

POCONO TOWNSHIP BOARD OF COMMISSIONERS
MEETING AGENDA
August 15, 2016
5:00 P.M.

- 1) Pledge of Allegiance
- 2) Roll Call
- 3) Announcements
- 4) Approval of Minutes
 - a. Commissioners Sewer Meeting, August 1, 2016
- 5) Public Comment

Comments are for any item NOT on the agenda. Comments on agenda items will be taken after each item is discussed by the Board of Commissioners, but before formal action is taken. (Please limit individual comments to 3 minutes to allow time for others wishing to speak and direct all questions and comments to the President)

6) Current Business

- a. Video Contract Discussion
- b. Discussion about connecting to existing sewer laterals (Testing requirements)
- c. Sewer connection discussion 2174A Rte. 611 DCNR
- d. Rob Gabel- Gabel Ice Cream, Connection Policy Discussion
- e. EDU Reduction 3492 Rte. 611 Mountain Creek Grill Connected 6/29/15
- f. EDU Reduction 116 Turtle Walk Ln, Baymont Inn and suites
- g. EDU Reduction 2756 Rte. 611 Naseer and Sons Inc.

7) Unfinished Business

- a. Pump Replacement at Pump Station 2
- b. Overall Evaluation of Pump Stations 1 and 2
- c. Service Lateral North of Serfas Road
- d. Sanofi Feed Station
- e. PACT Force Main Project
- f. Water measurement 103 Kenny Way John Prehart installed meter 6/10/16
- g. Kalahari Sewer Flow Adjustment

8) Adjournment

Next Sewer meeting – August 15, 2016 (6:00 p.m.)

**POCONO TOWNSHIP AND HAMILTON TOWNSHIP REGIONAL SEWER SYSTEM
SEWER SERVICE INQUIRY**

The purpose of this form is to aid Pocono Township in addressing the questions and concerns of its sewer users. The form should be filled out with as much information as possible by the PROPERTY OWNER. Attach additional supporting information (such as water usage data or an existing NPDES Permit) to assist the Township to address your concerns. You may attach additional sheets if needed. Please print or type forms.

Once submitted, Pocono Township will review the information provided and place the inquiry on the agenda at the Township's Commissioners meeting, where a decision may be rendered. All Township Meetings are open to the public.

Completed Sewer Customer Inquiry forms can be hand delivered or mailed to: Pocono Township Commissioners, P.O. Box 197, Tannersville, PA 18372 RE: SEWER SERVICE INQUIRY.

PROPERTY TAX MAP ID: _____

DATE: 8/4/16

PROPERTY INFORMATION: POCONO TWP. HAMILTON TWP. _____

PROPERTY OWNER NAME: TURTLE WALK II LP (Jim Erste)

BUSINESS NAME: Mountain Creek Grill

SEWER SERVICE ADDRESS: 3492 Rte 611

*Provide a specific property name, if applicable (Example XYZ Plaza)

PROPERTY OWNER'S CONTACT INFORMATION

MAILING ADDRESS: _____

SAME

PHONE NUMBER: 570-656-0649

PROPERTY OWNER'S REPRESENTATIVE'S CONTACT INFORMATION:

PERSON CALLING: _____ MAILING ADDRESS: _____

RELATIONSHIP TO OWNER: _____

PHONE NUMBER: _____

INQUIRY: Provide as much detail as to the nature of the inquiry as possible. (Attach supporting information)

1. Reduction in EDUS from 15 to 5. based upon current water records
2. Reimbursement of Tapping fees & monthly service fees.

PROPERTY USE: Provide information regarding all the existing uses of the property in question. (for example, if the property in question as several business's, please provide the name and description of each business. If the existing use is a multifamily residence, provide number of apartments.)

WATER SUPPLIER: Is the property served by public water system: YES _____ NO _____ (Check one) IF PUBLIC: BCRA _____, PJJWA _____ (Check one)

TOWNSHIP USE ONLY	
ESTIMATED ASSIGNED FLOW:	TABLE NO.
ESTIMATED ASSIGNED EDU'S:	ESTIMATED USER RATE:
HOW WAS FLOW DETERMINED?	ESTIMATED TAPPING FEE:
COMMENTS:	

EDUs to impose additional Tapping Fees and User Charges based on a new application and/or an increase in water consumption due to such Material Change, and based on a recalculation of the actual increase of water consumption as herein defined. Tapping Fees shall not be returned if water consumption is subsequently decreased. Failure to file an application will not relieve a User of the obligation to pay for additional User Charges or additional Tapping Fees pursuant to the three (3) month recalculation, as set forth herein. The Township shall have the right, upon ten (10) days' notice, to discontinue (or cause to be discontinued) sewer and/water or service until such an application has been submitted and approved.

