# FREEBURG RECREATION PARK

## Park Board Regular Meeting Minutes

August 24, 2026 | 6:00 p.m.

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| **Meeting Type** | Regular Meeting |
| **Location** | Freeburg Recreation Park |
| **Called to Order** | 6:00 p.m. |

## Roll Call

Commissioners present: President Dave Van Zummeren, Vice President Jenny Koerber, Commissioners Rick Barthel, Mike Nussbaumer and Jay Hubert. Public present, Scott Dunakey with Active Communications, board attorney Rosemarie Heidenreich Parker, Treasurer Tim Donaho, Park Manager Andrew Polacek and Secretary Paul Janssen.

## Approval of Previous Minutes

Barthel moved and Hubert seconded a motion to approve the July 27th board minutes. Motion carried.

## Public Participation

Scott Dunakey presented the proposed requirements and scope for the Park Master Plan. He explained that the plan must be a community master plan that coordinates with the Village of Freeburg and other local organizations offering similar park-related accommodations. The plan must be certified by a licensed landscape architect. Scott outlined four project phases, including development of the Capital Improvement Plan and related plans needed to pursue master-plan funding. Progress reports will be included, and Scott will serve as active project manager. The meeting packet included the proposed deliverables.

Attorney Parker asked questions regarding property acquisition and 50 ILCS 510. She asked why proposals were not being requested from three firms. Scott stated that the statute applies to municipal parks and does not apply to park districts. Tim Donaho asked whether the Board needed to approve the resolution that evening; Scott advised that approval was needed. Jay Hubert asked about the Village representative's role. Scott explained that the representative would participate in a community-wide plan because park districts and Village infrastructure overlap within town. Tim asked about the proposed schedule; Scott stated that the target completion date is the end of May 2027.

## Master Plan Resolution

**Koerber moved and Hubert seconded a motion** to approve the proposed master planning scope of services as outlined in a memo to the Freeburg Park District Dated August 24th 2026 and authorize the Park Board President to sign and execute a Task Order for Task 2 under the current On-Call Technical

Assistance Agreement between the Park District and Active Connections, LLC. Roll call vote-all board members vote aye.

## Financing Discussion

Lucas Davenport of Stifel Financial presented information on financing for a General Obligation Bond. He stated that the Board is on schedule to finalize funding this year and reviewed the option to layer new bonds with potential tax implications. The Board discussed approximately $450,000 in financing, an estimated 8.5- to 10-year term, and an interest rate of approximately 4.5%. Current annual debt service is more than $60,000.00. A public hearing will be required to allow public comment; the public may comment but cannot petition the financing. The anticipated funding can be accomplished in two to three months, with funding potentially beginning in November 2026 and a March 1, 2027 deadline. Stifel Financial requires a signed engagement letter to proceed and works with Chapman and Cutler, a Chicago law firm.

## Authorization to Sign Engagement Letter

**Barthel moved and Nussbaumer seconded a motion** to authorize execution of necessary documents and actions with Stifel Financial for the funding of a General Obligation Bond not to exceed $500,000.00 with a term not to exceed 10 years and authorizes Stifel Financial to make public notice of a hearing to take place on September 28th 2026 to consider public input on the execution of the bond. Roll call vote-all board members voting aye.

## Treasurer's Report

Tim Donahue reviewed the Homecoming statement of activity and balance report. Homecoming income to date was reported at $99,168.00, with total expenses of $83,089.39 and a profit to date of $16,047.29. The report did not yet include the refund expected from beer vendors. Carnival ride revenue on Friday was reported at $8,900.00, and beer sales were lower due to Friday conditions. The Board discussed its contract with Egyptian Carnival; the Park is committed for two additional years and may be free of the agreement after 2029. Donaho reported total bank accounts: $427,491.93. Total liabilities: $286,177.00.

## Park Manager's Report

Andrew reported that cleanup is complete. Okawville still needs to pick up the side-by-sides. He spoke with a neighboring property owner regarding the dugout for the children and will seek someone to complete the work. Andrew also spoke with Ayden at McDonnell and Associates about the pickleball courts. Work is expected to occur in the next couple of weeks so the Park can complete the Cycle 31 grant. The Park cannot proceed with Cycle 32 until the pickleball courts are completed and paid for. Equipment also needs to be sent in for service.

## Attorney's Report

Attorney Parker noted that her comments had already been addressed during the Master Plan discussion.

## Old Business

Scott Dunakey offered assistance with the website site map and public posting of the plan. The proposed plotted plan will be 24 x 36 inches. Scott will have the plan printed and waterproofed, if needed, so it can be posted at the Park for public review. A resolution related to the plan was approved following a roll-call vote on a motion by Mike Nussbaumer and a second by Rick Barthel.

## New Business

None.

## Homecoming

See comment above.

## Upcoming Events

Color Run - September 26, 2026. Chili Cook-Off - September 26, 2026; Board work shift is 4:00 p.m. to 8:00 p.m. Fundraiser - October 10, 2026.

## Election

Board Secretary Janssen will determine and verify which commissioners are up for the two-year term. Filing time has changed this year. At the next meeting, the Board will sign petitions for the positions that are up; one position will be a two-year term and the other will be a six-year term.

## Next Meeting

Monday, September 28, 2026.

## Adjournment

The meeting adjourned at 7:19 p.m. Koerber moved and Barthel seconded the motion.  Motion carried.

*Submitted by: Vice President Jenny Koerber and Secretary Paul Janssen*