

**Knoxville Utilities Board
Board Meeting
Minutes
Thursday, April 18, 2019 10:00 a.m.**

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, April 18, 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 10:00 a.m.

Roll Call

Commissioners Present: Jerry Askew, Kathy Hamilton, Celeste Herbert, Sara Pinnell, Tyvi Small and John Worden.

Commissioner Absent: Adrienne Simpson-Brown

Approval of Minutes

The Minutes of the March 14, 2019, Board Meeting were approved as distributed upon a motion by Commissioner Small and seconded by Commissioner Herbert.

Old Business

None

New Business

Resolution 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

President Bolas advised Commissioners that a 6.74-acre parcel of property located adjacent to the electric substation on Westland Drive is not needed for the operation of the electric system or any other KUB system. He recognized Mark Walker, Senior Vice President and Chief Financial Officer, to provide the details of Resolution 1392.

April 18, 2019

President Bolas recommended adoption of Resolution 1392 on first and final reading. His written recommendation is included in Attachment 1.

Upon a motion by Commissioner Askew and a second by Commissioner Pinnell, Resolution 1392 (*Attachment 1*) was adopted by a roll call vote on first and final reading. The following Commissioners voted "aye": Askew, Hamilton, Herbert, Pinnell, Small and Worden. No Commissioner voted "nay".

President's Report

None.

Other Business

None.

Public Comment

None.

Adjournment

There being nothing further to come before the Board, Chair Hamilton declared the Board Meeting adjourned at 10:09 a.m.

FY 2020 Budget Workshop

President Bolas provided an overview of this year's meeting format and reviewed the workshop agenda. He then introduced John Gresham, Vice President of Operations, who discussed the electric and natural gas system investments. Billie Jo McCarley, Director of Engineering, discussed the water and wastewater system investments. Mark Walker, Senior Vice President and Chief Financial Officer, concluded the meeting with a review of the fiscal year 2020 budget request. Mr. Walker advised the Board that resolutions for fiscal year 2020 budget and commitment appropriations, and authorizing the issuance of electric, water, and wastewater bonds will be presented for their consideration at the May Board Meeting.

Public Comment

None

April 18, 2019

Adjournment

Chair Hamilton declared the meeting adjourned at 12:37 p.m.



Mark Walker, Board Secretary



Kathy Hamilton, Chair

Attachments

Attachment 1	Resolution 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	<u>Page(s)</u> 9335 – 9338
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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



**6.74 Acres
Surplus Property**

Westland Drive Substation

Access Easement

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/s
Kathy Hamilton, Chair

Mark Walker/s
Mark Walker, Board Secretary

APPROVED ON 1st
& FINAL READING: 4-18-19
EFFECTIVE DATE: 4-18-19
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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.

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