



WINCHESTER CITY COMMISSION WRAP-UP

Information from the Tuesday, Jan. 21, 4:30 p.m. special meeting and 5:30 p.m. regular meeting

Commission hears facilities conditions analysis

During the Jan. 21 special meeting of the Winchester Board of Commissioners, Carter Offutt, senior facility solutions executive with Perfection Group, presented a report detailing the condition of city-owned facilities.

According to the report, a facility condition assessment is “a comprehensive evaluation of the physical condition of your buildings’ infrastructure and major systems, including HVAC, electrical, plumbing, roofing and structural components.” The assessment will allow the commission and city officials to identify current maintenance needs and predict future needs.

The report, which was developed at no cost to the city, took a look at City Hall, the police station, fire stations 1, 2 and 3; the public works facilities and the city’s streetlights system.

According to the report, the city spends about \$73,000 annually on electric for its facilities and \$24,000 on natural gas.

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DON'T MISS THE NEXT MEETING!

The next meeting of the Winchester City Commission will be Tuesday, Feb. 4, 2025. There will be a 4:30 p.m. special meeting and a 5:30 p.m. regular meeting.

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MAYOR: JoEllen Reed

COMMISSIONERS: Joe Chenault, Shannon Cox, Kitty Strode & Hannah Toole

CITY MANAGER: Bruce Manley

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IN OTHER BUSINESS

The Commission:

- approved numerous resolutions related to Phase II of the Lincoln Street Redevelopment project. The resolutions required reapproval by the commission with Commissioners Shannon Cox and Joe Chenault recused from the vote because of potential conflicts of interest.

- approved out-of-state travel for Winchester Fire Department employees.

- approved the second reading of an ordinance eliminating the Winchester Licensing Board and assigning those duties to the Administrative Hearing Board. Commissioner Hannah Toole recused herself from the vote.

- approved the first reading of an ordinance amending licensing fees for insurance companies. According to the proposed ordinance, the license fee imposed upon insurance companies issuing life insurance policies would be “12% of the first year’s premiums actually collected within each calendar quarter.” Additionally, the license fee for insurance companies issuing policies that are not life insurance policies, will be “12% of the premiums actually collected within each calendar quarter.” Previously, the fees were each 10%.

- appointed Mike Anderson to the Winchester Board of Ethics for a three-year term.

- appointed Martha Miller to the Winchester Board of Ethics for a three-year term.

- approved funding from the Downtown Development Investment Fund for a Retail Kickstarter grant for \$1,000 for property at 5 Cleveland Ave., Ste. 202.

FACILITY CONDITION ANALYSIS

		A	B	C	D	E	F
		EXCELLENT	GREAT	GOOD	FAIR	POOR	CRITICAL
FACILITY	YEAR	CONDITION RATING					
City Hall	1912	C					
Police Station	1953	D					
Fire Station 1	1975	B					
Fire Station 2	1973	D					
Fire Station 3	1996	C					
Public Works	Various	D					
Street Lights	N/A	E					

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The report did not look at water and sewer costs.

Currently, the city’s energy use intensity (EUI) is an average of 68. Offutt said getting that number as close to zero as possible means energy savings for the city.

“We believe on average, the city could save about 20% of its total utility spending per year through energy upgrades,” Offutt said. “That would be about \$20,000.”

The report utilizes a rating system of A through F, ranking the facilities in excellent (A), great (B), good (C), fair (D), poor (E) or critical (F) condition. The analysis ranks the city’s facilities as:

- City Hall: good (C)
- Police station: fair (D)
- Fire station 1: great (B)
- Fire station 2: fair (D)
- Fire station 3: good (C)
- Public works: fair (D)
- Streetlights: poor (E)

The streetlights rank poorly because of the high-wattage output, Offutt told the commission. According to the report, Perfection Group believes there could be a 30% to 50% reduction in rates on streetlights if they are changed to LED. LED lights are more energy efficient, have a longer lifespan, improve light quality, reduce light pollution, save money and have versatile design and technology integration options, the report states.

The analysis goes further, breaking down and ranking the infrastructure in each building and relaying top priorities.

Next steps for the city would be putting out requests for proposals (RFP) for energy savings plans. Any company, including Perfection Group, could submit a proposal. Proposals would include a breakdown of costs associated with the maintenance needs at each facility. The city could then decide on project priorities and move forward with parts of the project as it sees fit.

Commission recognizes Baker students



At Tuesday's Winchester Board of Commissioners meeting, the commission recognized two Baker Intermediate School students who went the extra mile to support a local veterans initiative. Walker Puckett and Colton Wilson, both sixth graders, collected donations to purchase a bench to be placed at the new World War II and Korean War Memorial on Broadway Street, which is under construction. The boys raised more than \$2,500 in approximately two weeks, and donated the money to the Clark County Veterans Council. Mayor JoEllen Reed presented the boys with certificates of service and Commissioners Hannah Toole and Kitty Strode pinned them with City of Winchester pins.