



LAMBERTVILLE MUNICIPAL UTILITIES AUTHORITY

Rate Hearing & Regular Meeting

June 2, 2026, 6:00 pm

Lambertville Wastewater Treatment Facility,

3 Bridge Street, Lambertville

Meeting Minutes Held in Person & Microsoft Teams

<https://teams.microsoft.com/meet/21512661779393?p=nCFvEmGcFLyKTzMgsN>

Meeting ID: 215 126 617 793 93

Passcode: g3sz7Ec3

#2.2

STATEMENT OF COMPLIANCE WITH OPMA.

Mrs. MacGregor called the meeting to order at 6:04 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. This meeting is being recorded and streamed live using Microsoft Teams Meeting Platform.

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 (attended virtually)

AGENDA, ETC.

1. Agenda updated & posted on the LMUA website & City of Lambertville website. Mrs. MacGregor noted that the updated Agenda listed highlighted additional items added earlier that day.

PUBLIC HEARING FOR PROPOSED CONNECTION & USER FEES FOR FY 2027.

2. Discussion on Resolution 045-6-2026 *"Approving a Connection Fee of \$7,974.00"*

Mrs. MacGregor requested a motion to open the public hearing portion of the meeting. Mr. Burd moved the motion to open the public hearing to propose an increase to the Connection Fee and a 7% increase in user fees. Ms. Havens seconded the motion. A unanimous voice vote was taken by all members present in favor of the motion. MOTION PASSED

Ms. MacGregor and Mr. Ingenito confirmed that there were no members of the public in attendance in person or virtually. Ms. Alexander recommended the Board explain their rationale for the Connection Fee increase and the 7% user fees increase.

2.1 Bowman & Company Connection Fee Report:

Mr. Ingenito reviewed the *Connection Fee Calculation as of June 30, 2025*, prepared by PKF O'Connor Davies, Special Projects Auditor for the LMUA. The connection fee is calculated in accordance with state statute, N.J.S.A. 40: 14B-22 et seq. with audited numbers through June 30, 2025.

The report used the following procedures:

1. LMUA's base capital as of June 30, 2025, was calculated based on N.J.S.A. 40:14B-22 et seq.
2. The number of the LMUA's Equivalent Dwelling Units (EDU) based upon the billing and volume of average daily water flow for a single-family residence based on N.J.S.A. 40:14B-22(c).
3. The connection fee was calculated by dividing the corresponding capital base by the number of EDU's as of June 30, 2025.

Mrs. MacGregor noted that if there are any questions, this calculation is part of the public record. Mr. Burd asked if the LMUA was moving forward with the proposed development fees that were reviewed at the May 21st Special Meeting. Mr. Ingenito stated that they are being tabled until the August meeting to make sure they align with the LMUA's Rules and Regulations. Mrs. MacGregor asked if that would cause an issue with the Fiscal Year beginning July 1, 2026. Ms. Parsons confirmed that the LMUA is currently operating without the additional development fees and that another rate hearing would need to be scheduled when the Board was ready to consider them for approval.

3. Discussion on Resolution 046-6-2026 "Approving a 7% Increase in the User Charge Amounts Effective July 1, 2026"

Mr. Ingenito worked closely with Suplee Clooney (Authority Auditor) and Acacia Financial Group (Financial Adviser) when developing the fiscal year 2027 budget. LMUA needed to increase user rates by 7% this fiscal year to help offset the deficits anticipated in the 2029 and 2030 Budget years. The 7% increase in user rates was needed to offset the anticipated new debt service from three Capital Projects: Swan Street & Coryell Street Pump Stations, the Wastewater Treatment Plant and the Collections System projects which are all anticipated to be completed at the same time.

Mrs. MacGregor noted the 1.20% coverage target on the *Pro-Forma Cashflow Model*, dated 5/26/26 shows that a 7% increase in user fees is needed to meet the minimum requirement to comply with

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the LMUA's Bond Covenant. Mrs. MacGregor stated that the closing timeframe of the three open Capital Projects will heavily impact future user rate increases shown in the forecast model.

Mrs. MacGregor then noted Agenda Item #3.3 *History of Quarterly User Charge Amount*, which shows the history of quarterly user fees as well as the percent change from 1983 through current. She pointed out that it has been past practice to raise the user rates as much as 10% in one fiscal year.

Mrs. MacGregor further stated that the LMUA has been making many operational changes since Mr. Ingenito was hired, which has led to an increase in the operational budget.

3.1 FY 2027 Connection & Rate Schedule Increase to 7%:**A. FLAT RATES:**

Unit Type	FY2026	New FY2027	FY2026	New FY2027	FY2026	New FY2027
Residential	\$1.63	\$1.74	\$150.00	\$161.00	\$600.00	\$644.00
Commercial	\$2.04	\$2.17	\$187.00	\$200.00	\$748.00	\$800.00
Qualifying Senior Citizen	\$1.22	\$1.31	\$112.50	\$120.00	\$450.00	\$480.00

	Daily		Quarterly		Yearly
		1st EDU			Pro Rate Share
Customers		FY2026	New FY2027	FY2026	New FY2027
Bed & Breakfast		\$150.00	\$161.00	\$50.00	\$54.00
Hotel/ Motel		\$150.00	\$161.00	\$75.00	\$80.00

B. METERED RATES:

		Per Thousand Gallons
Use Per Quarter	FY2026	New FY2027
For the first 10,000 gallons per quarter	\$7.81	\$8.36
For the next 15,000 gallons per quarter	\$6.88	\$7.36
For the next 100,000 gallons per quarter	\$5.93	\$6.35
For all over 125,000 gallons per quarter	\$4.23	\$4.53

But in no event less than the following MINIMUM CHARGES:

	Per Quarter	
Meter Size	FY2026	New FY2027
5/8 inch	\$187.00	\$200.00
3/4 inch	\$224.00	\$240.00
1 inch	\$253.00	\$271.00
1 ½ inch	\$283.00	\$303.00
2 inch	\$449.00	\$480.00
3 inch	\$746.00	\$798.00
4 inch	\$1,196.00	\$1,280.00
6 inch	\$1,764.00	\$1,887.00

3.2 7% LMUA Cashflow Model Dated 5/14/26:

This was reviewed by the Board.

