



**City of Lambertville**  
**WORK SESSION**  
**TUESDAY, SEPTEMBER 3, 2019, 7:00 PM**  
**PHILLIP L. PITTORE JUSTICE CENTER**  
**25 SOUTH UNION STREET**  
**AGENDA**

*Please note: A Work Session is a meeting of the Mayor and Council held for the purpose of determining the contents of the regular council session agenda. All work sessions will be limited to one hour.*

**COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT**

Mayor Fahl called the meeting to order at 7:00 p.m. and asked the City Clerk to read the following statement of Compliance into the record:

"Adequate notice of the regularly scheduled work session held on September 2, 2019, has been provided through the posting of the annual meeting schedule, by emailing notice to the Hunterdon County Democrat and the Trenton Times and to various individuals on the list serve in accordance with Section 13 of the Open Public Meetings Act."

**ROLL CALL**

The City Clerk called the roll as follows:

Present: Councilman Sanders, Councilwoman Warner, Councilwoman Taylor, Council President Asaro, Mayor Fahl.

Absent: None.

**PLEDGE OF ALLEGIANCE**

Mayor Fahl 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 in Country and abroad.

**RESOLUTIONS**

Mayor Fahl informed the members of the public present that the City advertised for this position and received a response from very few qualified applicants. Councilman Sanders asked if the resolution to hire the CMFO and Treasurer and the QPA would be stacked. The Business Administrator explained that the CMFO would be paid \$24,000 annually to serve as the CMFO and Treasurer plus \$2,500.00 annually to serve as the QPA.

RESOLUTION NUMBER 122-2019: A Resolution Authorizing the Hire of a Certified Municipal Finance Officer and Treasurer beginning September 4, 2019.

**RESOLUTION NUMBER 122-2019**

*A Resolution Authorizing the Hire of Christopher Battaglia as the Certified Municipal Finance Officer and Treasurer beginning September 1, 2019 at an Annual Rate Not to Exceed \$24,000.00*

WHEREAS, N.J.S.A. 40A:9-140.10 requires every municipality of the State of New Jersey to appoint a Chief Financial Officer; and

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WHEREAS, the City of Lambertville has established the Department of Finance and has created the position of Chief Financial Officer, and

WHEREAS, the City of Lambertville has a vacancy in the Department of Finance and has advertised the position in the August 22, 2019 edition of the Trenton Times; and

WHEREAS, the City of Lambertville desires to appoint Christopher Battaglia, a State of New Jersey Certified Municipal Finance Officer, to fill the position of Chief Financial Officer/Treasurer; at an annual rate of \$24,000.00.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lambertville, in the County of Hunterdon, New Jersey hereby appoints Chris Battaglia as the Chief Financial Officer/Treasurer to exercise the duties of a Certified Municipal Finance Officer pursuant to N.J.S.A. 40A:9-140, at an annual rate not to exceed \$24,000.00.

**ADOPTED:** September 3, 2019

Mayor Fahl asked for a motion to adopt Resolution Number 122-2019, appointing Christopher Battaglia as the Certified Municipal Finance Officer and Treasurer, beginning September 4, 2019. Councilman Sanders made the motion to adopt Resolution Number 122-2019. Councilwoman Warner seconded the motion. An affirmative voice vote was taken in favor of the motion by all members present. MOTION CARRIED.

RESOLUTION NUMBER 123-2019: A Resolution Authorizing the Hire of a Qualified Purchasing Agent beginning September 4, 2019.

