

LAMBERTVILLE MUNICIPAL UTILITIES AUTHORITY



Regular Meeting

May 5, 2026, 6:00 pm

Lambertville Wastewater Treatment Facility,
3 Bridge Street, Lambertville

#4.1

Minutes for Meeting Held in Person & Microsoft Teams

Join: <https://teams.microsoft.com/meet/25331788634806?p=Xh8N2ZnO3OrUe2Kpnl>

Meeting ID: 253 317 886 348 06

Passcode: qC7vV2vu

STATEMENT OF COMPLIANCE WITH OPMA.

Mrs. MacGregor called the meeting to order at 6:00 p.m. in compliance with the Open Public Meetings Act, by adoption of **Resolution 017-2-2026** setting forth meeting dates for 2026-2027. Notification was published on February 10, 2026, to the Times of Trenton and noticed to the Hunterdon County Democrat. A copy of the notice and agenda were posted on the web sites of the LMUA www.lambertvillemua.com and the City of Lambertville www.lambertvillenj.org. The meeting agenda provides for action items (shown in bold) known at the time of publication and is subject to change.

PLEDGE OF ALLEGIANCE.

ROLL CALL. Ms. Parsons called the roll as follows:

LMUA Board:

Present: Janine MacGregor-Chairwoman, Helen Pettit -Vice Chairwoman, Holly Havens-Treasurer, David Burd-Secretary (attended virtually), Robert Dahl-Member, Matthew Hoyle-Alternate I (entered during the Budget discussion at 7:41 p.m.) Emily Nanneman-Alternate II

Absent: none

Also Present: Michael Ingenito-Executive Director, Kathy Leary-Chief Financial Officer, Michael Schneider-Operations Supervisor, Diane Alexander, Esq. of Maraziti Falcon, LLP, Michael McCarey-Carroll Engineering, Robert Butvilla-Suplee Clooney & Co.

AGENDA, ETC.

- 1. Agenda updated & posted on the LMUA website & City of Lambertville website.

MINUTES.

- 2. The minutes from April 7, 2026, Regular Session & Closed Session were approved in a motion made by Ms. Pettit and seconded Ms. Havens and followed by a unanimous roll call vote by all members present, except for Ms. Pettit who abstained as she was absent. MOTION CARRIED

Governing Body Member	Recorded Vote:			Abstain	Not Voting	Not Present
	Aye	Nay				
Janine MacGregor	X					
Helen Pettit	X					

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Holly Havens	X	
David Burd	X	
Robert Dahl	X	
Matthew Hoyle		X
Emily Nanneman		X

AUTHORITY AUDITOR'S REPORT-SUPLEE CLOONEY.

3. Meet & Greet Mr. Butvilla, Authority Auditor with Suplee Clooney & Co., was in attendance to meet the Board members. Mr. Ingenito explained that Mr. Butvilla, in addition to the yearly audit, has been helping with the DCA Budget Report. Mr. Butvilla took a moment to give an overview of the Budget Report. Mrs. MacGregor explained that Mr. Butvilla is here to help the Board members understand the LMUA financials and then asked if there is anything he recommends the LMUA do differently. She asked about the reporting needed for the Budget and the Proforma Cash-Flow Model. Mr. Butvilla stated there are many report formats and options that can be utilized in Edmunds accounting programs including the *Budget vs. Actual Report* and the monthly reconciliation of LMUA and Bank accounting

Capital Projects: Mr. Butvilla recommended the LMUA track each project on a spreadsheet. Mr. Ingenito stated that he could get someone from the Edmunds support team to go over the financial reporting capabilities. He also recommends that the Edmunds report, *Statement of Expenses and Revenues* be run and given to the Board monthly for review.

Mr. Burd asked what changes, based on Mr. Butvilla's long familiarity with the LMUA, he would recommend. Mr. Butvilla requested additional time to consider the question and said he would follow up with recommendations. He also confirmed that Suplee Clooney & Co. audits only nonprofits and municipalities. He explained that the process begins with a State-approved budget, which is then incorporated into the LMUA's accounting system.

