

From: Lorie McFarlane <lorjmcfarlane@gmail.com>
Sent: Wednesday, October 30, 2019 9:30 AM
To: Council Clerk – Testimony
Subject: Filtration project

First, "the number of crypto [was] sounding off alarm bells"(Comm. Nick Fish, April - Aug 2017), then the public began to hear (through press releases, and council meetings) it was for "resiliency/earthquake"(9/17), and the news recently heard from Comm. Fritz is more for wildfires (10/19).

With a changing narrative comes a bigger pill for the public to swallow: a **\$350-\$500** Million original project that has ballooned to **\$850-\$1.25 Billion**, per PWB staff. It began with "crypto", then ended with "wildfires". . . and gross negligence.

HOW could PWB forget the pipes?

Leadership means listening and following up on behalf of the public. Clearly, this has not been done for the Filtration project.

Sincerely,

Lorie McFarlane

Moore-Love, Karla

From: Brent Leathers <brent@leathersfuels.net>
Sent: Wednesday, October 30, 2019 8:57 AM
To: Council Clerk – Testimony
Cc: 'CfPRL Admin'
Subject: Agenda Item 1007: \$800,000 House Purchase

This written statement is in opposition to the intended house purchase by the Portland Water Bureau.

As the City Council is aware, the group "Citizens for Peaceful Rural Living" is opposed to the intended Bull Run Filtration project. We have testified multiple times before the Council on many points, some of which are reiterated below. The purchase of this residential property is another step toward that objective:

1. The proposed facility will substantially degrade the quality of life in our neighborhoods.
2. The fact that the intended use is listed by Multnomah County as a "Conditional Use" is a significant risk that the Council and Water Bureau are not seriously considering as they continue to invest in the BRF.
3. The long decision-making process was predicated upon treatment for Cryptosporidium (as documented in PWB's archived documents). The statements and rhetoric leading up to this expensive, elaborate facility have been couched in terms of an EPA mandate to treat for Crypto. The Council and Water Bureau have recently moved past the Crypto issue, and are now speaking in terms of a facility that will address a smorgasbord of issues, including natural disasters.
4. The City Council and Water Bureau continue to view the project costs through the myopic lens of "best case". Good public policy, and responsibility to the Portland constituency, requires that you consider "worst case" as well, so that you consider what your decisions may cause for the taxpaying public. Certainly a realistic consideration of the fact that many of your larger wholesale customers will be leaving, and not helping pay for the BRF, should be considered.

I would also like to specifically address the upward spiral of the costs. Commissioner Fish in particular took exception in the October 23rd meeting to the use of the term "triple" the original cost. Let's walk through the math together to see why that is in fact a very realistic use of terms:

1. On December 12, 2018, the City Council approved a budget of between \$350 to \$500 million. When a range is used to describe an expected outcome, mathematicians would explain to you that the expected results would be in the shape of a bell curve, with the majority of the expected outcomes at the midpoint of the expressed range. Therefore, \$425 million was the expected cost, based upon that initial range.
2. The Water Bureau revised that estimate less than 10 months later, and the commonly used number is \$850 million. However, the -30% and +50% upside to those numbers means that the real expected value is \$935 million, the midpoint of that range. Nonetheless, let's stay with the \$850 million, which represents an exact doubling of what the original estimate range really represented.
3. Finally, let's do the math on the potential 50% upside: \$850 million with a 50% upside is \$1.275 billion, which is exactly 300% of the original \$425 million. Another term for this is "triple".

While the Water Bureau and the City Council couch their expressions in supportive terms to defend their intended objectives, the truth is still quite evident for those that wish to examine the data and represent it objectively. How the math is described in the previous paragraph is how a mathematician (or any budget expert) should view the numbers.

Because there are so many as-yet unidentified and undescribed costs (including the loss of wholesale customers, road repairs, and delays in land use actions), we believe the actual costs will be closer to the uppermost, \$1.275 billion number. In fact, there's a significant risk even that number will be exceeded – if the long-standing psychological principal, "The best predictor of future behavior is past behavior" holds true, look for the Water Bureau to continue to reveal additional costs as this project continues forward.

I urge you, as the protectors of your constituency, to realize that the Water Bureau and City Council are going way beyond addressing the pressing problem of Cryptosporidium. You are attempting to address every contingency that the Water Bureau and its vendors can dream up to justify the tremendous cost of this facility. The 15- to 20-year decision-making process that is documented on PWB's website did not contemplate addressing every possible contingency, nor was that the context in past City Council approvals. If in fact this is your (new?) objective, wouldn't it be better to make such decisions after considerable contemplation? Right now, you are being rushed into these decisions, and good public policy is rarely made in such a context.

Yes, our group is self-interested in wanting to protect the livability of our neighborhoods. However, as we've delved deeper into the history of the decision-making, and witnessed the rhetoric used to "sell" this facility, we've become increasingly concerned that the Portland constituency is about to bear a totally unnecessary financial burden, and this coming subsequent to other expensive City projects.

Again, we point to the relatively inexpensive, unobtrusive alternative of UV treatment at Headworks, the design of which is completed and paid for by the City. Implementation is relatively straightforward, won't include "unexpected" extra costs like 5 miles of water conduits, and allows the Water Bureau and City Council the needed time to carefully consider the BRF or other options for the City's future.

The above comments are certainly not a complete list of all the issues that need to be considered. From our experience in talking with and watching the Council at work, it is apparent that at least a couple Commissioners are already "locked in" on the BRF decision. We hope that others are continuing to process information in an effort to make the best decisions for Portland's future.

Thank you for your consideration,

Brent Leathers
a Carpenter Lane resident

From: Jane W <justomajane@gmail.com>
Sent: Tuesday, October 29, 2019 5:47 PM
To: citizensforpeacefulruralliving@gmail.com; Moore-Love, Karla
Subject: Fwd: FW: Water Treatment Facility - \$800K home purchase

Sent earlier today.

----- Forwarded message -----

From: Whitehead Family <sjbkw8710@gmail.com>
Date: Mon, Oct 28, 2019, 3:53 PM
Subject: FW: Water Treatment Facility - \$800K home purchase
To: Jane <justomajane@gmail.com>

Sent from Mail for Windows 10

From: Whitehead Family
Sent: Monday, October 28, 2019 2:37 PM
To: cctestimony@portlandoregon.gov
Subject: Water Treatment Facility - \$800K home purchase

Dear Council Commissioners,

I absolutely oppose the purchase of the \$800k house on Carpenter Lane for the water filtration plant on the agricultural land across the street of the proposed filtration facility.

*Though the need for filtration may be required by the EPA due to the PWB's findings of Cryptosporidium in the water supply, the type, size and location of this site **all can be re-assessed** to a resolution that is much more cost effective and less invasive to the community.*

I believe there exist significant flaws in the logic and process used in coming to this point in the decision process.

1. The five locations considered were ones already earmarked by earlier (1970s) water bureau members now long retired.
2. The comparisons done by the hired consultants did not include similarly located water sources. (Please look at the **Green River Water Treatment Facility in the Tacoma Watershed**. Their total project for building a treatment plant for 150 million gallon/day facility came in under \$400 million and was located at the river's headwaters.)
3. If the City already owns 90+ acres of prime farm land in nursery stock, why not enter into negotiations with G & F Sester Family Farms to acquire 45 - 60 acres located immediately above/alongside the existing pipelines to save money. Land Swap.
4. The Water Bureau has already noted the need to make improvements to the pipes in that area.
5. The relocation of the Chemical Treatment facility located on Cottrell Road slated for expansion can be moved to the same location for convenient combined security, storage and operation.
6. The disruption would shift from a larger number of residences to a smaller number and would create a physical distance for schools currently within 500-1000 feet of the proposed facility site.

Please rethink your urge to proceed. There is still adequate time to make a much better evaluation of and decision for the necessary plant. History will reflect you're willingness to do right for the community by your actions.

Sincerely,

Sam and Sara Whitehead

8710 SE Mayberry Lane

Boring, Oregon 97009-9767

From: Dee White <deewhite1@mindspring.com>
Sent: Wednesday, October 30, 2019 6:22 AM
To: Council Clerk – Testimony
Subject: testimony agenda 1007 \$800,000 PWB water funds for property
Attachments: 9-25-19-Portland's_Rising_Bills_are_Purposeful_AccidentsPDF-1.pdf

Dear Karla,

Please find attached one last report for the public record on this agenda item today. Because the Portland Water Bureau is a REVENUE bureau and not a GENERAL FUND bureau, the bureaucrats within this revenue bureau have free rein with ratepayer's hard earned money and sadly, they have the power to purchase property such as this residence in Gresham for no reason other than abusing this unaccountable power to the detriment of the public they serve.

The Portland Water Bureau is a corrupt enterprise in the business of peddling lead-laden water to a community in the throes of an affordability crisis. We have some of the highest water bills in the country; we the ratepayers are on the hook for an unsustainable debt load well into an uncertain future and the Portland Water Bureau is still today failing to deliver us SAFE, AFFORDABLE water.

Thanks,
Dee White

September 25, 2019

Word Count: 215

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and producers:

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QuickPoint! – Portland's Rising Bills are Purposeful Accidents

By Eric Fruits, Ph.D.


Portland City Council has just learned that what it thought was a \$500 million water filtration plant will now be an \$850 million project--and may go as high as \$1.2 billion. The reason for the 70% spike: The water bureau did not include the cost of the pipes leading to and from the plant. Those forgotten pipes are going to add more than \$130 a year to the average water bill.

Truth is, those pipes weren't forgotten. They were omitted so the bureau could low-ball the cost of the project. This isn't a first. The Portland Aerial Tram was three times over budget in part because the city "forgot" to include soft costs. If they included these costs, the eye-popping prices for the tram would have given even a spendthrift city council some pause. Portland Public Schools intentionally low-balled the cost of school construction so voters would approve a school bond measure.

These are not accidents or mistakes. This is intentional malfeasance by the bureaucracy. Our elected officials are so busy with photo ops and posturing that they forget their jobs are to scrutinize their staff and serve the people who put them in office. Voters can't fire the bureaucrats, but we can fire the politicians who hired them.

Eric Fruits, Ph.D. is Vice President of Research at Cascade Policy Institute, Oregon's free market public policy research organization.

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From: Kena <kena.nelms@gmail.com>
Sent: Tuesday, October 29, 2019 7:46 PM
To: Council Clerk – Testimony
Cc: Moore-Love, Karla
Subject: Billion Dollar Water Plant

Dear Council Commissioners,

We would ask that you inform and notify the communities that are affected as a whole of the proposed water plant, as well as all the water customers that will see significant increases in their water bill. This feels like a covert operation. I live within 5 miles and along the route of the project and if it were for a small 2'x2' sign privately posted in my area, I would not have even been aware of the possibility of this monstrosity in my community. This impacts my livability as well as my property values. It feels somewhat like a covert operation trying to get started before anyone knows what hit them.

We oppose the purchase of the \$800k house on Carpenter Lane for the water filtration plant on the agricultural land across the street. Why are you moving forward with the purchase if this is still a proposal! This purchase sounds like it is in fact a done deal.

Though the need for filtration may be required by the EPA due to the PWB's findings of Cryptosporidium in the water supply, the type, size and location of this site all can be re-assessed to a resolution that is much more cost effective and less invasive to the community.

Please rethink your urge to proceed. History will reflect you're willingness to do right for the community by your actions.

