



**Thursday, April 18, 2018
10:00 a.m.
April Board Meeting and Financial Plan Workshop**

Call to Order

Roll Call

Approval of Minutes

Official Action

Resolution 1392 – Authorizing and Approving the Sale of Certain Surplus Real Property of the Electric Division of the Knoxville Utilities Board (“KUB”) Located Adjacent to KUB’s Electric Substation on Westland Drive in Knoxville, Tennessee

Public Comments

Adjournment of April Board Meeting

Reconvene for FY 2020 Budget Workshop

Introduction	Gabe Bolas, President and CEO
Electric & Natural Gas System Investments	John Gresham, Vice President of Operations
Water & Wastewater System Investments	Billie Jo McCarley, Director of Engineering
FY 20 Budget Request	Mark Walker, Senior Vice President and CFO
Closing Comments	Gabe Bolas, President and CEO

Adjournment of Budget Workshop



Knoxville Utilities Board

April 12, 2019

Knoxville Utilities Board
445 S. Gay Street
Knoxville, Tennessee 37902-1109

Commissioners:

Staff has identified a 6.74-acre tract of land owned by the Electric Division of KUB to be authorized for sale.

The property is located immediately adjacent to KUB's Westland Drive Substation. It is not needed for the continued operation of the electric system and is not needed by any other KUB system. In accordance with KUB's Procurement Procedures, as adopted by the Board, I have determined the property is surplus.

Pursuant to the City Charter, state law and the Procurement Procedures, upon authorization of the Board, the President and CEO may sell the property in a manner that is in the best interest of KUB and the Electric Division.

Resolution 1392 authorizes and approves the sale of the 6.74-acre site on Westland Drive. A map of the property is enclosed for your information. I recommend the approval of Resolution 1392 on first and final reading.

Respectfully submitted,

A handwritten signature in black ink that reads 'Gabriel Bolas II'.

Gabriel Bolas II
President and CEO

Enclosure



RESOLUTION NO. 1392

A Resolution Authorizing and Approving the Sale of Certain Surplus Real Property of the Electric Division of the Knoxville Utilities Board (“KUB”) Located Adjacent to KUB’s Electric Substation on Westland Drive in Knoxville, Tennessee

Whereas, the Electric Division of KUB holds title to certain real estate, located adjacent to KUB’s electric substation on Westland Drive in Knoxville, Tennessee, identified as a portion of Tax Parcel 40 on Knox County Tax Map 133, recorded in the Knox County’s Register’s Office as Instrument Number #199602230030704, consisting of 6.74 acres of land (the “Property”); and

Whereas, the Property, as described in the legal description marked as Exhibit A, is not useful and necessary for the continued operation of the electric system substantially as it now exists, and is not needed for use by any other KUB system; and

Whereas, pursuant to Section VII of the KUB Procurement Procedures previously adopted by the KUB Board of Commissioners (the “Board”), the President and Chief Executive Officer (“CEO”) of KUB has determined that the Property is not needed by the electric system or any other KUB system; and

Whereas, the bond resolutions for the KUB Electric Division authorize the disposal of property of the electric system which the Board determines to be no longer necessary and useful in the operation thereof; and

Whereas, in accordance with the City Charter, Tennessee Code Annotated 7-52-103(a)(6), and KUB’s Procurement Procedures and Procurement Guidelines, the sale of the Property may occur in a manner that is in the best interest of KUB and the Electric Division.

Now, Therefore, be it Hereby Resolved by the Board of Commissioners of the Knoxville Utilities Board:

Section 1. That the Property is not useful and necessary to the continued safe, efficient and economic operation of the KUB electric system, substantially as it now exists, nor is it needed by any other KUB system.

Section 2. That the President and CEO or the authorized designee of the President and CEO be, and hereby is, authorized and directed to sell the Property in a manner that is in the best interest of KUB and the Electric Division, and consistent with KUB's Procurement Procedures and state law, to execute all documents, including without limitation a deed, that are necessary and proper to sell the Property and to do all things that the President and CEO or the authorized designee of the President and CEO deems reasonable and necessary to effectuate such sale.

Section 3. That the proceeds of the sale shall be placed into the accounts of the Electric Division in accordance with the Electric System Bond Resolution.

Section 4. That this Resolution shall take effect upon its passage.

