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Beaver BUZZ

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Spring Cleaning

By Aubrey Neussendorfer

It's that time of year again, when we do not want to stay inside anymore and begin working outside to clean out and prepare our yards for the growing season. Just a reminder: when you are clearing debris from your yard and head out to the City Dump to dispose of your waste, please place trees, limbs and shrubs within the pile in the middle and any yard clipping, leaves and small debris within the compost pile on the southeast corner of the dump. Please do not place any debris in bags or boxes to leave in the City Dump. **NO HOUSEHOLD WASTE OR TRASH IS TO BE LEFT AT THE CITY DUMP.**

Also please be cautious if you choose to burn to clean off your gardens or areas within your yard. Conditions in Kansas can be very dry and windy at times and we wish to keep everyone safe and intact. Please check with your local City Office 697-2697 or with the Smith County Clerk to be sure a burning ban is not in effect before you light the match.

Gaylord's Water Tower

Our water tower, which can be seen for miles in any direction, has been a staple of our community since its construction in the early 1950's. Our tower is an elevated style or also called a "Witch's Hat", comprised of welded steel and holds 50,000 gallons of water.

Clean, treated water is pumped into the water tower and is stored here until the demands for usage pulls the water back into the system. A water tower needs to store enough water for a city's use for at least a 24 hour period. Water towers are designed to utilize gravity, so when water is pulled from the tower, it creates a high enough water pressure to supply all users within the system. Because towers use gravity, they must be taller than the highest floor water is dispensed from in order to maintain adequate pressure. Water towers also allow for cities to use smaller pumps on their wells to help accommodate when large demands are placed on the system, for example morning hours when many residents are preparing for the day.

Our water tower in Gaylord had its last inspection in the fall of 2013. At this time it was reported it's in fair to poor condition. The exterior and interior of the entire tower needs to be re-coated before a complete sand blasting is required. There are a few areas of corrosion which will need sanding and prepared before the epoxy coating can be applied. Since the last inspection, the Kansas Department of Health & Environment and OSHA have enforced more safety issues which will need to be brought up to date. The safety features our tower will need to be

"Did you know a water tower should hold enough water to supply a whole city for its water usage for a 24 period?"

brought into compliance are: Equip exterior ladders with a cable safety climbing system and locking ladder gate; secure the dome ladder; install an interior ladder; install a protective riser grate; equip overflow pip with a protective screen and flapper; install a 24 inch bolted manway riser; install a freeze proof and insect proof rook vent; and seal holes in tank roof.

Council has begun reviewing estimates for exterior and interior coating and fixing all safety issues and it's going to cost the city between \$89,090 and \$91,000. Council is still discussing the financial options to pay for this project and the method which will work best with the funds the city currently has available.

Time Spent in the Shower

25% Daydreaming

25% Building up courage to turn off water and step out in the cold

20% Turning in a circle to evenly distribute hot water

10% Catching water in mouth and spitting out

10% Contemplating life decisions

7% Washing Hair

3% Washing rest of body

Understanding Your Utility Bill

Each month the city sends a utility bill to each active account for water, sewer and/or solid waste services. Water meters are read by our City Man, Ed Burt, on or around the 21st of each month. This water usage from the 21st through the 21st of each month is then used to figure your monthly usage for your bill for the next billing cycle. So you use water for a one month period, and then you are billed for this usage. The dates the meters are read, are shown on your bill, along with both the previous and current meter readings. Total usage is shown which is simply subtracting your current meter reading from your previous meter reading. Any usage over the minimum of 3,000 gallons is charged at a rate of \$1.50 per 1,000 gallons. Total Water Charges are shown which include the monthly minimum charge plus your excess water charge. Current monthly minimums for water are \$31.80 for in town residents and businesses and \$42.40 for out of town residents. Sales Tax is only charged to business at the current sales tax rate for their total water charges. EPA Water Tax is collected on all water usage each month at a rate of 3.2% per 1,000 gallons. (For example if your usage was 4,000 gallons $4,000 \div 1,000 = 4$, 4 multiplied by 3.2% = 0.13) The sewer and/or solid waste monthly minimum charge is shown. Current sewer minimum charges are \$15.90 for in town residents and businesses and \$21.20 for out of town residents. All figures for water, taxes, and sewer are shown in the total bill figure. Any unpaid balances or credits from the previous months billing cycle are shown in the balance forward total. The total amount due includes the total monthly bill and any unpaid balances or credits applied to show the final amount due or credit of your account.