Sincerely,

Kena and James Nelms
Sent from my iPhone

Moore-Love, Karla

From: Scott Fernandez <scottfernandez.pdx@gmail.com>
Sent: Tuesday, October 29, 2019 4:36 PM
To: Moore-Love, Karla; citizensforpeacefulruralliving@gmail.com; Scott Fernandez
Subject: Portland Water Bureau- community persons are against the \$800,000 spent on house

Dear Council Commissioners,

Members of community and I oppose the purchase of the \$800k house on Carpenter Lane for the water filtration plant on the agricultural land across the street. This issue must be strongly reviewed. Though the need for filtration may be called for by the EPA to the PWB's findings of some *Cryptosporidium* in the water supply, the type, size and location of this site all can be re-assessed to a resolution that is much more cost effective and less invasive to the community.

The added costs for the filtration processes is closing in on the possibility of a billion dollars. Please rethink your urge to proceed. History will reflect you're willingness to do right for the community by your actions.

Sincerely,

Scott Fernandez

2 terms City of Portland - Water Quality Advisory Committee

3 terms City of Portland - Portland Utility Review Board

Moore-Love, Karla

From: Dee White <deewhite1@mindspring.com>
Sent: Tuesday, October 29, 2019 4:31 PM
To: Council Clerk – Testimony
Subject: Agenda 989 and 1007 Testimony \$800,000 property purchase
Attachments: Testimony October 23 Dee White Lead in PWB drinking water is the real issue.pdf; 2019 Lead in drinking water for Western U S region - final.pdf; TESTIMONY Agenda 989 and 1007 October 29 \$800000 property.pdf

Here is some more testimony, Karla. Thank you.

Dee White

Please note: I am including this testimony which I gave at the beginning of the meeting on October 23. This is the REAL HEALTH ISSUE that our elected officials and the bureaucrats urgently need to address NOW, as they should have over 22 years ago. Lead is a NEUROTOXIN!! Cryptosporidium is a NON-ISSUE.

October 23, 2019

977 Request of Dee White to address Council regarding the failure of the Water Bureau to deliver safe drinking water to its customers (Communication)

My name is Dee White.

Even after the Flint lead crisis in 2014 and even after Newark, New Jersey's recent lead crisis, PWB is still allowing a potent neurotoxin to leach into our drinking water while they slow-walk a risky fix that's three years away.

It is well known that even at low levels, lead is a potent, irreversible neurotoxin that's especially damaging to expectant mothers and children's developing brains. Groundbreaking research at OHSU found a link between lead exposure and ADHD.

Why does this matter here?

The Portland Water Bureau is the only utility in the country granted permission 22 years ago by their regulator, the Oregon Health Authority, to NOT FOLLOW the EPA's *Lead and Copper Rule* otherwise known as the LCR. Instead, the water bureau crafted their own regulation and called it the LHRP. OHA gave it their blessing and it still stands today. This outdated, Portland-only regulation focuses on mitigating lead paint in lieu of properly treating corrosive water and maintaining our pipes.

Moreover, after decades of this unproven regulation, there is no data, no findings, nothing to show that the Portland Water Bureau has minimized lead exposure in our homes, schools, parks, and businesses. NOTHING. If the Portland Water Bureau had been following the federal law like the cities on this chart, Portland's lead levels would be significantly lower.

So on this chart, Portland and Gresham are in the middle, the two tall ones. Gresham is a water bureau customer. Seattle got to work decades ago, Newark is handing out free water filters and replacing damaged pipes. Our water officials simply chat up the water at the same time they blame customers if they find lead at their taps.

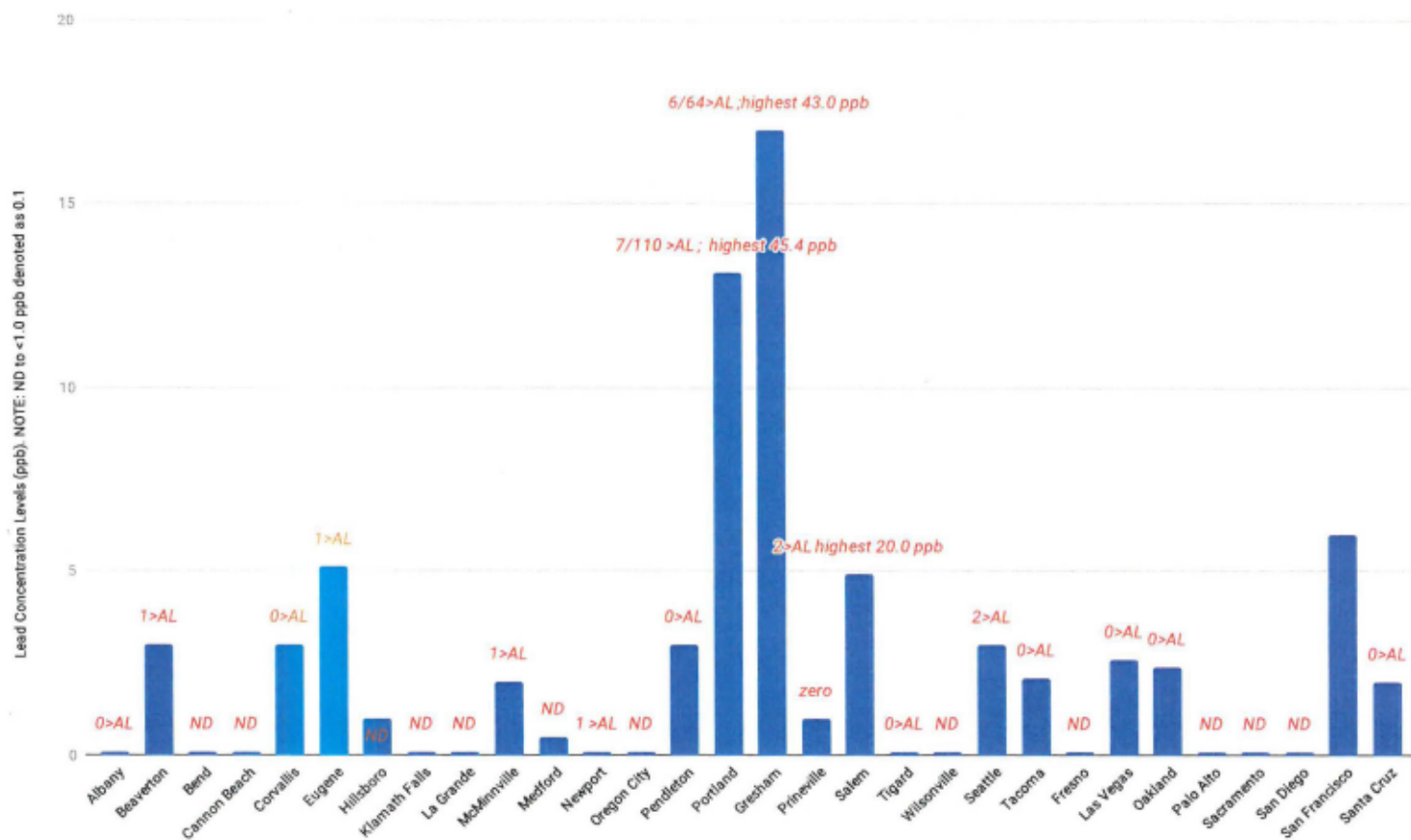
You claim transparency, and yet no one knows about your Portland-only regulation that's broken and that continues to endanger public health.

The public also remains in the dark *about* buying an \$800,000 "job shack" on today's agenda for the massive Filtration plant being sold to us for crypto but now, *apparently*, it's for wildfires. Project costs just went up an obscene 142% because of the water bureau's gross lack of transparency.

How can we trust you are delivering safe, affordable life-sustaining drinking water when omissions and an opaque process is standard operating procedure? In other words, what else have we been misled about?

| | |
|---------------|------|
| Albany | 0.1 |
| Beaverton | 3 |
| Bend | 0.1 |
| Cannon Beach | 0.1 |
| Corvallis | 3 |
| Eugene | 5.1 |
| Hillsboro | 1 |
| Klamath Falls | 0.1 |
| La Grande | 0.1 |
| McMinnville | 2 |
| Medford | 0.5 |
| Newport | 0.1 |
| Oregon City | 0.1 |
| Pendleton | 3 |
| Portland | 13.1 |
| Gresham | 17 |
| Prineville | 1 |
| Salem | 4.9 |
| Tigard | 0.1 |
| Wilsonville | 0.1 |
| Seattle | 3 |
| Tacoma | 2.1 |
| Fresno | 0.1 |
| Las Vegas | 2.6 |
| Oakland | 2.4 |
| Palo Alto | 0.1 |
| Sacramento | 0.1 |
| San Diego | 0.1 |
| San Francisco | 6 |
| Santa Cruz | 2 |

Lead in water - regulated at consumer taps: 90th percentile results Source - 2019 Annual WQ Reports/state drinking water database



TESTIMONY October 29, 2019

1007 Authorize the acquisition of 1.87 acres of real property at 35319 SE Carpenter Ln in the amount of \$800,000 to be used for the Bull Run Filtration Project (Second Reading Agenda 989)

My name is Dee White. I testified at last week's "first reading" agenda 989 of the \$800,000 purchase of this mansion and outbuilding. Not surprisingly, after sitting and waiting for almost three hours, with Mayor Wheeler gone on yet another back to back international trip, President Comm Ms Fritz restricted testimony to 2 minutes.

Concerned citizens had taken off of work and prepared three minutes of testimony and were thrown into disarray because they had to scramble to delete a third of their already abbreviated testimony. We had sat through over 90 minutes of unlimited, unrestricted testimony, pats on the back, photos and all around festivity and congratulations on recognition of Day of the Dead and then the cannabis tax group presenting how they have spent cannabis tax money and all of the great equity strides the city has made on spending the cannabis tax. And then you LIMITED our testimony to two minutes and cut us off when we went over by a few seconds?

This was a slap in the face to the people who had taken off of work to come to council and plead that you DON'T SPEND OUR WATER FUNDS, ratepayer funded funds, on a piece of property that you don't yet have a valid use for. It's just so arrogant and unfair that all of you feel you can treat hard working concerned citizens in this sad and disrespectful manner.

This is a PUBLIC HEALTH ISSUE and a PUBLIC WELFARE ISSUE that affects every single being in Portland and the surrounding community and yet, we are treated like troublemakers and are met with frowns, arguments and corrections by our elected officials. We don't stand to gain ANY money from our position, we are paying outrageous water bills only to see so much waste and destruction by your bureaucrats. And, even though my two minutes expired at the very moment I asked if I could read a short quote, I got cut off by Fritz and Fish and once again, silenced because I simply wanted to contribute factual information to the record.

Are you laundering money? It seems that way. It seems that you all have the attitude of "let them eat cake" in buying this fancy house for the elite crooked engineers to party in knowing they are engaged in this tragic farce of dismantling our sustainable, functional, historic water system.

And if you're interested in seeing yourselves in full cold display, here's a link to the video from last Wednesday's (October 23, 2019) first hearing on the \$800,000 house ("mansion"):
https://www.youtube.com/watch?time_continue=5&v=kLb16o0QA4k Testimony on this issue starts at the 2 hour, 36 minute mark of the video, and continues a bit past the 3 hour, 12 minute mark.