Kathy Hamilton, Chair

Mark Walker, Board Secretary

APPROVED ON 1st
& FINAL READING: _____
EFFECTIVE DATE: _____
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RESOLUTION 1392 - EXHIBIT A

SURPLUS REAL PROPERTY - LEGAL DESCRIPTION

Situated in the Sixth (6th) Civil District of Knox County, Tennessee, without the corporate limits of the City of Knoxville and more particularly described as follows:

Commencing on an existing 5/8-inch iron rod (Luethke) in the southeastern right-of-way line of Westland Drive, corner to S and E Properties, LLC (Instrument Number 201808060008413);

Thence leaving the southeastern right-of-way line of Westland Drive and with the eastern line of S and E Properties, LLC, S 10° 40' 33" E, 602.87 feet to set iron rod and cap (CCI), said rod being the Point of BEGINNING;

Thence leaving the eastern line of S and E Properties, LLC and with the southeastern line of Lot 1, N 48° 42' 41" E, 564.82 feet to a set iron rod and cap (CCI) in the western line of Lot 34 Westhampton Unit 3 (Plat Cabinet L, Slide 236-C);

Thence leaving the southeastern line of Lot 1 and with the western line of Lots 34, 33 and 32 Westhampton Unit 3, S 10° 54' 14" E, 289.28 feet to an existing 1/2-inch iron, corner to Lot 31 Westhampton Unit 3;

Thence leaving the western line of Lot 32 Westhampton Unit 3 and the western line of Lot 31 Westhampton Unit 3, S 10° 53' 44" E, 175.02 feet to an existing 1/2-inch iron, corner to Lot 30 Westhampton Unit 3;

Thence leaving the western line of Lot 31 Westhampton Unit 3 and with the western line of Lot 30 Westhampton Unit 3, S 10° 50' 28" E, 122.65 feet to a set iron rod and cap (CCI), corner to Lot 2 Lawrence Jordon Property (Instrument Number 200406290119500);

Thence leaving the western line of Lot 30 Westhampton Unit 3 and with the northwestern line of Lot 2 Lawrence Jordon Property, S 46° 12' 57" W, 289.66 feet to an existing 5/8-inch iron rod and cap (Lemay), corner to Lot 1 Lawrence Jordon Property;

Thence leaving the northwestern line of Lot 2 Lawrence Jordon Property and with the northwestern line of Lot 1 Lawrence Jordon Property, S 46° 19' 53" W, 130.92 feet to an existing 1/2-inch iron rod, corner to Lot 2 Michael J. Stevens Property (Instrument Number 200308010013676);

Thence leaving the northwestern line of Lot 1 Lawrence Jordon Property and with the northwestern line of Lot 2 Michael J. Stevens Property, S 46° 14' 57" W, 162.10 feet to an existing 1-inch pipe in the eastern line of S and E Properties, LLC;

Thence leaving the northwestern line of Lot 2 Michael J. Stevens Property and with the eastern line of S and E Properties, LLC, N 10° 40' 33" W, 617.31 feet to the Point of BEGINNING.

Containing 293,750.08 square feet or 6.744 acres.

This description was prepared by Cannon & Cannon, Inc., 8550 Kingston Pike, Knoxville, Tennessee 37919 and is based on a survey by same, dated March 28, 2019.

**Knoxville Utilities Board
Board Meeting
Minutes
Thursday, March 14, 2019 Noon**

Call to Order

The Knoxville Utilities Board met in regular session in the Larry A. Fleming Board Room at 445 S. Gay Street, on Thursday, March 14, 2019, pursuant to the public notice published in the January 5, 2019, edition of the *News Sentinel*. Chair Hamilton called the meeting to order at 12:00 p.m.

Roll Call

Commissioners Present: Jerry Askew, Kathy Hamilton, Celeste Herbert, Sara Pinnell, Adrienne Simpson-Brown, and Tyvi Small.

Commissioner Absent: John Worden

Approval of Minutes

The Minutes of the February 21, 2019, Board Meeting were approved as distributed upon a motion by Commissioner Small and seconded by Commissioner Herbert.

Old Business

None

New Business

Resolution 1391, A Resolution Appointing Knoxville Utilities Board President and Chief Executive Officer Gabriel J. Bolas II to Serve on the Growth Policy Coordinating Committee for Knox County

President Bolas reminded Commissioners they previously received information from him regarding Mayor Glenn Jacobs plans to reconvene the Growth Policy Coordinating Committee for Knox County and requested the name of KUB's designee for the committee. The information provided included reference to state law, which requires the governing body of the municipally owned utility system serving the largest number of customers in the county to appoint a designee for the committee. As KUB is the municipally owned utility serving the largest number of customers in Knox County, Chair Hamilton recommended that President Bolas represent KUB on the committee.

March 14, 2019

President Bolas recommended adoption of Resolution 1391 on first and final reading. His written recommendation is included in Attachment 1.

