



**CITY OF LAMBERTVILLE
SPECIAL SESSION
MAYOR AND COUNCIL
APRIL 9, 2018, 6:30 P.M.
PHILLIP L. PITTORE JUSTICE CENTER
25 SOUTH UNION STREET
MINUTES**

STATEMENT OF COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT.

Mayor DelVecchio called the meeting to order at 6:30 p.m. and read the following statement of compliance with the Open Public Meetings Act into the record: This meeting is being held in compliance with the Open Public Meetings Act with notice being provided to the Democrat, the Times and the Bucks County Herald, send through the List Serve, and to department heads and the City Attorney and City Engineer on April 4, 2018.

ROLL CALL.

The City Clerk called the roll as follows:

Present: Councilwoman Asaro, Councilman Sanders, Council President Stegman, Mayor DelVecchio.

Absent: Councilwoman Warner.

PLEDGE OF ALLEGIANCE.

Mayor DelVecchio led the public in the Pledge of Allegiance.

MOMENT OF SILENCE.

The City Clerk led the public in a moment of silence in honor of those serving in the United States Armed Forces.

RESOLUTION TO AMEND THE 2018 BUDGET – second reading.

Mayor DelVecchio reviewed the resolution to amend the 2018 budget with the members of the public present and provided the following commentary: We introduced the 2018 Budget with a plan to issue debt in September. Our financial advisors then called and it was their recommendation to move the date up to March based on what the President was doing and what the Federal Government talked of doing.

We went to the market on March 27th and because of our timing and the AA bond rating the City received from Standards and Poor, we were just upgraded last year, we were happy with the results.

1. 2.82% interest rate. This rate will save our taxpayers over \$160,000 over the life of the bonds. We are also paying off 70% of our debt in 10 years.
2. We received a bid premium of \$240,604 because of the AA rating and our budget management was so attractive to the market. This means three things:

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- a. \$195,000 of the premium was used to lower the borrowing amount from \$5,580,000 to \$5,385,000. So the AA rating actually saves taxpayers over \$355,000.
- b. The cost of issuance by the rating agency, bond counsel and financial advisors were paid for by the premium, not the tax payers.
- c. The remaining funds go into the Capital Fund Balance which we can use for the 2019 budget.

The actual budget amendment changes 4 lines items in the budget on the expense side.

1. Payment of BANS from \$101,124 to \$101,126. This was a \$2 error we had made so we decided to fix it while we were amending the budget;
2. Interest on Bonds from \$249,973 to \$303,710; and
3. Interest on Notes from \$77,280 to \$78,420. This was because we issued debt now and have an interest payment due in September. The total is \$54,879.

On the revenue side, we used Reserve for Debt Service which is increased from \$54,879 to \$294,879. The good news is that we still have \$961,741 in that account.

This amendment has no impact on the municipal levy which is the total amount of money from Lambertville taxpayers for municipal services.

Mayor DelVecchio asked for any questions or comments on the resolution to amend the 2018 budget. There being no questions or comments, Mayor DelVecchio asked for a motion to adopt the resolution to amend the 2018 budget. Councilman Sanders made a motion to adopt the resolution to amend the 2018 budget. Councilwoman Asaro seconded the motion. An affirmative roll call vote was taken in favor of the motion by all members present. MOTION CARRIED.

ADOPTION OF THE 2018 BUDGET.

Mayor DelVecchio informed the members of the public present that this budget represents an average increase of \$17.73, \$1.43 per month based on average home value of \$377,494. We have averaged \$1,023,300 in surplus for the last four years. Our ability to regenerate Surplus was a significant factor in the City receiving the AA rating from S&P. There are no cuts in service despite the fact that we have downsized: Police; DPW; Court; Tax Collector and City Clerk. The assessed value is \$771,114,982. Good news is the top ten landowners are 4.54% of the total assessed value compared with 5.62% in 2012.