3.3 History of User Charge Amounts:

Fiscal Year	Residential	Commercial	Senior Citizen	% Change	Hook Up
1983-1984	\$51.00	\$63.00			\$500.00
1984-1985	\$59.00	\$73.00		14%	\$500.00
1985-1986	\$59.00	\$73.00		0%	\$500.00
1986-1987	\$59.00	\$73.00		0%	\$1,000.00
1987-1988	\$59.00	\$73.00		0%	\$1,000.00
1988-1989	\$59.00	\$73.00		0%	\$1,500.00
1989-1990	\$59.00	\$73.00		0%	\$2,000.00
1990-1991	\$59.00	\$73.00		0%	\$2,100.00
1991-1992	\$65.00	\$80.00		9%	\$2,250.00
1992-1993	\$65.00	\$80.00		0%	\$2,450.00
1993-1994	\$67.00	\$82.46	\$65.00	3%	\$2,400.00
1994-1995	\$69.00	\$86.00	\$65.00	3%	\$2,300.00
1995-1996	\$70.00	\$86.50	\$65.00	1%	\$2,400.00
1996-1997	\$70.00	\$86.50	\$65.00	0%	\$2,483.00
1997-1998	\$71.00	\$87.75	\$65.00	1%	\$2,600.00
1998-1999	\$71.00	\$87.75	\$65.00	0%	\$2,636.00

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1999-2000	\$72.00	\$89.00	\$65.00	1%	\$2,784.00
2000-2001	\$73.00	\$90.00	\$65.00	1%	\$2,900.00
2001-2002	\$74.00	\$91.75	\$65.00	1%	\$3,030.00
2002-2003	\$76.00	\$94.25	\$65.00	3%	\$3,237.00
2003-2004	\$76.00	\$94.25	\$65.00	0%	\$3,461.00
2004-2005	\$81.00	\$100.45	\$65.00	6%	\$3,614.00
2005-2006	\$81.00	\$100.45	\$65.00	0%	\$3,813.00
2006-2007	\$86.00	\$106.65	\$65.00	6%	\$3,924.00
2007-2008	\$86.00	\$106.65	\$65.00	0%	\$4,049.00
2008-2009	\$96.00	\$119.00	\$65.00	10%	\$4,124.00
2009-2010	\$106.00	\$131.00	\$72.00	9%	\$4,755.00
2010-2011	\$113.00	\$140.60	\$79.50	6%	\$4,521.00
2011-2012	\$113.00	\$140.60	\$85.00	0%	\$4,521.00
2012-2013	\$113.00	\$140.60	\$85.00	0%	\$4,770.00
2013-2014	\$113.00	\$140.60	\$85.00	0%	\$5,070.00
2014-2015	\$113.00	\$140.60	\$85.00	0%	\$5,328.00
2015-2016	\$113.00	\$140.60	\$85.00	0%	\$5,486.00
2016-2017	\$113.00	\$140.60	\$85.00	0%	\$5,668.00
2017-2018	\$118.00	\$146.80	\$88.50	4%	\$5,865.00
2018-2019	\$118.00	\$146.80	\$88.50	0%	\$6,033.00
2019-2020	\$123.00	\$153.00	\$92.50	4%	\$6,198.00
2020-2021	\$128.00	\$159.22	\$96.00	4%	\$6,422.00
2021-2022	\$133.00	\$165.45	\$99.75	4%	\$6,855.00
2022-2023	\$138.32	\$172.07	\$103.74	4%	\$6,931.00
2023-2024	\$141.00	\$176.00	\$106.00	2%	\$7,132.00
2024-2025	\$144.00	\$180.00	\$108.00	2%	\$7,413.00
2025-2026	\$150.00	\$187.50	\$112.50	4%	\$7,753.00
2026-2027	\$161.00	\$200.00	\$120.00	7%	\$7,974.00

Mrs. MacGregor asked the Board if there were any other questions or concerns regarding the proposed connection fee, hearing none she requested a motion to approve Resolution 045-6-2026 approving a connection fee of \$7,974.00 effective July 1, 2026.

Resolution 045-6-2026
Approving the Connection Fee for FY 2027
Effective July 1, 2026

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WHEREAS, after a public hearing held by the Lambertville Municipal Utilities Authority (“Authority”) on June 2, 2026, pursuant to the provisions of N.J.S.A. 40:14A-8 user charge amounts were determined by the Authority; and

WHEREAS, pursuant to N.J.S.A. 10:4 6 et seq., notice of the public hearing was posted on Friday, May 8, 2026, on the Authority’s official Internet website:

<https://lambertvillemua.com/public-notices/> and sent through the Authority’s List Serve and to the City of Lambertville; and

WHEREAS, The centralized webpage of the Secretary of State for up-to-date legal notice may be viewed at: <https://www.nj.gov/state/statewide-legal-notices-list.shtml>; and

WHEREAS, the connection fee for the fiscal year from July 1, 2026, through June 30, 2027, was prepared by Bowman & Company, LLP, Special Projects Auditor to the Authority using the parameters contained in P.L. 1986, c. 526 shows that the Authority is in accordance with legislation limits to increase the connection fee to \$7,974.00.

NOW, THEREFORE BE IT RESOLVED, by the Commissioners of the Lambertville Municipal Utilities Authority that commencing on July 1, 2026, sewer connection fees are hereby established at \$7,974.00 per equivalent dwelling unit (EDU); and

BE IT FURTHER RESOLVED that a schedule of the aforesaid connection fees shall at all times be kept on file at the offices of the Lambertville Municipal Utilities Authority, 3 Bridge Street, Lambertville, New Jersey, and also posted on the Authority’s website: www.lambertvillemua.com and shall at all reasonable times be open to public inspection.