Of particular interest in this video, please note the closing comments by Commissioner Fritz starting at 3:12:20: "I am truly sorry about the impact on your community, and I have to keep in mind that this project is designed to provide safe and abundant water for a million people for many generations to come, and that's what's at stake here." Earlier in the testimony period (at 3:08:56), Commissioner Fritz

states that she has some "good news" related to the overall cost of the project, and then describes a possible low-interest loan from the federal government. She states it in such a way as though it were "free money" that didn't have to be repaid, when in fact the slightly lower interest rate will have a negligible impact to the overall facility cost.

At one point, Commissioner Fish challenged the use of "double or triple" the original cost estimate (at 2:50:50): He says, "In fairness, sir, we have been throwing around numbers here, and I think we have to be careful here. There's no proposal currently for three times the original estimate for this project as you suggested." And, "The water bureau has testified that this is the most cost-effective approach." Well, that may betray Commissioner Fish's understanding of just how high the Water Bureau's own estimates are!

I am completely against this purchase, as I stated in my oral testimony. There are no firm plans to use this property. The ordinance states (my emphasis):

*"Property at 35319 SE Carpenter Lane (Subject Property) is offered for sale on the open market for \$800,000. The Subject Property is across Carpenter Lane from the Project and has frontage on SE Dodge Park Boulevard **where plan alternatives suggest pipelines may connect.**"*

First off, the water bureau, due to "bureaucratic malfeasance" and intentional neglect, "left out" the cost of the pipes when presenting the Bull Run Treatment project to the public, the Mayor and Comm Hardesty a few short weeks ago at the September 19, 2019 work session, and yet apparently, they have several alternatives for where the forgotten pipes are going to run, but nothing is firm yet. So they are just going to go on and buy this property, take it off of the tax rolls in Gresham and may or may not tear the mansion down.

Totally absurd and maybe illegal, but it doesn't matter to y'all because you can do whatever you want to do and the only way we can protest your illegal, unethical actions are at the ballot box. I continue to grieve for the sad state of affairs in this once-beautiful city, especially with what you all are legislating for our Bull Run water and water system.

I am also including the communication I gave at this meeting and the accompanying bar chart that shows the high lead levels in Portland and Gresham, a PWB customer. This is TRULY and TRAGICALLY the problem that y'all REFUSE to address. We do not have a problem with a human and cow feces parasite that you may find in a feed lot or a public swimming pool. But we DO HAVE a DANGEROUS, LONG RUNNING problem with a neurotoxin at our taps, due to your unethical disregard for proper treatment and maintenance of our pipes.

From: Dee White <deewhite1@mindspring.com>
Sent: Tuesday, October 29, 2019 11:53 AM
To: Council Clerk – Testimony
Subject: Testimony Agenda Item 1007 October 30 2019 Water Bureau buying mansion abuse of power
Attachments: willamette week water bureau purchase of \$800,000 home Raising Eyebrows.pdf; KATU news channel 2 City council to hear first reading of Water Bureau proposal to buy.pdf; KATU Channel 2 Portland OR \$800,000 mansion.pdf; Oregonian Portland to consider buying \$800,000 house for water plant project headquarters.pdf; Oregonian Costs for Portland water treatment plant rise 70.pdf; Oregonian Costs to build Portland drinking water reservoir soar past expectations.pdf

1007 Authorize the acquisition of 1.87 acres of real property at 35319 SE Carpenter Ln in the amount of \$800,000 to be used for the Bull Run Filtration Project (Second Reading Agenda 989)

Hi Karla,

Attached please find testimony that I would like to enter for this property and mansion acquisition.

Thank you,
Dee White

From: Cris Courter <criscourter@mac.com>
Sent: Tuesday, October 29, 2019 11:47 AM
To: Council Clerk – Testimony
Subject: 10/30/19 Written testimony, Agenda Item #1007

Council Clerk,

Please accept the attached written testimony for agenda item #1007, "Authorize the acquisition of 1.87 areas of real property at 35319 SE Carpenter Lane in the amount of \$800,000 to be used for the Bull Run Filtration Project." If written testimony is not being accepted for this agenda item, please kindly forward this to each City Council Member.

Respectfully,
Cris Courter

October 29, 2019
Portland City Council
RE: Agenda #1007, Purchase fo 35319 SE Carpenter Land

Dear Mayor Wheeler and Council Commissioners,

We stand in opposition to the purchase of the property at 35319 Carpenter Land for the proposed Bull Run water treatment filtration plant. We strongly urge the City Council to delay this

purchase decision until more information is available allowing a more comprehensive understanding of the proposed use for the property. Without designs for either the facility itself or the

number of pipes required and their placement with regards to the facility how can a decision be made as to whether or not that property location is appropriate or even necessary. Our

understanding is that Portland Water Bureau already possesses a twenty foot easement through the property which, without knowing significantly more details, could already be sufficient for

future needs. Remembering that this project is not fully funded yet, land use has not been approved and many details of this project are still currently undecided, it seems premature to be

purchasing an \$800,000 house so we again urge the City Council members to delay their vote until a more thorough scope of necessity is available.

Respectfully yours,

Cris Courter and Suzanne Courter

From: Vickie Vogl <svvogl@comcast.net>
Sent: Tuesday, October 29, 2019 9:12 AM
To: Council Clerk – Testimony
Subject: Extreme home purchase on Carpenter Lane

Dear Council Commissioners,

I oppose the purchase of the \$800k house on Carpenter Lane for the water filtration plant on the agricultural land across the street.

Though the need for filtration may be required by the EPA due to the PWB's findings of Cryptosporidium in the water supply, the type, size and location of this site all can be re-assessed to a resolution that is much more cost effective and less invasive to the community.

Please rethink your urge to proceed. History will reflect you're willingness to do right for the community by your actions.

Sincerely,
John & Vickie Vogl
34201 SE Carpenter Lane
Gresham, Or. 97080

Sent from my iPhone

Moore-Love, Karla

From: Leslie Ricker <leslie.ricker@gmail.com>
Sent: Monday, October 28, 2019 5:41 PM
To: Council Clerk – Testimony
Subject: Water Filtration Plant

Dear Council Commissioners,

I oppose the purchase of the \$800k house on Carpenter Lane for the water filtration plant on the agricultural land across the street.

Though the need for filtration may be required by the EPA due to the PWB's findings of Cryptosporidium in the water supply, the type, size and location of this site all can be re-assessed to a resolution that is much more cost effective and less invasive to the community.

Our small town community is NOT interested in housing such a facility. The road that hundreds of trucks will be using passes 2 schools! East Orient Grade School and West Orient Middle School. The safety of our children should be of utmost importance!!

Please rethink your urge to proceed. History will reflect you're willingness to do right for the community by your actions.

Sincerely,

Leslie Ricker

Moore-Love, Karla

From: julie allott <julieallott1@gmail.com>
Sent: Monday, October 28, 2019 5:30 PM
To: Council Clerk – Testimony
Subject: Agenda item 1007

Dear Council Commissioners,

I oppose the purchase of the \$800k house on Carpenter Lane for the water filtration plant on the agricultural land across the street.

Though the need for filtration may be required by the EPA due to the PWB's findings of Cryptosporidium in the water supply, the type, size and location of this site all can be re-assessed to a resolution that is much more cost effective and less invasive to the community.

Please rethink your urge to proceed. History will reflect you're willingness to do right for the community by your actions.

*Sincerely,
Julie Allott*

Sent from my iPhone

Moore-Love, Karla

From: Carol Bartha <carbartha@aol.com>
Sent: Monday, October 28, 2019 5:24 PM
To: Council Clerk – Testimony
Cc: love@portlandoregon.gov citizensforpeacefulruralliving@gmail.com
Subject: \$800,000 House Purchase

Dear Council Commissioners,

I think is it too early to purchase more property near the proposed water filtration site on Carpenter Lane when the property of the filtration site still needs to go through the Conditional Land Use process. With that being said, there are cheaper ways to run the water pipes from the proposed water filtration site on Carpenter Lane to Dodge Park Blvd. Portland Water Bureau should give the council a cost comparison of at least 3 or 4 other alternatives. Here are just a couple to consider.

1. The water pipes could in fact run through that property by using easements without purchasing an \$800,000 mansion.
2. Another option would be to run those water pipes along Carpenter Lane to Cottrell Road and then to Dodge Park Blvd. The distances are exactly the same and again the PWB would not need to purchase the home.

If in the future the property is actually needed, PWB could purchase it then. Believe me no one is going to purchase that property because it is located right across the street from a proposed water treatment plant. In fact the price will probably go down in the future.

If you are considering the property for an entrance to the proposed site, Dodge Park Blvd is not the appropriate road to handle an entrance to the proposed site. It is on a slide area, is windy, wooded and goes downhill. It is slippery in the fall with the leaves and icy in the winter because the sun does not hit the road surface. Trees fall on the road on a regular basis. One fell on a truck and killed the driver. I don't it is responsible to have chemical trucks and construction vehicles on that road. An entrance on Bluff Road makes much more sense since it is a level straight road without trees and is not in a slide area.

Please do not rush this decision. You are spending people's hard earned money. PWB cannot afford any more negative press regarding this house.

Carol Bartha

Moore-Love, Karla

From: Deborah Wilson <debwilson226@gmail.com>
Sent: Monday, October 28, 2019 5:10 PM
To: Council Clerk – Testimony
Subject: Adgenda Item 1007

Dear Council Commissioners,

I oppose the purchase of the \$800k house on Carpenter Lane for the water filtration plant on the agricultural land across the street.

Though the need for filtration may be required by the EPA due to the PWB's findings of Cryptosporidium in the water supply, the type, size and location of this site all can be re-assessed to a resolution that is much more cost effective and less invasive to the community.

Please rethink your urge to proceed. History will reflect you're willingness to do right for the community by your actions.

I also would like to know about financial/budget oversight. Where is the oversight? Does the Portland City Government and the Portland Water Bureau get to develop the water treatment facility and pipeline plans with no regards to cost?! Of all that I have followed, seen and heard, you have your minds made up regardless of any testimony or public outcry on your decisions as to how much get spent. You remind me on one hand of a toddler wanting candy. You want it now and you want the biggest, best candy bar. On the other hand, a teenager. Your mind is stubbornly made up with no regard to an alternative. You just want the best of the best with out regard to cost, need or damage to the community you are impacting

Sincerely,

Deborah Wilson

Moore-Love, Karla

From: Lauren Courter <lauren.courter@mthoodenvironmental.com>
Sent: Monday, October 28, 2019 4:47 PM
To: Council Clerk – Testimony
Subject: 10/30/19 Written testimony, Agenda Item #1007
Attachments: COURTER-October 30Testimony-1007.pdf

Council Clerk,

Please accept the attached written testimony for agenda item #1007, "Authorize the acquisition of 1.87 areas of real property at 35319 SE Carpenter Lane in the amount of \$800,000 to be used for the Bull Run Filtration Project." If written testimony is not being accepted for this agenda item, please kindly forward this to each City Council Member.

