BOROUGH OF WELLSBORO
TIOGA COUNTY, PENNSYLVANIA

ORDINANCE NO. 722

AN ORDINANCE

OF THE BOROUGH COUNCIL OF THE BOROUGH OF WELLSBORO, TIOGA COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING PORTIONS OF ORDINANCE NO. 669, WHICH IS CODIFIED IN CHAPTER 18 OF THE CODE OF ORDINANCES RELATING TO SEWER RATES, AND AMENDING PORTIONS OF ORDINANCE NO. 494, WHICH IS CODIFIED IN CHAPTER 26 OF THE CODE OF ORDINANCES RELATING TO WATER RATES, ALL AS AMENDED AND SUPPLEMENTED.

WHEREAS, the Borough of Wellsboro has determined that it is in the interest of the health, welfare, and safety of the Borough to amend Ordinance No. 669, which is codified in Chapter 18 of the Wellsboro Code of Ordinances (hereinafter the "Code") , to increase the sewer rates and charges as set forth herein to pay for costs and expenses related to the sewer system; and

WHEREAS, the Borough of Wellsboro has determined that it is in the interest of the health, welfare, and safety of the Borough to amend Ordinance No. 494, which is codified in Chapter 26 of the Code, to increase the water rates and charges as set forth herein to pay for costs and expenses related to the water system.

NOW, THEREFORE, IT IS HEREBY ORDAINED AND ENACTED, by the Borough Council of the Borough of Wellsboro, Tioga County, Pennsylvania, as follows:

SECTION 1. INCORPORATION. The foregoing recitals are incorporated herein by reference.

SECTION 2. SEWER RATES. Ordinance No. 669, which is codified in Chapter 18 of the Code, shall be amended by replacing §18-108 with the following:

§18-108. Determination of Sewer Rents and Charges.

1. The following sewer rates, rents and charges are fixed, adopted, established and imposed upon each consumer served or to be served by the sewer system for use thereof, applicable on and after December 1, 2026. The Borough Council is responsible for the decision as to whether billable wastewater volume shall be measured according to water consumption, sewage discharge, or a flat rate.

   A. Schedule of Rents and Charges (applicable to all metered consumers).

      (1) All metered commercial consumers shall be subject to the following minimum EDU charges monthly; for each commercial consumer, a minimum sewer rent and charge of $34.50 per EDU.

      (2) All metered residential consumers shall be subject to the following minimum EDU charges monthly; for each residential consumer, a minimum sewer rent and charge of $29.50 per EDU.

      (2) Subject to provisions hereinafter set forth in this Subsection A(1) with respect to minimum charges, all metered consumers shall pay consumption charges monthly for consumption of water or as measured at a sewer discharge monitoring point, as follows:

Quantity/Per Monthly Billing Period	**Rate Per 1,000 Gallons**
For every 1,000 gallons	$7.00

   B. Schedule of General Flat Rents and Charges.

      (1) For each consumer who receives no water from the Borough, a flat rate sewer rent and charge of $60.00 per month per EDU.

      (2) The Borough reserves the right to refuse to supply sewer service to any customer on a non-metered basis.

2. The foregoing sewer rents and charges are based upon volume only for normal domestic sanitary sewage having a pH range between 6.0 and 9.0, a suspended solids quantity of less than 300 ppm, an ammonia concentration (NH_3) not to exceed 30 mg/l, a five-day 20° C. BOD of 300 ppm, and being comparatively free from grit or mineral solids, such as sand, ashes, etc., which would not be moved or conveyed along the sewers by the velocity of the sewage flow.

3. Where more than one non-metered consumer unit is located in one building, house or other structure owned by one consumer and such building, house or other structure, at the discretion of this Borough, is served by one service connection, multiple charges per monthly billing period shall be imposed upon such consumer equal to the number of consumer units located in such building, house or other structure. Such multiple charge per monthly billing period shall be computed by applying the schedule of flat rates established under Subsection 1B(1), as appropriate, to each consumer unit so served.

4. Where more than one consumer unit is located in one building, house or other structure owned by one consumer which shall be served by a single meter or by multiple meters, a single charge per monthly billing period for all such consumer units shall be imposed upon the consumer, whether the multiple consumer units located therein shall be served through a single meter or by multiple meters. Such single charge per monthly billing period shall be computed on the basis of the single meter reading, if applicable, or by adding together the multiple meter readings, if applicable, and by applying thereto, as appropriate, the consumption charges established under Subsection 1A(1).

5. Any quantity of water used on a property served by the sewer system which shall not be obtained from the Borough may be estimated by the Borough and may be used in calculation of sewer rents and charges per monthly billing period as provided herein.

6. The provision of this article, relating to rents and charges, may change from time to time, as the Borough Council deems necessary. The Borough Council may change these provisions by ordinance or by resolution or in any manner permitted by law. It is understood that these provisions were originally drafted at a time when operating and maintenance costs were much lower.

7. Nothing herein shall be construed to prevent this Borough from entering into separate agreements with building contractors, land developers, the Township or other consumers, for the furnishing of sewer service at rents and charges other than as set forth in this article.

SECTION 3. WATER RATES. Ordinance No. 494, which is codified in Chapter 26 of the Code, shall be amended by replacing §26-102 with the following:

§26-102. Water Rates, Rents and Charges Applicable On or After December 1, 2026.

