

**CYPRESS BLACK BAYOU RECREATION & WATER CONSERVATION DISTRICT**  
**BOARD OF COMMISSIONERS**  
Regular Meeting Minutes  
November 12th, 2024

A Meeting of the Board of Commissioners of Cypress Black Bayou Recreation and Water Conservation District, Bossier Parish, Louisiana was held on the 12th day of November, 2024, at 5:00 p.m., in the Nature Center building, located at 135 Cypress Park Drive, Benton, Louisiana. The meeting was called to order by the President, Mr. Gary Wyche. The pledge of allegiance was led by Vice President, Kelly Long, Roll call by Lisa Free, with members present as follows:

Gary Wyche	Rodney Madden
Kelly Long	Jerry Wilhite
Jay Crooks	

Others present include Lisa Free, Director of Finance and Administration, John Oswick, Park Director, and Alex Vozzella, Legal Counsel for the District. Please see sign-in sheet for members of the public who were also present.

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**Motion was made by Jay Crooks and seconded by Jerry Wilhite to approve the minutes from the October 8th, 2024 Regular Meeting.**

Public comment was requested with none received.

**Votes were cast, and the motion carried unanimously.**

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**CBB Park Report:**

John Oswick reported that the Field Trips were going well, we have had 570 First graders from 5 different schools tour the Nature Center and Zoo and still have 10 field trips scheduled for the year. We have two field trips a day on Fridays and they enjoy lunch in the Beach Event Center. We are no longer allowing parents to join due to SRO and Teacher recommendations. Buoy's for Black Bayou are ready and working on what we need for Cypress. Landowner invoice went out on November 1<sup>st</sup>, 2024 along with the Landowner information sheets. We have received to date 116 payments and having a good response to the information sheets. Mr. Madden commented he had received good response from Landowner. Lisa Free gave report on operations of Marina which ended up breaking even for the season. Discussion on using a higher grade fuel for the Marina for next year and possibly upgrading our pump for next season.

**Financial Report:**

Financial reports provided by email and copies in binders. No questions or concerns from Board. Workers Compensation Audit for 23-24 was submitted on October 18<sup>th</sup>, 2024. Budget meeting was last week and will be voted on in December meeting. Credit Card fees are down 73% since moving to new company.

**Non-Action Item:**

Dam inspections were done on October 22<sup>nd</sup>, 2024 and we are pending reports. Everything seemed to have gone well. Some comments made by John Oswick and Jay Crooks.

**Old Business: None**

**New Business:**

Consideration of Predial Servitude for David and Cynthia Kalnasy at 264 Ryan Rd for driveway access to land locked property.

**Motion was made by Kelly Long and seconded by Jay Crooks to grant Gary Wyche authority to execute the Predial Servitude of passage agreement for the specified portion of the District's property leading into property at 264 Ryan Road subject to revisions to be addressed and made by legal counsel for the District to include consideration for the servitude indemnification and 2 year reversion after abandonment.**

Comments from Kelly Long on summary of the history on the granting of the permit for the culvert and driveway due to a landlock situation for the landowner. Comments from Alex Vozzella on the indemnification and non use provisions. Comments from David Kalnasy.

Public comment requested with none received.

**Votes were cast, and the motion carried unanimously.**

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**Adjournment:**

**Motion made by Jay Crooks and seconded by Jerry Wilhite to adjourn the meeting.**

Public comment requested with none received.

**Votes were cast and motion passed unanimously.**

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There being no further business to come before the Board, the meeting was adjourned by Gary Wyche at approximately 5:45 p.m.

Gary Wyche, President  
Cypress Black Bayou Recreation &  
Water Conservation District

Kelly Long, Vice President  
Cypress Black Bayou Recreation &  
Water Conservation District