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WHEREAS, the City of Lambertville introduced the budget at the special session held Tuesday, February 27, 2018 for the purpose of introducing the 2018 CAP Bank Ordinance and the 2018 Calendar Year Budget, and

WHEREAS, the City Clerk noticed the papers of the special session on Thursday, February 23, 2018 and

WHEREAS, the following is a list of Mayor and Council Members with their respective term expiration dates: David M. DelVecchio – Mayor, Term Ends 12-31-2018, Beth Asaro – Councilwoman, Term Ends 12-31-2020, Wardell Sanders – Councilman, Term Ends 12-31-2019, Steven M. Stegman – Council President, Term Ends 12-31-2019, Elaine Warner – Councilwoman, Term Ends 12-31-2020, and

WHEREAS, Cynthia L. Ege, Certificate Number C-1629 is the Registered Municipal Clerk, Christie Ehret, Certificate Number N-0738 is the Chief Financial Officer of the City of Lambertville, Cynthia McBride is the Certified Tax Collector, Certificate Number T1142, and Robert B. Cagnassola is the Registered Municipal Accountant, Certificate Number 50 and Phillip J. Faherty, III is the Municipal Attorney, and

WHEREAS, the publication of the summary of the 2017 Budget was advertised in the legal section of the March 5, 2018 edition of the Times, and the amendment was advertised in the legal section of the April 4, 2018 edition of the Times; and

WHEREAS, the public hearing on the final adoption of the budget was held on March 29, and

WHEREAS, copies of this resolution along with three certified copies of the 2018 budget and the required attachments were mailed to the Director, Division of Local Government Services on Wednesday, February 28, 2018, and

WHEREAS, a full copy of the adopted budget will be posted to the City's website at www.lambertvillenj.org.

NOW THEREFORE BE IT RESOLVED by Mayor and Council of the City of Lambertville, in the County of Hunterdon, in the State of New Jersey, that the 2018 Calendar Year is hereby adopted as amended with a motion made by Councilwoman Asaro and seconded by Council President Stegman.

Adopted: April 9, 2018

Mayor DelVecchio asked for a motion to adopt Resolution Number 65-2018, approving the 2018 budget as amended. Councilwoman Asaro made a motion to adopt the 2018 budget as amended. Council President Stegman seconded the motion. An affirmative roll call vote was taken in favor of the motion by all members present. MOTION CARRIED.

PUBLIC MEETING WITH THE UTILITIES TO DISCUSS ROAD PROJECTS.

Mayor DelVecchio introduced the representatives from Elizabethtown Gas and Suez to the members of the public.

Representing Suez: David Fournier, Operations Manager and Hetal Mistry, PE, Manager.

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Representing Elizabethtown Gas: Tina Earley, Manager, Government & Community Affairs, Rob Zajac, Construction Operations, and Andrew from Skoda.

Mayor DelVecchio addressed the public and said it was important for people to know what to expect. When we do local projects, we meet with residents and sometimes we have a second follow-up meeting to address concerns. We need a paving schedule, to know how the pot holes will be fixed, and it helps when residents are involved. We need to codify the process.

Councilman Sanders thanked the representatives from Elizabethtown Gas and Suez for attending the public meeting. He said it was important for residents to get their questions answered, to know if the scope of the project changed, and what it means for residents. We need to keep the public abreast of the changes.

Mayor DelVecchio asked for Elizabethtown Gas to give an update. Tina Early commented that the project was a broad upgrade from low to elevated pressure. This means increased safety because they are going from cast iron to plastic lines. The old main is at least 40 years old. They have two active projects, North and South Main Street where they are replacing 1.3 miles of pipe and Clinton Street where they are replacing 4.6 miles of aging main. The phases of the project are as follows: 1: Meter spotting, location of the service line, schedule with residents and mark it; 2: Replace the main; 3: Service transfers; and 4: Restoration.

Mayor DelVecchio commented that in some places, because of the work on the gas main, the roads are not drivable. Tina Earley commented that they plan to pave in October because they need to let the trenches settle. Council President Stegman commented that the craters that formed need to be repaired and he has received complaints. Ms. Earley responded that they have not been made aware of them. Council President Stegman responded that there is a big one on Church Street. Mayor DelVecchio commented that his car was almost swallowed up in one. Ms. Earley said they are surprised but they can fill and fix them. Mayor DelVecchio asked when can you have someone fix them. Ms. Earley responded that they would do it this week.

Mayor DelVecchio asked what Elizabethtown Gas had left to do. Ms. Earley responded that North and South Main Street, Clinton Street will be done in May, and then services on North Main and Bridge Street. Mayor DelVecchio asked how many are left. Ms. Earley said 50 service installations out of 244 are left. Councilman Sanders asked for the blocks. Andrew of Skoda commented that they have 4 or 5 service installations on North Main Street, all service related. Council President Stegman asked if they had to shut the street down to do the service installs. Andrew said it was safer and more productive to shut the road down.

Council President Stegman asked about the lead time for notice to the City. Ms. Earley said she sends the City Clerk an email every Friday with the schedule for the next week. Council President Stegman asked "who knows and how do they know?" David Fournier of Suez commented that they notify the police. The Mayor asked if notices were provided to residents.