Respectfully,
Lauren Courter

October 28, 2019
Portland City Council
RE: Agenda #1007, Purchase of 35319 SE Carpenter Lane

Dear Mayor Wheeler and Council Commissioners,

We oppose the purchase of the 35319 SE Carpenter Lane property intended for the proposed Bull Run water filtration plant and we urge City Council to postpone the decision of this purchase. The following reasons validate the requested delay:

1. No preliminary building design has been determined, including where treated water pipes will exit the facility
2. The final route of treated water pipes have not been determined (see PWB slides, 9/19/19); several options currently exist
3. The number of pipes exiting the facility is unknown, therefore the size of land needed to accommodate pipes is unknown.
4. In a testimony on 10/23 City Council meeting, lead engineer David Peters did not offer route options and a cost comparison for each option. Council was unclear on available options, as evidenced by Commissioner Fish's question to us on what the options were.
5. PWB has an existing 20 ft easement through the property
6. Funding for the expanded budget has not been approved
7. Land use has not been approved

Postponing this decision will allow time for PWB to provide sufficient evidence and cost comparisons to validate this purchase. The public deserves that you keep PWB accountable. Please consider how many data gaps exist and why rushing into this decision may unnecessarily burden ratepayers.

Respectfully,

Ian and Lauren Courter



Moore-Love, Karla

From: Dan Brink <danbrink11@gmail.com>
Sent: Monday, October 28, 2019 4:09 PM
To: Council Clerk – Testimony
Subject: Carpenter Lane Water Filtration Project

Dear Council Commissioners,

I am opposed and concerned with the plan to build a multi-acre water filtration plant at the site located on Carpenter Lane. I am also opposed to the purchase of the large \$800,000.00 house that the Portland Water Bureau (PWB) is planning to acquire.

Based on what I understand regarding the project, the home site will only provide additional room to negotiate truck traffic to and from the site. I'm not sure how this will work, as it is across the street from the project entrance, and there was no mention to tearing down the home. This also seems excessive, since we are talking about a multiple acre site. If there is some other reason that makes this home important to this project, this information should be transparent and made known to the community prior to the purchase. Also, this purchase seems to be premature, as the design for this project has not even been designed yet – which means nobody knows the traffic patterns or where the entrance will actually be located. And finally, this project has not been finalized, approved by Multnomah County, or funded.

Regarding the filtration plant, I understand that the EPA has demanded that the Bull Run Water be filtered for Cryptosporidium, but that is ALL they are demanding. These demands can be met at a much lower cost, and at other locations better suited to serve the people of Portland. All of these "what-if" scenarios are of little true value or concern. The demands for water from the PWD is dwindling, which I contend means the type, size and location of this site all should be re-assessed to a resolution that is much more cost effective and less invasive to the community.

Additionally, the continual increases in costs should be enough to gain the attention of any fiscally responsible individual, and force them to rethink this project before it gets out of hand. "Pride comes before the fall" is a well-known saying, and I'm sure the PWD and all those involved are excited to have a "world-class" water filtration plant to show off for all to see. But what happens when all the world starts reviewing costs vs needs, and sees all of the excesses that went into this project? Those individuals that made the decision to spend like "drunken sailors" (or without any sense) will be brought in front of their peers and chastised. I ask, why spend \$1-billion to mitigate a problem that can be eliminated for one-third the cost? Please rethink your urge to proceed. History will reflect you're willingness to do right for the community by your actions.

Now beyond cost, my other concern is with the location of this project. This location is part of rural Multnomah County. The property is listed as part of a Multiple Use Agriculture – 20, MUA-20 area. It does not allow for any heavy industrial projects to be admitted without a strict conditional use permit - one that meets the established guidelines set forth by Multnomah County.

MULTIPLE USE AGRICULTURE - 20, MUA-20

§ 36.2800- PURPOSE.

189769

The purposes of the Multiple Use Agriculture District are to conserve those agricultural lands not suited to full-time commercial farming for diversified or part time agriculture uses; to encourage the use of nonagricultural lands for other purposes, such as forestry, outdoor recreation, open space, low density residential development and appropriate Conditional Uses, when these uses are shown to be compatible with the agricultural uses and character of the area, and the applicable County policies. (Ord. 1001, Reorg & Renum, 12/12/2002)

Because the Carpenter Lane property is within this protected area, I don't see how a water treatment plant can ever qualify to be built on this property. Based on the scope of the project the PWD has mentioned at various public meetings, I am confident this project will not meet the well-defined guidelines for an exception. And based on discussions with Multnomah County staff, and past Multnomah County rulings, a plant like this would need to be placed in a more industrialized area - one that is zoned for heavy industry or other more compatible operations. Probably closer to Portland or in parts of Clackamas or Washington Counties.

MULTIPLE USE AGRICULTURE - 20, MUA-20

11.15.2132 Conditional Uses

The following uses may be permitted when found by the approval authority to satisfy the applicable ordinance standards: 2. Commercial processing of agricultural products primarily raised or grown in the region;

- A. Community Service Uses pursuant to the provisions of MCC .7005 through .7041; [Amended 1982, Ord. 330 § 2]

11.15.7015 Approval Criteria

In approving a Community Service use, the approval authority shall find that the proposal meets the following approval criteria, except for transmission towers, which shall meet the approval criteria of MCC .7035, and except for regional sanitary landfills which shall comply with MCC .7045 through .7070. [Added 1984, Ord. 445 § 3]

- A. Is consistent with the character of the area;
 - B. Will not adversely affect natural resources;
 - C. Will not conflict with farm or forest uses in the area;
 - D. Will not require public services other than those existing or programmed for the area;
 - E. Will be located outside a big game winter habitat area as defined by the Oregon Department of Fish and Wildlife or that agency has certified that the impacts will be acceptable;
 - F. Will not create hazardous conditions; and
 - G. Will satisfy the applicable policies of the Comprehensive Plan.
 - H. Will satisfy such other applicable approval criteria as are stated in this Section.
- [Amended 1982, Ord. 329 § 3; 1982, Ord. 330 § 2]

- B. The following Conditional Uses pursuant to the provisions of MCC .7105 through .7640:
- a. 1. Operations conducted for the mining and processing of geothermal resources as defined by ORS 522.005; or exploration, mining and processing of aggregate and other mineral or subsurface resources; 2. Commercial processing of agricultural products primarily raised or grown in the region;
 - b. 3. Raising any type of fowl or processing the by-products thereof for sale at wholesale or retail;
 - c. 4. Feed lots; These documents are provided for informational purposes only. If you have specific legal concerns you must contact the office. 1600 SE 190th Ave. | Portland, OR 97233 | (503) 988-3043 | land.use.planning@multco.us

- d. 5. Raising of four or more swine over four months of age;
- e. 6. Raising of fur bearing animals for sale at wholesale or retail;
- f. 7. Commercial dog kennels; and
- g. 8. Commercial processing of forest products primarily grown in the region.
- h. 9. Houseboats and Houseboat Moorages. [Added 1983, Ord. 402 § 17]

Multnomah County – Chapter 36 - West of Sandy River Plan Area

36.2830 Conditional Uses.

36.7200- Nonconforming Uses.

36.7204 Verification of Nonconforming Use Status

Conditional Use - A use which may be permitted by the Approval Authority following action proceedings, upon findings by the authority that the approval criteria have been met

Thank you for reading my note. Please let me know if you have any questions or concerns. I ask that you will please review your plans, and don't put the burden for this unusually high cost on your customers. Please find a more economical way to meet the EPA requirements.

Sincerely,

Dan Brink

503-333-9710

Danbrink11@gmail.com

McClymont, Keelan

From: Jennifer Hart <sandyjen23@gmail.com>
Sent: Monday, October 28, 2019 2:46 PM
To: Council Clerk – Testimony
Subject: Agenda item 1007

Dear Council Commissioners,

I opposed the purchase of the home (\$800,000) on Carpenter Lane for the water filtration plant that is on and zoned agricultural land across the street.

I am aware that the EPA is requiring a water filtration system for Cryptosporidium. However, the type of filtration, the location, the size, and the cost needs to be re-assessed to find a more cost effective and less intrusive resolution to the community and to rate payers.

Please do diligence and reconsider the urge to continue this project.

Thank you,

Jennifer Hart

Sent from my iPad

From: Whitehead Family <sjbkw8710@gmail.com>
Sent: Monday, October 28, 2019 2:38 PM
To: Council Clerk – Testimony
Subject: Water Treatment Facility - \$800K home purchase

Dear Council Commissioners,

I absolutely oppose the purchase of the \$800k house on Carpenter Lane for the water filtration plant on the agricultural land across the street of the proposed filtration facility.

Though the need for filtration may be required by the EPA due to the PWB's findings of Cryptosporidium in the water supply, the type, size and location of this site all can be re-assessed to a resolution that is much more cost effective and less invasive to the community.

I believe there exist significant flaws in the logic and process used in coming to this point in the decision process.

- 1. The five locations considered were ones already earmarked by earlier (1970s) water bureau members now long retired.*
- 2. The comparisons done by the hired consultants did not include similarly located water sources. (Please look at the **Green River Water Treatment Facility in the Tacoma Watershed**. Their total project for building a treatment plant for 150 million gallon/day facility came in under \$400 million and was located at the river's headwaters.)*
- 3. If the City already owns 90+ acres of prime farm land in nursery stock, why not enter into negotiations with G & F Sester Family Farms to acquire 45 - 60 acres located immediately above/alongside the existing pipelines to save money. Land Swap.*
- 4. The Water Bureau has already noted the need to make improvements to the pipes in that area.*
- 5. The relocation of the Chemical Treatment facility located on Cottrell Road slated for expansion can be moved to the same location for convenient combined security, storage and operation.*
- 6. The disruption would shift from a larger number of residences to a smaller number and would create a physical distance for schools currently within 500-1000 feet of the proposed facility site.*

Please rethink your urge to proceed. There is still adequate time to make a much better evaluation of and decision for the necessary plant. History will reflect you're willingness to do right for the community by your actions.

Sincerely,

Sam and Sara Whitehead

8710 SE Mayberry Lane

Boring, Oregon 97009-9767

From: Brian TVP/SWR <swrwiz1@gmail.com>
Sent: Monday, October 28, 2019 2:22 PM
To: Council Clerk – Testimony
Subject: Agenda item 1007

Council members,

As a member of the neighborhood adjacent to the proposed water treatment facility, as a Multnomah county taxpayer and as a debit responsible person I highly oppose the purchase of the \$800k house on Carpenter lane.

There are much cheaper and better alternatives to this situation than the one being pushed by this council. Your legacy should not include putting the PWB rate payers on the hook for a billion dollars of debt and ruining natural farmland as well as a peaceful neighborhood.

Thank You
Brian Rolen

McClymont, Keelan

From: Andrea Culver <culversixpack@gmail.com>
Sent: Monday, October 28, 2019 2:16 PM
To: Council Clerk – Testimony
Subject: Oppose \$800,000 home sale for filtration pipes

Dear Council Commissioners,

I oppose the purchase of the \$800k house on Carpenter Lane for the water filtration plant on the agricultural land across the street.

Though the need for filtration may be required by the EPA due to the PWB's findings of Cryptosporidium in the water supply, the type, size and location of this site all can be re-assessed to a resolution that is much more cost effective and less invasive to the community.

Please rethink your urge to proceed. History will reflect your willingness to do right for the community by your actions.

*Sincerely,
Andrea Culver*

McClymont, Keelan

From: Ivan Smith <jivinivan52@gmail.com>
Sent: Monday, October 28, 2019 2:14 PM
To: Council Clerk – Testimony
Subject: We don't want a water treatment plant in our neighborhood!!!

Moore-Love, Karla

From: Linda <parm@leathersfuels.net>
Sent: Monday, October 28, 2019 1:47 PM
To: Council Clerk – Testimony
Cc: Moore-Love, Karla
Subject: oppose purchase

Dear Council Commissioners,

I oppose the purchase of the \$800k house on Carpenter Lane that is across the street of the proposed water filtration plant on the agricultural land.

