



## SPECIAL POINTS OF INTEREST

### LABOR DAY

Mon., Sept 4, 2017

### REMEMBERING 9/11

#### SUPPORT

your local Fire Co. and Ambulance Assoc. today!

### TRICK or TREAT

Tues., Oct. 31, 2017  
6-8pm

### VOLUNTEER?

Looking to volunteer your time? Then we are looking for you. Volunteers are needed to fill a vacancy on the Recreation Board. Please contact the Township at 717-336-1720.

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# East Cocalico Township

100 Hill Road  
Denver, PA 17517  
Phone: 717-336-1720  
Fax: 717-336-1724

E-Mail: [Township@eastcocalicotownship.com](mailto:Township@eastcocalicotownship.com)

Website: [www.eastcocalicotownship.com](http://www.eastcocalicotownship.com)

Volume 32, Issue 2

Summer/Fall 2017

## END OF SUMMER POOL SCHEDULE

### CLOSED

August 28th  
through  
September 1st

### OPEN LABOR DAY WEEKEND

September 2nd-3rd  
12:30 to 8pm  
September 4th  
12:30 to 6pm

### CLOSED FOR THE SEASON

September 4th is the last day for the 2017 pool season.

**a BIG 'thank you' to everyone for a great season!**

## SCHOOL STARTS

The children will be off to school, starting August 28th. Please watch for children walking or riding their bikes, school buses unloading and loading children, and parents stopping to drop their children off or pick them up. Please slow down, pay attention and no dialing or texting.

Visit the Cocalico School District Website at:  
[www.cocalico.net](http://www.cocalico.net)

## HELP SUPPORT YOUR LOCAL VOLUNTEER FIRE COMPANY

Annual fund drives will be starting soon if they have not already. Please be on the 'look out' for notification to come in the mail, or you can contact your local Fire Company. Supporting the fund drive helps to raise funds for their equipment, gear, etc.

## VOLUNTEER TODAY



View the newsletter on-line for working links!



# VOTING DISTRICTS



More voting information can be found at Lancaster County Election Website ([co.lancaster.pa.us](http://co.lancaster.pa.us)) or call 717-299-8293

**SMOKESTOWN DISTRICT**  
**(district #3301)**  
 SMOKESTOWN FIRE COMPANY  
 860 SMOKESTOWN ROAD  
 DENVER, PA 17517  
 (717) 336-3311

**STEVENS DISTRICT**  
**(district #3303)**  
 STEVENS FIRE COMPANY  
 91 STEVENS ROAD  
 STEVENS, PA 17517  
 (717) 336-4200

**REAMSTOWN DISTRICT**  
**(district #3304)**  
 ST. PAUL'S EVANGELICAL  
 CONGREGATIONAL CHURCH  
 46 EAST CHURCH STREET  
 REAMSTOWN, PA 17567  
 (717) 336-5080

**SWARTZVILLE DISTRICT**  
**(district #3302)**  
 PEACE UNITED  
 CHURCH OF CHRIST  
 37 EAST SWARTZVILLE ROAD  
 DENVER, PA 17517  
 (717) 484-4400

## MUNICIPAL PRIMARY DATES TO REMEMBER

- Last day to circulate and file nomination papers .....August 1
- Last day for withdrawal by candidates nominated by nomination papers.....August 8
- Last day for withdrawal by candidates nominated at the primary .....August 14
- Last day to REGISTER before the November election .....October 10
- Last day to apply for a civilian absentee ballot.....October 31
- Last day for County Boards of Elections to receive voted civilian absentee ballots.....November 3
- MUNICIPAL ELECTION** .....November 7
- First day to REGISTER after November election .....November 8
- Last day for County Board of Elections to receive voted military and overseas absentee ballots (submit no later than 11:59 P.M. on November 6).....November 14

**Note: All dates are subject to change without notice.**

Visit the website to download and print the entire calendar at [www.co.lancaster.pa.us](http://www.co.lancaster.pa.us)

## UPDATED WEBSITE

To keep up with today's internet standards, the Township website was recently updated.