**RESOLUTION NUMBER 123-2019**

*A Resolution Authorizing the Hire of Christopher Battaglia as a Qualified Purchasing Agent beginning September 1, 2019 at an Annual Rate Not to Exceed \$2,500.00*

WHEREAS, N.J.A.C. 5:34-5 et. seq. establishes the criteria for qualifying as a Qualified Purchasing Agent; and

WHEREAS, Chris Battaglia possesses the designation of Qualified Purchasing Agent as issued by the Director of the Division of Local Government Services in accordance with N.J.A.C. 5:34-5 et. seq, and

WHEREAS, The Business Administrator recommends creating and hiring for the position of Qualified Purchasing Agent to assist the City in managing purchasing operations, ensuring compliance, and reducing costs associated with procurement.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lambertville, in the County of Hunterdon, New Jersey hereby appoints Chris Battaglia as the Qualified Purchasing Agent to exercise the duties of a purchasing agent pursuant to N.J.S.A. 40A:11-2(30), with specific relevance to the authority, responsibility, and accountability of the purchasing activity of the contracting unit in an amount not to exceed \$2,500.00 annually.

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ADOPTED: September 3, 2019

Mayor Fahl asked for a motion to adopt Resolution Number 123-2019, appointing Christopher Battaglia as the Qualified Purchasing Agent, beginning September 4, 2019. Councilman Sanders made the motion to adopt Resolution Number 123-2019. Council President Asaro seconded the motion. An affirmative voice vote was taken in favor of the motion by all members present. MOTION CARRIED.

RESOLUTION NUMBER 124-2019: A Resolution to Request Approval from the State of New Jersey Department of Community Affairs to Raise the Bid Threshold to \$40,000.00.

**RESOLUTION NUMBER 124-2019**

***INCREASING THE BID AND QUOTE THRESHOLDS***

**WHEREAS**, pursuant to N.J.S.A. 40A:11-3, effective July 1, 2015, the State Treasurer has increased the maximum bid threshold to \$40,000 for the execution of contracts without public bids in a municipality that appoints a purchasing agent possessing a Qualified Purchasing Agent certificate awarded by the Division of Local Government Services (“QPA”); and

**WHEREAS**, as a result of this bid threshold, the quote threshold for municipalities with a QPA is \$6,000 (15% of the \$40,000 QPA bid threshold); and

**WHEREAS**, the City has appointed a QPA pursuant to N.J.S.A. 40A:11-3 and N.J.S.A:40A: 11-9; and

**WHEREAS**, the City finds that, in the interest of efficiency and cost-savings, it should increase the bid and quote thresholds pursuant to N.J.S.A. 40A: 11-3.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the City of Lambertville that the bid threshold is increased to the maximum amount permitted by law, which now is \$40,000.00, and the quote threshold is increased to the maximum amount permitted by law, which now is \$6,000.

ADOPTED: September 3, 2019

Mayor Fahl asked for a motion to adopt Resolution Number 124-2019, authorizing the increase in the bid and quote threshold. Councilman Sanders made the motion to adopt Resolution Number 124-2019. Council President Asaro seconded the motion. An affirmative voice vote was taken in favor of the motion by all members present. MOTION CARRIED.

**NEW BUSINESS/CONSTITUENT CONCERNS**

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Mayor Fahl informed the members of the public present that the main focus of tonight's meeting was to discuss the conditions of the street. The Area in Need of Rehabilitation Discussion was not going to be discussed tonight.

Conditions of Streets Read Plan: Mayor Fahl informed the members of the public present that the city has been talking a lot about capital improvement plans and budgeting in the City. One of the things we have been discussing is the capital improvement plan and borrowing for big projects, which will continue to happen. The City cannot stop the practice of borrowing all together because we still need to fix buildings. We can fix the process by choosing the roads we need to fix. In prior years we didn't have the data to support which roads we need to fix. Mayor Fahl complimented the Business Administrator for his work with the company to build out a full data set to be used to make sure when we are applying for NJDOT funding, we are addressing the streets in most need of repair. Some members of the public may be disappointed but it will provide the council with actual data on which to make the decisions on where to apply grant money. The City will adopt a multi-layer capital improvement plan which will be a commitment to fix and pave streets.

The Business Administrator commented that he has spent time with colleagues in other parts of towns, and road surfacing is one of the highly contested areas. Dividing up resources, subjectively or objectively is difficult. We are going to be doing this in data drive way. He showed the video with Street Scan and informed the members of the public that he previously worked with the company who initially designed an application for smart phones in Boston.