Though the need for filtration may be required by the EPA due to the PWB's findings of Cryptosporidium in the water supply, the type, size and location of this site all can be re-assessed to a resolution that is much more cost effective and less invasive to the community.

Please rethink your urge to proceed. History will reflect you're willingness to do right for the community by your actions.

Sincerely,

Linda Leathers

Carpenter Lane resident

Moore-Love, Karla

From: Scott Gorski <scottg@nwhs.com>
Sent: Monday, October 28, 2019 1:35 PM
To: Council Clerk – Testimony
Subject: Agenda Item 1007

Dear Council Commissioners,

I oppose the purchase of the \$800k house on Carpenter Lane for the water filtration plant on the agricultural land across the street.

Though the need for filtration may be required by the EPA due to the PWB's findings of Cryptosporidium in the water supply, the type, size and location of this site all can be re-assessed to a resolution that is much more cost effective and less invasive to the community.

Please rethink your urge to proceed. History will reflect you're willingness to do right for the community by your actions.

Sincerely,
Scott Gorski



Scott Gorski | Sales Manager | NorthWest Handling Systems, Inc.
18008 NE Airport Way | Portland Oregon 97230 | P 503-465-9200 | F 503-465-0677 | M 503-804-2502

Moore-Love, Karla

From: Katrina Dawson <mk5dawson@gmail.com>
Sent: Monday, October 28, 2019 1:35 PM
To: Council Clerk – Testimony
Subject: Agenda item 1007

Dear Council Commissioners,

I oppose the purchase of the \$800k house on Carpenter Lane for the water filtration plant on the agricultural land across the street.

Though the need for filtration may be required by the EPA due to the PWB's findings of Cryptosporidium in the water supply, the type, size and location of this site all can be re-assessed to a resolution that is much more cost effective and less invasive to the community.

This plant in its current location will also threaten our own home well, as the current path of pipelines runs right through our well, electric, and phone. It also would leave us with no way out of our property! As well as create a dangerous area for my young children to play.

Please rethink your urge to proceed. History will reflect you're willingness to do right for the community by your actions.

Sincerely,

Katrina Dawson

Moore-Love, Karla

From: diane wright <dianeworegon@gmail.com>
Sent: Monday, October 28, 2019 12:03 PM
To: Council Clerk – Testimony; Moore-Love, Karla; citizensforpeacefulruralliving@gmail.com
Subject: Stop the purchase of the \$800k home!

Dear Council Commissioners,

I oppose the purchase of the \$800k house on Carpenter Lane for the water filtration plant on the agricultural land across the street. Though the need for filtration may be required by the EPA due to the PWB's findings of Cryptosporidium in the water supply, the type, size and location of this site all can be re-assessed to a resolution that is much more cost-effective and less invasive to the community.

Please rethink your urge to proceed. History will reflect you're willingness to do right for the community by your actions.

Sincerely,

Diane Wright and Dawayne Carter

Cottrell Road

Moore-Love, Karla

From: Mona Ayles <mona@malandseitz.com>
Sent: Monday, October 28, 2019 11:47 AM
To: Council Clerk – Testimony; Moore-Love, Karla
Cc: citizensforpeacefulruralliving@gmail.com
Subject: Citizen comment regarding \$800,000 house purchase

Importance: High

Dear Council People;

I am asking you to reconsider the purchase of property located at 35319 SE Carpenter Ln Gresham. This is an \$800,000 expense that is not needed. The water bureau has already spent \$30,000 for the non refundable earnest money deposit. Did the water bureau have approval for that cost?

Also this property currently pays \$10,423.83 in property taxes, which will then be removed from the tax records. Who is making up that cost?

Portland already owns 93.49 acres at the end of this street.

I would also ask that the council reconsider the building of this expensive, over the top, water filtration plant which will go well over a Billion Dollars.

Do you have a cap on the amount that can be spent? This project just seems to be barreling forward without any regards to costs. How much has been spent so far? How are you going to fund this?

Who is benefiting monetarily from this project? Are there any 3rd party oversight committees?

I am pretty sure there are better alternatives to this expenditure. This whole project is being ramrodded down everyones throats. When a suggestion is made, we're told no, no, no, that won't work. I've been told that you can't use the Roslyn sight cause you'd have to pump. So, pump it. How much money has been wasted on recent systems installations that are now going to be useless.....Hudson Rd..... How much public input was used in determining this Carpenter Lane sight? None that I'm aware of. It just seems like this project is going a bit too fast. We're told that Portland already has the land on Carpenter, so trade it with land closer to Bull Run. That's what you're doing with property around the lake.

Thank you

Mona Ayles
503 789 2233 cell

Moore-Love, Karla

From: Breazy <breazwoman@gmail.com>
Sent: Monday, October 28, 2019 10:56 AM
To: Council Clerk – Testimony
Cc: Moore-Love, Karla
Subject: Don't buy that property

Dear Council Commissioners,

I oppose the purchase of the \$800k house on Carpenter Lane for the water filtration plant on the agricultural land across the street.

Though the need for filtration may be required by the EPA due to the PWB's findings of Cryptosporidium in the water supply, the type, size and location of this site all can be re-assessed to a resolution that is much more cost effective and less invasive to the community.

Please rethink your urge to proceed. History will reflect you're willingness to do right for the community by your actions.

Sincerely,

~Breazy

Moore-Love, Karla

From: cody powell <codypowell115256@yahoo.com>
Sent: Monday, October 28, 2019 10:54 AM
To: Council Clerk – Testimony
Subject: \$800k house EPA

Do not purchase this house for storage. What a waste. Show your people you care and stop wasting our money.

Sent from Yahoo Mail for iPhone

Moore-Love, Karla

From: Rolen, Amanda <arolen@wm.com>
Sent: Monday, October 28, 2019 10:50 AM
To: Council Clerk – Testimony
Cc: citizcensforpeacefulruralliving@gmail.com
Subject: Carpenter Lane Home Purchase-for 10/30/19 Council Approval

Dear Council Commissioners,

I oppose the purchase of the \$800k house on Carpenter Lane for the water filtration plant on the agricultural land across the street.

Though the need for filtration may be required by the EPA due to the PWB's findings of Cryptosporidium in the water supply, the type, size and location of this site all can be re-assessed to a resolution that is much more cost effective and less invasive to the community.

Please rethink your urge to proceed. History will reflect you're willingness to do right for the community by your actions.

Sincerely,
Amanda Rolen

Moore-Love, Karla

From: Doug Meyer <doug@meyernw.com>
Sent: Monday, October 28, 2019 10:45 AM
To: Council Clerk – Testimony; Moore-Love, Karla
Subject: Stop the purchase of the \$800k home!

-- Dear Council Commissioners,

I oppose the purchase of the \$800k house on Carpenter Lane for the water filtration plant on the agricultural land across the street.

Though the need for filtration may be required by the EPA due to the PWB's findings of *Cryptosporidium* in the water supply, the type, size and location of this site all can be re-assessed to a resolution that is much more cost effective and less invasive to the community.

Please rethink your urge to proceed. History will reflect you're willingness to do right for the community by your actions.

Doug Meyer

Moore-Love, Karla

From: Pat Meyer <neonladyw@gmail.com>
Sent: Monday, October 28, 2019 10:31 AM
To: Council Clerk – Testimony; Moore-Love, Karla
Subject: Stop the purchase of the \$800k home!

Dear Council Commissioners,

I oppose the purchase of the \$800k house on Carpenter Lane for the water filtration plant on the agricultural land across the street.

Though the need for filtration may be required by the EPA due to the PWB's findings of *Cryptosporidium* in the water supply, the type, size and location of this site all can be re-assessed to a resolution that is much more cost effective and less invasive to the community.

Please rethink your urge to proceed. History will reflect you're willingness to do right for the community by your actions.

Sincerely,
Pat Meyer

Moore-Love, Karla

From: HEATHER NAIL <hntn01@yahoo.com>
Sent: Monday, October 28, 2019 10:27 AM
To: Council Clerk – Testimony; Moore-Love, Karla
Subject: Water Filtration Plant

Dear Council Commissioners,

I oppose the purchase of the \$800k house on Carpenter Lane for the water filtration plant on the agricultural land across the street.

Though the need for filtration may be required by the EPA due to the PWB's findings of Cryptosporidium in the water supply, the type, size and location of this site all can be re-assessed to a resolution that is much more cost effective and less invasive to the community.

Please rethink your urge to proceed. History will reflect you're willingness to do right for the community by your actions. I hope this does not become a wapota jail debacle.

Sincerely,

Neighbor of the proposed water treatment plant

From: David Shapiro <dave@owlflats.com>
Sent: Thursday, October 24, 2019 7:37 AM
To: Council Clerk – Testimony
Subject: Bull Run Filtration Plant

I am writing to testify to the City of Portland that I strongly oppose the placement of the proposed Bull Run Filtration Project at the end of Carpenter Lane. This area is currently a beautiful tree farm in the prime of its autumn color display. Multnomah County should take pride in its tree nurseries. These trees will go out into the world and beautify spaces and help offset the impacts of industrial development. I oppose this project because of the loss of scenery that will occur.

Next to the 95 acre site there is a small school, The Oregon Trail Academy which is an International Baccalaureate School. It's a small school but those families who place their children in this school will be impacted by the construction and the subsequent loss of the tree farm. I drive past this school often when I am taking my son to In A Child's Path farm preschool in Boring. I have a teenage son who goes to Sam Barlow high school. I oppose the location chosen for the filtration plant because the construction and operation will put too much stress on the roads all these students drive.

My wife and I moved out of Southeast Portland to our current house to get away from the constant development and infill that was occurring in Portland. We have accepted the additional tax burden, nearly \$8,000 in property taxes this year, with the understanding that we were buying into Multnomah County's Urban Growth Boundary and the Rural Reserve. This project will go directly contrary to preserving the rural quality of life.

Lastly, I oppose the Bull Run Filtration Project's proposed location choice because all of the additional traffic will adversely affect the wildlife. I have had trail cameras set up for the past three years in the woods behind my house that eventually come out onto Dodge Park Lane and Lusted Road. I have photo and video evidence of bobcats, black bears, a herd of elk (including the incredibly cute elk calves), columbia mule deer, and more. All these animals cross Dodge Park Road. All of these animals are connected through the web of life to having open spaces and rural quietude. You can view some of these animals at my website: <http://www.owlflats.com/ecology>

Please, for the children, for the students, for the trees, and for the wild animals, please do not give final approval to the Bull Run Filtration Project.

