

**CYPRESS BLACK BAYOU RECREATION & WATER CONSERVATION DISTRICT**  
**BOARD OF COMMISSIONERS**  
Regular Meeting Minutes  
September 16th, 2025

A Meeting of the Board of Commissioners of Cypress Black Bayou Recreation and Water Conservation District, Bossier Parish, Louisiana was held on the 16th day of September, 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. Rodney Madden. The pledge of allegiance was led by Vice-President, Jay Crooks. Roll call by Lisa Free, with members present as follows:

Gary Wyche	Rodney Madden
Kelly Long	Jay Crooks
Jerry Wilhite	

Others present include Lisa Free, Director of Finance and Administration, John Oswick, Park Director, and Alex Vozzella, Legal Counsel for the District, and 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 Jay Crooks and seconded by Gary Wyche to approve the minutes from the August 12th, 2025 Regular Meeting.**

Public comment was requested with none received.  
**Votes were cast, and the motion carried unanimously.**

**Motion was made by Kelly Long and seconded by Jay Crooks to approve the minutes from the August 15<sup>th</sup>, 2025 Special 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 we need to do some updates to things in the Park, including new paint on Cabins and Cottages, update signage in the Park, with discussion on new lighting at fishing pier, and reflectors and lights on pilings at Marina cove. We need to replace and extend the Pier at the RV Boat Launch. John would like to put some limestone at some of the RV spots that have bad washout, and will get pricing for materials. Expanding the Primitive Camping area by 3 more spots and needs to buy signs to mark the spots. John presented some information on possible pay boxes for the Boat Launches so credit or debit cards could be used for launch fees. There was some discussion on different payment options for Boat Launches.

**Financial Report:**

Financial reports provided by email and copies in binders. We made another withdrawal from the Lamp Account to cover monthly expenses and will probably make at least one a month between now and the end of the year. The Lamp Account has earned just under \$14,000 in interest to date. The 30 day delinquent letters were mailed September 15, 2025.

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**Non-Action Item:** None

**Old Business:**

Consideration to move forward with a Resolution to end Duck Hunting south of Hwy 162 boat launch on Cypress Lake.

**Motion made by Kelly Long and seconded by Jerry Wilhite to remove the consideration of Resolution to end Duck Hunting south of Hwy 162 boat launch on Cypress Lake from the Agenda. Referred to the Police Jury.**

Comments and discussion made by Board Members, John Oswick, and Andrew Smith.  
**Votes were cast and motion passed unanimously.**

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**New Business:**

Consideration of variance for new boathouse at 251 Jessie Jones.

**Motion was made by Kelly Long and seconded by Jerry Wilhite to table consideration of declaration of lake front property until MPC has made a decision on land donation to Lot 6.**

Discussion between Board Members and Jordan Sparks.  
Public comment requested with none received.  
**Votes were cast and motion passed unanimously.**

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Request was made to add Sharon Davis, 533 Village Circle to the agenda to discuss Landowner Fee and Fence.

**Motion was made by Kelly Long and seconded by Jay Crooks to add Sharon Davis to the agenda.**

Discussion with Board members and Public Comment from Andrew Smith III.

**Votes were cast, and the motion carried as follows:**

	<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Gary Wyche	X		
Kelly Long	X		
Rodney Madden	X		
Jerry Wilhite	X		
Jay Crooks	X		

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**New Business Continued:**

Consideration for Sharon Davis, 533 Village Circle, to install a fence on the property line to the water.

**Motion was made by Jay Crooks and seconded by Jerry Wilhite to table approval for fence until further research can be done.**

Comments and discussion by Board Members and Sharon Davis on Landowner Fee payment plans and fence questions.

Public comment requested with none received.

**Votes were cast and motion passed unanimously**

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Consideration to hold a Trunk or Treat event in the Park hosted by Cross Point Baptist Church.

**Motion was made by Kelly Long and seconded by Jerry Wilhite to hold an Annual Trunk or Treat event in the Park with this first years date being October 19<sup>th</sup>, 2025.**

Public comment requested with none received.

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

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**Adjournment:**

Rodney Madden requested a motion to adjourn the meeting.

**Motion made by Jay Crooks and seconded by Kelly Long to adjourn the meeting.**

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There being no further business to come before the Board, the meeting was adjourned by Rodney Madden at approximately 6:30 p.m.

Rodney Madden, President  
Cypress Black Bayou Recreation &  
Water Conservation District

Jay Crooks, Vice President  
Cypress Black Bayou Recreation &  
Water Conservation District