The scan will provide the city with an overview of the streets, pot holes, the depth of the pot holes and they will analyze it and give feedback. This is an online map of 100% of the roads that the City is responsible for resurfacing. It will help to build a budget to maximize the impact for the dollars spent. The map was reviewed with the members of the public. The PCI scale was reviewed. We are in decent shape and what is cool, is they are still putting all of the images in, but they did review Clinton Street Phase II. This product can be used in building a budget for repair, milling or full resurfacing projects. It is the best evaluation when measuring down to centimeters to fix all of the roads in Lambertville. The cool part is it will tell you what it cost per year to maintain the roads. They can also do sidewalk scanning, street lights, crosswalks, other things like that, that we can add into it if we decide to.

Mayor Fahl commented that it gives Council more data, it also takes the "what if" out of the conversation for when your street will be repaired. In previous years, you would rally your neighbors, but now the list will be established through this process and you will be able to go online and get the approximate date for road resurfacing for your street. This will help us to figure out and prioritize which pot holes we are filling and focus on those who are five years away for resurfacing.

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The Business Administrator commented that he obtained quotes from the City Engineer to do the same thing and their price was much higher. This is a subset of the capital planning for 2020.

Mayor Fahl commented that we are engaging engineers and looking at our municipal building, taking advantage of grants to look at HVAC and lighting infrastructure. This is a wholistic process to look at what our budget process will look like and will be an ongoing process through April of 2020.

Councilman Sanders commented that he was looking at the map, is the green good and the red bad? This is data driven and one point would be a factor in prioritizing, and he asked if the amount of travel on the road was factored in? Do these guys evaluate the road density? The Business Administrator responded that we set up each road in one of their categories. Councilman Sanders asked how we measured the road bar? The Business Administrator commented that if it was an arterial feeder it is one category, if it is a dead end, it is the lowest traffic volume. Councilman Sanders commented that the City didn't measure but used their method? The Business Administrator responded that the City could do a traffic count.

Mayor Fahl commented that if we had one road or two roads on the edge, we can work with go Hunterdon to use their traffic counter which are used mostly now as a traffic calming. They are willing partners.

Councilman Sanders asked if the engineers were a point of references, did they evaluate our roads, and if we wanted to do Washington Road, would we still have to hire engineers? The Business Administrator responded ad hock or hire an engineer or use technology. The benefits, we are all familiar with road paving and then a utility deciding to upgrade infrastructure and cut open the road. This will help avoid that, we don't control, but once we have this sorted, we can send this to them and ask that they make sure they plan accordingly.

Mayor Fahl asked for public questions:

Judy Gleason, 86 N. Union Street, what is this outfit costing us? The Business Administrator commented approximately \$9,000 per year over the course of three years. It's a three-year agreement. Engineering quotes were \$12,000 to \$15,000. Ms. Gleason asked what do they base their numbers on for the cost? Mayor Fahl commented that we are repaving streets every year so we took the quotes from previous years and gave them an estimated cost. Ms. Gleason responded that then the data came from us? The Business Administrator responded that we merge of our cost and then their analysis of the pot holes. The unit cost we provided for three main types of road work and they plug it into their system.

Dan Connelly commented that he loved that data, he lives on Grant's Alley and asked if he was on the list for road improvements for next year.

Arts Improvement Initiative

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Mayor Fahl informed the members of the public present that the Arts Improvement Initiative is something that was discussed during her campaign and she wanted to bring it back to the public. She said the City was going to appoint a task force of five people to study opportunities that we can encourage public art. It is great for home values and is a direct correlation to how close you are to a public mural. The City as a government has an interest in supporting the art community. The committee will be comprised of artists, landowners, business owners and one or two residents to sit on a task force with the Business Administrator, the City Attorney and the Mayor to see where the to incentivize public arts in our community. She asked that the Governing Body forward names to her of people who might agree to sit on the board. She has already engaged Aylin Green.