Thank you,
David Shapiro
36014 SE Lusted RD
Boring, OR 97009

**Authorize the acquisition of 1.87 acres of real property at 35319 SE Carpenter Ln in
the amount of \$800,000 to be used for the Bull Run Filtration Project**

If you wish to speak to Council, please print your name, address and email

| Name (PRINT) | Address and Zip Code (Optional) | Email (Optional) |
|-----------------------------|---------------------------------------------------|--------------------------------------|
| left <i>by</i> | <i>_____</i> | <i>_____</i> |
| ✓ Ian Couster | 36610 SE Dodge Park Blvd Boring, OR 97009 | couteril@gmail.com |
| ✓ Lauren Couster | " | " |
| ✓ Robert West | | |
| Shedrick Wilkins | 945 NW North Pkwy Apt 134 Portland | wilkinsshedrick@yahoo.com |
| ✓ BRENT LEATHERS | 35050 SE CARPENTER GRESHAM, OR | |
| ✓ CAROL BARTHA | 36601 SE DODGE PK BLVD BORING, OR 97009 | Carbartha@aol.com |
| ✓ Dee White | Portland OR 97206 | deewhite1@mindspring.com |
| ✓ Jeff KNAPP | | |
| ✓ Linda Leathers | | |

189749

**Authorize the acquisition of 1.87 acres of real property at 35319 SE Carpenter Ln in
the amount of \$800,000 to be used for the Bull Run Filtration Project**

If you wish to speak to Council, please print your name, address and email

| Name (PRINT) | Address and Zip Code (Optional) | Email (Optional) |
|------------------------------|---------------------------------|------------------|
| ✓ Pat Meyer ^{meyer} | | |
| left Paul Willis | | |
| ✓ Floy Jones | S.E Portland | |
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Mayor Wheeler
And fellow council members,

Thank you for taking this time to listen to our concerns on the proposed mega-industrial plant, currently planned for the Carpenter Lane site.

I have three items I'd like to address:

1. **Location:** It is of no surprise that as rural landowners and a resident of Carpenter Lane that we would oppose the placement of a mega-industrial plant on the farmed property located there. I'll make no pretense for our concern of the perpetual, negative impacts it will have on our community.

As agricultural land, what tends to get lost in the discussion is the real value of that land as an agriculturally zoned and operated property. Currently in the US, we lose 3 acres of farmland every minute to commercial and industrial uses. That's 1.5 Million acres a year.¹ This precious loss not only affects the landscape and lifestyles of those in the area, but of the natural habitats of wildlife. As agricultural land it has immense value in the natural storing and purification of water and the sequestering of carbon and greenhouse gasses through plant farming. As Oregonians, we have a rich history of understanding the need and value of our natural landscape and I urge you to consider the cost ramifications of allowing this site to become an industrial mega plant.

2. **Need:** The PWB has made presentations to the council stating a need for filtrations, originally mandated by the LT2 rule imposed by the EPA, due to a loss of their variance. The EPA offers 16 potentially acceptable treatment solutions, many of which are less expensive, easier and less intrusive to residents to implement. Using several site locations to implement water filtration would not only allow for redundancy in the system, but provide additional security to the city water system in knowing that we will not be hostage to a single source solution should any risks arise.
3. **Cost:** The PWB has ^{stated} ~~sited~~ that they will have programs in place to help offset the increased rates to those low-income ratepayers in need. As the state and city have recently increased taxes and costs both to business and citizens, the eminent financial cumulative burden of those decisions are yet to be seen. As more people apply for assistance, the middle-class will bear the burden.

Clean affordable drinking water is a basic human need, and dare I say, right. Humans need to have a sense of self-worth. When one needs assistance for something as basic as drinking water, only because it is priced out of affordability, you take away their sense of self worth and self-sufficiency. Do we really need to create more of a system that encourages that? As this freight train of a budget has exponentially grown, one would beg to ask the question: At what point does the project become fiscally irresponsible? By not stopping this runaway

¹ <https://www.agweb.com/article/our-incredible-vanishing-farmland->

project (as it certainly begins to appear to be,) has the Mayor and city council chosen to provide the PWB with an open checkbook? If it is not held back now, with design and construction overages, this project could easily go past the 1.25 Billion range. Adding the collateral damage (costs associated to the project by not identified in its budget such as rural road repair, etc.), this project will saddle the Portland ratepayers with a 2 Billion dollar debt that could have been handled through less invasive and costly methods.

During the course of this process, the information, justification and expected costs have changed consistently. At what point do you have a fiscal responsibility to put a halt to this plant and protect the citizens and ratepayers of Portland? When the PWB states that they have had approval by the council to move forward, was that approval given by you without restrictions?

My question to the council, and to you Mayor Wheeler is a simple one.

Does the PWB have an open checkbook, or will you stop the train and draw some perimeters on this?

Thank you.

Respectfully,

Pat and Doug Meyer

Submitted by
Brent Leathers
10/23/2019

189749

Date: October 7, 2019
To: Public Utility Board for the City of Portland
From: Citizens for Peaceful Rural Living
RE: Portland Water Bureau, Bull Run Filtration Project Update

Board Members,

Thank you for the opportunity to provide additional comment subsequent to the October 1st meeting on the Portland Water Bureau ("PWB") presentation on the proposed Bull Run Filtration facility ("BRF"). As discussed near the end of that meeting, our group had numerous issues regarding the PWB's presentation that we wished to respond to, as follows:

1. The most significant unanswered question on the proposed filtration facility is, "At what point does the projected facility cost suggest a reevaluation of treatment technology and siting?". This question was generally asked by a PUB member, but not sufficiently answered. We believe the PUB should request PWB and the City Council to reconsider their current path by returning to the formal decision framework and considering the revised budget. The current path was locked in based upon now-outdated evidence and far different estimates of cost to the ratepayer.
2. The PWB engaged in an extensive evaluation of potential technologies to address the EPA's Cryptosporidium mandate, and an evaluation of potential sites to implement the chosen treatment method (particulate filtration). Each of these decision processes is extensively documented by PWB on their website.¹ Throughout these documents, "cost" was considered to be an important aspect ("...develop capital and operating costs so that decision-makers could fairly evaluate the alternatives"²; also, "The top three (community) values are cost, public health/water quality, and resilience."³).
3. The Portland City Council approved a budget in the range of \$350 to \$500 million on December 12, 2018. From testimony at the PWB/Council "work session" September 19, 2019, water conduit ("pipe") improvement costs were not included in the total project cost. New cost estimates from that work session demonstrate the facility cost at \$573 to \$643 million, and the necessary water conduit improvements an additional \$91 to \$198 million. Total project costs now range from \$670 to \$850 million, with the financial experts indicating a possible increase of 50% (in other words, the total project could be \$1.275 billion).⁴ If decision makers had known the cost would be double, or potentially triple, the original estimates, would they have made different decisions? Is it possible that "This is intentional malfeasance by the bureaucracy."⁵?
4. "With just a few weeks to make a decision, two key members of Portland's City Council say they are undecided on whether the city and its ratepayers should spend up to \$500 million building a new water filtration plant or choose a more affordable ultraviolet light system estimated at \$110 million. 'There's not a question, if money were no object we'd move today on the filtration system', Wheeler said. 'But money is an object. Every dollar we spend on this system leads to increased

water rates for users throughout the metro area, so I have to balance these two competing interests'."⁶

5. "Seattle and San Francisco have built ultraviolet plants to comply with the EPA's LT2 rule, and five years ago, the Portland City Council directed the Water Bureau to develop plans for a UV system as a hedge in case the city didn't receive its waiver. 'What you see in front of you here, on this table....are the specifications for a UV plant', Water Bureau Director Mike Stuhr told the council. 'This pile of paper is worth \$16 million, so you have a UV design on the shelf', he said. Thanks to those existing plans, Stuhr said the city could complete construction on a UV plant at the Bull Run's headworks facility within five years, at an estimated cost of \$105 million.....Stuhr told the commissioners he personally favored the cheaper ultraviolet treatment option, due to the 'stiff burden' of costly projects water ratepayers are already funding."⁶ Of course, this option would also serve to preserve farmland and to avoid expensive and, for property owners, long-running and highly stressful disputes over eminent domain.
6. Currently, the PWB does not list the land use process as a "risk" to the project, yet acknowledges the proposed facility is a conditional use that must be approved by a Multnomah County hearings officer. One of the conditional use criteria requires that the BRF is 'consistent with the character of the area'.⁷ Is a 40-acre industrial water treatment facility consistent with the existing agricultural and residential uses currently surrounding PWB's property? Our group has hired a well-known land use attorney for purposes of challenging PWB at the Multnomah County land use hearing, and for further appeals to LUBA and the Oregon Court of Appeals, if necessary. Shouldn't that be considered as a 'risk' to the project? The best available legal guidance indicates that PWB is at significant risk, particularly since several hundred million dollars may be invested in the planning and design, before the land use approval can be achieved (if indeed it can be).
7. In May 2017, the Oregon Health Authority (OHA) revoked the treatment variance due to high oocyst numbers detected at Bull Run during January through March of 2017. However, it is unclear whether a *Cryptosporidium* threat to human health exists. Although oocyst numbers were high in 2017, the species known to negatively affect human health were not identified (i.e., *C. parvum* and *C. hominus*). In the one documented instance (March 8, 2017) where species were identified, the oocyst concentrations of harmful species were well below the EPA threshold of 0.075 oocysts/liter. Although the thirteen-year-old EPA-required lab methodology does not necessitate species identification, several published scientific studies outline the flaws of the EPA method and recommend secondary testing to confirm results. Furthermore, it is unclear whether the data used to inform the variance revocation is reliable. The Williston, Vermont-based laboratory (Analytical Services, Inc.) used by PWB were investigated for procedural non-compliance for work completed prior to April, 2016.⁸ Yet, PWB continued to use this laboratory, until 2017. In 2017 - the year of high oocyst concentrations - PWB began to run their own analyses on the water samples they collected. In summary, building a billion dollar filtration plant is imprudent given the uncertainty in the oocyst data and lack of evidence for cryptosporidiosis cases among PWB water consumers.
8. One important role of OHA is to enforce EPA's LT2 Rule to ensure that PWB complies with federal regulations. It is now clear that the LT2 Rule is being used to justify a filtration plant that exceeds

the purpose of treating *Cryptosporidium*. The large financial burden to be placed on PWB ratepayers is to cover the cost of filtering out sediment from the Bull Run reservoir. According to Commissioner Fritz¹¹, the main purposes of this filtration plant are: (a) to ensure that water demands can be supplied to a growing population through the ability to draw from deeper layers of the reservoir; and, (b) to protect water from any unknown potential negative impacts resulting from forest fires. These reasons were not the basis for project approval to City Council back in 2017. If treating the water for *Cryptosporidium* is the factual reason for treatment, then the ratepayer deserves a lower cost approach that achieves meeting federal regulations. PWB and the City have already invested in the design of an ultraviolet (UV), similar to the approach of the larger cities of Seattle and San Francisco.⁶ UV is a viable and cost-effective treatment that does not significantly impact ratepayers' pockets. Furthermore, ratepayers and the City will not be unnecessarily rushed into the financial burden of the design, building, and operation of a facility that addresses problems we currently do not have.

9. There were questions from the PUB members around the ability of PWB to meet water demand in the event of the various catastrophes that are being used for justification. The Columbia South Shore wellfield has provided ample supply thus far when Bull Run has been offline (e.g., too turbid to use). The truth is that water demand on the PWB system is shrinking, not expanding, as reported by a PWB internal memo from 2017: "Overall, demand is projected to be lower in 2045 than today. Summer average demand is expected to decline from approx. 120 mgd in 2010 (actual) to approximately 110 mgd in 2045 (modeled, stress year weather)."⁹
10. The construction of the BRF at Carpenter Lane is projected to require 123,000 total heavy truck trips.¹⁰ Assuming even truck traffic over the 5-year construction period and no weekend work, this equates to 95 truck trips/day. We've been told by PWB that the majority of the heavy truck traffic will be in the first 2 to 3 years of construction, which means those truck trips will likely exceed 200 trips/day. Has PWB included road reconstruction costs in its current budget projections? The primary access roadway, Dodge Park Boulevard, currently averages under 3 heavy truck trips per day.
11. So far, the effect to Portland ratepayers has assumed generally "best-case" analysis. We believe that PWB should provide estimates on impacts to ratepayers that are based on "worst-case" scenarios. For example, assume wholesale customers continue to leave the PWB system due to the high cost of water and eroding relations with PWB staff (placing their share of the capital burden onto City users), and take into account the current \$850 million times the 50% upside error factor (total BRF cost = \$1.275 billion). What will ratepayers be required to pay per month if the worst-case scenarios occur?