An eye appealing user friendly website that better streamlines information to its citizens on any mobile or desktop device.

See upcoming meeting calendars, events, payment options, department updates, download forms, frequently asked questions, and much much more.

Sign up today to stay current on events and news within your Township.

Township: [www.eastcocalicotownship.com](http://www.eastcocalicotownship.com)

Water and Sewer Department: [www.eastcocalicotownshipauthority.com](http://www.eastcocalicotownshipauthority.com)

# LEAVE THE LEAVES



Chopped leaves provide a beneficial "top dressing" of nutrients and organic matter which enriches the soil. It will improve the soil by enhancing the structure and nutrient properties of the soil

1. Leaving leaves where they have fallen saves money. They don't have to be transported off site.
2. When cleaned from the street, they can be mulched into the turf instead of being washed down the storm drain, clogging the drain and adding to the nutrient problems

- of the local watershed.
3. Test results indicate leaf mulching provides a softer surface for people engaged in sports or physical activity
4. Mulching the leaves into the turf requires much less work.

**MULCHING** is a simple, environmentally friendly, and a cost effective way to fertilize the soil. A mulching blade chops the leaves into small pieces. Start by setting your mower height and remove the bag.

**COMPOSTING** is another simple, environmentally friendly, and cost effective way to fertilize the soil and

make natural fertilizer. To start, make a pile of leaves and mix in some grass clippings (5 to 1 ratio). Stir every one to two weeks. In the Spring you will have nutrient-rich mulch for gardens and flower beds.

**BAGGING** is a not-so-simple process that costs money. Leaves are stuffed into bags and placed out for your trash hauler. Check with your trash hauler for the pick-up days and costs. Kraft bags are free to the Township residents and can be picked up at the Township, 100 Hill Road, Denver.

*It is illegal to dump leaves at Township Woody Waste Site.*

# NO OPEN BURNING WITHIN THE TOWNSHIP

OPEN BURNING is not allowed in East Cocalico Township.

Residents are permitted to have a recreational 3-foot fire ring in the backyard or a chiminea. No permit needed.

However, at times there are dry conditions when a fire ban goes into effect. A fire ban halts the use of the fire rings and chimineas and remains in effect until the set expiration date and time of the ban.



If you notice burning, please call the Township Office, Mon.-Fri. 8:00am to 4:30pm at 717-336-1720 and ask for the Zoning Officer. If after hours, call the Township Fire Official at 717-336-4172, or 717-629-5468, or call County Dispatch as a nonemergency 1-800-691-3473.

If you have any questions concerning permitting, please call the Township Zoning Officer Tony Luongo at 336-1720.



Did you know that a 140 mile long hiking trail runs through the heart of East Cocalico Township? Yes, it is the Horse-Shoe Trail.

This 25-mile long trail runs through Lancaster County. There are multiple access points, one of which is on Ridge Road in Denver.

A guidebook, maps and more information can be found at the following website: [www.HSTrail.org](http://www.HSTrail.org).

# THE EFFECT OF THE 2017 COUNTYWIDE REASSESSMENT ON FUTURE PROPERTY TAXES



Quite a few township residents, and township property owners who live outside of our township, have been questioning me about the effect that the reassessment of their properties will have on their 2018 (and beyond) tax bills.

I am going to attempt to provide a clear and accurate explanation here for something that doesn't necessarily yet have a concrete answer.

Before the reassessment of this year, the last Lancaster County-wide reassessment was performed thirteen years ago, in 2004. Since then, in order to maintain uniformity of assessment, any assessments made on new properties, or properties that have had an improvement made on them, have been assessed at an amount that the new property, or improved property, would have been worth in 2004. Most recently, that figure has amounted to approximately 75% of the property's current market value.

Example: If you built a home in 2017 whose market value was considered to be \$200,000, the county assessor would have assessed that new home at \$200,000 x .75, or \$150,000. Now, after the 2017 reassess-

ment, that same home should be assessed at its actual 2017 market value of \$200,000, since the object of the 2017 reassessment is to bring the assessment of all properties within the county up to actual 2017 market values.