Effective on July 1, 2026

Moved: Ms. Pettit

Seconded: Ms. Havens

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	

Mrs. MacGregor asked the Board if there were any other questions or concerns regarding the proposed 7% increase in user rates, hearing none she requested a motion to approve Resolution 046-6-2026 approving a 7% increase in user fees to the nearest whole number effective July 1, 2026.

Resolution 046-6-2026
Approving a 7% Increase to the Nearest Whole Number
in the User Charge Amounts
Effective July 1, 2026

WHEREAS, after a public hearing held by the Lambertville Municipal Utilities Authority (“Authority”) on June 2, 2026, pursuant to the provisions of N.J.S.A. 40:14A-8, user charge amounts were determined by the Authority; and

WHEREAS, pursuant to N.J.S.A. 10:4 6 et seq., notice of the public hearing was posted on Friday, May 8, 2026, on the Authority’s official Internet website: <https://lambertvillemua.com/public-notices/> and sent through the Authority’s List Serve and to the City of Lambertville; and

WHEREAS, The centralized webpage of the Secretary of State for up-to-date legal notice may be viewed at: <https://www.nj.gov/state/statewide-legal-notices-list.shtml>; and

WHEREAS, the user charge system is reviewed by the Authority every year to ensure proper charges for users so that the Authority may operate, manage and maintain the sewerage facilities in an efficient manner; and

WHEREAS, after reviewing the Authority’s Financial Position, the Board of Commissioners agrees to an increase of 7% to the user charge amounts.

NOW, THEREFORE BE IT RESOLVED, by the Commissioners of the Lambertville Municipal Utilities Authority that commencing on July 1, 2026 sewer use charge amounts will increase by 7% proportionally to the nearest whole number and are hereby established at \$644.00 per equivalent dwelling unit (EDU) per year for residential use, \$480.00 per EDU, per year for qualified senior citizens; \$800.00 per EDU per year for commercial use and increased proportionally for all other rates as per the Rate Schedule dated July 1, 2026.

BE IT FURTHER RESOLVED that a schedule of the aforesaid user charge amounts shall at all times be kept on file at the offices of the Lambertville Municipal Utilities Authority, 3 Bridge Street, Lambertville, New Jersey, and posted on the Authority’s website: www.lambertvillemua.com and shall at all reasonable times be open to public inspection.

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Moved: Ms. Pettit
Seconded: Mr. Burd

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	

Mrs. MacGregor then requested a motion to close the public hearing for connection and user fees. Ms. Pettit moved Mrs. MacGregor's motion and Mr. Burd seconded the motion. An affirmative Voice Vote was taken by all members present at 6:14 p.m. MOTION PASSED

REGULAR MEETING OF THE LMUA.

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4. The minutes from May 5, 2026, Agenda Items No. 4.1 Regular Session & Agenda Items No. 4.2 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. MOTION CARRIED

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	

AUTHORITY ENGINEER'S REPORT-CARROLL ENGINEERING.

5. Engineer's Report- Wastewater Update.

A. N. Union Pump Station:

18. Discussion on Resolution 054-6-2026 "*Authorizing Change Order No. 15 with Dulaine Contracting, Inc. for North Union Pumping Station Replacement DEP Project No. S340882-11*"

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Mr. McCarey, Carroll Engineering (“CE”) shared his screen on the Microsoft Teams Meeting platform with the Board and reviewed the Engineer’s Report, which highlighted recommended Payment Application No. 10 & Change Order No. 15.

Mr. McCarey then stated that the N. Union Street Pump Station continues to work as designed and the project work, including all outstanding punch list items, is now complete.

Mr. McCarey reviewed Change Order No. 15, Agenda Item #18 with the Board showing a credit of \$1,127.85 is due back to the LMUA from the remaining funds from the SCADA System Integration line item. He further explained that Change Order 15 reduces the contract by the remaining line-item amount of \$1,127.85 and it gives the contractor a 174-day extension to ensure that grass and trees are established at the property.

Mr. McCarey explained the complicated process in which NJ DEP reviews and approves change orders and how this affects the project completion timeline. The Board confirmed with Mr. McCarey that the Operations and Maintenance Manuals for the pump station are in the LMUA’s possession.

The Board discussed the net change of previous change orders, the original contract price and the final contract price once Change Order 15 is approved as shown in the table below. Mr. McCarey confirmed that the amounts on Page 2 of Change Order No. 15 form are correct.

18.1. Change Order No. 15

This was reviewed by the Board.

19. Discussion on Resolution 055-6-2026 “*Authorizing the Conditional Approval of Pay Application No. 10 (Final) to Dulaine Contracting for the North Union Pump Station*”

Mr. McCarey reviewed Resolution 055-6-2026, Agenda Item #19 and Payment Application #10, Agenda Item #19.1 with the Board noting that it is the final payment application for the project. The total amount due for Payment Application No. 10 is \$260,133.90.

Mr. McCarey reviewed the balance sheet under the Pay Application, discussed the \$25,000 allowance from SCADA installation. There is a credit of -\$1,127.85 due to the LMUA for funds not expended under this line item. This payment application pays everything that is due including the credit due back.

The Board reviewed Page 3 under Pay Application No. 10 that showed a list of all Change Orders including CO No. 15.

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There was a discussion on the pump station's O&M Manuel. There are two copies, one to be kept at the station and on to be held at the administrative office.

Mr. Burd reviewed Resolution 055-6-2026 with the Board. The Board reviewed the balance sheet again to understand it before the Board for approval to pay, the final change order and the final contract balance. Mr. Burd stated that it would have been a lot easier to look at the documents with sufficient time to review. The numbers match up but the forms are not intuitive, but after you work out the numbers, you can see that they add up correctly. The Board agreed that the numbers on Pay Application No. 10 are correct.

Environmental Maintenance Bond is in hand and will cover any additional work needed for one year including grass and tree restoration on the Green Acres property.

Mr. McCarey confirmed that As-builts are currently being drafted for the pump station and he will also send them out for Mylar production.