1. The following water rates, rents and charges are fixed, adopted, established and imposed upon each Consumer served or to be served by the Water System, for use thereof, applicable with the December 2026 Billing Period:

   A. Schedule of Meter Rates (applicable to all metered consumers).

      (1) Consumption Charges. Subject to provisions hereinafter set forth in this Subsection 1A(1) with respect to the minimum charges per monthly billing period for the consumption of water as follows:

Quantity Per Monthly Billing Period	**Rate Per 1,000 Gallons**
For every 1,000 gallons	$7.26
Bulk Filling Station A minimum of $8.00 or prevailing market rates, whichever is higher. This may be adjusted up by Wellsboro Municipal Authority	Minimum $8.00

Provided, however, that such consumption charges with respect to all metered consumers shall be subject to the following minimum charges per monthly billing period:

Size of Meter	**Rate Per Monthly Billing Period**

Size of Meter	Rate Per Monthly Billing Period
5/8 inch (residential)	$29.50
5/8 inch (commercial)	$31.50
3/4 inch	$37.91
1 inch	$61.24
1 1/4 inch	$84.09
1 1/2 inch	$116.13
2 inch	$173.61
3 inch	$303.32
3 1/2 inch	$382.49
4 inch	$461.87
6 inch	$627.45
8 inch	$680.99

B. Schedule of General Flat Rates (Applicable to all Nonmetered Consumers that are not covered by special flat rate classifications set forth in Subsection 1C of this section).

$29.50 per period for each residential consumer unit.
$31.50 per period for each commercial consumer unit.

C. Schedule of Flat Rates for Special Classifications.

(1) For private sprinkler or fire service system service:

Size of Connection	Rate Per Annum
1 inch	$40
2 inch	$49.50
3 inch	$66
4 inch	$123.75
5 inch	$247.50
8 inch	$467.50

(2) Sixty dollars per annum for each private fire hydrant connected to the water system.

(3) For installing and disconnecting a "temporary" water meter the consumer shall pay the actual cost of the Borough ("temporary" shall be for a period of less than 90 days).

(4) Twenty dollars per day or portion thereof (where a water meter is not practical) for use of said water within the water service district limits, i.e., for tree spraying, contractors, carnivals, etc.

(5) Each consumer shall pay the following fees for a new water service connection charge when said connection shall first be made:

3/4 inch	$850	
1 inch	$850	
Over 1 inch	$850	Plus actual costs over $850

(6) The Borough reserves the right to refuse to supply water service to any customer on a nonmetered basis.

(7) Each consumer shall pay a $50 fee for each time the Borough is requested to provide a water meter installation.

2. Where more than one nonmetered consumer unit is located in one building, house or other structure owned by one consumer, and such building, house or other structure, at the discretion of this Borough, is served by one service connection, multiple charges per billing period shall be imposed upon such consumer equal to the number of consumer units located in such building, house or other structure. Such multiple charge per billing period shall be computed by applying the Schedule of General Flat Rates established under Subsection 1B of this section to each consumer unit so served. (The rate imposed shall be a minimum of $31.50 per month.)

3. Where more than one consumer unit is located in one building, house or other structure owned by one consumer, which shall be served by a single meter or by multiple meters, a single charge per billing period for all such consumer units shall be imposed upon the consumer, whether the multiple consumer units located therein shall be served through a single meter or by multiple meters. Such single charge per billing period shall be computed on the basis of the single meter reading, if applicable, and by applying thereto, as appropriate, the consumption charges established under Subsection 1A of this section. Provided, however, that in the case of the consolidation of multiple meter readings, the minimum charges shall be computed on the basis of the size of the meter which would have been used if only a single meter had been installed to serve all such consumer units of such consumer.

4. Nothing herein shall be construed to prevent this Borough from entering into separate agreements with building contractors or Townships for the furnishing of water service at rates, rents and charges other than as set forth in Subsection 1 of this section.

SEVERABILITY. The provisions of this Ordinance are severable and if any of its sections, clauses or sentences shall be held unlawful, invalid, or unconstitutional, such provisions shall not affect or impair any of the remaining provisions of this Ordinance.

REPEALER. All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed.

EFFECTIVE DATE. This Ordinance shall become effective upon enactment, and applicable to the December 2026 billing period.

DULY ENACTED AND ORDAINED, this 9th day of November, 2026, by the Borough Council of the Borough of Wellsboro, Tioga County Pennsylvania, in lawful session duly assembled.

BOROUGH COUNCIL OF
THE BOROUGH OF WELLSBORO
Tioga County, Pennsylvania

ATTEST

By:_____
Council President

_____
Secretary

(SEAL)

Examined and approved this 9th day of November, 2026.

By:_____
Mayor

CERTIFICATE

I, the undersigned, (Assistant) Secretary of the Borough of Wellsboro, Tioga County, Pennsylvania (the "Borough"), certify that: the foregoing is a true and correct copy of an Ordinance which duly was adopted by majority vote of the entire Council of the Borough at a meeting of said Council duly convened according to law and held on November 9, 2026, at which meeting a quorum was present; said Ordinance duly has been recorded in the minutes of said Council; and said Ordinance remains in full force and effect, unaltered and unamended, as of date of this Certificate.

I further certify that said Council met the advance notice and public comment requirements of the Sunshine Act, 65 Pa.C.S. 701 *et seq*., by advertising said meeting, by posting prominently a notice of said meeting at the principal office of the Borough or at the public building in which said meeting was held, and by providing a reasonable opportunity for public comment at said meeting prior to adoption of said Ordinance, all in accordance with such Act.

IN WITNESS WHEREOF, I set my hand and affix the official seal of the Borough, this 9th day of November, 2026.

(SEAL)

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(Assistant) Secretary