The average property in East Cocalico Township has had its assessed value increased by approximately 32% due to the countywide reassessment that took place this year. But be assured that does not mean that the taxes on that average property will increase by 32% in 2018.

By Pennsylvania statute, millage rates must be adjusted downward after a blanket reassessment is performed. All municipal, county and school district taxing authorities must follow two steps in setting tax rates for the following year: (1) they cannot levy more taxes than they did in the previous year, *simply as a result of the reassessment*, so they must first figuratively lower the millage rate to bring the total revenue into parity with that of the previous year. Then (2), once they are at a rough parity with the taxes of the previous year, in order to increase revenue they

may choose to adjust the parity millage rate upward.

By state law, for county and municipal taxing authorities the total additional revenue that can be generated by an upward millage adjustment cannot exceed a 10% increase from the previous year's revenue total.

This does not mean that an individual property owner's county and municipal taxes cannot increase by more than 10% year over year. The taxes on isolated individual properties may indeed do so. This simply means that the total tax revenue collected by either the county or municipality cannot exceed 110% of what it was the previous year.

This constraint is different for school districts, which are limited by an annual index that is overseen by the state Department of Education. Recently, that index has remained at approximately 2%-3%, although a higher increase can be requested under specified conditions. So, in general, the limit on the total year-over-year tax revenue increase for school districts is significantly lower than that for counties and municipalities.

When the township budget is voted on late this year, the new township millage for General Real Estate Tax and Hydrant Tax will be voted on as well. Because of the 2017 reassessment, there must be a decrease in the millage rates for the General Real Estate and Hydrant Taxes (since those two taxes are based on property assessment) to keep total revenue collected in each tax category in parity with 2017's revenues, before any increase in tax revenues is considered for the upcoming tax year.

So, for the average property in East Cocalico Township, the millage rate for general real estate will figuratively drop 32% from 2017's 2.050 mills to 1.394 mills, and only then will the township supervisors consider whether they want to increase tax revenue by adding to the resulting 1.394 mills.

Similarly, the millage rate for the Hydrant Tax will figuratively drop 32% from 2017's .120 mills to .082 mills, and only then will the township supervisors consider whether they want to increase the Hydrant Tax revenue by adding to the resulting .082 mills. Keep in mind that the resulting millages for both General Real Estate and Hydrant Taxes cannot increase by more than 10%.

Lancaster County will be going through the same kind of process for the county portion of your spring taxes. The average property in all of Lancaster County has

had its assessed value increased by approximately 34.5%. So, Lancaster County will presumably be decreasing its millage rate by that amount (from 3.735 mills to 2.447 mills) before considering whether to raise the resulting 2.447 parity millage in order to increase tax revenue in 2018.

Since the increase in assessment for East Cocalico Township properties was 2.5% less than the general increase for the entire county (32% as opposed to 34.5%), East Cocalico Township property owners in general will probably benefit from the millage reduction that will take place on their county taxes.

East Cocalico Township's average 32% reassessment increase falls somewhere in the lower half of the increases across the county, with Clay Township's average increase being the lowest (at 23%) and Fulton Township's average increase being the highest (at 50%).

In short, there is no simple way to determine the *specific* effect that the reassessment will have on any individual property owner until the millage rates are determined by the county and township later this year, and by the school district in mid-2018 for their fiscal 2018-2019 year. But, for East Cocalico Township and Lancaster

County real estate taxes, a very *rough* estimate as to whether a property owner's taxes will increase, decrease, or remain relatively constant rests on the aforementioned 32% average township assessment increase. If your new 2018 assessment rose more than 32% over your previous assessment, your taxes are likely to rise. If your new assessment rose significantly less than 32%, or decreased, your taxes are likely to fall.