There was a discussion about consolidating the LMUA's bank accounts to simplify the accounting process. There are a lot of monthly steps that could be simplified. Mr. Butvilla confirmed Suplee Clooney & Co. does employ a few retired CFO's that have experience with Edmund's operating system which they find really helps their clients.

Ms. Parsons confirmed that the annual contract with Edmunds includes support that can be utilized to also help with reporting and streamline reporting to make it easier.

Ms. Pettit spoke of her experience as a bookkeeper when a past Authority's Auditor did not notice an active fraud situation. Mr. Butvilla confirmed that the Audit is run to pickup on any potential fraud. He stated that they do more at the LMUA than they do at bigger places. In his opinion it is harder in a small place to hide fraudulent activity.

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Mr. Butvilla, in his closing, left his business cards for all members who need to reach out and said that he would follow up on their questions.

AUTHORITY ENGINEER'S REPORT-CARROLL ENGINEERING.

4. Engineer's Report- Wastewater Update.

A. N. Union Pump Station:

Mr. McCarey, Carroll Engineering ("CE") visited the pump station this afternoon and reported the N. Union Street pump station continues to work well. Dulaine Contracting (Contractor) has removed the fencing along with replacement of the sidewalk this past month. The Contractor has complete the restoration of the Green Acres property, demobilization, and site cleanup this month. The Contractor will return to replace the bike rack next week once the concrete has cured.

The Contractor and CE are working on the project closeout documentation, and a final payment request is anticipated to be submitted for the June meeting. Mr. McCarey stated that the Contractor is being difficult with the closeout documentation.

Due to recorded high rates of water loss, the Water Company, Veolia, had a leak detection study performed in January 2026 and a leak was in the pump station's meter pit. CE had requested a copy of the leak detection report to document that Veolia has replaced the meter pit. There was a discussion of a past change order that had been paid by the LMUA for excessive ground water causing issues during construction. The water in the meter pit did test positive for chlorine which indicated the source was Veolia's system. Veolia is responsible for the meter replacement, and if the leak is located before the meter, it should be Veolia's responsibility. Mr. Schneider confirmed that he tested for both Zink Ortho and Chlorine, which is a clear indicator of a water utility leak. The LMUA will be requesting some assistance from Veolia to resolve this matter.

5. N. Union Pump Station – Justification for Change Order Exceeding Twenty Percent (20%)

Change Order Nos. 12, 13 and 14 were approved via Resolution 035-4-2026 at the April 7, 2026, meeting and are under review by the New Jersey Infrastructure Bank (NJIB). NJIB noted that Change Order No.14 exceeds the original construction cost by 20%. NJIB had requested additional standards and documentation to prove that the change order was necessary and required. Power and gas were needed to test the equipment before placing the pump station online.

The next payment application will reflect the remaining approved changed change orders. Ms. Pettit noted her concerns with engineering fees on this project being over budget.

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Public notice must be published in the newspaper and on the LMUA's website.

AUTHORITY ENGINEER'S REPORT CONTINUED-CARROLL ENGINEERING.

North Union Pump Station Engineering Milestones/ Notes:

1. Punchlist Inspection completed January 22, 2026, final punch list inspection and project closeout documents anticipated in May 2026.
2. NJDEP Final Inspection April 29, 2026.
3. Construction Status: 99% Completed.
4. Construction Administration/ Field Observation Engineering Budget Status: 107% (as of latest invoice dated 2/23/26)

B. Coryell Street Pump Station & Swan Street Pump Station:

CE will revise and resubmit the Lambertville Development Review Committee application to address a number off waivers that the LMUA previously instructed CE to request. CE will resubmit the application packet this month.

The force main easement needs to be in place. The LMUA and CE met with Finkle's Property Owner to discuss a permanent utility easement adjacent to the Coryell Pump Station. The LMUA had shared the pump station design drawings and the draft utility easement with the Owner. The Owner then replied to the LMUA requesting compensation for their Attorneys' fees. The LMUA stated that we cannot pay their legal fees. Mrs. MacGregor asked if these delays impact the Engineer's bottom line? There is not a lot of work currently as the exhibit and legal description are completed. Mrs. MacGregor then asked that the Board be made aware if it looks like this issue that would put us over budget. Ms. Pettit asked if there could be a declining balance on each project that could be included in the monthly Engineer's Report. Mr. McCarey confirmed that there is accounting that CE includes on their invoices by line item per project for tracking.