AUTHORITY ENGINEER'S REPORT-CARROLL ENGINEERING CONTINUED.

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. FEMA Closeout: June 30, 2026
4. Construction Status: 99% Completed.
5. Construction Administration/ Field Observation Engineering Budget Status: 112%

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

Coryell Street P.S.- CE will revise and resubmit the Lambertville Development Review Committee application to address a number of waivers that the LMUA previously instructed CE to request. CE has submitted a pre-application form to Veolia to obtain a Will-Serve letter and will resubmit the application packet upon receipt.

The force main easement no change.

The remaining item of the environmental planning document is the Cultural Resources Survey which was submitted to DEP with a cover letter requesting a meeting prior to their final review and decision.

Swan Street P.S.- CE has completed the final design of the Swan Street Pump Station improvements. The project is currently under review by the NJ I-Bank and cannot be granted

Authorization to Advertise until the Environmental Planning Document for the Coryell and Swan projects is approved.

6. Richard Grubb & Associates (“RGA”): Cover Letter to NJDEP:

Mrs. MacGregor reviewed the request letter to NJ DEP for a meeting between the LMUA and NJ DEP and noted that the Board be alerted should there be a time delay that could impact on the project costs. RGA’s request letter and report have been revised to note that the LMUA has exhausted the research potential of the site based on the lot size and excavation that has already occurred. If the meeting with NJ DEP goes according to plan, Mr. McCarey expects to advertise for construction bids in the fall. The easement, cultural resources and the Will-Serve letter are currently outstanding.

Mr. McCarey stated that RGA has reported an undisturbed area of the site that has been capped by fill and preserved. However, the property is only 50x50 and there have been many test sites.

Mrs. MacGregor noted, this may be something that we should go to the assistant administrator. The LMUA should make every effort to work with NJDEP before they take a higher route.

7. Revised Stage II Cultural Resources Survey-Richard Grubb, Associates: Dated May 2026

The Stage II Cultural Resources Study (archeological report) was reviewed by the Board.

AUTHORITY ENGINEER’S REPORT-CARROLL ENGINEERING CONTINUED.

Coryell & Swan Street Pump Station Engineering Milestones/ Notes:

1. Lambertville Development Review: Application resubmission anticipated in June 2026.
2. Public Notices will be mailed out upon approval by the DRC.
3. Planning Board Meeting Review: (to be determined)
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, NJ DEP meeting anticipated for June 2026 with approval to follow in August 2023.
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: 84% 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. CE and the LMUA have attended a NJ I-Bank webinar for the upcoming requirements and regulations for fiscal year 2027.

CE is consulting with the I-Bank on how best to set up the two sewer collection projects. CE is working on scheduling a pre-application meeting in the coming weeks. Mr. McCarey feels that both projects are more important than the Coryell & Swan Steet P.S. projects. Noting that the projects are the sewers that feed into the pump stations and they need to be fixed.

Milestones/ Notes:

1. Project set up on H2Loans: Anticipated June 2026
2. Topographic Survey: Anticipated June 2026
3. 60% Final Design and Permit Submissions: Anticipated August 2026
4. 95% Final Design: Anticipated September 2026
5. NJ I-Bank Submission: Anticipated October 2026
6. NJIB Authorization to Advertise: Anticipated February 2027

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.

Both projects together are estimated to cost around \$1,000,000.00. The minimum loan for I-Bank is 150,000.

CE is working on submitting an application to the NJ I-Bank to receive the necessary funding for the project. Once the project is set up in the NJ I-Bank database, a topographic survey of the area will be completed.

Milestones/ Notes:

1. Project set up on H2Loans: Anticipated June 2026
2. Topographic Survey: Anticipated June 2026
3. 60% Final Design and Permit Submissions: Anticipated August 2026
4. 95% Final Design: Anticipated September 2026
5. NJ I-Bank Submission: Anticipated September 2026
6. NJIB Authorization to Advertise: Anticipated February 2027

E. Development Review:

Academy Hill

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Mr. Ingenito has given all updates to the developer and they noted that they are not ready to move forward with the study. They have the documentation and escrow proposal, we have a draft agreement. This is currently at a standstill until the developer is ready to move forward.

Proposed Redevelopment

CE will reach out to the City and request a list of pending redevelopment projects. The LMUA would rather be involved sooner rather than later.

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-COLIERS ENGINEERING CONTINUED.

8. 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 discussed the resumption of design work and coordinated with vendors for sludge pumping systems.

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 stated that both the meeting binder and the added organization to the agenda are extremely helpful with preparation and staying on task at the meetings.

EXECUTIVE DIRECTOR'S REPORT- MICHAEL INGENITO.

9. Executive Director's Monthly Operations Report ("ED Report"):

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

Operational Overview:

- Facility Rated Design Capacity: 1.5 MGD
- Facility Peak Design Capacity: 3.0 MGD
- The facility maintained stable operations throughout the reporting period. The secondary treatment process, utilizing Rotating Biological Contactors (RBCs), continued to provide consistent BOD and Ammonia removal.
- Average Monthly Flow: 0.58 MGD
- Daily Max Flow: 0.76 MGD
- Total Monthly Flow: 17.55 MGD

Influent vs. Effluent Characterization			
Parameter	Influent (Ave.)	Effluent (Ave.)	Removal Efficiency
BOD5	204 mg/L	30 mg/L	92%
TSS	363 mg/L	25 mg/L	97%

RBC System Performance & Maintenance:

- **Overall Flow:** At the average monthly flow of 0.58 MGD, the hydraulic loading on the RBC trains remains within design parameters.
- **Visual Inspection:** Biofilm thickness appears uniform across all stages. No significant "sloughing" events or anaerobic (black) patches were observed this month.

Mechanical Status:

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- **Train A and Train B:** Operational. Drive chains inspected, lubricated and tensioned as needed, motor bearing visual inspection shows no signs of binding or grinding.
- **Shaft Integrity:** Monthly visual inspection showed no signs of shaft fatigue or structural stress.

