

**Knoxville Utilities Board
Board Meeting Minutes
Thursday, March 21, 2024 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 21, 2024, pursuant to the public notice published in the January 6, 2024, edition of the *News Sentinel*. Chair Adrienne Simpson-Brown called the meeting to order at 12 p.m.

Roll Call

Commissioners Present: Claudia Caballero, Ron Feinbaum, Celeste Herbert, and Adrienne Simpson-Brown.

Commissioners Absent: Cynthia Gibson, Kathy Hamilton, and Dr. Craig Pickett, Jr.

Approval of Minutes

Upon a motion by Commissioner Feinbaum and a second by Commissioner Herbert, the February 15, 2024 Board Meeting minutes were approved by a roll call vote. The following Commissioners voted "aye": Caballero, Feinbaum, Herbert, and Simpson-Brown. No Commissioner voted "nay".

Old Business

None

New Business

Resolution 1486, A Resolution Authorizing and Approving the Disposal of a Parcel of Real Property of the Electric Division of Knoxville Utilities Board ("KUB") Located at 5983 Western Avenue in Knoxville, Tennessee

President Gabriel Bolas recognized Daniel Kembel, Manager of Procurement and Storeroom, to present Resolution 1486 authorizing the disposal of one parcel of real property owned by the Electric Division.

Upon a motion by Commissioner Herbert and a second by Commissioner Caballero, Resolution 1486 (*Attachment 1*) was adopted by a roll call vote on first and final reading. The following Commissioners voted "aye": Caballero, Feinbaum, Herbert, and Simpson-Brown. No Commissioner voted "nay".

March 21, 2024

President's Report

FY 2025 Strategic Initiatives

President Gabriel Bolas reviewed KUB's FY 2024 strategic initiatives and progress to date. He then reviewed the company's FY 2025 strategic initiatives.

Upcoming Rate Action Items

President Bolas recognized Mark Walker, Senior Vice President and Chief Financial Officer, to provide details regarding upcoming proposed rate action items.

Community Advisory Panel Input - Inflation Response Plan

President Bolas reminded the Board the Community Advisory Panel meets regularly to provide input on matters of importance to KUB customers. The Inflation Response Plan was recently shared with the panel. He recognized Susan Edwards, Senior Vice President and Chief Administrative Officer, to share input from the panel on this topic.

Plant Operations Disinfection Conversion Update

President Bolas recognized Josh Johnson, Director of Operations, to share an update on the disinfection process conversion projects at KUB treatment facilities.

Announcements

Chair Simpson-Brown advised the Board the April 18 financial session will focus on the details of the fiscal year 2025 budget and long-range plan. We will begin with a brief business meeting at 9:00 a.m. Public comments will be welcome before the meeting is adjourned. Following the conclusion of the business meeting, we will begin the budget and long-range plan workshop.

President Bolas advised the Board today is KUB's Community Expo & Job Fair from 2:00 – 6:30 p.m. at The Boys & Girls Clubs of the Tennessee Valley (967 Irwin Street, Knoxville). KUB representatives will be available to speak with customers about careers, assistance resources, utility safety, energy and water savings tips, KUB Fiber, and more. Community partners will be present as well including Boys & Girls Club, the Knoxville/Knox County Community Action Committee, and Centro Hispano.

March 21, 2024

Other Business

None

Public Comment

None

Adjournment

There being nothing further to come before the Board, Chair Simpson-Brown declared the Board meeting adjourned at 12:45 p.m.


Kathy Hamilton, Chair Pro Tem



Mark Walker, Board Secretary

Attachments

Attachment 1	Recommendation Letter and Resolution 1486 – A Resolution Authorizing and Approving the Disposal of a Parcel of Real Property of the Electric Division of Knoxville Utilities Board (“KUB”) Located at 5983 Western Avenue in Knoxville, Tennessee	<u>Page(s)</u> 12152-12154
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March 15, 2024

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

Commissioners:

The March 21 Board meeting agenda includes a single official action item, the authorization for the disposal of a parcel of surplus electric system property located adjacent to our new Western Avenue electric substation.

This month's President's Report includes several items, including a report on feedback received from the Community Advisory Panel on the Inflation Response Plan and the presentation of FY25 strategic initiatives.

Resolution 1486

Resolution 1486 authorizes and approves the disposal of a parcel of real property owned by the Electric Division of KUB that is not needed for the continued operation of the electric system or any other KUB system.

The 1.89 acre parcel is located at 5983 Western Avenue in Knoxville, Tennessee, adjacent to KUB's new Western Avenue electric substation. As you may recall, this is an infeed station which receives power directly from the Tennessee Valley Authority (TVA).

As part of the development of the Western Avenue substation, TVA constructed its own electric facilities on this parcel, which was necessary to provide wholesale electric power to the substation for distribution to KUB's electric system customers. TVA now seeks to acquire this parcel from KUB.

In accordance with KUB's Procurement Procedures, I have determined this real property to be surplus.

Pursuant to the City Charter, the Procurement Procedures, and the bond resolutions of the Electric Division, this real property may be disposed of in a manner that it is in the best interest of KUB and the Electric Division.

A draft of Resolution 1486 is enclosed for your information. I recommend its adoption on first and final reading.

Respectfully submitted,

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

Gabriel J. Bolas II
President & CEO

RESOLUTION NO. 1486

A Resolution Authorizing and Approving the Disposal of a Parcel of Real Property of the Electric Division of Knoxville Utilities Board (“KUB”) Located at 5983 Western Avenue in Knoxville, Tennessee

Whereas, the Electric Division of KUB holds title to certain real estate located at 5983 Western Avenue, Knoxville, Tennessee, identified as Parcel 41.04 on Knox County Tax Map 79-M “A”, recorded in the Knox County Register of Deeds Office as Instrument No. 201705310073008, consisting of approximately 1.89 acres (the “Western Avenue Property”), which is adjacent to KUB’s Western Avenue Substation; and

Whereas, as part of the development of the Western Avenue Substation, the Tennessee Valley Authority (“TVA”) constructed electric facilities on the Western Avenue Property, necessary for TVA to provide wholesale electric power to the substation for distribution to KUB’s Electric System customers; and

Whereas, TVA now seeks to acquire in fee simple absolute, the Western Avenue Property from KUB; and

Whereas, the Western Avenue Property sought by TVA is not useful and necessary for the Western Avenue Substation or otherwise by 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 Western Avenue Property sought by TVA is no longer necessary and useful for the continued operation of the Electric System and is not needed by 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, material to or useful in the operation thereof; and

Whereas, in accordance with the City Charter and KUB’s Procurement Procedures and Procurement Guidelines, the sale or disposal of the Western Avenue Property sought by TVA, 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 Western Avenue Property, a 1.89 acre parcel adjacent to KUB's Western Avenue Substation at 5983 Western Avenue, is not necessary, material to or useful in the continued safe, efficient, and economic operation of the KUB Electric System, substantially as it now exists, nor is the Western Avenue Property 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 or otherwise dispose of the Western Avenue 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 deeds, that are necessary and proper to sell or otherwise dispose of the Western Avenue 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 or disposal.

Section 3. That the proceeds of any 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.

Adrienne Simpson-Brown/s
Adrienne Simpson-Brown, Chair

Mark Walker/s
Mark Walker, Board Secretary

APPROVED ON 1st
& FINAL READING: 3-21-24
EFFECTIVE DATE: 3-21-24
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