There was further discussion about the utility easement and Mr. McCarey drew a quick diagram that showed the location of the easement in Finkle's property driveway and parking lot area.

6. Stage II Cultural Resources Survey-Richard Grubb, Assoc.

The Stage II Cultural Resources Study (archeological report) is complete. Richard Grubb is recommending Stage III Cultural resources study be done. Ms. Alexander feels that the State will agree with Richard Grubb. Ms. Alexander recommended the LMUA talk with Richard Grubb to inquire about the necessity of Stage III due to the amount of disturbance and fill that is on the property considering there is an existing wet well and a retaining wall. There was a question of whether the report needed to specifically cite the State regulatory

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requirement that Richard Grubb is following for their recommendation, or is it simply for academic reasons. Mr. Ingenito confirmed that he did a little research on the verbiage, Richard Grubb's Office is recommending this if we want to move forward with the project. The LMUA will review the regulations further by speaking with them.

Mr. McCarey stated that final approval is conditional upon the approved Environment Planning Documents for both Coryell and Swan pump stations.

AUTHORITY ENGINEER'S REPORT-CARROLL ENGINEERING CONTINUED.

Coryell & Swan Street Pump Station Engineering Milestones/ Notes:

1. Lambertville Development Review: Application resubmission anticipated in April 2026.
2. Public Notices will be mailed out upon approval by the DRC.
3. Planning Board Meeting Review: May
4. Coryell PS Permanent Easement: Legal description and plan provided to Developer, acquisition of easement anticipated by Summer 2026.
5. Phase II Archeological Survey: Completed 10/2025, SHPO approval projected for April.
6. NJIB Engineering & Planning: Anticipated for Summer 2026
7. Authorization to Advertise anticipated for Fall 2026
8. Engineering Design, Permitting & NJIB: 90% Complete
9. Engineering Budget: 83% Complete

C. Swan Street Sewer Main Improvements:

Carroll Engineering was authorized by the LMUA to proceed with the final design of the Swan Street Sewer Improvements at the April 7th meeting. The authorization was for engineering services not to exceed \$139,600. The services include survey, design, permitting, and construction administration. The proposed replacement and repair areas are the most significantly damaged parts of the Swan Street collection system. CE is currently working on applying to the New Jersey Infrastructure Bank to receive the necessary funding for the project. Once the project is set up in the NJIB database, a topographic survey of the area will be completed.

D. Cherry Street Sewer Replacement:

The Board approved a proposal for 1,054 LF of sewer replacement work along Cherry from N. Main Street to N. Union Street P. S. The construction cost estimated for the work is \$350,000. The engineering proposal was approved for an amount not to exceed \$73,600. The services include survey, design, permitting, and construction administration. CE is currently working on applying to the New Jersey Infrastructure Bank to receive the necessary funding

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for the project. Once the project is set up in the NJIB database, a topographic survey of the area will be completed.

E. Development Review:

Academy Hill

Carroll Engineering completed the review of the “Academy Hill Will Serve Request” and concluded the 8-inch collection sewer does not have adequate capacity based on their calculations. The desktop analysis determined that the 8-inch collection sewer is at 92% capacity. CE provided an estimate of \$471,500 for their engineering services related to a complete capacity analysis which includes:

- Meetings with LMUA and the Developer
- installation, operation, maintenance, and removal of four (4) temporary meters for a total of three (3) months
- Reviewing the metering data
- Providing an updated analysis of the collection sewer

Proposed Redevelopment

LMUA will request in writing to the city an official list of on-going developments within the city for the next 3-5 years.

F. Waste Water Treatment Plant:

Colliers Engineering will continue the design of the WWTP Upgrade and Carroll Engineering is available for consulting.

G. WWTP Spill Prevention, Control, and Countermeasures (SPCC) Plan

Carroll Engineering is updating the LMUA’s SPCC Plan as required by the Environmental Joint Insurance Fund. The SPCC Plan is anticipated to be completed by the end of May. Mr. Ingenito did confirm that the employees will need to be trained on the new plan.

