MINUTES
COUNCIL MEETING
4:30 PM

CITY OF OIL CITY
COUNCIL CHAMBERS
NOVEMBER 2, 2026

Meeting called to order with the Pledge of Allegiance by Mr. Kluck at 4:30 p.m.

CALL TO ORDER

Members Present: Mayor Kluck, Councilman Walentosky, Councilman Craig, Councilman Gustafson, Councilwoman Wisniewski.

ROLL CALL

Members Absent: None.

Recording Secretary: Jena Knight

APPROVAL OF MINUTES

APPROVAL OF MINUTES – REGULAR MEETING – OCTOBER 26, 2026

A motion to Approve the Minutes of the Regular Meeting held October 26, 2026 was made by Councilwoman Wisniewski, seconded by Councilman Craig and was approved.

REVISION OF AGENDA

REVISION OF AGENDA

WRITTEN COMMUNICATIONS

WRITTEN COMMUNICATIONS LETTER FROM VIRGINIA HETRICK – CORNPLANTER MONUMENT UPGRADES

A Communique was Received from Virginia Hetrick Regarding the Cornplanter Monument. Mrs. Hetrick was in attendance and spoke to Council. She thanked the City and community for their assistance with the Three Sisters Garden. This past summer she and her assistants planted sweet corn and produced 754 seeds for future planting. They also planted beans and squash and collected seeds from those plants as well. They had a good year, even though the planting was late in the season.

Mrs. Hetrick went on to say that she had provided a proposal from a local contractor to construct a retaining wall at the site of the garden. It is a substantial cost. They went back to the drawing board. She provided for Council an updated proposal for the garden. The cost would be roughly $1,000.00 The wall would provide 100 linear feet of low garden border. They would have about 30% more planting space. They would want to have this work completed before winter. They would add extra soil and

cover it for winter. They would do some fundraising for the wall in 2027. This is a long-term goal for the community.

The next step would be to discuss the best way to remove the tree and if the City would like to assist. This would encompass equipment and manpower. She does have some volunteers with the organization. This work would make the planting space better.

Mrs. Hetrick said that she would like to have a meeting with the City in order to discuss this project further. Mayor Kluck said that a meeting can be arranged. Mrs. Hoovler said that a meeting can be set up with the Public Works Department. An on-site visit can be made. Mrs. Hetrick said that the City will be able to see how it may look once complete. Councilman Gustafson commented that the City has compost which could be used for the project. Mrs. Hetrick said it could be worked into the soil.

Councilwoman Wisniewski asked if Mrs. Rosen of Oil City Main Street knew of any grant opportunities for the project. Mrs. Rosen said she would check into this. She said that, in the past, PennDOT has awarded some small amounts of funding for different projects. She said that the retaining wall would be a good addition for the garden. The fundraising will help as well.

Councilman Gustafson said that he had trouble visualizing the retaining wall. Mrs. Hetrick said that the main reason for the wall is to keep people from walking through the garden. She said that a 7 inch rise would be good. A rubber garden border would be fine for that. The cost would be $100.00 for 100 feet of border.

Mrs. Hoovler said that she will meet with Mrs. Hetrick and Mr. Gorman of Public Works for further discussion.

MANAGER'S REPORT

MANAGER'S REPORT

Mrs. Hoovler indicated that the paving project in the City has been completed. There are some small things to do.

PAVING UPDATE

The new phone service with Full Service Network will be started beginning November 16. It will take roughly three days to install. The new system will contain a voicemail

PHONE SERVICE UPDATE

system. Some preliminary work has already been completed. The current phone system is still working fine. It will be a nice upgrade for the City.

UPDATES – GRANTS

An update regarding grants was given. The PennVest grant application has been submitted. Any word related to the grant should be heard in January of 2027. An LSA grant will be submitted during the current week. It is in connection with the swimming pool rehabilitation. The City will not hear anything about it until Autumn 2027. The CDBG application has also been submitted for the year 2027. Kudos to all involved in getting the applications prepared and submitted. A lot of work goes into them.