Mayor Fahl asked for questions from the Governing Body.

Councilwoman Warner asked if they would be looking for murals, paintings and sculptures. Mayor Fahl said it would be directed by the task force and the goal is to have a couple of rotating areas that could be used to display sculptures, and things that could be moved and then some will also be permanent art. Mayor Fahl talked about paint boxes, small murals and then this doesn't need to be for external areas it can be opened up for the walls on municipal buildings. We have a lot of space we could be commissioning local public art.

Council President Asaro asked if the Chamber would be involved. Mayor Fahl said yes.

Councilman Sanders asked if the City would be looking for outside funding. Mayor Fahl responded that it has to be part of what the task force answers. She envisions State, Federal grants or an improvement district that would have a separate form of tax organization. There are a couple of ways to do it, but we would like to bring in a larger group and then make suggestions to the Council.

Councilwoman Taylor commented we can build support that is visible and doesn't need to be either or public owned as long as the public sees it. Mayor Fahl responded public space verses public art, we are providing space rather than or can be private or on private property in the public realm.

Mayor Fahl opened this up for public questions.

Judy Gleason asked if the City was funding this and what are we talking about with it? Mayor Fahl responded that the point is not to make decisions for us but to work out viable options. Suggesting that the artist work for free, ad hock art in a community, artists are put upon. That isn't in support of our artist community. The details will be up to the task force to figure out various methods on what the overall budget will look like and come up with a mission statement, and a reasonable budget and decide how to fund it. There are a lot of options that are available and they will need to figure out the options and decide what is best for the City.

Alex Richard, 139 George Street addressed the Mayor and Council. She said she works for Rago Arts, assisting with the Flemington DIY and would love to be a member of the

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Arts Initiative. Mayor Fahl asked her to stick around until after the meeting so that she could obtain contact information.

**ANNOUNCEMENTS**

Mayor Fahl read the announcements into the record.

THE PUBLIC WORKS DEPARTMENT will begin working their normal schedule on September 3, 2019 from 7 am to 3 pm, Monday through Friday. Please make sure your trash, recycling and food waste containers are placed to the curb by 7 am.

**RABIES CLINIC:** The City will host a free rabies clinic for dogs and cats on Saturday, September 21, 2019 from 1 -3 pm at the Union Fire House located at 230 North Main Street in the City. All New Jersey residents are welcome.

**PARKING:** The City of Lambertville has two parking spaces available for lease at the Phillip L. Pittore Justice Center located at 25 South Union Street. Space Numbers 32 and 35 are now available. The monthly fee is \$55.00. Call Shelley at 609-397-0110 for additional information.

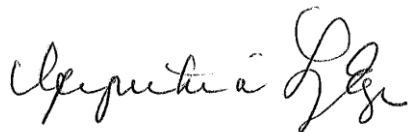
**PUBLIC PARTICIPATION**

Sara Scully, South Franklin Street, asked the Governing Body for consideration in fixing a dangerous situation on Route 29 and South Franklin Street with traffic. She explained that people whip around the corner from Route 29 onto Swan Street and then from Swan Street onto South Franklin. She expressed concern for pedestrian safety and asked for a one-way street across the bridge. Mayor Fahl asked that she leave contact information. She explained that a stop sign cost \$150,000 and changing a road to one way would require a study. The Business Administrator explained that this is a State Highway so the State has to be involved. The City has quite a few requests into the State right now and suggested that this be added to Phase 2 of the Route 29 project. Mayor Fahl commented that the NJDOT will be studying Route 29 to determine the speed limit. She will make this part of the discussion with NJDOT for the next time.

**ADJOURNMENT**

The meeting adjourned at 7:41 p.m. with a motion made by Councilman Sanders and seconded by Councilwoman Taylor. 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 September 3, 2019 meeting minutes were approved at the voting session held on September 19, 2019.*