In summary, the members of Citizens for Peaceful Rural Living believe there is overwhelming evidence which mandates the PUB to recommend to the Portland City Council that this increased budget is not only unwarranted, but irresponsible spending on behalf of its Portland constituency. The BRF facility was chosen by stakeholders when the cost was believed to be somewhere between \$350 to \$500 million. We strongly believe that the PWB and City Council should revisit their own decision criteria to reevaluate the available alternatives and final decision(s).

Thank you for allowing us to supplement the record. This has allowed us to be more complete and accurate in providing the PUB with the factual elements we wished to provide to you at your hearing.

Sincerely,

Citizens for Peaceful Rural Living, represented at the PUB/PWB meeting on October 1st by:

(Citizens names redacted for purposes of privacy and concerns regarding retaliation)

Notes:

¹ See the archive documents at <https://www.portlandoregon.gov/water/77548>

² PWB memo "Filtration Plant Key Decisions and Process", August 31, 2018

³ PWB consultant FDR technical memo, "Filtration Plant Project Alternative Delivery Methods – Final", Appendix B, "Community Values Input on Alternative Delivery Approach", February 27, 2018

⁴ PWB "Cost Updates and Options", September 19, 2019, presented to Portland City Council

⁵ "Portland's Rising Bills are Purposeful Accidents", Cascade Policy Institute, September 25, 2019. See entire, short article at: https://cascadepolicy.org/economic-opportunity/portlands-rising-bills-are-purposeful-accidents/?fbclid=IwAR2aHse-yX37II_zR1t7w8ryc8xeJOrcIDnSxJSm3RcEdFe-nVsgDplhqeQ

⁶ "Portland Weighs \$500 Million Water Treatment Plant", Amelia Templeton, OPB, June 27, 2017; see: <https://www.opb.org/news/article/portland-water-treatment-plant-cryptosporidium-proposal/>

⁷ Multnomah County Code, § 36.6010 (A)

⁸ See full article on Analytical Services here: <https://www.burlingtonfreepress.com/story/news/2016/03/29/williston-water-testing-lab-loses-accreditation/82387940/>

⁹ PWB internal Technical Memo, "Projected Water Demand", February 28, 2017, pg. 9

¹⁰ PWB consultant HDR, Technical Memorandum dated September 11, 2018, Sections 6.4 and 6.12

¹¹ Public comment by Commissioner Fritz to Filtration Plant Site Advisory Group, October 3, 2019, Sandy High School, Sandy, Oregon.

From: [Dee White](#)
To: [Council Clerk – Testimony](#)
Subject: Testimony Agenda Item 1007 October 30 2019 Water Bureau buying mansion abuse of power
Date: Tuesday, October 29, 2019 11:53:46 AM
Attachments: [willamette week water bureau purchase of \\$800,000 home Raising Eyebrows.pdf](#)
[KATU news channel 2 City council to hear first reading of Water Bureau proposal to buy.pdf](#)
[KATU Channel 2 Portland OR \\$800,000 mansion.pdf](#)
[Oregonian Portland to consider buying \\$800,000 house for water plant project headquarters.pdf](#)
[Oregonian Costs for Portland water treatment plant rise 70.pdf](#)
[Oregonian Costs to build Portland drinking water reservoir soar past expectations.pdf](#)

[1007](#) Authorize the acquisition of 1.87 acres of real property at 35319 SE Carpenter Ln in the amount of \$800,000 to be used for the Bull Run Filtration Project (Second Reading Agenda 989)

Hi Karla,

Attached please find testimony that I would like to enter for this property and mansion acquisition.

Thank you,
Dee White

Water Bureau to buy \$800,000 home near Gresham for filtration project

by Keaton Thomas

Thursday, October 10th 2019

KATU photo of the property on SE Carpenter Lane that the water bureau plans on buying next to the site of a filtration project.



GRESHAM, Ore. – Carol Barthä has lived in a rural area of East Multnomah County for more than 30 years.

She is already unhappy about a water filtration plant the City of Portland is building on nearby land. She was appalled when she learned the bureau was also buying a 3,800 square-foot home directly across the street from the planned project for \$800,000.

“That seems like a waste of money,” she said.

The home is located on Southeast Carpenter Lane. It has six bedrooms and four bathrooms. There is a large barn and an outbuilding.

According to the listing on Redfin.com, it is a “gorgeous remodel [with] high end finishes. The great-room offers fabulous hardwoods, soaring ceiling, built-ins & stone fireplace. The gourmet kitchen is a dream.”

There is a separate guest house above a detached garage. There is a large barn in the backyard. Neighbors say the city doesn't need it.

Ultimately, city council will need to approve the purchase.

Jaymee Cuti, a Water Bureau spokesperson, said the property could “provide a range of uses including a potential location for a pipeline, as a point for site access to minimize surrounding community disruptions, or as a staging and storage location during the construction of the project.”

In an interview with KATU News, Commissioner Amanda Fritz, who is in charge of the water bureau, said the primary reason for purchasing the home is the land underneath.

"Buying this property means we'll be able to put the pipes underground through there and have a shorter connection which will cost less money," she said.

When asked about alternative locations for pipeline, Fritz said put pipes elsewhere would be more complex and more expensive.

Bartha wanted to know why the city couldn't pursue an easement.

Fritz said, "That can't be done with an easement. You can't have a house on top of an easement, nor can you tunnel under a house."

Neighbors told KATU News this was a shocking development for a project that is already exceeding the original cost estimates.

In 2017, Portland City Council approved construction of a filtration plant for an estimated \$500 million. Last month, the Water Bureau told commissioners it would cost \$850 million.

"I don't trust what they're doing up here," said Bartha.

The Water Bureau is no stranger to criticism for real estate dealings. They previously built a home to demonstrate water and energy efficient. [It cost more than they thought and the city ultimately sold it for a loss.](#) KATU News also reported on [a home the city owns at Powell Butte.](#)

A KATU News reporter asked Fritz, considering the history of the Water Bureau, how do they justify this cost?

"We need the site," she said. "And there hasn't been any misuse of water bureau funds since Commissioner Fish has been in charge since 2013, there will not be any under my leadership either."

The city says the federal government is forcing them to build the plant because of bacteria found in the water from Bull Run, Portland's water supply.

What's more, Fritz said they may have to tear the home down. They may also use the land to build a road between the filtration project location and nearby Dodge Park Boulevard.

If the city doesn't use the property or the home, Fritz said they will sell it. She said the city may look rent the home till construction begins.

LINK: <https://katu.com/news/following-the-money/water-bureau-to-buy-800000-home-near-gresham-for-filtration-project-10-10-2019>

City council to hear first reading of Water Bureau proposal to buy \$800,000 home

by Keaton Thomas

Sunday, October 20th 2019

Portland Water Bureau buys home - KATU image.JPG



PORTLAND, Ore. –This week, city commissioners will hear the first reading of a Water Bureau proposal to buy an \$800,000 home for a filtration plant they’re building east of Gresham.

[KATU News first reported about neighbors who raised concerns after first hearing about the Water Bureau’s offer to buy the home.](#) They claim it is unnecessary and a waste of money [while cost estimates for the project balloon.](#)

“Neighbors are appalled. They see this as another example of how they are wasting money building this plant,” said Carol Bartha, who lives nearby.

Commissioner Amanda Fritz, who is in charge of the Water Bureau, told KATU News they are buying the house for the land. She said they will likely need the land to place pipes bringing water to or from the filtration plant.

“Buying this property means we’ll be able to put the pipes underground through there, and have a shorter connection which will cost less money,” said Fritz.

KATU

According to the home’s real estate listing, the home is six bedrooms and four bathrooms. It is newly remodeled. It sits directly across from more than 50 acres of city-owned land.

The city says they are buying the home from a willing seller. According to documents provided with the agenda item, it would be more expensive to use eminent domain if they need the property.

Fritz said they may demolish the home. Before construction starts, she said the city may try to lease the home.

The Water Bureau says there are other uses for the land, too. They say it can be used for extra storage or to access the site from nearby Dodge Park Blvd.

City council to hear first reading of Water Bureau proposal to buy \$800,000 home

LINK: <https://katu.com/news/local/city-council-to-hear-first-reading-of-water-bureau-proposal-to-buy-800000-home>



Costs for Portland water treatment plant rise 70% -- because planners now including pipes

Updated Sep 23, 2019; Posted Sep 21, 2019



A dam within the Bull Run watershed, which supplies drinking water for the city of Portland. Portland is under pressure to build a water treatment plant and get it operating by 2027. Jamie Francis/The Oregonian

By [Betsy Hammond | The Oregonian/OregonLive](#)

The Portland City Council approved plans for a \$500 million water filtration plant in 2017. But now, more than two years later, Water Bureau leaders say the plant likely will cost 70% more, or \$850 million.

That's because the original cost estimate did not include any pipes to carry water to or from the treatment plant. Planners did not disclose that omission to the council in 2017 or during the intervening two years.

Mayor Ted Wheeler appeared politely infuriated over it Thursday, noting the plant could never have operated without pipes leading in and out. Those are projected to cost \$100 million to \$200 million, and Water Bureau officials made it clear they think the higher-end system would be better for water quality and system reliability.

Overall, they recommended commissioners pick an \$850 million version of a treatment plant, not a pared-back \$730 million one or a "minimally compliant" \$670 million one. All three of those options include pipes.

Wheeler upbraided Water Bureau Director Mike Stuhr for his agency's lack of transparency when presenting the \$500 million plan to the council before its August 2017 vote.

"It would have been very helpful for me to know that what we were talking about at that time was not the total project cost but merely one component of an overall system," Wheeler said. "We needed to know we were talking about a piece of the system that could not operate, work or function in any meaningful manner without the other component of the system."

Stuhr said planners at the time didn't know what type or size of pipes they would need and hadn't studied those issues or the costs. "Nobody's pipe systems are the same," he said.

Portland, which prides itself on its pure “Bull Run” water from a huge virgin watershed of the same name, does not treat its water other than to add chlorine and a chemical to reduce its corrosiveness. But in 2017, the federal Environmental Protection Agency and the Oregon Health Authority said that had to change because cryptosporidium was showing up too often in the city’s water samples.

Hence the 2017 vote to authorize construction of the \$500 million filtration plant.

Officials said at the time that \$500 million was a rough, early-stage estimate. They said the same is true of the new figures and showed that the \$850 million version of the plant could end up costing as little as \$600 million or as much as \$1.25 billion.

Stuhr and other top bureau officials briefed Wheeler and commissioners Amanda Fritz and Jo Ann Hardesty about the new plans and costs projections Thursday. Commissioner Nick Fish, who oversaw the Water Bureau when the original cost projections were made, and Commissioner Chloe Eudaly were both absent from that work session.

In addition to revealing that the recommended treatment plant will require \$200 million of pipelines, Stuhr and his team also said the projected cost to build the plant they envision sans pipes has risen by about \$150 million to about \$650 million.