What you can do until the new millage rates are actually set is calculate as best you can whether your reassessment reflects your property's current market value within your neighborhood. If you believe your property is assessed higher than recently sold comparable properties in your area, you can appeal to the Lancaster County Board of Assessment Appeals. Immediate post-reassessment appeal deadlines have passed, and any future appeals will take effect after the 2018 tax year.

**Joan Fischer**  
**East Cocalico Township**  
**Tax Collector**

[Tax\\_Collector@EastCocalicoTownship.com](mailto:Tax_Collector@EastCocalicoTownship.com)

All specific questions on the reassessment should also be directed to the county Assessment Office.

Lancaster County Board of  
Assessment Appeals  
150 North Queen Street  
Suite 310, Lancaster, PA 17603  
717-299-8381

## ANNUAL MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4)

On April 20, 2017 an annual public meeting was held to review the Township's MS4 Stormwater Permit with the Pennsylvania Department of Environmental Protection (DEP). The overarching guideline of the MS4 program is to reduce and where practical eliminate pollutants entering Township's storm sewer system, and by doing so improve the overall water quality of local streams.

The current MS4 permit requires the Township to pursue public involvement and participation, including conducting an annual public meeting to review the program. The Township is required to map the existing storm sewer system within the 2010 Urbanized Area (developed areas at the time of the 2010 Census, typically located in areas of residential communities, business zones and industrial zones) and any other systems (private, state, etc.) contributing to the storm sewer system, so that stormwater outfalls (locations where the storm sewer system discharges into streams) can be identified, inspected and screened for illegal polluting (called illicit discharges). For East Cocalico the mapping was completed in the Spring of 2017. The Township is also required to screen 100% of all outfalls by 2018. This requirement was completed in the Spring of 2017, a year ahead of schedule. Finally the main requirement of the current permit is the development and implementation of a detailed Stormwater Management Program (SWMP). Currently a draft SWMP has been prepared and will be finalized in 2018, establishing an official stormwater management program that will be implemented to comply with state and federal clean water regulations. Also in September 2017 the Township will adopt a state mandated Stormwater Pollution Reduction Plan that will be implemented in the next permit cycle over the next 5 years with a requirement of reducing the amount of polluted runoff (typically soil sediment) by 10% from current levels from Urbanized Areas.

In the years ahead, East Cocalico will continue to advance efforts to reduce stormwater pollution through public education and when necessary enforcement. If you observe illegal dumping of

trash and other items into a stream, notice a questionable odor or off colored water in a stormwater pipe long after rain has stopped, or observe other activities that can lead to polluted streams, please call the Township at 717-336-1720 or email concerns to [township@eastcocalicotownship.com](mailto:township@eastcocalicotownship.com). The public can also get involved in other ways by supporting the Cocalico Creek Watershed Association (CCWA) and their activities including stream cleanups and educational events. CCWA meets on the first Monday of each month at the Cocalico Sportsman Club at 7 pm.

For more information on the East Cocalico Township stormwater program, please visit the township website at [www.eastcocalicotownship.com](http://www.eastcocalicotownship.com) and type "Stormwater" in the search field for extensive information on the program and ways you can help.

### **MS4 at a Glance**

The stormwater requirements of the federal Clean Water Act are administered under the **Pennsylvania Department of Environmental Protection's** Municipal Separate Storm Sewer (MS4) Program. In December 2002, DEP issued a new permit General Permit ("PAG-13") for use by MS4s, including East Cocalico Township, requiring the implementation of a stormwater management program for minimizing the impacts from stormwater runoff. After much debate and some delays, DEP released its new permit requirements in late 2011, placing additional responsibilities onto the Township.

Under the MS4 Program, East Cocalico is required to incorporate the following six elements (known as minimum control measures, or MCMs) into their stormwater management programs:

- Public education and outreach (MCM #1)
- Public involvement and participation (MCM #2)
- Illicit discharge detection and elimination (MCM #3)
- Construction site runoff control (Administered by the Lancaster County Conservation District) (MCM #4)
- Post-construction stormwater management in new development and redevelopment (MCM #5)
- Pollution prevention and good housekeeping for municipal operations and maintenance (MCM #6)

Each MCM has a series of suggested best management practices (BMPs) associated with it to guide permit holders in program development, tracking, enforcement and reporting.