F. Changes in Governmental Regulations

All permits and contracts for sewer service shall be subject to such changes or other modifications as may be required or appropriate to reflect changes in applicable law, rule or regulation of a governmental body, including the BCRA.

G. 1. A Tapping Fee is hereby imposed against the Owner of any Improved Property to be served by the Sewer System which actually connects to, or is required to be connected thereto pursuant to the Connection Ordinance then in effect, or by special agreement between such Owner and the Township, governing such connection. Calculation and itemization of the maximum lawful Tapping Fee is attached hereto as Exhibit "A" and made a part hereof.

2. The Tapping Fee shall be due and payable the earlier of: (1) the time application is made to the Township to make connection to the Sewer System or, if applicable, the date when the Township shall connect any such Improved Property to the Sewer System, at the cost and expense of the Owner, when such Owner shall have failed to make such connection as required by the Connection Ordinance in effect requiring such connection, or (2) in the case of Developed Properties required to be connected following initial construction of the Sewer System, by the date set forth in the written notice from the Township to the Owner to connect, which will not be less than the time period set forth in the Connection Ordinance for such connection to be completed. Owners of an Improved Property which is attributed an additional number of Equivalent Dwelling Units as defined by the Township rate structure herein shall pay a corresponding additional Tapping Fee at the time of being attributed with the new EDU computation as set forth in a written notice thereof to such Owners.

3. The Township may (but is in no way required to) utilize grant funds to pay a portion of the Tapping Fee for Developed Properties connecting to the Sewer System during the initial connection period following completion of construction of the Sewer System.

H. Contracts with Delinquents

An applicant seeking sewer service who has outstanding charges owed to the Township or BCRA for sewer or water services on other Improved Properties of, or occupied by, such Person, past or present, must pay all such charges for the connection application for the new sewer service to be approved.

2.4 BILLS AND PAYMENTS

A. User Charge

1. A User Charge is hereby imposed upon the Owner of each Improved Property which is or shall be required to be connected to the Sewer System, for use of the Sewer System, whether such use is direct or indirect, and for services rendered by or on behalf of the Township, and shall be payable as provided herein. Such User Charge may be imposed upon the Owner of an Improved Property who fails or refuses improperly to connect such Improved Property to the Sewer System, as compensation for the availability of service by the Township in connection with the Sewer System. The User Charge shall be payable by the Owner of each Improved Property commencing the earlier of: (1) the date of actual, physical connection of an Improved Property to the Sewer System, or (2) the expiration of the time period for connection specified in the written notice from the Township to the Owner to connect, which will not be less than the time period set forth in the Connection Ordinance. All bills are payable in person at, or by mail or bank wire funds transfer to, a location designated by the Township. The basic User Charge will be imposed based upon the number of EDUs attributed to the Improved Property. EDU's attributed and User Charges are recalculated on a yearly basis.

2. All non-single family Dwelling Units supplied with sewer through one connection shall be charged by determining their EDU count calculated to the nearest whole EDU (rounded up to the next whole EDU if metered water consumption exceeds 50% of such additional EDU).

3. Thereafter, subject to limitations in the Connection Ordinance, if the User increases its water consumption more than fifty (50%) percent in excess of the next higher EDU to be attributed, over a three (3) month period, that User's EDU attribution shall be adjusted by the Township to reflect the increase for purposes of calculating User Charges. If the increase in water consumption described above continues for a period of one (1) year, then the property shall be attributed additional EDUs at the then current Tapping Fee amount.

4. In the event a non-single family residential Improved Property Owner can demonstrate to the satisfaction of the Township that the User has permanently reduced its long term water consumption by more than ten percent (10%) then such Owner may request a recalculation of EDU attribution to that Improved Property. The recalculation shall be based upon an averaging of its previous six (6) months metered water consumption. If the Owner is able to satisfactorily demonstrate that a reduction in EDUs attributed to the Improved Property should be, and such a reduction is in fact, granted by the Township, then the Owner shall receive a commensurate reduction of the basic User Charge effective with the first complete billing cycle occurring after such determination.

