

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION MINUTES
January 19, 2021

The work session was called to order by Chairman William Weimer at 6:00pm via the Zoom Virtual Media App.

Board Members present:

William Weimer, Anthony Lamantia, Clare Colgan, Lynn Kelly and Alma I. Ruiz-Smith

Board Members absent:

None

Staff present:

Patrick Armstrong, Township Solicitor, Erin Masker, Township Secretary, Meredith Thompson, Business Manager and Darren Dixon, Controller

Staff absent:

None

1. Tax Collector Compensation

Township Tax Collector, Gratz Washenik was in attendance and stated that the Tax Collector compensation is before the board as in the past as it needs to be set, voted on and passed by resolution prior to the February 15, 2021 due to this being an election year. Mr. Washenik requested that the Board consider giving him an annual increase of 3% for the next four years stating that he pays for his own medical insurance which continues to increase.

- **Discussion:** Ms. Ruiz- Smith stated that the Board did not give the township employees much money this year stating that they received an increase of 1.5% due to the uncertain circumstances. She stated that Mr. Washenik has the benefit of a minimal rent charge in the complex stating that others that rent space are being charged \$1,200.00. Ms. Ruiz-Smith stated that she would be ok with giving Mr. Washenik the same 1.5% increase that we gave our staff. Ms. Kelly stated that she understands that the economy is difficult but stated that his current 1.2% is not even a cost of living increase. She stated that he worked even harder with longer hours last year due to the abatements and additional responsibilities and we should show our appreciation with a 3% increase and lessen the increase over the remaining years if desired. She stated that he is there weekends and nights and she would like see a 3% increase. Mr. Lamantia stated that it was tough last year and was also tough on our employees and stated that he would agree with the same 1.5% increase that our employees are receiving. Ms. Colgan agrees with Mr. Lamantia and Ms. Ruiz-Smith. Mr. Weimer stated that he was never a fan of the increases that were given to the Township staff and stated that is a valid argument for determining the increase for the tax collector. He stated that Mr. Washenik doesn't have an evaluation for his work, he just has to do the job. He works hard and deserves it, should have been the same argument I should have been hearing for our staff when we discussed increases. Mr. Weimer stated if he had to venture to guess we could start at 1.5% and escalate from there to maybe 2-2.5% throughout the four years. He stated that employees are evaluated annually stating that this is essentially a four year contract, so we will need to give this some thought in order to prepare the resolution for the four years.

2. Liberty Gas Station-Discussion on Holding Tank

Mr. Dan Naylor from Liberty Gas Station was in attendance and stated that they were approached by a hair salon that was interested in moving into the space that has been vacant in their building for two years. He stated that after speaking with Township SEO, Jake Schray that he was advised that the sink water at a hair salon would be considered industrial waste and that it would require an in-ground holding tank that would

need to be emptied periodically. Mr. Naylor also stated that he was advised that there would be an escrow required with financial security.

- **Discussion:** Ms. Ruiz-Smith stated that this would not be setting precedence, stating that we approved a system like this recently. Solicitor Armstrong stated that the system that was approved was for a temporary holding tank to be used while a new system was put in. Mr. Naylor stated that this system would be a permanent underground system. He stated that they are still looking into the requirements and the cost before moving forward. Ms. Kelly stated that the previous system that was approved was a stop gap before the installation of the new system. Also, stated that in the past there was a campground that were using holding tanks and were required to be pumped periodically. They were also required to have an escrow at the Township. She stated that even installing them with alarms does not guarantee that the alarm will not fail which could lead to a mishap with industrial waste going into the ground. She stated that this is risky and that she is not in favor of it for a permanent system. Solicitor Armstrong asked if Mr. Naylor's engineer has spoken with DEP and was advised that he had not as he was advised by Mr. Schray to speak with the Board first before moving forward. Ms. Kelly stated that the camp posted a \$10,000.00 bond annually and was court ordered to pump multiple times throughout the year. Solicitor Armstrong stated that with the holding tank agreement there would be a cost for the escrow which would be determined by the Township SEO and Township Engineer which would cover the cost to replace the system and remediation of the system should it malfunction. Solicitor Armstrong stated that he will speak with Mr. Schray, Township SEO to discuss the rules and regulations and whether the use is permitted in the Township.

3. Other Business

Nothing was heard.

4. Public Comment

Nothing was heard.

Work Session ended at 6:28pm.