Pennsylvania has close to 1,000 jurisdictions that are considered small municipal separate stormwater systems (MS4s) and therefore require MS4 permits.

## STEVENS AND LINE ROAD WATER MAIN REPLACEMENT PROJECT

The Authority has awarded the contract for the Stevens and Line Road Water Main Replacement Project to Wexcon, Inc. of Mohrsville, PA. The total contract amount is \$1,346,739. This project will replace about 5,290 linear feet of 6-inch cast iron water main that has become unreliable and prone to breaks with 8-inch ductile iron pipe. As part of the project, the Authority will also replace 83 individual water laterals and install new curb stops and valve boxes at existing water customer's properties located within the scope

of the project. This project will also include the installation of a new 10-

inch ductile iron raw water main approximately 3,130 linear feet in length to allow future connection of an Authority-owned well off of Line Road with the water treatment plant near the Stevens Fire Company.

The Stevens Road portion of the replacement project will extend from the driveway of the Authority's water treatment plant to the intersection of Line Road. At the intersection, the project will extend both north and south along Line Road approximating the length of the existing water

main. Construction is scheduled to begin in September with substantial completion during the month of December. Depending on weather conditions, final road paving may be delayed until Spring of 2018.

As this project progresses, motorists should expect some travel delays along Stevens and Line Road. Every effort will be made to keep these delays to a minimum. The Authority thanks you in advance for your patience and understanding during this much needed project. Authority water customers directly affected by this project will receive more detailed information in the mail.

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## HYDRANT FLUSHING & REPAIRS

East Cocalico Township residents who notice Authority employees working at fire hydrants throughout the Township and see water running into the street may think that the Authority is ignoring its own rules about conserving water. During the course of the year the Authority attempts to flush every fire hydrant in our system. Although it may appear wasteful, this flushing procedure is part of an important routine maintenance program to ensure the hydrants are working properly and that the water system continues to operate as intended. By doing this, we help ensure that silt is removed from the system and fresh water is always flowing through

the mains. This is one of the many things we do in order to provide our customers with high quality water.

Water line preventive maintenance is also something that property owners can practice at home. For instance, it's a good practice to drain and flush your home's water heater once a year. This helps keep your water heater working at peak performance and helps protect the quality of water inside your home. If you go on vacation or don't use the water in your home for a week or more, it's always a good idea to run your faucets for a minute or so to help clear any stagnant water that may have developed in your home's pipes while you were gone. Also

don't forget to turn off the water to your house if you'll be gone for an extended amount of time. This will help prevent costly home repairs and water usage bills if a water leak occurs during your absence.

Residents sometimes wonder why fire hydrants are bagged and out of service. This occurs when the Authority discovers a non-working hydrant during routine maintenance or if a hydrant is damaged by a moving vehicle. The Authority will also bag a hydrant if it needs to be disassembled for repainting. The Authority takes pride in its fire hydrant maintenance program and in all cases strives to have bagged fire hydrants back in service as soon as possible.