Compliance & Regulatory Affairs:

- **NJPDES Permit:** During this reporting period, a sample was inadvertently not collected and analyzed for three (3) parameters as specified under the conditions of LMUA's NJPDES permit. The details of the missing sample are as follows: (We have appointed one individual to oversee the lab testing and Mr. Schneider will be overseeing the paperwork to make sure this does not happen again.
 - **Required Parameters:** Nitrate, Total Nitrogen, Total Phosphorus
 - **Required Monitoring Frequency:** Once per month
 - **Reason for Missed Sample:** The missed sampling event was attributed to a combination of personnel availability and oversight. This contributed to the sampling event not being completed within the required timeframe. Additionally, an internal oversight occurred in tracking and verifying completion of the monthly sampling requirement, resulting in the missed samples not being identified until after the reporting period had passed.
 - Andrew Coleman from NJDEP Northern Water Enforcement and the NJDEP Hotline were notified immediately upon discovery.

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 RBC.
- **Primary Clarifier Tank (P2):** May 11, 2026. P-2 was taken offline due to a broken sheer pin on the collector drive. DEP was notified, P-2 was pumped/cleaned out, repaired, inspected, and returned to service on May 12, 2026.
- **Secondary Clarifiers:** Sludge blanket levels were maintained at 0-6 inches, increased skimming and cleaning of effluent weirs has been implemented to prevent solids carry-over to the (C12) Chlorine Contact Tanks.
- **Chlorine Contact Tanks:** Tanks continue to be flushed and cleaned out on a biweekly schedule.
- **Collection System:** Investigated multiple odor complaints from 282 North Union Pump Station. Adjustments to the wet well operating level were made to reduce agitation and off-gassing. We also replaced the original vent pipe with a new 12-foot extension. We will continue to monitor conditions and provide updates. Ms. Nanneman confirmed that she does notice a slight odor as she lives in the neighborhood of the pump station. Mr. Ingenito confirmed that there is not much

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more the LMUA can do to help mitigate the odors. He has been out multiple times with the next-door neighbor and has noticed a slight odor. The LMUA has cleaned out the wet well, there are restaurants contributing to the grease issue. In response to recent complaints, Mr. Ingenito has drafted a letter that could be sent out proactively to the neighborhood advising them to contact us when there are odors. Also, the letter will explain that this is a pump station and there will be a certain number of fugitive odors that can be expected.

Ms. Nanneman confirmed that when the pump station was first completed there were some bad odors but now the odors have diminished.

Mr. Ingenito will share the letter he has drafted with the Board for their review. In his letter, he explains that the odors are not harmful. A picture of the wet well vent pipe was viewed by the Board.

- **Canal Path Sink Hole by Finkle's Property:** Julie Hajdusek Manager, from New Jersey Water Supply Authority contacted LMUA on May 12, 2026. via email regarding a sink hole that has formed on the Canal multiuse path adjacent to the old Finkle's store.
 - LMUA completed a preliminary inspection on Wednesday, May 13, 2026, of the 12-inch pipe. As part of this process, we opened several upstream and downstream manholes to look closely at the line and checked conditions at the LMUA treatment facility.
 - During our inspection, we specifically looked for signs of debris such as dirt, mud, clay, rocks, or other materials that could indicate the pipe may be damaged. At this time, we did not observe anything that would suggest a break or crack. We have also not received any reports of blockages or issues in this section of the system.
 - To be thorough, we are in the process of scheduling a video inspection of this portion of the pipe.

The Board held a discussion on the sink hole on the canal path. The LMUA will be mindful of the integrity of our sewer main. The Board will be informed of the results of the T.V. inspection report. Mr. Ingenito will reach out to the D&R Canal Commission to advise them of the current issue. The Board reviewed the Google Maps pictures showing the current condition of the sink hole.

Safety & Training:

- **May 4, 2026:** NJ Safety Services provided First Aid, CPR and AED training to all LMUA employees. Mr. Ingenito will get pricing for 2 AED's, one to be placed at the office and one

to be placed at the control building at the plant. Mr. Ingenito thinks it would be very beneficial to the employees who have now been trained on how to use the device.

- **May 7, 2026.** NJ Safety Services conducted hands-on Confined Space training and entry with the operations staff.

Director's Notes:

- While the facility is performing well, we are closely monitoring all equipment. LMUA's staff will continue to discuss future modifications and replacement of major process equipment.
- Upcoming Vacation Leave – June & July 2026
- Please be advised that I will be taking vacation leave during the week of June 22, 2026. I also anticipate being out on a few additional days throughout the month of July.

9.1. N. Union Street P.S. Vent Pipe Photo
Reviewed by the Board.

9.2. Monthly DMR: March Wastewater Treatment Plant Data
Reviewed by the Board.

9.3. NJ One Water: Notification of Monitoring Issue – April 2026
Reviewed by the Board.

9.4. NJWSA Request-Sink Hole on Canal Path by Finkle's Property: Dated 5/14/26
Reviewed in the ED Report.

9.5. NJWSA Attached Picture from NJWSA
Reviewed in the ED Report.

9.6. LMUA Preliminary Pipe Inspection Reply: Dated 5/18/26
Reviewed in the ED Report.

9.7. LMUA Attached Photo from Google Maps
Reviewed in the ED Report.

10. Discussion on Resolution 053-6-2026 “Late Budget Resolution for Fiscal Year July 1, 2026, to June 30, 2027”

Mr. Ingenito confirmed that the Budget was submitted late on May 21, 2026, to the Department of Community Affairs (“DCA”). Since their deadline is May 1st, the LMUA will need to adopt a late budget resolution.

