

**CYPRESS BLACK BAYOU RECREATION & WATER CONSERVATION DISTRICT  
BOARD OF COMMISSIONERS**

Regular Meeting Minutes  
April 8th, 2025

A Meeting of the Board of Commissioners of Cypress Black Bayou Recreation and Water Conservation District, Bossier Parish, Louisiana was held on the 8th day of April, 2025, 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 (Absent)
Kelly Long	Jerry Wilhite
Jay Crooks	

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

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**Motion was made by Kelly Long and seconded by Jerry Wilhite to approve the minutes from the March 11th, 2025 Regular Meeting.**

Public comment was requested with none received.

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

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**CBB Park Report:**

Gary Wyche gave the Park report on behalf of John Oswick. The camera that was placed at the dam has not recorded any hogs. He has contacted Wildlife and Fisheries concerning salvinia but they have not returned the phone call as of today. Hoping to get the Beach ready for a soft opening on May 1<sup>st</sup>. The Cross Point Easter Egg Hunt has been rescheduled to Good Friday. Boat Permit stickers and launch fees are going good. Some discussion on extended hours for Park.

**Financial Report:**

Financial reports provided by email and copies in binders. No questions or concerns from Board. We have invested some of the Parks assets in the Louisiana Asset Management Pool and a report will be provided with future financials. Valor POS units have been purchased to help with wait times at Front Gate and to purchase Boat Permits at launches. Report on outstanding Landowner Fees. Reminder that Tier 2.1 reports will be due May 15<sup>th</sup>.

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**Non-Action Item:**

Mr. Dan Fain requested to speak concerning the boat traffic on the North end of Black Bayou. Mr. Fain is requesting the buoy's be placed, signs posted, and a mailout done to the landowners around the lake concerning the no wake zone on the North end of Black Bayou. There is a no ski or no wake zone North and West of the Black Bayou boat launch. Discussion by Board and Mr. Fain on ways to notify public of No Ski areas and No Wake zones as well as checking on the noise ordinances for night time.

**Non-Action Items (Continued):**

Ken Jubala with Shreveport/Bossier Disc Golf did not show. Some discussion by Board, we need to get Mr. Jubala to come to next meeting in order to answer some questions.

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**Old Business:**

Consideration to move forward with the new Lease for Benton Fire Department to lease land on Black Bayou for Boathouse/Pier.

**Motion was made by Kelly Long and seconded by Jay Crooks to table the Lease for Benton Fire Department so a new lease can be written and reviewed.**

Some discussion with Board and Alex Vozzella, Legal Counsel.

Public Comment requested with none received.

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

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**New Business:**

Consideration of Donation of land related to the requested replat of Lake's End Unit No. 4.

**Motion was made by Kelly Long and seconded by Jerry Wilhite to give Gary Wyche authority to move forward with the execution of the Donation and Servitude Deeds of the Lake's End Subdivision upon the the correction of the legal description and the attachment of the map as evidence.**

Some discussion with Board and Jordan Sparks, Waggoner Engineering, and Alex Vozzella Legal Counsel.

Public comment requested with none received.

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

Consideration of employee annual reviews.

**Motion made by Kelly Long and seconded by Jerry Wilhite to approve a 4% pay increase for Lisa Free and John Oswick to be retroactive to January 1, 2025.**

Some discussion between Board members.

Public comment requested with none received.

**Votes were cast and motion was approved.**

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**Non-Agenda Item:**

Gary Wyche requested an update on the MPC meeting from Jordan Sparks concerning the replat request for property at the end of Covington Dr. Jordan reported that he has advised any new construction on the property would require review and possible permitting from CBB. Jay Crooks asked about status of floating dock to be placed on Black Bayou. Jordan advised he was waiting on additional contact and information from landowner. Jordan also reported there was a request to move a small floating dock from Cypress to Black Bayou and it would not require pilings or construction therefore no permit would be needed. It would simply be tied to an existing dock. Not really any different from a floating trampoline.

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**Adjournment:**

Gary Wyche requested a motion to adjourn the meeting.

**Motion made by Kelly Long and seconded by Jerry Wilhite to adjourn the meeting.**

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There being no further business to come before the Board, the meeting was adjourned by Gary Wyche at approximately 6:15 p.m.

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

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