ENGINEER’S REPORT-COLLIERS ENGINEERING CONTINUED.

7. Engineer’s Report-Wastewater Treatment Plant Improvements Project

Mr. Ingenito updated the Board on the progress of the Wastewater Treatment Plant Project. Colliers Engineering has completed a number of engineering tasks and further design work will remain on a temporary hold pending discussion and funding consideration by the LMUA. Mr. Ingenito anticipates Colliers Engineering will resume Design Services by the end of May.

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Engineering Tasks & Status:

- Permitting and Regulatory Assistance: Prior odor control permitting work by the contractor was invoiced for this month's payment.
- NJIB Assistance: Coordination with I-Bank and project report.
- Evaluations on Major Equipment:
 - a. Belt Filter Press & Screw Conveyors- Completed 9/2025
 - b. Headworks Logistics During Construction- Completed
 - c. Belt Filter Press Odor Control Options to Carbon- Completed
 - d. Geotechnical Exploration Program & Report- 90% Completed

CHAIRPERSON'S REPORT.

Mrs. MacGregor spoke about Ms. Pettit's request to serve on the Contracts Committee since she has already standardized the bid package for professional proposals, so that bids can be compared and has assisted in the review of the annual Request for Professional Proposals

Ms. Pettit is also on the Personnel Committee and Ms. Havens has expressed interest in joining the committee and reviewing the roles and responsibilities of Personnel Committee. Ms. Pettit will continue to serve on the Personnel Committee to complete the update to the Employee Handbook and the necessary training in the implementation of the associated policies. Mrs. MacGregor thanked them both for their service. Ms. Havens plans to meet with Ms. Pettit to get up to speed in the coming month.

EXECUTIVE DIRECTOR'S REPORT- MICHAEL INGENITO.

8. Executive Director's Monthly Operations Report:

Mr. Ingenito asked the Board if there were any questions on his monthly report.

Operations Overview:

Treatment Plant: The treatment plant process is running sufficiently; the Rotating Biological Contractors "RBC" continue to remove ammonia and provide sufficient treatment of the biochemical oxygen demand "BOD."

At an average daily flow of 0.74 million gallons daily, the plant has been compliant with all monthly Discharge Monitoring Report limits.

Compliance & Regulatory Affairs:

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Laboratory Annual Inspection: NJDEP Office of Quality Assurance (OQA) conducted an On-Site audit on March 6, 2026. There were ten deficiencies reported One Water Consulting and the LMUA responded and corrected the reported deficiencies. NJDEP OQA issued a closeout letter on May 4, 2026, reporting that all deficiencies have been corrected.

Laboratory: Proficiency testing was completed on April 10th, 2026, for pH and Total Chlorine Residual and the results were submitted to ERA Waters.

NJDEP Annual Inspection: Andrew Coleman, from NJDEP Northern Water Enforcement conducted the annual facility and pump station inspections on April 2nd, 2026. The report is forthcoming.

E-JIF Inspection: Recharad Erickson & Stephanie Raiani, from E-JIF First Environment conducted the annual facility inspection on April 16th, 2026. The report is forthcoming.

NJDEP N. Union Pump Station Inspection: Andrew Stoeckle, from NJDEP conducted an inspection of the new facility on Aril 29, 2026. No deficiencies were reported.

Maintenance & Capital Projects:

Primary Clarifiers: Sludge blanket levels were maintained at 0-1 feet; increased skimming has been implemented to prevent solids carry-over to the Rotating Biological Contactors.

Secondary Clarifiers: Sludge blanket levels were maintained at 0-6 inches, increased skimming and cleaning of effluent weirs has been implemented to prevent solid carry-over to the (C12) Chlorine Contact Tanks.

Clorine Contact Tanks: The tanks were flushed and cleaned out on a biweekly schedule.

Collections & Conveyance System: There were no reported complaints during the past month.

GIS Mapping Update: RCAP continues to map the collections system sewer mains, manholes, and pump stations. Madden is out there making strides each week, and it is coming together nicely.

Safety:

Staff Training: Mr. Ingenito noted that the LMUA was awarded a safety award for no lost time accidents for 20 Years. Monthly staff safety training focuses on Management Skills, Employee Conduct & Violence Prevention.