5. In the event a reduction in EDUs attributed to an Improved Property is granted, the Owner shall forfeit an equal amount of sewer capacity previously allocated to that

property. The Owner shall not, as a result of the granted decrease in the EDU attribution, be entitled to the refund of, or credit for, User Charges previously paid or payable. Further, subject to the express exception set forth in Paragraph 2.4.A.6. below, the Owner shall not be entitled to refund of, or credit for, Tapping Fees previously paid for such EDUs. Any future increase in the number of EDUs attributed to such Improved Property, as described in Paragraphs 2.2.E. or 2.4.A.3. above, shall result in the imposition of additional Tapping Fees and User Charges.

6. The foregoing notwithstanding, if within sixty (60) days after the expiration of the first twelve (12) months of being connected to the Sewer System (the "Initial Connection Period"), the Owner of any Commercial, Industrial, multi-residential, mixed use (commercial/residential), Educational, Institutional or public (non-residential) Improved Property whose EDU attribution was based upon the maximum monthly average (i.e. highest month of the year) BCRA metered water usage data for the year 2011, may request a recalculation of the EDU attribution for that Improved Property based upon its maximum monthly average metered water consumption for the Initial Connection Period. If that recalculation establishes that the number of EDUs attributed to such Improved Property at the time of initial connection was greater than the attribution that would have been made on the basis of the maximum monthly average metered water consumption for the Initial Connection Period, the EDU attribution to that Improved Property shall be reduced according; the Owner shall receive a commensurate reduction of the basic User Charge effective with the first complete billing cycle occurring after such determination; the Owner shall forfeit an equal amount of sewer capacity previously attributed to that Improved Property; and the Owner shall be entitled to a refund of, or credit for, Tapping Fees previously paid for such forfeited sewer capacity. Any future increase in the number of EDUs allocated to such Improved Property, in excess of the reattributed count, shall result in the imposition of additional Tapping Fees and User Charges.

A. In addition, solely with respect to any Commercial, Industrial, multi-residential, mixed use (commercial/residential), Educational, Institutional or public (non-residential) Improved Property which, prior to connection, was operating a private sanitary sewage treatment plant to provide sewer service for that Improved Property, and with respect to which EDUs were initially attributed to such Improved Property in accordance with the provisions of Section 2.2.C.2. above, the Owner of that Improved Property may request a recalculation of the EDU attribution for that Improved Property based upon its maximum monthly average metered sewer flow for the Initial Connection Period, provided, in the opinion of the Township, the Improved Property had a properly operating and properly calibrated sewer meter installed and operating for the Initial Connection Period. If that recalculation establishes that the number of EDUs attributed to such Improved Property at the time of initial connection was greater than the attribution that would have been made on the basis of the maximum monthly average metered sewer flows for the Initial Connection Period, the EDU attribution to that Improved Property shall be reduced according; the Owner shall receive a commensurate reduction of the basic User Charge effective with the first complete billing cycle occurring after such determination; for all future purposes of billing and attribution of EDUs, provided the sewer meter remains installed, properly calibrated and

Brodhead Creek Reg. Authority Customer File Maintenance

1. Acct # 03994-5 2. Cycle M Route 20M Sequence 0255
 3. Service MOUNTAIN CREEK GRILL 4. Bill to MOUNTAIN CREEK GRILL
 Addr 3492 Route 611 3492 Route 611
 Bartonsville PA 18321 Bartonsville PA 18321-7814
 KAR DEVELOPMENT-J. ERTL

Type	Trx Date	Amount	Usage	Reading
RDG	04/01/15		1600	3976400
RDG	05/06/15		6100	3982500
RDG	06/01/15		27500	4010000
RDG	07/01/15		37500	4047500
RDG	08/03/15		40900	4088400
RDG	09/01/15		33100	4121500
RDG	10/01/15		30000	4151500
RDG	11/02/15		42000	4193500
RDG	12/01/15		36200	4229700
RDG	01/04/16		45300	4275000
RDG	02/01/16		29900	4304900
RDG	03/01/16		32600	4337500
RDG	04/04/16		35400	4372900
RDG	05/02/16		32000	4404900
RDG	06/01/16		34600	4439500
RDG	07/01/16		31700	4471200

↑
 4.71 2016 AUG
 5 EDUS

15 EDUS ASSIGNED

Use arrows to scroll or ESC key to Exit

**POCONO TOWNSHIP AND HAMILTON TOWNSHIP REGIONAL SEWER SYSTEM
SEWER SERVICE INQUIRY**

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Once submitted, Pocono Township will review the information provided and place the inquiry on the agenda at the Township's Commissioners meeting, where a decision may be rendered. All Township Meetings are open to the public.

