

City of Sunbury
Regular Council Minutes
February 4, 2026

Mayor Joe St. John opened the Sunbury City Council (“Council”) meeting at 7:30 p.m., February 4, 2026, with a moment of silent prayer and then the Pledge of Allegiance.

ROLL CALL

Those answering roll call: Damin Cappel, Cindi Cooper, Nancy Crawford, Tim Gose, John Grumney, Marc Long, and Joseph St. John. Other staff in attendance included City Manager Daryl Hennessy, Legal Counsel Dave Brehm, Police Chief Rob Howard, and Director of Finance Dana Steffan.

MINUTES

Motion by **Gose** and seconded by **Crawford** to approve the January 21, 2026, regular meeting minutes. Upon roll, 7 yeas; the minutes were approved.

VISITORS

There were no visitors who wished to speak to Council.

COMMITTEE REPORTS

Mr. Gose reported that the Fire Board met last week to finalize compensation decisions for the year, including those for the Fire Chief and Assistant Chief, and noted that the meeting went well. He also shared that the new building project continues to make strong progress, though the anticipated completion date has shifted from April 1 to later in May due to recent weather challenges.

Mr. Cappel reported that the Services Committee received a presentation on snow and ice management, noting that primary arterials are prioritized, the department maintains 75 lane miles, and public compliance with street parking has improved. He also highlighted planned storm sewer repairs totaling \$20,000, a review of AI-based road ratings similar to past PACER assessments, and a minor electrical fire at the wastewater treatment plant near a sludge lift station, which caused no significant damage and will be addressed during the ongoing expansion project.

Mayor St. John reported on the recent Planning and Zoning Commission meeting. He stated that the Sure Signs expansion, which includes a new dance studio, has been rezoned and coordinated with the East Granville Street widening project. He also discussed the proposed Planned Commercial District on the front seven acres of the Communities at Sunbury, noting that the plan was recommended for disapproval. Mayor St. John expressed hope that the developer would return with a revised plan acceptable to the community.

CITY MANAGER’S REPORT

Mr. Hennessy reported that a roof collapsed today on a private property along Granville Street near the Square. No injuries occurred, as the roof fell onto an existing secondary flat roof. Utilities to the building have been shut off, and the property owners have engaged their insurance firm about next steps. A structural engineer will assess the building to determine whether it can be salvaged or must be demolished, with guidance from the Delaware County Building Safety Office. The City’s Services team has secured the site with fencing, allowing the street to reopen, and adjacent businesses may reopen tomorrow. Chief Howard noted that extra patrols are in place and drone inspections were used to assess the building, with access remaining restricted until the engineer’s evaluation is complete.

Mr. Hennessy also provided an update on J.R. Smith Park, noting that the contractor is scheduled to begin demolition the week of February 16, which is expected to help keep the project on track for timely completion. He also highlighted the upcoming Joint Recreation District public meeting on February 11 at 6:30 p.m. at Sunbury United Methodist Church. The meeting will be an interactive session to discuss

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potential programming in the community center, updates on site location criteria, input on desired criteria for the final site selection, and the first round of survey results.

Mr. Hennessy provided updates from the Police Department, noting ongoing field officer and additional training. He announced that police units will present to City Council, beginning at the next meeting, with presentations planned over the next two to three meetings.

RESOLUTIONS

RESOLUTION 2026.01

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT FOR THE MAINTENANCE OF A SEGMENT OF 3Bs AND K ROAD FROM US36/SR37 TO CHESHIRE ROAD.

Motion on the Resolution by **St. John**, seconded by **Cappel**, upon roll approved 7-0

RESOLUTION NO. 2026.04

A RESOLUTION DETERMINING THAT CONSENT TO THE EXPANSION OF THE SUNBURY NEW COMMUNITY AUTHORITY DISTRICT TO INCLUDE THE KINTNER CROSSING - PHASE I DEVELOPMENT COMPLIES WITH THE REQUIREMENTS OF SECTION 349.03 OF THE OHIO REVISED CODE AND TO FIX A DATE AND PLACE FOR A PUBLIC HEARING ON SUCH EXPANSION, AND DECLARING AN EMERGENCY.

Motion to Suspend the Rules by **St. John**, seconded by **Crawford**, upon roll approved 7-0.

Motion on the Resolution by **St. John**, seconded by **Crawford**, upon roll approved 7-0.

ORDINANCES

ORDINANCE NO. 2025.36 (tabled)

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A TAX INCREMENT FINANCING REIMBURSEMENT AGREEMENT WITH SUNBURY DEVELOPMENT, LLC.

Ordinance remained tabled.

ORDINANCE 2026.04

AN ORDINANCE APPROVING THE COMMERCIAL SITE PLAN AND BUILDING APPLICATION OF UNITED DAIRY FARMERS FOR THE REDEVELOPMENT OF A NEW CONVENIENCE STORE AND FUELING STATION TO BE LOCATED AT 303 W. GRANVILLE STREET.

Motion on the Ordinance by **Cooper**, seconded by **St. John**, upon roll approved 7-0.

NEW / UNFINISHED BUSINESS

Motion by **St. John** to enter into Executive Session, seconded by **Grumney**, upon roll approved 7-0.

Motion by **St. John** to reconvene Regular Session, seconded by **Grumney**, upon roll approved 7-0.

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ADJOURNMENT

There being no further business for the Council, **St. John** moved to adjourn. The motion was seconded by **Cappel**. Upon roll approved 7-0.

Joseph St. John, Mayor

ATTEST:

Alyssa Graziano, Clerk of Council