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Elected Officials Training: Ms. Parsons had sent out links to each LMUA Commissioner to complete the annual elected officials training course through LMUA's insurance carrier. The Commissioners have until May 31st to complete the training and earn \$250 credit toward the LMUA's annual insurance assessment.

Director's Notes: The facility continues to perform well, and we continue to monitor all equipment. LMUA's staff will continue to discuss future modifications and replacement of major process equipment to ensure long-term removal capabilities.

8.1 Monthly Discharge Monitoring Report "DMR" Tool: The Board reviewed the Monthly DMR showing the March Wastewater Treatment Plant data. There was one weekly exceedance that Mr. Ingenito called in on the reporting line and the monthly was found within limits. Mr. Ingenito has attributed the fecal exceedance was due to some extensive tank cleanings. Next time we will plan the cleaning so that it is not done before the sample date. Ms. Alexander recommended that the LMUA report the next deep cleaning to NJDEP beforehand in case this should happen again. This way it is on record as not representative of the normal plant.

8.2 MSI Elected Officials 2025-2026 Online Course: This was discussed in the ED's Report.

9 Discussion on Proposed FY2027 Budget Review (*Resolution 041-5-2026 Approving the FY 2027 Budget was tabled for a Special Meeting to be held later this month.*):

Mr. Ingenito reported that there has been a lot of work among the office staff, and the budget is not ready to be approved by the Board. Mr. Ingenito requested an additional week or two to bring the budget before the Board. There will be a special meeting scheduled. Mrs. MacGregor is out until the 17th and feels it would be good to review the items tonight for those who will attend the special meeting.

Mr. Burd agreed and stated that "everybody should be looking at these documents and there are some major items that Mr. Ingenito is trying to incorporate in the Operating Budget so that the funds are there to get the facilities in better shape." "The other item is a plan to build the Capital reserve and have it included in the pro-forma plan." There may be an increase in the user rates that could be done in small increments. If the final numbers justify the rate change, a 5% increase in user rates may be recommended for Board to consideration.

Mrs. MacGregor noted on the FY 2027 Operating Budget, the column that outlines the percent change between the current year and FY 2027. Line Item #30 is "Land Rental", LMUA was paying the State \$300 for a manhole on the canal tow path, and the state did not send bills for many years. This line item now includes the amount paid to the City of Lambertville \$76,320. Mr. Ingenito has moved it into the Operating Budget based on the Auditor's recommendation. Mr. Ingenito suggested to rename this item as Contribution to the City, or Shared Services?

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Line Item #68: LMUA is anticipating fines from NJDEP for 2025 permit exceedances. There is an increase in permit fees to help account for this. Mr. Ingenito recommends the LMUA keep this line at the increase and wait for comments from Division of Community Affairs "DCA." Ms. Leary confirmed that the DCA always comes back with comments, and, in the past, the DCA has not requested backup or justification for increases in budget line items.

Mr. Burd asked what happens with any unused funds that would be considered surplus. If there is too much surplus would necessitate a reduction in user rates. Excess Operating funds can be moved in Operating but are not moved to the Capital.

Mr. Ingenito stated that we are navigating new pathways while working towards offering the best sewer treatment services to our rate payers.

9.1 Memo-Proposed FY 2027 Operating Budget

This was reviewed by the Board.

9.2 Proposed FY 2027 Operating Budget Spreadsheet

This was reviewed by the Board.

9.3 Memo – Proposed FY 2027 Capital Budget

This was reviewed by the Board. Mr. Ingenito will be increasing capital line items in 2027 to include the newly awarded collections system projects for Cherry Street and Swan Street.

9.4 Proposed FY 2027 Capital Budget Spreadsheet

This was reviewed by the Board.

9.5 Annual Cash Receipts Summary Spreadsheet

This was reviewed by the Board.

9.6 Draft – 4% Increase LMUA Pro-Forma Cash-Flow Model Dated: 4/28/26.

This was reviewed by the Board.

9.7 Draft – 5% Increase LMUA Pro-Forma Cash-Flow Model Dated: 4/28/26.

The Board noted the highlighted orange cell in the Pro-Forma Model for years 2029 and 2030 that shows the Authority is falling short of the Bond Coverage Target of 1.2% over the Operating

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Budget. The LMUA should try to build Capital Reserves to cover the bond closing costs with the I-Bank once the projects have been completed and convert from short to long-term financing.