LEAF PICK UP

Loose leaf pick-up has begun. The paper bags with leaves are collected year-round. The City Manager/Public Works office should be contacted for pick up of the bags. The City has employed two leaf rakers for the loose leaf pick-up. Leaves must be kept off of the street. The City crews will make one pass for the collection. The schedule for the pick up will be in the newspaper as well as on the City website.

The new leaf truck is working very well. It is very efficient. Five loads equals 17 loads with the old equipment.

STORM DRAIN CLEANING REMINDER

Mayor Kluck asked that a notice be placed in the newspaper to remind residents to clean out storm drains near their homes. This assists the City immensely.

ICE DEVICE UPDATE

The ice device has had debris cleaned out by the Fire Department. The south side of the device will be placed on November 5. More work related to repair of the device will take place during the week of November 9. This work will be done by a contractor with the U.S. Army Corps of Engineers. A new device will be installed in 2027.

Councilman Gustafson remarked that the City also has an ice device on Oil Creek. There is always debris there. Some work was completed there on this date.

CURRENT BUSINESS

<u>CURRENT BUSINESS</u>

DISCUSSION – SHADE TREE ORDINANCE

A Discussion Related to the Shade Tree Ordinance was first to be held. Mrs. Hoovler indicated that this is just for

discussion so that the ordinance can be advertised for an update. There are a few small language changes to be considered.

Mayor Kluck asked if this is something that could be put off since Councilman Craig and Councilwoman Wisniewski have been reviewing ordinances. Mrs. Hoovler said that this should be completed soon. Mr. Varsek said that the Shade Tree Commission wanted to pass this ordinance by the end of the year. He said that there is a redlined copy which Council was provided with the changes. These changes are being recommended for Council's adoption. Councilman Gustafson said that he was confused with the copy and couldn't make any headway. It is confusing.

Councilwoman Wisniewski said that, in her and Councilman Craig's review, the Commission is supposed to provide a report to Council every October. Councilman Craig said that there is supposed to be a "master tree list." Councilwoman Wisniewski feels it would be helpful for someone from the Shade Tree Commission speak to Council. She would like to get a "master tree plan." Councilman Walentosky indicated that he felt the changes to be "wordy." He would like to have someone clarify. Councilman Craig believed that some language would be updated. Mrs. Hoovler said that the changes are the result of an issue with a tree in 2025.

Councilman Gustafson commented that he has had phone calls from people who had been cited due to trees which looked dangerous. This was the first he has heard about this type of thing. He inquired about it. He was told that this was based on neighbors' complaints. Mrs. Hoovler said that was correct. Also, if anyone from the City sees a tree which may need attention, this can spur action.

Councilman Walentosky asked if this deals with trees between the sidewalk and curb. The answer was yes.

Councilman Craig suggested that a list of questions be formulated and given to the Commission representative so that answers may be readily available at the next meeting.

A Letter of Retirement was Received from Wastewater Director Jeff Wenner. Mr. Wenner plans to retire March 1,

LETTER OF RETIREMENT – JEFF

WENNER

2027. He has worked in the Wastewater Department for 36 years. He also worked in the Police Department as a dispatcher for two years. Kudos were lauded to Mr. Wenner for his many years of service to the City.

A motion to Accept the Letter of Retirement from Wastewater Director Jeff Wenner was made by Councilman Gustafson, seconded by Councilman Craig and was approved.

LERTA REQUEST – EVIE'S ADVENTURE

The next item was a LERTA Request from Evie's Adventure, LLC Related to One Seneca Street.

This item had been tabled at a previous City Council meeting.

A motion to Untable the LERTA Request from Evie's Adventure, LLC was made by Councilman Craig, seconded by Councilman Walentosky and was approved.