EAST COCALICO TOWNSHIP  
 100 HILL ROAD  
 DENVER, PA 17517

PR SRT STD  
 U.S. POSTAGE PAID  
 DENVER, PA  
 PERMIT NO. 35

**We are on the web!**

- EAST COCALICO TOWNSHIP OFFICE** 100 Hill Road, Denver, PA 17517. Hours M-F 8am to 4:30pm. **P:** 717-336-1720 **F:** 717-336-1724  
**W:** [www.eastcocalicotownship.com](http://www.eastcocalicotownship.com) **E:** [township@eastcocalicotownship.com](mailto:township@eastcocalicotownship.com)
- EAST COCALICO TOWNSHIP POLICE** 100 Hill Road, Denver, PA 17517. Hours M-F 8am to 4:00pm **EMERG: 911** **P:** 717-336-1725 **F:** 717-336-1737  
**W:** [www.eastcocalicopolice.com](http://www.eastcocalicopolice.com)
- WATER & SEWER AUTHORITY OFFICE** 102 Hill Road, Denver, PA 17517. Hours M-F 8am to 4:30pm. **P:** 717-336-1731 **F:** 717-336-1735  
**W:** [www.eastcocalicotownshipauthority.com](http://www.eastcocalicotownshipauthority.com) **E:** [water@ecocalicotwpauth.com](mailto:water@ecocalicotwpauth.com)
- ZONING OFFICER** Tony Luongo, 100 Hill Rd, Denver, PA 17517 Hours: M-F 8am to 4:30pm 717-336-1720(*call ahead*) **W:** [www.eastcocalicotownship.com/Zoning](http://www.eastcocalicotownship.com/Zoning)  
*(Please call ahead before stopping in or to schedule an appointment with the Zoning Officer)* **E:** [zoning\\_officer@eastcocalicotownship.com](mailto:zoning_officer@eastcocalicotownship.com)
- TAXES** Joan Fischer, 500 Mohns Hill Rd., Reinholds, 17569. During office hours call 717-336-1721. During non-office hours 717-484-4975.  
 Mar. through Apr. Hours: Tues. & Fri. 10am to noon, and Fri. 8pm to 10pm, April 30th 8pm to 10pm **W:** [www.eastcocalicotownship.com](http://www.eastcocalicotownship.com)  
 May through Feb. Hours: First Fri. of month 8pm to 10pm, and first Sat. of month 10am to 12 noon **E:** [tax\\_collector@eastcocalicotownship.com](mailto:tax_collector@eastcocalicotownship.com)
- REAMSTOWN POOL** 68 Ream Road, Stevens, PA 17578 **P:** 717-336-3537 (*only in operation when the pool is open*)
- REAMSTOWN FIRE COMPANY** 12 W Church St, Reamstown 17567 **P:** 336-3958 **W:** [www.reastownfirecompany.com](http://www.reastownfirecompany.com)
- SMOKESTOWN FIRE COMPANY** 860 Smokestown Rd, Denver 17517 **P:** 336-3311 **W:** [www.smokestownfire.com](http://www.smokestownfire.com)
- STEVENS FIRE COMPANY** 91 Stevens Rd, Denver 17517 **P:** 336-4200 **W:** [www.stevensfire.net](http://www.stevensfire.net)

2017 MONTH	BOARD OF SUPERVISORS 7:30 PM	PLANNING COMMISSION 7:30 PM	PLANNING COMMISSION WORKSHOP 7:30 PM	ZONING HEARING BOARD 7:30 PM	RECREATION BOARD 7:00 PM	AUTHORITY 7:00 PM
JANUARY	3*, 19	30	25	11	17	12
FEBRUARY	2, 16	27	22	8	21	9
MARCH	2**, 16	27	22	8	21	9
APRIL	6, 20	24	19	12	18	13
MAY	4, 18	22	17	10	16	11
JUNE	1***, 15	26	21	14	20	8
JULY	6, 20	31	26	12	18	13
AUGUST	3, 17	28	23	9	15	10
SEPTEMBER	7****, 21	25	20	13	19	14
OCTOBER	5, 19	30	25	11	17	12
NOVEMBER	2, 17	20	15	8	21	9
DECEMBER	7, 21	18	13	13	19	14

\*January 3rd: Held on a Tuesday, Organization Mtg. \*\*March 2nd: Held at the Stevens Fire Hall, 91 Stevens Rd., Stevens. \*\*\*June 1st: Held at the Reamstown Fire Hall, 12 W. Church St., Reamstown. \*\*\*\*September 7th: Held at the Smokestown Fire Hall, 860 Smokestown Rd., Denver.

Thoughts, comments, suggestions are always welcome! Thank you! *Lisa A. Kashner, Township Newsletter Editor*