10 Proposed Connection & User Fees for FY2027:

10.1 Draft - Connection Fee Calculation Report-PKF O'Connor Davies, LLP (Bowman & Company)

The Board reviewed the report as calculated based on a statutory amount in accordance with N.J.S.A. 40:14B-22 et seq to be included in the rate hearing set for June 2, 2026. Sufficient notice shall be given to the public as per the Open Public Meetings Act, N.J.S.A. 10:4 6 et seq.

10.2 Draft – Connection & Rate Schedule for FY 2027

The Board reviewed a 5% increase in user rates to be included in the rate hearing set for June 2, 2026. Sufficient notice shall be given to the public as per the Open Public Meetings Act, N.J.S.A. 10:4 6 et seq.

CHIEF FINANCIAL OFFICER'S REPORT-KATHY LEARY.

11 Discussion on Resolution 042-5-2026 “to Approve Payment of Bills and Claims from April”

11.1 List of Expenditures from Authority Funds for Approval:

The Secretary and Treasurer reviewed the list of expenditures before the Board for approval. The total Bill list from Operating to be approved is \$118,298.39. April's payroll and liabilities are \$53,281.24. Total Capital expenses are \$61,365.24 from the North Union P.S., Coryell St. P.S., Swan St. P.S., and Wastewater Treatment Plant projects.

11.2 April Operating Bills:

Ms. Leary noted that the larger bills this month included Atlantic County Utilities Authority for sludge hauling and incineration, the purchase of polymer, chlorine and bisulfite, electricity, the second payment of the LMUA's liability insurance and Carroll Engineering for the Annual Report, General Services, and the Academy Hill Service Request.

11.3 April Capital Bills:

The Board reviewed the list of Capital bills and did not have any questions or concerns.

11.4 Memo. Check Greater Than \$5,000:

The Board reviewed the Memo which showed the list of large expenses that included:

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Operations: State Health Benefits, Atlantic County Utilities Authority, JCP&L, and Carroll Engineering, NJ Utilities Authority Joint Insurance Fund & Rhule, LLC.

Capital: Dulaine Contracting, Carroll Engineering, Collier Engineering, One Water Consulting, LLC, Richard Grubb.

Resolution 042-5-2026

Resolution to Approve Payment of Bills and Claims

WHEREAS, the Lambertville Municipal Utilities Authority received certain claims against it by way of voucher; and

WHEREAS, the staff and Authority members have reviewed said claims; and

WHEREAS, the CFO has determined that funds are available to pay said claims.

NOW, THEREFORE, BE IT RESOLVED by the Lambertville Municipal Utilities Authority that these claims be approved for payment for the following amounts:

APRIL OPERATIONAL (Fund 10) BILLS LIST: \$118,298.39

APRIL CAPITAL (Fund 16) BILLS LIST: \$61,365.24

TOTAL TO BE APPROVED: \$179,663.63

Moved: Ms. Pettit

Seconded: Mr. Dahl

Certification of Funds

I, Kathy Leary, Chief Financial Officer, do hereby certify that sufficient funds are available under the Operating Budget & Capital Account from I-Bank Funds.

/s/ Kathy Leary

Chief Financial Officer

Lambertville Municipal Utilities Authority

Dated: May 5, 2026

Governing Body Member	<u>Recorded Vote:</u>		Abstain	Not Voting	Not Present
	Aye	Nay			
Janine MacGregor	X				
Helen Pettit	X				
Holly Havens	X				
David Burd	X				
Robert Dahl	X				
Matthew Hoyle				X	

Emily Nanneman

X

ATTORNEY'S REPORT-DIANE ALEXANDER

12 PFAS Proposed Settlements with 3M & Dupont Update (Verbal):

Proposed Settlement with 3M Company in the Matter of NJDEP, et al., v. E.I. Du Pont De Nemours and Company, et al., Case No: 1:19-CV-14766-RMB-JBC (D.N.J.):

Ms. Alexander, Maraziti Falcon, LLP, stated that we have come to an agreement with NJ DEP that has not been made official so she cannot discuss the details. Maraziti Falcon, LLP has requested that the State create a grant program to fund wastewater treatment instead of a loan program.

