held on May 8th, 2025, at the CAM-PLEX. The meeting was called to order by Board Chair Chapman at 6:41 PM.

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

Motion: To amend the agenda to include executive session for personnel and for matters confidential by law.

Moved: Charles Land; **Second:** Janalee Black; **Discussion:** None

Vote: Passed Unanimously

Motion: To approve the amended agenda.

Moved: Janalee Black; **Second:** Brian Norstegaard; **Discussion:** None

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

Motion: To approve the consent agenda.

Moved: Jerry Means; **Second:** Charles Land; **Discussion:** None

Vote: Passed Unanimously

4. CITIZEN INPUT

5. STAFF REPORTS

5.1 Executive Director's Report (Attachment "C") – Director Lyles reviewed highlights from the submitted Executive Director Report. Building Maintenance Updates: Wyoming Center hot water cross connection issue reported during the annual Crawfish Boil. Staff mitigated potential safety issues and immediately turned off hot water and were able to get contractors here night of event. The contractor who installed the water heaters had been out three times to check the system since the event. We experienced a water line break in the middle of Barn 3, discovered on Thursday. By end of day excavation and repair to the PVC gluing (24-hour cure time) completed with minor event disruption for the Fair. The East Pavilion was offered, but with the nice weather Fair opted to work in the parking area outside of Barn 3. Seasonal water turn-ons started April 28th. The Boxelder & Boxelder Horse Stalls needed several repairs requiring the water to be turned off while the grounds' crew spent three full days searching for curb stops. The campgrounds are unable to have water turned on until free of freeze danger. Notable Events Information/Updates: High workload expected from our team with the high school rodeo this week and horse racing season starting soon. Stall cleanings will start on Sunday evening with the goal of completion by Wednesday. The rain has caused some delays on our capital projects. Director Lyles reported on the carnival request, noting the last time we had a carnival on grounds was 2019. Director Lyles reported that Blessed Performance would like the concrete pad placed on the north side of Morningside Park and wanted to answer any questions before executing the

contract agreed upon at the last board meeting. Calvary Football is a contacted with a three-year contract starting in February 2026, utilizing Equality Hall instead of Spirit Hall. Staffing Updates: The Director of Operations position has been accepted by Aaron Beyerl starting on 5/27/25. They have family here in Gillette, and his project management and engineering background will be beneficial for Cam-Plex. Stephanie Oakley has filled our mechanic position and has hit the ground running, updating equipment records systems, improving shop organization, and tackling the backlogged and preventative maintenance projects that have built up. Taylor Ortega has decided not to return to work after her maternity leave, and we are looking at an internal promotion to fill her position as Sales Coordinator as it facilitates communication between sales and operations, making our events as seamless as possible.

5.2 Facilities & Operations – Mr. Schuff reported Cam-Plex has been incredibly busy both from an event and facility operations and maintenance perspective.

5.3 Events – Mrs. Hipsag reported that we have had a full month utilizing the Momentus Elite Software, and it allows us to book more spaces as they are all integrated into this. May has 636 event days booked, 44 events including High School Rodeo, Graduation, Rotary Ball, 307 Horse Racing, Dusty Vaquero Days, and the Powder Basin Classic makes for a busy May.

5.4 Finance – Mrs. Wendy Balo reported on finances and is watching accounts closely as this fiscal year is closing. She and Brenda Johnson will be attending the Tyler Conference next week.

6. BOARD PROCESS

6.1 Personnel Manual Update – Director Lyles reported the personnel manual resourced offered by SHRM are being utilized to assist in development of the manual updates and that the project is actively being worked on. It is expected to have a draft manual to review at the June or July Board meeting.

6.2 Budget Amendment for 24/25 MOU Maintenance Funds.

Motion: To approve the budget amendment as presented.

Moved: Janalee Black; **Second:** Brian Norstegaard; **Discussion:** None

Vote: Passed Unanimously

6.3 Public Records, Meetings, and Communications Training – Attorney Horning provided CCPLB Board Training on Wyoming Public Meetings Act and the Wyoming Public Records Act.

- 7. EXECUTIVE SESSION** – Director Lyles waived his executive session privilege as personnel was cited as the reason for entering executive session. Director Lyles stated that just prior to the meeting he was contacted by a former board member who notified him that someone from horse racing was working with current board members to leverage concerns adversely against Director Lyles to achieve the agenda of getting rid of Mr. Lyles. Director Lyles noted that he reached out to Jack Greer prior the meeting to understand what horse racing's concerns were as he was unaware of any issues horse racing and himself. Mr. Greer indicated that it was not 307 that had the issues, but rather he had heard that it was Randy Greer. Director Lyles notified Chairwoman Chapman of the information, and it was confirmed by Chairman Chapman that earlier in the day that Randy Greer had texted her that he was going to make it his personal mission to get rid of Mr. Lyles. No additional context was provided. Board Member Land had expressed the Mr. Greer reached out to him concerning some problem Mr. Greer had with Mr. Lyles regarding Camporee.

Jack Greer of 307 Horse Racing attended the meeting and addressed the board stating that he has had no issues with CAM-PLEX or Director Lyles and that Randy Greer is not involved with and

does not represent 307 Horse Racing in any way. Jack Greer highlighted how well things were going with CAM-PLEX and Director Lyles and that looked forward to continuing the best racing season yet. A discussion ensued regarding how any customer concerns should be properly managed and brought before the board. It was further discussed that the current actions of some board members to engage with one another outside of proper meeting forums to attempt to gain consensus outside of the proper channels for public process, and actions to spread unvetted and prospectively confidential information in a manner so as cause as much adverse consequence to Mr. Lyles as possible were in appropriate and needed to stop. No motion to enter executive session was made and no action taken.

8. BOARD CALENDAR

Upcoming Board Meetings:

- June 12, 2025 @ 6:00 PM - Commissioners Qtrly Meeting – Energy Hall Conference Room
- June 12, 2025 @ 6:30 PM - CCPLB Regular Meeting – Energy Hall Conference Room
- July 10, 2025 @ 6:30 PM - CCPLB Regular Meeting – Cam-Plex Office Board Room*note location change*
- August 14, 2025 @ 6:30 PM - CCPLB Regular Meeting – Energy Hall Conference Room

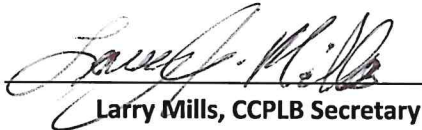
9. ADJOURNMENT

Meeting adjourned at 9:11 PM.

Minutes Prepared By: Vickie Balo

Date: 05/09/2025

Minutes Approved By:
Campbell County
Public Land board


Larry Mills, CCPLB Secretary

6-17-2025
Date