Mayor Kluck said that LERTA Requests have been done in the past. Councilman Gustafson said that LERTA is an economic development tool. He is glad that this pertains to the site of the proposed music venue.

A motion to Approve the LERTA Request from Evie's Adventure, LLC Related to One Seneca Street was made by Councilman Craig, seconded by Councilman Walentosky and was approved.

FISCAL, CONTRACTUAL AND BUDGETARY TRANSFERS

<u>FISCAL, CONTRACTUAL, AND BUDGETARY TRANSFERS</u>

VOUCHERS

The following Vouchers were presented for Council's review and approval.

General Fund	$	549,004.89
Water and Sewer		199,497.40
Capital Reserve Account		10,870.04
Arts Council		4,752.34
Payroll Account		1,238.61
Industrial Park		260.81

A motion to Approve the Vouchers was made by Councilwoman Wisniewski, seconded by Councilman Gustafson and was approved.

AWARD OF CITY-OWNED PROPERTY BIDS

The next item was Award of City-Owned Property Bids. Mrs. Hoovler reminded Council that they previously approved placing several City-Owned properties up for bid. One bid for each property was received, except for 69 Grove Avenue. The bidders were people who had contacted the City at one time about the properties. One of the parcels at the Industrial Park will need an easement for a water line. The person who place the bid for that property is aware of the need for the easement. Mr. Herman knows about this and is fine with it. Mr. Varsek will prepare the easement agreement. The properties will then be back on the tax rolls. Mayor Kluck said this will help the City out.

Councilman Craig asked what will happen with 69 Grove Avenue now. He asked if it will need to be rebid. That would be the case. Mayor Kluck asked if there had been someone who expressed interest in that property. The answer was that there were several people interested; however, no one bid on it. Councilman Craig said he believes the drawback would be that the structure would need to be razed. Councilwoman Wisniewski said that there are safety concerns related to that property. She stated that, if the City will retain ownership of it, that issue will need to be addressed. People have contacted her with concerns of vermin. The condition is poor and children are in the neighborhood. This is the property which was subject to fire.

The people who purchased the West Third Street parcel have been taking care of the property for several years. Councilman Gustafson remarked that it's great when people take care of adjacent properties.

A motion to Award the Bids for the City-Owned Properties was made by Councilwoman Wisniewski, seconded by Councilman Gustafson and was approved.

SETTLEMENT AGREEMENT WITH EVIE'S ADVENTURE

The next item was a Settlement Agreement with Evie's Adventure. This agreement was tabled at the October 12, 2026 Council meeting and would need to be taken off table. Mr. Varsek stated that, in conjunction with this item, a resolution would be voted on during this meeting. It approves the settlement with Evie's Adventure, LLC and Mr. Neely related to the stormwater conditions which were found at the former Days' Inn property. Based on the

settlement, he recommended that the City pay a lump sum of $195,000.00 in exchange for the City being released for any claims related to the stormwater conditions and the 2025 sale. The condition of the settlement is that the City is not admitting any type of liability and the payment is the only consideration that the City is giving. The agreement also covers the sanitary sewer connection that the City has already completed at this point. The City committed to that at the time of the property sale to Mr. Neely. The City will cover the labor and equipment. Evie's shall pay the cost of the related parts and meter. Those expenses from the City's portion will come from the City General Fund. Sewer customers will not bear any costs related to this.

Mr. Varsek said that, in his opinion, the settlement is a reasonable stewardship of public money in this instance. It avoids costs and delays and uncertainty of litigation. It closes a claim which is substantially larger than the settlement amount. It also allows for the redevelopment of a key downtown riverfront property and move forward. He recommended that Council adopt the resolution which followed this discussion.

A motion to Take the Settlement Agreement with Evie's Adventure Off Table was made by Councilman Craig, seconded by Councilman Walentosky and was approved.

Mr. Varsek cautioned Council not to discuss anything dealing with this item or legal strategy involved. Anything which has been discussed in Executive Sessions is off limits for discussion. No disclosure should be made regarding any talks about the settlement agreement.