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David Fournier commented that Suez had a public meeting with contractors and members of the public. Only a hand full of residents attended.

Councilwoman Asaro asked if the police were notified of changes and if they followed the same process with the Clerk's office. She asked if they call, if they can follow it up with an email so that we can be accurate.

Councilman Sanders commented that it is important to give notice to the residents and businesses so that they can plan ahead as best as they can.

Tina Earley of Elizabethtown Gas commented that they send a Friday email to the Clerk, each resident receives two letters and they also use door hangers, placed individual flyers on cars, porches and it is on their website. All of the notices provided the members of the public with a toll free number to call. At the city's request, they held a public meeting and invited 365 members of the public. Only 9 people showed up.

Council President Stegman asked who mans the phones/toll free number. Ms. Earley said it is two women, Monday through Friday and during emergencies. All calls are acknowledged.

Mayor DelVecchio asked for the toll free number. Ms. Earley said it was 1-866-767-5558.

Councilman Sanders said he appreciated the two notices that were given but it is the surprises that are alarming. The 7 am knocking on doors. He asked that they partner with the City to better communicate to the public.

Mayor DelVecchio commented that there was some confusion with the notices provided with the road work for night verses day. Ms. Earley said they mixed up the letters. The Mayor informed the members of the public present that the night work was a DOT mandate. In Lambertville it is alarming because our buildings are so close together and we are not like Route 29 in Hopewell where you can go miles without seeing a house.

Council President Stegman asked who coordinated the road closures. He gave an example of when they closed George Street at Coryell Street and the intersection was blocked at George. People couldn't get out and had to go the wrong way down the street. When we have road closures we need to include the cross streets and make sure we sign them well. Ms. Earley said they would take that into consideration. She said sometimes they bounce around when they do service installs because of their access to homes. Mayor DelVecchio commented that this creates an issue for the members of the public and traffic flow. Council President Stegman said it was best to anticipate a problem and close the road rather than surprise people. You must be spending millions; people need to know the benefit. We need to keep the residents informed. He also expressed concern for the replacement of sidewalks and the color of the sidewalks does not match. Mayor DelVecchio explained that when the City reconstructed the roadways and sidewalks, we had to obtain approval from the State Office of Historic Preservation and they

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selected the color of the concrete. Now you look down the street and it visually is an issue. Council President Stegman asked what they planned to do to address this issue. We have received a lot of complaints, what can do you about it? And, there are times when property owners have opted to install a brick sidewalk and now that is ripped up and they paid for it. Ms. Earley said they can work with Public Works to look at it and see what they can do. Councilwoman Asaro asked if when they do work if they replace with in-kind materials. Ms. Earley said it is as close to existing as possible. Concrete is sometimes an issue because it fades over time. Council President Stegman commented that most of the sidewalks were new within the last 10 years and Lambertville is a federal historic district. Council President Stegman said they would come up with a list.

Mayor DelVecchio asked for public comment.

A gentleman from the audience commented that Skoda was very professional. He asked when they changed from high to low pressure if the converter could go underground and expressed concern for the way it looked. Mayor DelVecchio commented that we are a Federal recognized historic district.

Aladar Komjathy of Coryell Street commented that things today are a lot better than it was. He has been in touch with Councilman Sanders and the Clerk's office and has three issues. 1: In the beginning the machines were in front of his house and the city had them moved. 2: The sidewalk is not the way it was. When he purchased the property from Don Hart, it was done with Belgian block. 3: the pipe/nozzel hose is dead center of his house. The house is over 200 years old. Mayor DelVecchio asked about the location of the service and if it could be moved. Ms. Earley responded that it is her understanding that it is placed where the service line comes into the building. She said it could be painted to hide it. Mr. Komjathy said when he does work on his property he has to go to the Delaware Raritan Canal Commission for approvals and he felt it should have been at a minimum discussed with the city. This is just like when JCP&L knocked on his door to move his car because they were trimming trees. Mayor DelVecchio responded that it was addressed and won't happen again. Mr. Komjathy continued by saying that he has been disrupted 8 times and he pays to park on the street. There should be a minimum standard for contractors who work in the city. The traffic should be directed by the police, Lester is overburdened, and someone should have a checklist. He complimented Council President Stegman for his comments.

The City Clerk commented that when the City met with Elizabethtown Gas and Suez, they were not informed of the four step process. They were led to believe that they would come in and replace the mains and then the service to residents. It wasn't until Beth Caruso from Caffè Galleria called that we had an understanding that they are disrupting the street four times. They install the gas main, they install the service to individual properties, and then they blow out excess pressure and come back and abandon the old main.