Water bills are mailed out to arrive before the 1st of each month. If you do not receive your bill in the mail please call the office 697-2697 or email cityofgaylord@gmail.com and a copy will be sent to you. Utility Bills are due on the 10th of each month. If the 10th falls on a weekend or Holiday the bills are due on the next business day. Please note there is no grace period between the 10th and the 15th. Bills must be paid in full or postmarked by the 10th in order to avoid a late fee. Any payment arrangements must be made in writing before the 10th to avoid a late fee. Late letters are mailed to all unpaid accounts on the 15th of each month. Disconnects are mailed to all accounts still remaining unpaid on the 20th of each month. Again to avoid disconnection, any payment arrangements must be made in writing before the 25th. Finally if any account still remains unpaid by the 25th of each month, services are terminated by the City of Gaylord.

Minutes from the March City Council Meeting

The Gaylord City Council met in regular session on Wednesday, March 9th, 2016 at 7:00 P.M. at the Gaylord Community Center. Mayor David Tucker called the meeting to order at 7:00 pm with the following Council members present: Jim Muck, Barb Lehmann, Gene Casteel, and Wil Neussendorfer. Also present were City Clerk Aubrey Neussendorfer, Treasurer Crystal Ifland and City Man Ed Burt. Council Member Wendell Felsburg was absent.

The minutes of the January meeting were read. Barb made the motion to approve the minutes as read. Jim seconded, motion carried.

Mayor Tucker called for the reading of the bills. Barb made a motion, seconded by Gene, to approve payment of bills, including any routine bills outstanding. Motion carried. Bills paid out \$6,413.50.

Mayor Tucker asked for a report of utility arrears: Richard Bose, AML, JoAnn Kennedy, Darin Godsey with two accounts, Donald Johnson, Terry Manning, Dyania Palm, Nancy Pizer, and Greg Jones. Mayor Tucker issued notices of disconnect on said accounts on February 20th.

Citizen's Report: no report.

OLD BUSINESS:

Clerk Neussendorfer reported the following:

- Account #91 John Beck has been paid in full.
- Janette Williams will not be able to clean at the Community Center until she is released by her doctor from her recent injury. She anticipates this date to be March 14th, 2016. Council tabled this matter until the April meeting.
- An estimate to have the floors stripped and waxed at the Community Center from Huffman's is \$879.50. This would include three coats of sealer and two coats of wax. Council would like more estimates for this project.
- The KANCAP Meeting in Salina on February 18th has been postponed to May 12th.
- Wil made the motion to sign the agreement for the mutual aid program offered from Kansas Municipal Utilities for 2016. Barb seconded, motion carried.
- A paper shredder was purchased for \$97.00 from the NetBidz auction.
- Council agreement to apply for a grant for a \$3500.00 locator from the Smith County Community Foundation for the upcoming Nextech Fiber Optic Project.
- A Special Meeting was set for Monday March 14th at 7 p.m. to discuss the water tower project.
- The two chlorine bottles were returned and we now have a credit of \$244.54 and would apply to our account.
- Board of Tax Appeals approved all three parcels to become tax exempt. They also returned all three checks as they do not charge when a government organization applies. The two fire station parcels cannot be combined as they were not deeded via warranty deeds when acquired.
- Proposed copies of the March and April Newsletters were reviewed by Council. Council would like to add copies of the minutes to each newsletter, and ask for birthdays and anniversaries from our residents and add a calendar page each month. Mailing options were discussed and it was decided to mail the newsletters and the water bills at the same time to save on postage.