Councilman Gustafson remarked that any stormwater connections are the property of and responsibility of the owner of the property. Thanks to Mr. Varsek for the preparation of the agreement.

Mayor Kluck stated that this will benefit both the City and the public. Now the stormwater will not go through the sewage treatment plant. Councilman Gustafson said that any time in the future where this could be done, it should be considered.

A motion to Approve the Settlement Agreement with Evie's Adventure, LLC was made by Councilman Craig,

seconded by Councilman Walentosky and was approved.

RESOLUTIONS & ORDINANCES

RESOLUTIONS & ORDINANCES RESOLUTION #2026-20 – AUTHORIZING THE EXECUTION OF A SETTLEMENT AGREEMENT AND GENERAL RELEASE WITH EVIE'S ADVENTURE, LLC AND NATHAN NEELY CONCERNING STORMWATER CONDITIONS AT ONE SENECA STREET; MAKING FINDINGS AS TO THE REASONABLENESS AND PUBLIC PURPOSE OF THE SETTLEMENT; DOCUMENTING AND RAATIFYING THE ALLOCATION OF THE COSTS OF THE INITIAL SANITARY SEWER TIE-IN AT THE PROPERTY, INCLUDING THE CITY'S BEARING OF $7,880.00 IN MANPOWER AND EQUIPMENT COSTS; AND APPROPRIATING FUNDS

Resolution #2026-20 – Authorizing the Execution of a Settlement Agreement and General Release with Evie's Adventure, LLC and Nathan Neely Concerning Stormwater Conditions at One Seneca Street; Making Findings as to the Reasonableness and Public Purpose of the Settlement; Documenting and Ratifying the Allocation of the Costs of the Initial Sanitary Sewer Tie-In at the Property, Including the City's Bearing of $7,880.00 in Manpower and Equipment Costs; and Appropriating Funds.

This Resolution was tabled at the October 26, 2026 Council meeting and would need to be taken off table.

A motion to Take Resolution #2026-20 – Authorizing the Execution of a Settlement Agreement and General Release with Evie's Adventure, LLC and Nathan Neely Concerning Stormwater Conditions at One Seneca Street; Making Findings as to the Reasonableness and Public Purpose of the Settlement; Documenting and Ratifying the Allocation of the Costs of the Initial Sanitary Sewer Tie-In at the Property, Including the City's Bearing of $7,880.00 in Manpower and Equipment Costs; and Appropriating Funds Off Table was made by Councilman Gustafson, seconded by Councilwoman Wisniewski and was approved.

A motion to Approve Resolution #2026-20 – Authorizing the Execution of a Settlement Agreement and General Release with Evie's Adventure, LLC and Nathan Neely Concerning Stormwater Conditions at One Seneca Street; Making Findings as to the Reasonableness and Public Purpose of the Settlement; Documenting and Ratifying the Allocation of the Costs of the Initial Sanitary Sewer Tie-In at the Property, Including the City's Bearing of $7,880.00 in Manpower and Equipment Costs; and Appropriating Funds was made by Councilman Gustafson, seconded by Councilwoman Wisniewski and was approved.

Councilwoman Wisniewski asked that a copy of the approved resolution be attached to the Council meeting minutes for the record.

INFORMATIONAL

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PUBLIC COMMENTS

PUBLIC COMMENTS

CITY COUNCIL REPORTS/COMMENTS

CITY COUNCIL REPORTS/COMMENTS

RAILROAD TRACKS NEAR BIKE TRAIL

Councilman Walentosky asked about the railroad tracks along the bike trail and whether or not they are currently used by the railroad. The answer was no, they are abandoned. This abandonment took place about two years ago. He would like to see that property turned over to the City. He feels that it would make the West First Street properties more valuable. He said they would be "riverfront" properties. He feels that if the tracks are not being used any longer, the area could be spruced up and made to look nice. He thinks if the tracks were not there, it would be prime property. He could check into this. Councilman Gustafson said that some of the property is City-owned and some is owned by Penelec. He said that getting property from the railroad is a challenge. He stated that the Redevelopment Authority inquired about this some time ago related to the East End railroad properties. The railroad would require a $10,000.00 retainer to examine deeds, with no guarantee that any transaction could take place. Councilman Walentosky said, at least the tracks could be removed. It would look better without the tracks. Councilman Gustafson said that the tracks had been used for Continental Can Co.