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Beth Caruso from Caffè Galleria commented that Skoda is very professional; however, she had a negative experience with their communication. She was closed 7 out of 15 days during the construction, has had no foot traffic for a major fundraiser planned by Animal Alliance, and wasn't told the regulator would be so obtrusive. There has been one thing after another with this project. Now they will repave and she still has the tree issue. If she was informed at the beginning of the project of the down time she wouldn't have been happy but she could have planned better.

Councilwoman Asaro asked if there was any plan to complete all phases at one time. Ms. Earley said they couldn't do that because people wouldn't have had heat over the winter.

Council President Stegman said they need to communicate better and be aware of when they are working in an area with businesses.

Mayor DelVecchio said the City needs a Memorandum of Understanding that outlines what is expected of any contractor doing work in the City. He asked for volunteers from the Council and public. Councilman Sanders, Councilwoman Asaro, Beth Caruso and David Morgan volunteered to serve on the committee.

Mayor DelVecchio asked that pot holes be taken care of right away and the city will put together a list of sidewalks that need to be addressed. He asked Ms. Earley for a list of properties serviced so that the City could contact them to ensure they were happy with the sidewalk. Ms. Earley said she wasn't sure that was public knowledge but would check. The City Clerk asked for block and lot numbers and said the City could put the list together.

Councilman Sanders asked if the location of the regulator was negotiable and if they discussed it with the property owners when they met with them. Andrew from Skoda commented that it was a red wire program and they drill where the wire is going. During phase 1 they don't always talk with the property owner but have recently started taking photos of the work that has been completed on other properties to use when discussing it with new service installs. Councilman Sanders said it was a sensitive issue and was appreciative of the new efforts to show photos of what it looks like on other properties. Mayor DelVecchio asked if it could be covered. Ms. Earley said it couldn't be covered but could be painted. She said there are places where they put a flower box in front of it.

Beth Caruso said they had a big white box and she didn't realize it was going to look like that. She said they took the big white box apart, drilled two holes for ventilation in the box and they fixed it because they knew she wasn't happy.

Council President Stegman commented that the placement of the meter at the Komjathy property was inside and the vent is outside and he asked what determined the size of the vent line. Bob Zajoe said the longer the line the bigger the pipe. Mayor DelVecchio asked what could be done if people aren't happy. Council President Stegman commented that property owners have spent

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time and money on renovations to their property. When the City does road work, property owners are given an option to upgrade their sidewalks and they pay the difference. The mismatch of materials and colors is an issue. We need to inventory the property owners to determine the property owners who are not happy. Aladar Komjathy commented that he is not happy with the nozzle, concerned about the jack hammering, drilling has taken a toll on his property. Andrew from Skoda, the contractor for Elizabethtown Gas commented that the nozzle can be shortened and painted. Mayor DeVecchio said Elizabethtown Gas needs to make this right. Council President Stegman commented that they needed to meet on sight with homeowners. Tina Earley from Elizabethtown Gas said if the property owners are not happy, they should call the toll free number on the flyers.

Mayor DeVecchio requested a list of properties where service work was performed. The City will write to them to arrange a meeting to work on fixing the issues. Councilwoman Asaro asked what the options were. Andrew from Skoda, the contractor for Elizabethtown Gas responded that they try to complete the job without damage to houses. Council President Stegman commented that the fact that he is taking photos and showing that prior to new service installations shows that they are trying. Councilman Sanders asked what mechanism is in place to identify people who are not happy. We need to manage expectations and have a real understanding of options.

Council President Stegman asked for the number of service installations. Tina Earley responded that she will get that number to the City. She isn't sure she can share the customer list. Mayor DeVecchio said the City could go through the BPU if needed to obtain the list. The City Clerk asked for block and lot numbers.

The Mayor asked if there were any additional comments/concerns for Elizabethtown Gas. There being no further comments for Elizabethtown Gas, he asked David Fournier to give an overview of Suez's work.

David Fournier of Suez said the water mains are 30 to 40 years old. This has been collaboration between the City, Elizabethtown Gas and Suez. They are currently working on Bridge Street, Route 179, and North and South Main Street. They are 95% complete. The mains are in and they have 7 or 8 services to install on Route 179 (Nicolas Pizza, Garefino's Funeral Home). Bridge Street is complete however; they have tie-ins at Union and South Main that need to be complete. They installed a new 8 inch main to replace the old 4 inch main. It has to be cut, capped and abandoned. The challenges have been with NJDOT's requirement for night work. They give notice 1 to 2 weeks prior to the work. Handouts are given out 48 hours prior to their work. They are currently waiting on the contractor to schedule the remaining work.