NEW BUSINESS:

Clerk Neussendorfer reported the following new business:

- Nextech is offering a new program called Protection Plus for a monthly fee or you can pay as you go for service and repairs to their equipment. Wil made the motion to sign up for the protection plus program. Barb seconded, motion carried.
- 2016 Property Valuation Notices were reviewed. Values stayed the same at the roadside park. Values decreased at both parts of the housing, city building and farmer's bank building. Values increased at the City Park, community center, library, both parts of the new fire station, and the city burn site.
- Barb made the motion to apply for one wheel chair accessible picnic table offered through the state's Waste Tire Grant Program for the City and one for the Gaylord Housing Authority if they would like one to pay at their expense. Wil seconded, motion carried.
- A flyer from the Midwest Assistance Program was reviewed and council agreed to contact them to set up a meeting to discuss our water and sewer systems.
- Gene made the motion for the City of Gaylord to join Facebook. Wil seconded, motion carried.
- Aubrey would like to attend a QuickBooks seminar in Hays, Kansas. This matter was tabled until the April Meeting.
- A form was passed around for council's signatures for the City's Credit Card.

Mayor Tucker called for a recess at 8:15 pm and called the meeting back to regular session at 8:24 pm

REPORTS:

STREETS: No report from commissioner. Mayor Tucker reported for Ed to spread out the piles of dirt around town which were a result of snow removal during the winter. Ed reported four loads of rock were hauled to town from Horning's Rock Quarry. The culvert work is now complete at Rob Gillis's residence. The culvert installation in the alley behind Paul Frieling's house will be started on Thursday March 10th. Many culverts are full of dirt and debris and would like to see if Kurt Ifland's grader can be used to clean out as many culverts as possible.

SEWER/TRASH: Trash no report. Gene reported the copper sulfate used to treat the sewer lines does not have to be placed in every manhole, but using four pounds, every 1200 feet, every 30 days the first year, the second year, every 180 days and yearly starting the third year of treatment. Copper sulfate will need to be ordered. Ed reported the Fire Department in the future will be obtaining a new older truck from the Kansas Forestry Service to add to their fleet of trucks. The truck they will be replacing with this truck from the Forestry Service will be given to the city and would work to use for the city trash truck. The box would need to be moved from the current truck to this truck from the fire department. They anticipate the arrival of this truck in June 2016. Ed reported the sewage line was hooked up for the arsenic system today. After discussion, the contractors working on the arsenic system used 6 gallons of diesel from the city, and this diesel will be donated to them.

WATER: Everything is running well.

FIRE: Wil reported the Pancake Feed went well. The department has three runs; two wrecks and one fire. The van is currently not running at 100% and will need some work.

HOUSING/COMMUNITY CENTER: 8 units are rented. Barb set up a time with Gene & Ed on Tuesday March 15th at 1 p.m. to discuss the grant for the locator. Trees to be removed in town will be discussed at this time, and Ed will contact Buzz Rice to set-up a time to have an estimate done.

PARKS: David reported the parks in town will need to be sprayed; he will ask when spray is purchased what is the best spray to use this time of year.

CITY MAN: Barb made the motion to allow Ed to take vacation from March 22nd after trash pick-up through March 25th, 2016. Wil seconded, motion carried. Ed reported he will attend both Dig Safe and Pipeline Schools in Phillipsburg. Ed discussed the quotes he has from Salina Supple concerning the water meters and chlorinators.

TREASRUER: no report

CITY CLERK: no report

Mayor Tucker stated the next council meeting will be April 13th, 2016 at 7 p.m.

With no further business before the council, a motion was made by Barb and seconded by Gene to adjourn. Motion carried and meeting so adjourned.

Disclaimer: These minutes are unofficial and not official until the Gaylord City Council approves them and are signed by the Mayor.