Resolution 053-6-2026
Late Budget Resolution
Fiscal Year July 1, 2026, to June 30, 2027

WHEREAS, the Lambertville Municipal Utilities Authority of the City of Lambertville Budget for the Fiscal Year ending June 30, 2027, was introduced late on the 21th day of May, 2026; and

WHEREAS, said Budget was introduced late for reasons which involve the determination of available revenue and capital additions; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Lambertville Municipal Utilities Authority of the City of Lambertville hereby requests the Director of the Division of Local Government Services approve the introduced Budget of the Lambertville Municipal Utilities Authority of the City of Lambertville for the fiscal year ending June 30, 2027.

Moved: Ms. Pettit

Seconded: Mr. Burd

RECORDED VOTE

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	

11. Discussion on Resolution 047-6-2026 “Adopting the FY 2027 Budget”

The Board approved the FY 2027 Budget at the special meeting held on May 21, 2026. The DCA has given their conditional approval as long as the Board approves and submits the late budget resolution to the DCA. Mrs. MacGregor asked if there were any questions or comments from the Board. Ms. Pettit asked about the meeting minutes from the May 21, 2026 meeting. Ms. Parsons stated that she did not have time to finish the minutes and will have them ready for approval at the August 4, 2026 meeting.

Resolution 047-6-2026
2027 ADOPTED BUDGET RESOLUTION

Lambertville Sewerage Authority

FISCAL YEAR: July 01, 2026 to June 30, 2027

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$2,600,892.00, Total Appropriations, including any Accumulated Deficit, if any, of \$2,528,550.00, and Total Unrestricted Net Position utilized of \$118,000.00; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$1,500,000.00 and Total Unrestricted Net Position Utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Lambertville Sewerage Authority at an open public meeting held on June 2, 2026, that the Annual Budget and Capital Budget/Program of the Lambertville Sewerage Authority for the fiscal year beginning July 01, 2026, and ending June 30, 2027, is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

Moved: Ms. Pettit

Seconded: Ms. Havens

RECORDED VOTE

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	

12. Discussion on Resolution 048-6-2026 “*Approving the Payment of Municipal Appropriations of \$76,320.00 of Authority Unrestricted Net Assets to the City of Lambertville*”

Ms. Alexander stated that the City is allowed by law to request this money, currently they are not requesting the maximum. The total they can request is 5% of our operating budget, which equates to \$118,000.00.

**Resolution 048-6-2026
Authorizing Payment of Municipal Appropriations of \$76,320.00 of Authority
Unrestricted Net Assets to the City of Lambertville**

WHEREAS, the Mayor and Council of the City of Lambertville passed Resolution 102-2026 on May 20, 2026, requesting \$76,320.00 from the Lambertville Municipal Utility Authority (LMUA); and

WHEREAS, as per N.J.S.A., 40A:5A-12.1, unreserved retained LMUA earnings, not to exceed 5% of the annual costs of operation can be appropriated for use in the City of Lambertville budget.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Lambertville Municipal Utilities Authority authorize payment of \$76,320.00 from Unrestricted Net Assets to the City of the Lambertville from the proposed fiscal year 2026 LMUA budget.

BE IT FUTHER RESOLVED that the LMUA shall pay the total sum of \$76,320.00 in three payments of \$25,440.00 throughout fiscal year 2026 so as not to create a strain on LMUA funds.

Adopted: June 2, 2026

Moved: Mr. Burd

Second: Mr. Dahl

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	

CHIEF FINANCIAL OFFICER'S REPORT-KATHY LEARY.

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

13.1.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 \$100,698.10. Total Capital expenses are \$37,085.60 from the North Union P.S., Coryell St. P.S., Swan St. P.S., and Wastewater Treatment Plant projects.

13.2.May Operating Bills:

Ms. Leary noted that the larger bills this month included Atlantic County Utilities Authority for sludge hauling and incineration, JCP&L, State of NJ Health Benefits.

There was a discussion on the fuel bill and Ms. Leary confirmed that the LMUA has a shared services agreement to use of the County Station for gasoline and diesel.

13.2.1.Operating Bills List Amendment: State of NJ for the Annual Plant Permit:

13.3.May Capital Bills:

The Board reviewed the list of Capital bills and did not have any questions or concerns. Bills included Bond Counsel; Carroll Engineering for engineering services for Coryell, Swan, N. Union Streets Pump Station Projects and Cherry Street sewer main project; Colliers Engineering for the wastewater treatment plant improvements; One Water Consulting for NJDES Permit consulting; and Richard Grubb & Associates for Coryell St. Stage II Cultural Resources Study.

Resolution 049-6-2026

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:

MAY OPERATIONAL (Fund 10) BILLS LIST: \$100,698.10

MAY CAPITAL (Fund 16) BILLS LIST: \$37,085.60

TOTAL TO BE APPROVED: \$137,783.70

Moved: Ms. Havens

Seconded: Ms. Pettit

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: June 2, 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

14. 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 yesterday that the state filed the settlement agreement with the court. The judge will then need to review and sign it. The State is offering Publicly Owned Treatment Works ("POTW's") liability shield regarding the New Jersey Site Remediation Professional Licensing Act ("SURPLA") and Spill Act Liability for our wastewater and sludge contribution claims, the state agreed not to pursue municipal sewer authority's under SURPLA and the Spill Act.

Ms. Alexander stated that with regard to compensation, the State is putting into the NJ I-Bank a PFAS fund for POTW's of \$100,000,000.00 which would be available with principal forgiveness. The State is also putting into the NJ I-Bank \$50,000,000.00 in low interest loans and dispensed

according to the regulation. In addition, Ms. Alexander's office was able to convince NJDEP to waive 1% of their 2% origination fees for all NJ I-Bank loans for P-FAS improvements projects.

Ms. Alexander stated that there are some rough cost estimates of pre-treatment and the costs of carbon would be substantial. Ms. Alexander's office asked that the NJDEP not produce regulations until the water supply sources have been treated first. Ms. Alexander stated that by in large PFAS "is not an industrial issue, it is a residential issue". Water purveyors need to be in compliance by 2029. Ms. Alexander is hopeful that the judge signs the settlement agreement. Regulations should be put into a rule that would only regulate the three types of PFAS. Ms. Alexander's office expects that the impact of the removal of PFAS from the water supply to significantly impact wastewater treatment.