THANKS FOR TRICK OR TREAT ASSISTANCE BY POLICE DEPT

Mayor Kluck thanked the Police Department for their assistance with Trick or Treat. All went well this year. Extra officers were in place for the event. Chief Ruditis stated that things went smoothly. He spoke with residents of the City who said that there were more kids this year. He rode around the northside of town. It took two hours to drive it due to so many kids out and about.

TRICK OR TREAT COMMENTS

Councilwoman Wisniewski gave a shout out to the kids who were out to trick or treat. They were polite and friendly. It was good to see people out. She enjoys the holiday.

ELECTION REMINDER

Councilman Craig reminded all to get out and vote on November 3.

EBIKE COMMENTS

Councilwoman Wisniewski said that Council had been contacted by David Guth regarding e-bikes. It was suggested that he attend the next Council meeting to speak about them and a "save kids" initiative. Education regarding the bikes is necessary. Councilman Craig said that he has spoken with kids and ebikes with concerns about riding on sidewalks. The kids are fine and listen to the suggestions about how to ride properly.

Councilman Gustafson said that the Commonwealth needs to evaluate the bikes and consider them to be motorcycles. Councilman Craig said that, in some respects, they are like minibikes. Councilman Gustafson said that people should be 16, take a test and get a license to operate them. Mayor Kluck said that riding them shouldn't be taken away from anyone. It should be pointed out that they need to be ridden safely.

Mrs. Rosen commented that a certificate or medallion could be given if a test was given and passed. Councilman Craig said that there is a bicycle ordinance. Bikes should be registered per the ordinance. He said, perhaps, the ebike could be registered as well. Registering a bike could help the City keep track of them as well as be a record in case one were to be stolen. This system has been in place for decades for bicycles. The Police would inspect the bike and provide a "license sticker" for it. Chief Ruditis said that, occasionally, someone will stop at the station to have their bike registered. Sometimes they get calls about stolen bikes/ebikes.

Councilwoman Wisniewski said it would definitely be a benefit to the public as well. She likes to see partnerships happening.

REMINDER – NOVEMBER 16 PUBLIC HEARING – 2027 BUDGET

Mrs. Hoovler reminded all that there would be a Public Hearing on November 16 at 4:00 p.m. related to the 2027 budget.

EXECUTIVE SESSION

EXECUTIVE SESSION

ADJOURNMENT

ADJOURNMENT

There being no further business to come before Council, a motion to adjourn the meeting at 5:12 p.m. was made by Councilwoman Wisniewski, seconded by Councilman Gustafson. Motion approved.

PERSONS IN ATTENDANCE

Robert Varsek, Staff
Michelle Hoovler, Staff
Kelly Ryen, Staff
Jason Herman, Staff
Chris Gorman, Staff
Cory Ruditis, Staff
Terri Felmlee, Staff
Yvonne Greene, Staff
Jeff Wenner, Staff
Jason Herman, Staff
Brady Weaver, Staff
Stevette Rosen
Virginia Hetrick

MINUTES
COUNCIL MEETING
4:30 PM

CITY OF OIL CITY
COUNCIL CHAMBERS
NOVEMBER 2, 2026

APPROVED BY COUNCIL THIS

16th DAY OF November, 2026

John J. Kluck, Mayor

I hereby certify the foregoing to be a true and correct copy of the minutes of the Council meeting of November 2, 2026.

Michelle M. Hoovler, City Clerk