

**CITY OF LAMBERTVILLE  
REGULAR WORK SESSION  
THURSDAY, SEPTEMBER 9, 2021  
HELD VIRTUALLY USING THE ZOOM MEETING PLATFORM  
MINUTES**

**STATEMENT OF COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT**

Mayor Fahl called the meeting to order at 6:05 p.m. and she asked the City Clerk to read the statement of compliance with the Open Public Meetings Act into the record.

The City Clerk read the following statement into the record:

*This meeting is being held in compliance with the Open Public Meetings Act with the annual notice advertised in the Trenton Times, the meeting notice was provided to the Hunterdon County Democrat and the Trenton Times, members on the list serve, to department heads, the City Attorney and City Engineer, and the meeting agenda was posted on the Bulletin Board at City Hall and to the City's website at [www.lambertvillenj.org](http://www.lambertvillenj.org).*

*The meeting agenda provides for action items at the extent known at the time of publication.*

*This meeting will be recorded.*

**ROLL CALL**

The City Clerk called the roll as follows:

Present: Councilwoman Lambert, Councilman Sanders, Councilman Stegman, Council President Taylor, Mayor Fahl.

Absent: None

Also present: William Opel – City Attorney, Michael Drulis – Budget Consultant, Christopher Battaglia – CMFO, and Cynthia Ege – City Clerk.

**CLOSED SESSION:** *A Closed session of the Governing Body of the August 19, 2021 Lambertville City Council Meeting to Discuss Attorney/Client Issues Related to Contracts Pursuant to N.J.S.A. 10:4-12(b)(7).*

Mayor Fahl asked for a motion to go into closed session to discuss attorney/client issues related to contracts pursuant to N.J.S.A. 10:4-12(b)(7).

**RESOLUTION**

*“Authorizing a Closed Session at the September 9, 2021 Lambertville City Council Meeting to Discuss Attorney/Client Issues Related to Contracts Pursuant to N.J.S.A. 10:4-12(b)(7)”*

**WHEREAS**, the Council of the City of Lambertville is subject to certain requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq.; and

**WHEREAS**, the Open Public Meetings Act, N.J.S.A. 10:4-12, provides that a closed session, not open to the public, may be held for certain specified purposes when authorized by N.J.S.A 10:4-12(b).

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Lambertville that a closed session shall be held on September 9, 2021, using the virtual meeting platform Zoom, to discuss *Attorney/Client Issues Related to Contracts Pursuant to N.J.S.A. 10:4-12(b)(7)*”

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**BE IT FURTHER RESOLVED** that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Lambertville Mayor and City Council.

ADOPTED: September 9, 2021

Mayor Fahl and City Council convened in a closed session at 6:05 p.m. with a motion made by Councilman Stegman and seconded by Councilman Sanders. An affirmative voice/roll call vote was taken in favor of the motion by all members present. MOTION CARRIED.

Mayor Fahl and City Council re-convened in a regular session at 7:00 p.m. with a motion made by Councilman Sanders and seconded by Council President Taylor. An affirmative voice/roll call vote was taken in favor of the motion by all members present. MOTION CARRIED.

**PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

Mayor Fahl led the public in the Pledge of Allegiance and a moment of silence in honor of those serving in the United States Armed Forces and for those serving on the front lines of COVID.

**TROPICAL STORM IDA STATEMENT**

Mayor Fahl and the members of the governing body thanked the members of the public for their many contributions toward the recovery efforts from the storm. They thanked and acknowledged Governor Murphy, Congressman Malinowski, Assemblywoman Jackson, Senator Booker, the Commissioners of Hunterdon County, staff, members of the Office of Emergency Management, Lotsa Helping Hands, Lambertville PTA, West Amwell PTO, contributions from many local businesses, and the volunteers to just name a few.

**RESOLUTIONS**

Consent Agenda: *The following resolutions on a consent agenda are considered routine and shall be enacted by one motion. Should any member of the City Council seek separate discussion of any item, that item shall be removed and discussed separately.*

Mayor Fahl asked for a motion to adopt Resolution Numbers 123-2021 authorizing the mayor to sign the Memorandum of Understanding with Fisherman's Mark for the use of the Homestead Market located on the Closson Property.

**RESOLUTION NUMBER 123-2021**

*A Resolution to Authorize Mayor Fahl, the City Attorney and the City Clerk to Execute an Agreement with Fisherman's Mark to use the Market located on the Closson Property in the City.*

NOW THEREFORE BE IT RESOLVED by the Governing Body of the City of Lambertville, in the County of Hunterdon, in the State of New Jersey that the

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Mayor, City Attorney and City Clerk are authorized to execute an agreement with Fisherman's Mark to use the Market located on the Closson Property in the City.

**ADOPTED:** September 9, 2021

Councilman Sanders made the motion to adopt the resolution and Councilwoman Lambert seconded the motion. An affirmative voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

**PUBLIC COMMENT**

Mayor Fahl asked for public comment.

Evan Lide expressed concern for the 44 families residing at the Village Apartments. We need to reach out to them; they need our help. Mayor Fahl responded that the city is working with our case manager and welfare director to go out to each family and help direct them to services and we have been doing that since the storm. Council President Taylor commented that the Public Assistance Director has been out talking to folks. She said that not everything can be shared on Facebook or discussed publicly, and the city is trying to do our best to assure everyone, we are focused on this 100%, committed.

Mr. Lide asked if we could keep them in our community. Mayor Fahl responded that we are doing everything we can to provide every family service they need.