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PROPERTY TAX MAP ID: _____

DATE: 8/4/16

PROPERTY INFORMATION: POCONO TWP. HAMILTON TWP. _____
 PROPERTY OWNER NAME: Shoppers @ Turtle LP (Jian Enterprises)
 BUSINESS NAME: Baymont Inn & Suites
 SEWER SERVICE ADDRESS: 116 Turtle Walk Ln.

 *Provide a specific property name, if applicable (Example XYZ Plaza)

PROPERTY OWNER'S CONTACT INFORMATION
 MAILING ADDRESS: _____

 PHONE NUMBER: 570-656-0649

PROPERTY OWNER'S REPRESENTATIVE'S CONTACT INFORMATION:
 PERSON CALLING: _____ MAILING ADDRESS: _____
 RELATIONSHIP TO OWNER: _____
 PHONE NUMBER: _____

INQUIRY: Provide as much detail as to the nature of the inquiry as possible. (Attach supporting information)
1. Reduction in EDUs from 57 to 23 EDUs Based upon current water records
2. Waive 3750 ODU cost & allow payment of \$2500 per ODU

PROPERTY USE: Provide information regarding all the existing uses of the property in question. (for example, if the property in question as several business's, please provide the name and description of each business. If the existing use is a multifamily residence, provide number of apartments.)

WATER SUPPLIER: Is the property served by public water system: YES _____ NO _____ (Check one) IF PUBLIC: BCRA _____, PJJWA _____ (Check one)

TOWNSHIP USE ONLY	
ESTIMATED ASSIGNED FLOW:	TABLE NO.
ESTIMATED ASSIGNED EDU'S:	ESTIMATED USER RATE:
HOW WAS FLOW DETERMINED?	ESTIMATED TAPPING FEE:
COMMENTS:	

Brodhead Creek Reg. Authority Customer File Maintenance

1. Acct # 03994.4 2. Cycle M Route 20M Sequence 0257
 3. Service BAYMONT INN & SUITES 4. Bill to BAYMONT INN & SUITES
 Addr 116 Turtle Walk Ln 116 Turtle Walk Ln
 Bartonsville PA 18321 Bartonsville PA 18321-7830
 ROUTE 611 TURTLE WALK SHOPPES LP

Type	Trx Date	Amount	Usage	Reading
RDG	03/03/15		319300	620800
RDG	04/01/15		294200	915000
RDG	06/01/15		614900	1529900
RDG	07/01/15		215700	1745600
RDG	08/03/15		257400	2003000
RDG	09/01/15		228100	2231100
RDG	10/01/15		174400	2405500
RDG	11/02/15		176700	2582200
RDG	12/01/15		101200	2683400
RDG	01/04/16		127900	2811300
RDG	02/01/16		112900	2924200
RDG	03/01/16		183500	3107700
RDG	04/04/16		160900	3268600
RDG	05/02/16		139900	3408500
RDG	06/01/16		175800	3584300
RDG	07/01/16		165100	3749400

57 EDUS ASSIGNED

2224
~~2304~~ 2016 AUG
 24 EDUS
 23 EDUS

Use arrows to scroll or Esc key to Exit

2053800

Brodhead Creek Reg. Authority Customer File Maintenance

1. Acct # 07429 2. Cycle A Route 021 Sequence 0335
 3. Service NASEER AND SONS INC 4. Bill to
 Addr 2756 Route 611
 Tannersville PA 18372-7801
 2756 ROUTE 611S AND 715S

Type	Trx Date	Amount	Usage	Reading
RDG	04/02/13		259200	7612000
RDG	07/02/13		3182000	794000
RDG	08/02/13		2854000	7940000
RDG	10/01/13		276600	8216600
RDG	01/06/14		256400	8473000
RDG	04/02/14		343300	8816300
RDG	07/02/14		361500	9177800
RDG	10/02/14		118870	187000
RDG	10/07/14		118870	0
RDG	10/02/14		304000	1870000
RDG	01/07/15		334000	521000
RDG	04/06/15		287000	808000
RDG	07/06/15		307600	115600
RDG	10/02/15		2230	13790
RDG	01/06/16		246000	1625000
RDG	04/04/16		224000	1849000

Reading error on 07/02/13 usage was 318200 gals.

Reading on 10/02/14 corrected usage was 304000 gals.

14 EDU

12 EDU

10/02/15 usage us 223000 gals.

July 1, 2016 usage 10,200 gals.

Use arrows to scroll or ESC key to Exit

Avg = 11.8 EDU
or 12 EDU

Avg = 12.6 EDU
or 13 EDU

Avg = 13.08 EDU
or 14 EDU