Household Leaks

By Aubrey Neussendorfer

Have you ever thought to yourself, “Wow my water bill is really high! There is no way we used this much water in a month!” Did you know that the most common sources of leaks in a house are your toilets? Toilets are the biggest source of lost water inside a household. Largely due to the fact that when they leak they drain directly into the sewer drainage line and go unnoticed by the homeowner. According to research released by the Alliance for Water Efficiency, 25-30% of all toilets leak. Large leaks can usually be detected as you will be able to hear a hissing or gurgling sound coming from your toilet. The amount of water lost and occurred costs will depend on the age and style of your toilet. Modern, more efficient toilets which use less water to flush are the best to have installed in your home. Regular checks and maintenance will be needed to keep your water loss to a minimum. Worn or warped flappers and loose chains within the tank of toilets all prevent the tank from achieving a tight seal when filling and account for water loss.

Faucets, showers, and tubs are also a source of water loss. Dripping is usually easily detected and simple to resolve. A slow dripping faucet is not only an aggravation but can quickly add up to a major water loss. For example a faucet dripping once every two seconds will waste up to 1,000 gallons of water per year.

Other sources for leaks can be water heaters and whole house humidifiers. Water heaters and whole house of humidifiers are typically located in rooms or basements which are not visited unless problems arise. Both of these sources are usually installed to drain water directly into a sewer drain and go unnoticed by the homeowner.



“A faucet dripping once every two seconds will waste up to 1,000 gallons of water per year.”

Community Calendar

We would like to add a calendar to this newsletter each month containing local birthdays and anniversaries for area residents and their families. We would also like to include, upcoming local events. In memorandum of loved ones may also be included. Please submit your information to Abby at the City Office at any time, but no later than the third Friday of each month, so this information can be placed in the following month’s newsletter. You may submit your information by calling the City Office at 697-2697, mail to: City of Gaylord, PO Box 548, Gaylord, KS 67638, drop in the box located in the City Office, or e-mail to cityofgaylord@gmail.com.

City Council

The Gaylord City Council meets every second Wednesday of the month at 7:00 P.M. in the Gaylord Community Center. The public is *always* invited and can attend the entire meeting, except during Executive Session. If you wish to discuss a particular concern, please let our City Clerk, Abby Neussendorfer; know by the first Friday of the month, so she can add your name to the monthly meeting agenda. We WELCOME the public, and wish we had more citizens attend our meetings. The City Council does their best to address the issues of our citizens, and tries to provide our citizens with a healthy, safe environment with the funds available. Please join in and help our decisions. Please do your part to maintain the quality of our community.

Gaylord Fire Station Update

Progress continues for the new Fire Station for the Gaylord Volunteer Fire Department. Doors have been installed and it's beginning to look like the trucks are ready for their new home. Members of the department are now volunteering their time, skills, and equipment to begin working on the interior areas which include: electrical; plumbing; and heating.

With the recent fires so close to home in southern Kansas, it sure makes one very appreciative and proud of the fact our local department is still active. While many small towns have to share a fire department or be part of a district, Gaylord still is able maintain its own department and we are fortunate enough to have wonderful local support. We are also

fortunate enough to allow for expansion and construction of a new Fire Station. All current members, volunteer many hours for training, preparing, maintaining equipment, and when called, providing services for our area all without getting paid.

If you would like to donate to the Fire Station Project please contact: Gaylord Volunteer Fire Department, c/o Stan Horning, PO Box 613, Gaylord, KS 67638.

Facebook

Like us on Facebook, under the page City of Gaylord, Kansas.

Newsletter

Copies of this newsletter can be found by the following methods:

- By postal mail
- On the web www.gaylordkansas.com under the Newsletter Tab
- City Office

If you would prefer a copy of this newsletter e-mailed to you instead of postal mail please contact Abby at the City Office 697-2697 or via e-mail at cityofgaylord@gmail.com.

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WATER BILL IS ENCLOSED IN THIS NEWSLETTER!