Council President Stegman asked when the schedule changes who they notify. Mr. Fournier said they had difficulty with the contractor showing up. Council President Stegman asked if the work was during the day or night. Mr. Fournier responded that when possible it is during the day.

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Mayor DelVecchio asked how long it will take for them to finish the project? Mr. Fournier said 2 days for each side.

Council President Stegman asked for them to get their plan together and do outreach prior to the work. He suggested a public meeting in June or July. Mr. Fournier said they are not anticipating an interruption in water service.

David Morgan, Executive Director of the Delaware River Towns Chamber of Commerce said they would be willing to send out an email to the businesses. Council President Stegman said he would post it on the Lambertville, NJ site.

Mayor DelVecchio asked about their timing. Mr. Fournier said day time is best because of the asphalt. Mayor DelVecchio commented that the city is going into their busy season. Mr. Fournier said it would take 4 to 6 more days and the work will be in front of Wells Fargo on the South Union Street side, not in the intersection.

Mayor DelVecchio asked about paving of the streets. Tina Earley from Elizabethtown Gas said they need to set up a limited paving meeting with the Director of Public Works to determine the work that needs to be completed. Council President Stegman said that the community is expecting a curb to curb paving job and if that isn't the case it is going to get ugly. He asked if they have had incidents on only one side of the street. Ms. Earley said it varies job to job. Council President Stegman said let's solve this right now, curb to curb because you will be hard pressed to find an area where the entire road wasn't disturbed. Mayor DelVecchio commented that it isn't like they only worked on one side of the road. A ride through town will reflect that they worked on both sides of the street and pretty much down the center of the street.

Aladar Komjathy asked if the upgrade in the water main means no more brown water. David Fournier of Suez responded that there are still old mains and they complete seasonal flushing to move sediment. The goal is to improve water quality and increased fire protection. The brown water should decrease greatly.

Mayor DelVecchio asked when the city would have the schedule for paving. Tina Earley answered towards the end of the project, most likely mid to late June with paving in October. Council President Stegman asked for the Council members to be included on that notice. Mayor DelVecchio asked if they are complete in June, why are we waiting until October to pave. Ms. Earley responded that they typically wait three months for paving to allow for settlement in those areas they worked to prevent dipping in the road way.

Council President Stegman asked who would sit down and write a recap so that we can get the message out to the community? He asked both Tina Earley of Elizabethtown Gas and David Fournier of Suez to do it. Mr. Komjathy commented that both entities have PR companies on retainer. He said he represents utility companies that do the same thing. Council President Stegman said that in the press release you have to write a story start to finish. It needs to include

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the schedule for pothole patching, paving, why the 3 month delay in paving, provide 800 phone numbers and contain the value of both projects. We answer to our constituents. Councilman Sanders commented that they need to include information about parking, when they need to move their cars, the big picture and what is happening today.

The Mayor asked Suez for their plan and Elizabethtown Gas for the list of customers and pothole patrol. He asked the members of the public present if they had any additional questions. Ed Closson asked about work on North Main Street. David Fournier said the capital projects shifted and they do not plan to work on North Main Street in 2018. They are concentrating their efforts on North Main Street between Delaware and Church Street and will not be working north of Delaware.

Mayor DelVecchio asked both Tina Earley of Elizabethtown Gas and David Fournier of Suez to send the requested information to the Clerk who will distribute to the Governing Body.

CORRESPONDENCE.

ANNOUNCEMENTS.

JUSTICE CENTER PARKING: Currently space numbers 18 and 22 are available for lease at the Justice Center. The fee is \$55 per month. Call Shelley at 609-397-0110 for additional information.

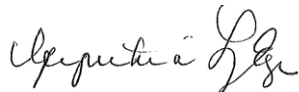
PUBLIC PARTICIPATION/PETITION OF CITIZENS AND PUBLIC DISCUSSION.

None.

ADJOURNMENT.

The meeting adjourned at 8:35 p.m. with a motion made by Council President Stegman and seconded by Councilman Sanders. An affirmative voice vote was taken in favor of the motion by all members present. MOTION CARRIED.

Respectfully submitted,



Cynthia L. Ege, CMR, RMC, City Clerk

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The April 9, 2018 special session minutes were approved at the April 17, 2018 regularly scheduled session.