Ms. Alexander will keep the Board updated on the pending agreement before the judge for signature. Ms. Alexnader will share the documents with the Board once they are available.

18 Resolution 054-6-2026 "Authorizing Change Order No. 15 with Dulaine Contracting, Inc. for North Union Pumping Station Replacement DEP Project No. S340882-11"

**RESOLUTION 054-6-2026
AUTHORIZING CHANGE ORDER NO. 15
WITH DULAINE CONTRACTING, INC.
FOR NORTH UNION PUMPING STATION REPLACEMENT
DEP Project No. S340882-11**

WHEREAS, Lambertville Municipal Utilities Authority ("LMUA"), via Resolution 039-2024 passed on August 6, 2024, awarded a contract to Dulaine Contracting, Incorporated (Dulaine) in an amount not to exceed \$1,574,198.00 for the North Union Pumping Station Replacement; and

WHEREAS, the LMUA via Resolution 037-5-2025 passed on May 6, 2025, approved Change Order No. 1 dated May 20, 2025, for Dulaine for an additional amount of \$1,612.20 to cover the additional work required during the execution of the project; and

WHEREAS, the LMUA, via Resolution 051-8-2025 passed on August 5, 2025, approved Change Order No. 2 dated July 29, 2025, for Dulaine for an additional amount of \$7,556.12 to cover the additional work required during the execution of the project; and

WHEREAS, the LMUA, via Resolution 055-9-2025 passed on September 5, 2025, approved Change Order No. 3 dated September 2, 2025, for Dulaine for an additional amount of \$22,800.00 to cover the additional work required during the execution of the project; and

WHEREAS, the LMUA, via Resolution 061-10-2025 passed on October 7, 2025, approved Change Orders No. 4, 5, 6 and 7 dated September 2, 2025, for Dulaine for an additional amount of \$86,469.10 to cover the additional work required during the execution of the project; and

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WHEREAS, the LMUA, via Resolution 076-12-2025 passed on December 2, 2025, approved Change Orders No. 8 and 9 dated December 2, 2025, for Dulaine for an additional amount of \$39,091.20 to cover the additional work required during the execution of the project; and

WHEREAS, the LMUA, via Resolution 029-3-2026 passed on March 3, 2026, approved Change Orders No. 10 and 11 dated February 4, 2026, for Dulaine for an additional amount of \$19,438.06 to cover the additional work required during the execution of the project; and

WHEREAS, the LMUA, via Resolution 035-4-2026 passed on April 7, 2026, approved Change Orders No. 12, 13 and 14 dated March 27, 2026, for Dulaine for an additional amount of \$192,440.47 to cover the additional work required during the execution of the project; and

WHEREAS, during the execution and completion of the integration of the SCADA system, a credit to the Contract is due; and

WHEREAS, Change Order No. 15 would approve a credit to the Contract of -\$1,127.85, and decrease the final contract price to \$1,942,477.30; and

WHEREAS, Carroll Engineering recommends that Change Order No. 15 be approved by the LMUA; and

WHEREAS, sufficient funds are available for these purposes from the short-term loan from the NJ I-Bank.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Lambertville Municipal Utilities Authority at the meeting of June 2, 2026, as follows:

1. Subject to NJ DEP approval, Change Order No. 15 is hereby authorized for the Contract Credit required to complete the contract with Dulaine Contracting, Inc. for the North Union Pumping Station Replacement which decreases the final contract amount by -\$1,127.85 to \$1,942,477.30.
2. Micheal 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.
3. The Resolution shall be effective immediately upon adoption.

Motion: Ms. Pettit
Second: Mr. Dahl

Certification of Funds

I, Kathy Leary, Chief Financial Officer, do hereby certify that sufficient funds are available in the short-term loan from the NJ I-Bank.

/s/ Kathy Leary

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Chief Financial Officer
Lambertville Municipal Utilities Authority
Dated: June 2, 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	

19 Resolution 055-6-2026 “*Authorizing the Conditional Approval of Pay Application No. 10 (Final) to Dulaine Contracting for the North Union Pump Station*”

Resolution 055-6-2026

**Resolution Accepting the Work for North Union Pump Station Replacement Project Contract
COS-1 Authorizing Final Payment and Release of Retainage**

WHEREAS, the Lambertville Municipal Utilities Authority (“LMUA”) and Dulaine Contracting, Inc., 904 McKinley Street, Bridgewater, New Jersey 08807 (“Dulaine” or the “Contractor”) entered into an agreement on August 6, 2024 to replace the North Union Pump Station in accordance with a contract that was subject to public bidding in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.; and

WHEREAS, the Contractor successfully completed the work on Monday, June 1, 2026; and

WHEREAS, CARROLL ENGINEERING, INC. (“Carroll”) evaluated the work performed and determined that the work, and any punch list items, were satisfactorily addressed; and

WHEREAS, Dulaine successfully completed the work to the satisfaction of the Owner and Engineer, and furnished the necessary project closeout documents including certified payroll reports, maintenance bond, and release of all liens; and

WHEREAS, reconciliation of un-used quantities, allowances, and unforeseen conditions (if and where directed) were necessary and furnished and installed by Dulaine; and

WHEREAS, the Payment Application No.10 Work results in a decrease in the contract price in the amount of \$1,127.85 and a time extension of the contract time for the completion of the work of 174 days; and

WHEREAS, Carroll evaluated the aforementioned Payment Application No. 10 Work and the aforementioned decrease in the contract price and by letter dated May 28, 2026, Carroll recommends approval of Payment Application No. 10; and

WHEREAS, the Engineer recommends processing the final payment to Dulaine in the amount of \$260,133.90.00, which includes the release of retainage; and

WHEREAS, the LMUA CFO has certified that sufficient funds will be available in the Capital Fund for the release of the final payment and retainage to Carroll upon receipt of funds from New Jersey Infrastructure Bank.