CLOSED SESSION.

13 Resolution 043-5-2026 “Approving a Closed Session to Discuss Items Relating to Attorney-Client Privilege Relative to Academy Hill Development”

WHEREAS, the Board of the Lambertville Municipal Utilities Authority 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 that the Board of the Lambertville Municipal Utilities Authority hereby moves to go into closed session on Tuesday, May 5, 2026, at The LMUA Treatment Facility located at 3 Bridge Street, Lambertville to discuss matters relating to Attorney-Client Privilege Relative to Academy Hill Development.

BE IT FURTHER RESOLVED that the matters discussed in the minutes of the closed session shall be disclosed to the public when the reason for confidentiality no longer exists.

The Resolution was adopted by a call of ayes and nays as follows:

Moved: Ms. Petti

Seconded: Ms. Havens

Governing Body Member	Recorded Vote:		Abstain	Not Voting	Not Present
	Aye	Nay			
Janine MacGregor	X				
Helen Pettit	X				
Holly Havens	X				
David Burd	X				
Robert Dahl	X				
Matthew Hoyle				X	
Emily Nanneman				X	

ENTERED CLOSED: 7:51 p.m.
RESUMED OPEN: 7:57 p.m.

OPEN FORUM/ NEW BUISNESS.

14 Discussion on Resolution 044-5-2026 “Approving a Contract for a Sewer System Hydraulic Monitoring and Modeling Study for Academy Hill Development Connection”

14.1 One Water Consulting, LLC Proposal: 4/22/26 for Sewer System Hydraulic Monitoring & Modeling Study Academy Hill Development Connection

The Board reviewed the included proposal.

14.2 Carroll Engineering Proposal: 4/27/26 for Professional Engineering Services- Academy Hill Sewer Evaluation

The Board reviewed the included proposal.

Resolution 044-5-2026 “Approving a Contract for a Sewer System Hydraulic Monitoring and Modeling Study for Academy Hill Development Connection”

WHEREAS, the Lambertville Municipal Utilities Authority (“LMUA”) owns and operates a wastewater collection and treatment system located in the City of Lambertville; and

WHEREAS, Dynamic Engineering, PC submitted a request for confirmation of Sewer collection, conveyance and treatment Capacity on behalf of Academy Hil Inc., (“the Applicant”) in April of 2023, for the proposed development located at the former Lambertville High School property, consisting of 128 townhomes, 32 stack townhomes, and 40 affordable housing rentals (200 units total); and

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WHEREAS, the LMUA responded to Dynamic Engineering, PC on behalf of the Applicant on April 18, 2023, and January 23, 2024, confirming sufficient capacity at the treatment plant but could not confirm sufficient collection and conveyance system capacity; and

WHEREAS, a preliminary desktop analysis performed by the LMUA Consulting Engineer, Carroll Engineering, dated March 18, 2026, determined that the collection system into which this development would discharge cannot manage the additional flow and therefore, the collection system does not have adequate conveyance capacity for the proposed development; and

WHEREAS, as per NJAC 7:14A-1.2, to sign off on a Treatment Works Approval (TWA) application for the proposed new sewer connections, the LMUA must certify that there is adequate conveyance capacity in the collection system for the project; and

WHEREAS, Dynamic Engineering and the Applicant were advised on April 7, 2026, that the LMUA would need to conduct a Sewer System Hydraulic Monitoring and Modeling Study at the Applicant's expense to more accurately establish the adequacy of the conveyance capacity of the system downstream of the Project; and

WHEREAS, the LMUA has received two (2) proposals dated April 22, 2026 & April 27, 2026, from 1) One Water Consulting, LLC ("OWC") and 2) Carroll Engineering ("Carroll") respectively, to conduct a Sewer System Hydraulic Monitoring and Modeling Study of the conveyance system downstream of the proposed development; and