Liz Glynn expressed concern for folks in town who don't have flood insurance, and for those who are trying to do their own mold remediation. She was concerned about the use of chemicals. Mayor Fahl responded that our construction official will be taking extra caution around construction permits when those reviews happen, working toward putting out information about renters' rights after a disaster, and we are waiting on information from FEMA.

Chris Canik expressed concern for the stream along York Street and the silt build up. Mayor Fahl said we are aware and concerned about Ely Creek, and in preparation of the rainfall, we had an emergency agreement with DOT to clean out the storm drain behind Ely field.

Lillie Chen commented that she is happy that we moved Fisherman's Mark there. She said the site plan is not complete, but it was a great move on the city's part. She asked about the arrangement with the Closson family to reside in the log cabin. Are they living rent free for cutting grass or whatever has to be done, how long does this go on? It would have been great for that to be a resource of those displaced. A lot of them are extended family members. I am sure they wouldn't mind living together safely in their own town. Red Cross could have been stationed there instead of the high school where the roads were blocked and lacked transportation. Mayor Fahl responded that anyone who was in need of using the Red Cross was provided transportation to the site and the roads were not a barrier. The city ensured anyone who wanted to use the site could. The City Attorney commented about the agreement with the Closson's for a use of occupancy agreement

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whereby the City allowed the Closson family to stay in exchange for continued maintenance of the property while the city developed a site plan to use the property. It was beneficial to the city to continue maintenance and allowed the Closson family to move out in orderly fashion.

Ms. Chen commented that she didn't know what happened but the communication about the high school failed. I was up there to volunteer with the Red Cross and the volunteers or staff were sitting there and they mentioned no one showed up. And they showed me two garbage cans filled with meals they threw away the night before. Mayor Fahl commented Lambertville did everything in our power for displaced people. We are working around the clock. Council President Taylor commented that she can't say that we talked to every single person, but we did our best. She said that she personally sat with several families to discuss needs, and made phone calls. The Public Assistance Director walked down to Village Apartments to meet with people. We had the County bus on sight to take people to the high school. The city worked extremely hard to get a Red Cross site that was close to the city.

Audrey Byrnes commented that this event was unprecedented, and she is thankful for the library. She said the library staff members were fantastic. They had supplies, trash bags, gloves, and the tremendous support of the network coming out. The ACME parking lot was stacked with water and services as well. This is the fourth flood on Ferry Street. This level of water was higher than the last and each flood is worse than the one before. She is concerned because there hasn't been a flood committee meeting in a while. The last one was when the former Business Administrator was here in early 2020. She asked that the Flood mitigation committee be reactivated for Swan Creek flood gates. She expressed concern for the empty lot on Ferry Street and said the development was approved, building supposed to start. Mayor Fahl responded that the city is deeply concerned with long term flood planning. We will be continuing to convene meetings regarding that. She reminded everyone that we are only 8 days out from one of the most significant storms our community faced. Excellent point but we are still in a phase of crisis management, we are dealing with basic life services for the community.

Amy Wells, she understands the main concern is humanitarian. She requested the city look into dredging Swan Creek; install breakaway materials at the Justice Center; and bulkhead or gabion walls on Alexauken Creek and expressed concern for the retaining wall bowing by Aussie Bob's house. Mayor Fahl responded that the justice center was cleaned out by Sue, our bookkeeper and her family. The amount of work was jaw dropping far and above the call of duty. The city engaged a contractor for the rehabilitation of the ACME and when we have a timeline of that work, we will share it with the community. The retaining wall was a new complaint, we will ensure our city engineer looks at it tomorrow. Our engineers are in the city all week addressing further damage

Sue Bell commented that this is gut wrenching and she said she was curious about city services. Her house under agreement of sale with closing scheduled for the 22<sup>nd</sup>, what is the status of fire inspections? Mayor Fahl responded that we will work with you as best as

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we can and she asked if Ms. Bell would call her. Mayor Fahl provided her cell phone for the public.

Cora Berke commented that she is covering the council meeting for the Bucks County Herald and she felt everyone is doing a wonderful job.

Erin McManus Keyes thanked everyone for everything that every single one of you have done, we appreciate it, notice it, a lot of conversations going forward.

**CLOSED SESSION:**

There being no further questions or comments from the public, Mayor Fahl asked for a motion to authorize a closed session to discuss attorney/client issues related to contracts pursuant to N.J.S.A. 10:4-12(b)(7).

**RESOLUTION**

*“Authorizing a Closed Session at the September 9, 2021 Lambertville City Council Meeting to Discuss Attorney/Client Issues Related to Contracts Pursuant to N.J.S.A. 10:4-12(b)(7)”*

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**BE IT FURTHER RESOLVED** that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Lambertville Mayor and City Council.

ADOPTED: September 9, 2021

Mayor Fahl and City Council convened in a closed session at 8:11 p.m. with a motion made by Councilman Sanders and seconded by Councilman Stegman. An affirmative voice/roll call vote was taken in favor of the motion by all members present. MOTION CARRIED.

Mayor Fahl and City Council re-convened in a regular session at 9:11 p.m. with a motion made by Councilman Sanders and seconded by Councilman Stegman. An affirmative voice/roll call vote was taken in favor of the motion by all members present. MOTION CARRIED.

**ADJOURNMENT**

The meeting adjourned at 9:12 p.m. with a motion made by Councilwoman Lambert and seconded by Councilman Sanders. An affirmative voice vote was taken in favor of the motion by all members present. MOTION CARRIED.

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Respectfully submitted,

Cynthia L. Ege  
CMR, RMC, City Clerk