NOW, THEREFORE, BE IT RESOLVED, by the Lambertville Municipal Utilities Authority as follows:

1. The LMUA determines that the work performed by Dulaine pursuant to Contract COS-1 has reached final completion and the completed work is accepted.
2. Subject to receipt of funds from FEMA, the Executive Director is authorized and directed to process the Payment Application No. 10 (final payment) to Dulaine in the amount of \$260,133.90, which amount includes the release of retainage.
3. The Executive Director, staff and consultants are authorized to take all appropriate actions to effectuate this Resolution.
4. This Resolution shall take effect as provided by law.

Certification of Funds

I, Kathy Leary, Chief Financial Officer, do hereby certify that sufficient funds are available in the short-term loan from the NJ I-Bank.

/s/ Kathy Leary
Chief Financial Officer
Lambertville Municipal Utilities Authority

Moved: Ms. Pettit
Seconded: Mr. Dahl

Governing Body Recorded Vote:

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	Member	Aye	Nay	Abstain	Not Voting	Not Present
	Janine MacGregor	X				
	Helen Pettit	X				
	Holly Havens	X				
	David Burd	X				
	Robert Dahl	X				
	Matthew Hoyle				X	
19.1. Pay	Emily Nanneman				X	
Application						
No. 10 (Final) to Dulaine Contracting for the North Union Pump Station						

The Board reviewed this in the Authority Engineer's Report.

CLOSED SESSION.

20. Resolution 050-6-2026 “Approving a Closed Session to Discuss Items Relating to Personnel Salaries & Wages”

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, June 2, 2026, at The LMUA Treatment Facility located at 3 Bridge Street, Lambertville to discuss matters relating to Personnel Salaries & Wages.

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: Mr. Burd
Seconded: Ms. Havens

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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	

ENTERED CLOSED: 7:56 p.m.
RESUMED OPEN: 8:16 p.m.

OPEN FORUM/ NEW BUISNESS.

21. Discussion on Resolution 051-6-2026 “Promoting Melissa Parsons to the Position of Office Manager”

WHEREAS, the Lambertville Municipal Utilities Authority (the “Authority”) recognizes the importance of maintaining a highly qualified and dedicated workforce to carry out its mission of providing efficient and reliable utility services; and

WHEREAS, Melissa Parsons has served the Authority in the capacity of Administrative Assistant and has consistently demonstrated professionalism, leadership potential, and a thorough understanding of the Authority’s administrative operations; and

WHEREAS, Ms. Parsons reflects her strong work ethic, exceptional organizational skills, initiative in improving office procedures, effective communication with staff and the public, and her ability to assume increased supervisory and administrative responsibilities; and

WHEREAS, the Commissioners have observed Ms. Parsons’ performance and qualifications and have determined that she has exceeded expectations in her current role and is well suited to assume the duties of Office Manager; and

WHEREAS, the position of Office Manager is essential for the continued efficient administration and coordination of the Authority’s daily operations.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Lambertville Municipal Utilities Authority, County of Hunterdon, State of New Jersey, as follows:

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1. Melissa Parsons is hereby promoted from Administrative Assistant to the position of Office Manager.
2. Said promotion shall be effective July 1, 2026.
3. Ms. Parsons shall be compensated at an annual salary of Seventy Thousand Dollars (\$70,000.00), subject to applicable payroll deductions and in accordance with Authority policies.
4. This promotion is based upon Ms. Parsons' exceptional performance, demonstrated leadership abilities, and readiness to assume expanded administrative and supervisory responsibilities.
5. All other terms and conditions of employment shall remain subject to the policies, procedures, and regulations of the Authority.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption.

Moved: Ms. Pettit

Seconded: Mr. Burd

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	

22. Discussion on Resolution 052-6-2026 “*Authorizing Salary Wage Increases for Employees and Supervisory Staff for Fiscal Year 2027*”

WHEREAS, The Lambertville Municipal Utilities Authority recognizes the need and desire to increase the salary and wages of its employee's and supervisory staff; and,

WHEREAS, The Lambertville Municipal Utilities Authority's Board of Commissioners has received the report and recommendation of the Personnel Committee dated May 26, 2026, attached hereto.

WHEREAS, the recommendation provides standard increases for most supervisory staff, along with a higher adjustment for Ms. Melissa Parsons, reflecting her promotion from Administrative Assistant to Office Manager and ensuring appropriate compensation alignment with her expanded responsibilities;

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NOW, THEREFORE, BE IT RESOLVED by The Lambertville Municipal Utilities Authority that the following employees receive the following increases in their base salaries for the Fiscal Year 2027, effective July 1, 2026.

Supervisory Staff:	FY2027 Recommended % Increase	2027 Base Salary
Michael Ingenito	3.00%	\$164,800.00
Kathy Leary	3.00%	\$80,428.58
Melissa Parsons	New Position	\$70,000.00
Michael Schneider	3.00%	\$88,580.00
Bruce Lee	3.00%	\$63,557.18
Phillip Pittore	3.00%	\$51,657.59
Angelo Migliaccio	0.00%	\$43,680.00
Zachary Medina	0.00%	\$43,680.00

BE IT FURTHER RESOLVED that employees hired during Fiscal Year 2026, specifically Angelo Migliaccio and Zachary Medina, were recently hired and are ineligible for a salary increase at this time due to their recent hire date;

BE IT FURTHER RESOLVED that all increases shall be incorporated into the employees' base salaries effective July 1, 2026, and remain subject to standard payroll practices and applicable policies of the Authority.

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

Moved: Mr. Burd

Seconded: Ms. Pettit

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.

LAMBERTVILLE MUNICIPAL UTILITIES AUTHORITY
Rate Hearing & Regular Meeting
June 2, 2026, 6:00 pm
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HISTORIC REFERENCE MATERIALS.

Nothing new to review or discuss.

ADJOURNMENT.

The meeting adjourned at 8:19 p.m. with a motion made by Ms. Havens seconded by Ms. Pettit 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 August 4, 2026.