Hardesty zeroed in most forcefully on the impact the ballooning costs will have on ratepayers. The typical residential customer would see their water and sewer bills rise an average of 9.2% a year to a peak increase of \$10.91 a month in about 2028, Water Bureau finance director Cecelia Huynh told the commissioners.

Hardesty and the mayor both questioned whether that was an annual figure, only to be told it is monthly, translating to an extra \$131 a year. “I need to understand why we are doing a Mercedes plant when requirement is minimum compliance. Why?” Hardesty asked.

Principal engineer David Peters’ rationale included that the new plant would meet full projected water needs, while a smaller plant would require expensive use of groundwater in some years; that having two pipes leading into and out of the treatment plant would allow the system to continue to operate in case of needed repairs or maintenance to the lines; and that longer pipes would increase the flow of water into the treatment plant and allow the bureau to discontinue use of some aging water-delivery conduits that are old and likely to break in the coming decade or decades.

The council will be asked to vote on the issue in October.

LINK: <https://www.oregonlive.com/news/2019/09/costs-for-portland-water-treatment-plant-rise-70-because-planners-now-including-pipes.html>

Costs to build Portland drinking water reservoir soar past expectations

Updated Aug 26, 2019; Posted Aug 25, 2019



LC- THE OREGONIAN

The Washington Park reservoir, pictured before construction began on an underground reservoir in the same spot. Costs to complete the project have escalated because of problems with soil at the site. The Oregonian/file.

By [Gordon R. Friedman | The Oregonian/OregonLive](#)

The price to construct a new drinking water reservoir in Southwest Portland has ballooned more than 200% over the project's lifetime, according to officials' recent testimony to the City Council.

New expenses were added Wednesday when the mayor and commissioners approved \$8 million in spending increases that officials said were necessary to keep the project going.

All told, the cost to build a 12.4 million gallon underground reservoir at Washington Park in order to satisfy federal regulations has soared far past officials' original estimate of \$67 million when the project launched in 2009. In 2015, engineers at the Water Bureau said the figure was actually closer to \$170 million. Today, the cost is at least \$205 million.

Additional expenses have arisen because of what the Portland Water Bureau has described as unforeseen soil problems encountered at the site.

The cost overruns anger skeptics who question officials' ability to manage large infrastructure projects as Portland drinking water rates keep rising.

“We predicted this from the very beginning,” said Floy Jones, an activist with Friends of the Reservoirs, a group that has opposed the demolition of Portland’s historic water reservoirs.

Jones, who has filed suit against the Portland Water Bureau over what she views as illegal spending, said the expanding budget for the Washington Park project is “totally absurd” and the consequence of what she said was the project’s “poor design.”

Water Bureau spokeswoman Felicia Heaton said Thursday that the \$67 million amount told to the City Council at the project’s start was “a very, very early estimate.”

After work began, engineers encountered unexpected costs because the soil at the Washington Park site was more unstable than previously thought, said Teresa Elliot, the bureau’s chief engineer. The complexity of the terrain made assessing underground conditions difficult to estimate, said another spokesman, Brian Balla.

Elliot said the City Council in 2015 increased the project budget to \$170 million with an option for it to rise an additional 20%. She said the contracts approved Wednesday are not new spending because they fall under the range authorized in 2015.

Construction costs play a central role in rising water rates. This year, rates increased 7.4% for the average single-family residence, according to the Water Bureau. The typical monthly bill is \$42.15 — an inflation-adjusted 60% increase from a decade ago, according to city figures. (Sewer and stormwater service bills rose an adjusted 23% in that time.)

Elliot, the Water Bureau engineer, said the Washington Park project is nevertheless necessary because it will help provide Portland with water in the event of an earthquake.

“It’s important to note that — in addition to complying with federal regulations — this project is an important part of the city’s work to become better prepared for earthquakes and other impacts on our infrastructure,” Elliot said.

The reservoir and other seismic retrofits, she said, are “extremely valuable investments in our community’s current and future health and safety.”

— Gordon R. Friedman

GFriedman@Oregonian.com

Correction: An earlier version of this story stated Portland’s drinking water rates were among the nation’s highest. According to data provided by the Portland Water Bureau, the rates are average.

LINK: <https://www.oregonlive.com/portland/2019/08/costs-to-build-portland-drinking-water-reservoir-soar-past-expectations.html>

Portland to consider buying \$800,000 Gresham-area home for water plant project

Updated Oct 23, 2019; Posted Oct 22, 2019

2

\$800,000 Gresham area house

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shares

By [Everton Bailey Jr. | The Oregonian/OregonLive](#)

Correction appended

The Portland City Council is scheduled to hear public testimony Wednesday on whether to buy a large \$800,000 house east of Gresham that sits across the street from where Portland plans to build a [federally mandated water treatment plant](#).

City Water Bureau officials aren't sure what they'll do with the house, which sits on nearly two acres, because designs for the planned filtration facility and the routes for pipes connecting it to customers haven't been finalized.

The city wants to buy the property because its location could provide a possible starting pipeline route from the plant to Southeast Dodge Park Boulevard, which lies on the other side of the nearly 4,000 square-foot home, said Commissioner Amanda Fritz, who oversees the Portland Water Bureau.

The council is scheduled to vote on the proposal next Wednesday.

The 1.87-acre property at 35319 SE Carpenter Lane could also provide construction access from Dodge Park Boulevard to the plant, which would sit on 95 acres that the city has owned since the 1970s and currently leases to a tree nursery. Both options would require taking down the house, Fritz said. If neither option is feasible and no other plant use is identified, Fritz said, the home could stay standing and later be resold by the city.

The Multnomah County assessor's office estimates the land is worth about \$265,000 and the high-end 20-year-old home, garage and other improvements about \$500,000.

Without the Carpenter Lane property, Fritz said, the city may have to condemn it or neighboring land through eminent domain to get the same access. If the City Council agrees to buy the property, the city could decide to rent it out before plant construction begins, she said.

"We know we need to get to Dodge Park Boulevard, that this came on the market, that there aren't any other options that we currently have and that's why we're buying that property," Fritz

said. "It's a reasonable price for 1.8 acres. There are others that have much less acreage and some vacant lots that are going that are going for that price."

The six-bedroom, four-bathroom house and separate garage went on the market in March for \$799,900 and the city reached an agreement to buy the house for \$800,000 in June, city records show. The city is estimated to also pay around 3% in closing costs if the council approves the purchase.

The city has already spent \$30,000 in a non-refundable cash deposit to secure the property.

City planners hope to lay most of the pipes carrying treated water into Portland in rights of way under public roads. According to a [Water Bureau map of possible filtration plant pipelines](#), four of five proposed routes from the facility head north to Dodge Park Boulevard. The fifth heads northwest from the plant and runs near Southeast Lusted Road.

The last time the Water Bureau spent nearly \$1 million on a house was in 2009 to build a three-bedroom home in east Portland for about \$940,000 as a [showcase for conservation](#). The city later [sold the house for \\$395,000](#).

A judge ruled in 2017 that Portland was [wrong to have spent water and sewer ratepayer fees on that house and six other city projects](#) that didn't directly benefit water customers.

The money from the Gresham-area property purchase would come from the water bureau's 2019-20 fiscal year budget as part of the filtration plant project.

The council voted in 2017 to build the water filtration plant after the Oregon Health Authority revoked Portland's longtime exemption from rules requiring drinking water to be treated because the parasite cryptosporidium was detected multiple times in its untreated Bull Run water supply.

In order to comply with state and federal water quality rules, the water bureau has said it has to build a water filtration plant by Sept. 30, 2027. The project is currently in the planning phase with design work planned to begin in 2020 and last until 2022. The next five years are planned for constructing the plant and getting it up and running.

Bureau officials estimated in 2017 the plant would cost around \$500 million. The bureau told the council in September that the cost will [likely be closer to \\$850 million](#).

Several residents in the area of the planned facility, some of whom live in Clackamas County, oppose the construction due to concerns of the construction impacts, disruption of their rural lifestyle and the possibility for decreased property values. There are 24 property owners adjacent to the water plant site.

Mike Kost, who lives next door to the Carpenter Road property for sale said he was shocked when a realtor confirmed to him that Portland was in the running to buy the home. He said he assumed another family would move in. He said he's wary about the home he and his wife have owned since the late 90s, which would be sandwiched between Portland owned properties.

“They said this was an opportunity that arose and they took it,” Kost said. “We’ve heard everything from them tearing the house down for the pipes to go through to them using the house for office space. It seems like there are other things they could spend close to \$1 million on.”

**Note*: A previous version of this story misstated when the Portland City Council is scheduled to vote on whether to authorize the home purchase.*

LINK: <https://www.oregonlive.com/portland/2019/10/portland-to-consider-buying-800000-gresham-area-home-for-water-plant-project.html>



NEWS RESTAURANTS BARS MUSIC ARTS SPONSOR ANDER GUIDES GET BUSY

WILLAMETTE



The Portland Water Bureau Wants to Purchase a Six-Bedroom Mansion in Gresham. That's Raising Eyebrows.

Cost estimates have skyrocketed on the construction of a nearby water filtration plant.

By Kelsey Harnisch | Published October 9 Updated October 9

The Portland Water Bureau hopes to purchase a six-bedroom, 3,825-square-foot Gresham mansion as a storage center for construction of a nearby drinking water filtration plant.

The \$800,000 purchase was scheduled for a City Council vote this month—but that vote is being delayed while Commissioner Amanda Fritz examines the plan. The Water Bureau says it picked the home because it's across the street from the 90-acre construction site for the filtration plant.

But it's the latest price tag to raise eyebrows on a project for which cost estimates have risen from \$500 million to \$850 million.

"This is obscene," says Dee White, a longtime critic of the bureau. "Here we have an affordability crisis going on in Portland, and the Water Bureau is using our hard-earned money to buy their engineers a mansion for their job shack? Why can't the Water Bureau use temporary trailers at the site like every other cost-conscious outfit in the U.S. does? We're talking \$800,000 in ratepayer funds for a frat house for the engineers."

The bureau says the property is useful because it's adaptable to several purposes.

"The property could provide a range of uses," says bureau spokeswoman Jaymee Cuti, "including a potential location for a pipeline, as a point for site access...or as a staging and storage location during the construction of the project."

But the bureau's impending purchase of the custom ranch-style home—with six bedrooms, a gourmet kitchen and a hot tub—has become a flashpoint for Gresham residents who don't like having the filtration plant built nearby in the first place. (They've started an advocacy group called Citizens for Peaceful Rural Living.)

"The main reason we moved here was for the character of this neighborhood," says Doug Siltan, whose property is across the street. "I literally see herds of elk and deer on my property almost every day."



Willamette Week **NEWS RESTAURANTS BARS MUSIC ARTS PODCASTS UNDERGUIDES GET BUSY**

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Dustin Ddraig • 20 days ago

"The property could provide a range of uses including a potential location for a pipeline, as a point for site access...or as a staging and storage location during the construction of the project."

I'm sure if they attempted any of these uses they'd need to go back to the City for more money to retrofit whatever is existing because it's not fit for the purpose.

They've got **90 acres** across the street, I think they could easily find a place to use as a "staging and storage location"

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Betsy Toll → Dustin Ddraig • 19 days ago

Not to mention, if the property is zoned residential, the City would need to get expensive analyses done to justify violations or amendments to zoning codes. Also, the purchase of this residential property by a public agency would take a high-end property off the Gresham property tax rolls, adding insult to injury to a neighboring city,