Upon a motion by Commissioner Pinnell and a second by Commissioner Simpson-Brown, Resolution 1391 (*Attachment 1*) was adopted by a roll call vote on first and final reading. The following Commissioners voted “aye”: Askew, Hamilton, Herbert, Pinnell, Simpson-Brown, and Small. No Commissioner voted “nay”.

President’s Report

Project Help Update

President Bolas recognized Anna Freshour, Customer Counselor in Customer Technical Services, who provided an update on this year’s Project Help campaign results and recognized KUB’s community partners with the campaign, Betsi James and Emerson Breeden with Food City and Adele Sensing with Home Federal.

Electric Vehicles (EV’s)

President Bolas recognized Mike Bolin, Vice President of Utility Advancement, to provide an update on KUB’s initiatives to support adoption of electric vehicles in the Knoxville area.

Impact of February Flood Event

President Bolas advised Commissioners that our region has been significantly impacted by recent record rainfalls. He recognized Derwin Hagood, Senior Vice President and Chief Operating Officer, to provide an update on the impact the rain has had on KUB’s utilities.

Other Business

Chair Hamilton reminded Commissioners the Board previously reaffirmed its long-term commitment to Century II in 2017, including the adoption of three years of rate increases through fiscal year 2020. This year’s budget process does not include consideration of any new rate increases. The April 18 financial session will focus on the fiscal year 2020 budget. The business meeting will begin at 10:00 a.m. The meeting will be brief and public comments will be welcome before the meeting is adjourned. Following the conclusion of the business meeting, we will begin the fiscal year 2020 budget presentation including information about system projects in the upcoming year. That session should conclude around noon.

March 14, 2019

Public Comment

William Isom – 4600 Skyline Drive – Knoxville, TN 37914

Daniel Buchanan – 4510 Fulton Drive – Knoxville, TN 37918

Adjournment

There being nothing further to come before the Board, Chair Hamilton declared the meeting adjourned at 1:10 p.m.

Kathy Hamilton, Chair

Mark Walker, Board Secretary

Attachments

Attachment 1	Resolution 1391, A Resolution Appointing Knoxville Utilities Board President and Chief Executive Officer Gabriel J. Bolas II to Serve on the Growth Policy Coordinating Committee for Knox County	<u>Page(s)</u> 9329 – 9330
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Knoxville Utilities Board

March 8, 2019

Knoxville Utilities Board
445 S. Gay Street
Knoxville, Tennessee 37902-1109

Commissioners:

Knox County Mayor Glenn Jacobs recently provided notice to KUB that he plans to reconvene the Growth Policy Coordinating Committee for Knox County, pursuant to state law. Mayor Jacobs requested a response from KUB with the name of KUB's designee to serve on the committee.

State law requires the committee to include "one (1) member appointed by the governing board of the municipally owned utility system serving the largest number of customers in the county."

At the request of Board Chair Kathy Hamilton, Resolution 1391 has been drafted and is attached for your review in considering my appointment to represent KUB on this committee.

If approved on first and final reading, the appointment will become effective immediately. I recommend approval of Resolution 1391.

Respectfully submitted,

A handwritten signature in black ink that reads "Gabriel Bolas". The signature is written in a cursive style.

Gabriel J. Bolas II
President and CEO

RESOLUTION NO. 1391

A Resolution Appointing Knoxville Utilities Board President and Chief Executive Officer Gabriel J. Bolas II to Serve on the Growth Policy Coordinating Committee for Knox County

Whereas, Knox County Mayor Glenn Jacobs is reconvening the Growth Policy Coordinating Committee for Knox County (the "Committee") for the purposes of consideration of an amendment to Knox County's growth policy plan; and

Whereas, Tennessee Code Annotated, Section 6-58-104, requires the Committee to include a representative of the municipally owned utility system serving the largest number of customers in the county; and

Whereas, Knoxville Utilities Board (KUB) is the municipally owned utility system serving the largest number of customers in Knox County; and

Whereas, the Board of Commissioners desires for Gabriel J. Bolas II, KUB President and Chief Executive Officer, to represent KUB on the Growth Policy Coordinating Committee.

Now, Therefore, Be it Hereby Resolved by the Board of Commissioners of the Knoxville Utilities Board:

Section 1: That the Board hereby appoints Gabriel J. Bolas II, KUB President and Chief Executive Officer to represent KUB on the Committee.

Section 2: That this resolution will take effect from and after its passage.

Kathy Hamilton/s
Kathy Hamilton, Chair

Mark Walker/s
Mark Walker, Board Secretary

APPROVED ON 1st
& FINAL READING: 3-14-19
EFFECTIVE DATE: 3-14-19
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