

**CYPRESS BLACK BAYOU RECREATION & WATER CONSERVATION DISTRICT**  
**BOARD OF COMMISSIONERS**  
Regular Meeting Minutes  
December 09th, 2025

A Meeting of the Board of Commissioners of Cypress Black Bayou Recreation and Water Conservation District, Bossier Parish, Louisiana was held on the 09th day of December, 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, Alex Vozzella, Legal Counsel for the District, Jordan Sparks, Waggoner Engineering, Travis Morehart, Cook and Morehart CPA. Please see sign-in sheet for members of the public who were also present.

\*\*\*

**Motion was made by Jay Crooks and seconded by Kelly Long to approve the minutes from the October 14th, 2025 Regular Meeting.**

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

\*\*\*

**CBB Park Report:**

Rodney Madden gave report for John Oswick, there were 34 reservations for Thanksgiving weekend.

**Financial Report:**

Financial reports provided by email and copies in binders. A withdrawal was made from the Lamp Account to cover monthly expenses.. The Lamp Account has earned just under \$20,000 as of November 30th in interest. Landowner fees collected for 2025 were \$235,510 of the \$240,000 billed. The remainder have been turned over to ODR for collection. The 2026 Landowner fees are coming in and we have collected \$98,695 to date.

The schedule for collections for the 2026 year will be as follows: Reminder Notice will go out January 31<sup>st</sup>, 2026, 60 day delinquent notice will go out February 28<sup>th</sup>, 2026, 30 day delinquent notice will go out on March 31<sup>st</sup>, 2026, and any unpaid fees as of April 30<sup>th</sup>, 2026 will be turned over to ODR for collections.

\*\*\*

**Non-Action Item:** None

**Old Business:**

Consideration of variance for boathouse at 251 Jessie Jones.

**Motion made by Kelly Long and seconded by Jay Crooks to prepare a Resolution by the District that affirms that upon the modifications to Lot 6 with the addition of an easement from an undeveloped parcel of land, Lot 6 would then qualify for an application for a permit from the District for future Pier or Boathouse.**

Comments from Ryan Estess, Greg Williams, Jordan Sparks and discussion by Board Members and Alex Vozzella.

**Votes were cast and motion passed.**

\*\*\*

**Public Hearing:**

Rodney Madden announced consideration to enter into a public hearing to amend the 2025 budget.

**Motion was made by Gary Wyche and seconded by Kelly Long to enter into a public hearing to consider amending the 2025 budget.**

Public comment was requested with non received.

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

**Motion was made by Gary Wyche and seconded by Jerry Wilhite to close the public hearing .**

Rodney Madden announced consideration to enter into a public hearing to consider the 2026 proposed budget.

**Motion was made by Jay Crooks and seconded by Gary Wyche to enter into a public hearing to consider the 2026 proposed budget.**

Public comment was requested with non received.

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

**Motion was made by Kelly Long and seconded by Jerry Wilhite to close the public hearing .**

Public comment was requested with non received.

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

\*\*\*

**New Business:**

Rodney Madden announced the consideration and adoption of Resolution 2025-002 amending the budget for the year 2025.

**Motion was made by Kelly Long and seconded by Jay Crooks to adopt the amended budget for the year 2025.**

Public comment requested with none received. Some discussion with Board and Travis Morehart with Cook and Morehart CPAs.

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		

\*\*\*

Rodney Madden announced the consideration and adoption of Resolution 2025-003 to approve the proposed budget for the year 2026.

**Motion was made by Kelly Long and seconded by Jay Crooks to adopt Resolution 2025-003 that adopts the proposed budget for 2026.**

Public comment requested with none received. Some discussion with Board and Travis Morehart with Cook and Morehart CPAs.

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		

\*\*\*

Consideration of an Elevation Modification for net-zero Flowage Easement volume change at Lot 58 – Cypress Bay Unit #4.

**Motion was made by Kelly Long and seconded by Jerry Wilhite to table the request Elevation Modification for net-zero Flowage Easement as proposed by Ryan Estess pending further information.**

Public comment requested with discussion by Board, Ryan Estess, Alex Vozzella, and Jordan Sparks.

**Adjournment:**

Rodney Madden requested a motion to adjourn the meeting.

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

\*\*\*

There being no further business to come before the Board, the meeting was adjourned by Rodney Madden at approximately 6:00 p.m.

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

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