WHEREAS, due to their established reputation in the fields of flow monitoring and metering data evaluations for sewer systems, the Executive Director and Authority Attorney recommend that the LMUA approve a contract with OWC, whose business is located at 1378 Route 206, Suite 202, Skillman, NJ 08558, based on their proposal dated April 22, 2026 ("Proposal") for metering and hydraulic modeling services, as well as, for the preparation of a final report and attendance at a meeting, in an amount not to exceed \$68,000; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40:11-1 et seq.) authorizes contracts for the provision of "Professional Services," which may be awarded without public advertising and competitive bidding, provided a brief notice of the nature, duration, service and amount of contract is published, and that the Resolution and Contract are kept on file and available for public inspection; and

WHEREAS, the LMUA desires to approve a contract with OWC to perform the work set forth in the Proposal, subject to a contract by and between the LMUA and OWC that is in a form approved by the LMUA's Authority Attorney; and

WHEREAS, the necessary funds shall be posted by the Applicant to an escrow account that shall cover the cost of the Sewer System Hydraulic Monitoring and Modeling Study for Academy Hill Development Connection.

LAMBERTVILLE MUNICIPAL UTILITIES AUTHORITY

Regular Meeting

May 5, 2026, 6:00 pm

Held in Person/ Microsoft Teams

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NOW THEREFORE, BE IT RESOLVED, by the Commissioners of the Lambertville Municipal Utilities Authority at the meeting of May 5, 2026, as follows:

1. The LMUA recognizes that One Water Consulting, Inc. has an established reputation in the fields of flow monitoring systems and metering data evaluations for sewer systems and that they possess the specialized abilities and resources to provide the services necessary to meet the LMUA's needs.
2. The LMUA hereby awards a contract for professional engineering services to One Water Consulting, whose business address is located at 1378 Route 206, Suite 202, Skillman, NJ 08558, in accordance with their proposal dated April 22, 2026 ("Proposal") for metering and hydraulic modeling services, as well as, for the preparation of a final report and attendance at a meeting, in an amount not to exceed \$68,000.
3. Michael Ingenito, Executive Director, is hereby authorized and directed to execute any and all documents and to take any and all actions necessary to implement this resolution, subject to approval by the LMUA's Authority Attorney for an amount not to exceed \$68,000. This contract is awarded without competitive bidding as a "Professional Service" pursuant to the provisions of the Local Public Contracts Law, N.J.S.A. 40A:11-5 and the contract for said services will not allow political contributions pursuant to the applicable provisions of N.J.S.A. 19:44A-20 et seq. The term of the contract shall not exceed one year in accordance with N.J.S.A. 40A:11-5(1)(a)(i).
4. A notice of contract award shall be published as required by law, stating the nature, duration, service, and amount of the contract, and that the Resolution and contract are on file and available for public inspection at the LMUA.
5. The Resolution shall be effective immediately upon adoption.

Moved: Ms. Pettit

Seconded: Ms. Havens

Certification of Funds

I, Kathy Leary, Chief Financial Officer, do hereby certify that sufficient funds shall be deposited as per this resolution under an escrow account, *Academy Hill Development Connection Account*.

/s/ Kathy Leary

Chief Financial Officer

Lambertville Municipal Utilities Authority

Dated: May 5, 2026

LAMBERTVILLE MUNICIPAL UTILITIES AUTHORITY
Regular Meeting
May 5, 2026, 6:00 pm
Held in Person/ Microsoft Teams
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Governing Body Member	<u>Recorded Vote:</u>		Abstain	Not Voting	Not Present
	Aye	Nay			
Janine MacGregor	X				
Helen Pettit	X				
Holly Havens	X				
David Burd	X				
Robert Dahl	X				
Matthew Hoyle				X	
Emily Nanneman				X	

PUBLIC COMMENT.

There was no public in attendance at this time.

HISTORIC REFERENCE MATERIALS.

Nothing new to review or discuss.

ADJOURNMENT.

The meeting adjourned at 7:58 p.m. with a motion made by Ms. Pettit seconded by Ms. Havens and followed by a unanimous voice vote taken in favor of the motion by all members present. MOTION CARRIED.

Respectfully submitted,
Melissa S. Parsons
 Melissa S. Parsons,
 Administrative Assistant

Approved at the regularly scheduled Lambertville MUA Board meeting held on June 2, 2026.