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IMPACT STATEMENT

Date: September 4, 2019

Council Date: October 23, 2019

Legislation Title: Authorize the acquisition of 1.87 acres of real property at 35319 SE Carpenter Lane in the amount of \$800,000 to be used for the Bull Run Filtration Project (Ordinance)

Contact Name: Ben Gossett

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Presenter Name: Michael Stuhr, P.E., Administrator
 Teresa Elliott, P.E., Chief Engineer

Purpose of proposed legislation and background information:

In August 2017, Portland City Council voted to build a water filtration treatment facility following detections of *Cryptosporidium* that led to the Oregon Health Authority revoking a treatment variance. In December 2018, Portland City Council chose a Portland Water Bureau-owned property (PWB Property) adjacent to Carpenter Lane in east Multnomah County as the future site of the water filtration treatment facility. The Bull Run Filtration Project (Project) requires the Water Bureau to plan and build a water treatment facility by September 2027.

The purpose of the legislation is to authorize the Water Bureau to complete a transaction to purchase property at 35319 SE Carpenter Lane (Subject Property) located across from the PWB Property. The terms of the transaction are contained in the Purchase and Sale Agreement (Agreement) dated June 20, 2019 attached as ordinance Exhibit A.

Purchasing the Subject Property is a strategic opportunity for the City because it is located in the route of pipeline alternatives being planned to connect the Project to the water system. Buying the property from a willing seller is also an opportunity to reduce the City's acquisition costs, which would be higher if the City acquired the property using its eminent domain authority. Further analysis is contained in the memorandum attached as ordinance Exhibit B.

Financial and budgetary impacts:

The purchase price of the property is \$800,000. Funding is available in the FY 2019 - 20 Budget (W02229.1LC) as part of the Bull Run Filtration Project. Costs to complete the purchase will

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include the purchase price and closing cost estimated to be less than three (3) percent. An earnest money deposit in the amount of \$30,000 was deposited to an escrow account at First American Title Company as a down payment and to secure the property for the Water Bureau purchase.

The proposed legislation does not have other known long-term financial impacts, and it does not amend the overall project budget. The proposed legislation will not create, eliminate, or re-classify any positions now or in the future.

Community impacts and community involvement:

Acquisition of the Subject Property will provide the Water Bureau flexibility because it is strategically located across from the PWB Property where the Project will be sited.

Since 2018, the Water Bureau has launched an extensive public outreach and communications effort including both public and adjacent community meetings and events, digital outreach, and media relations activities, dedicating staff and consultant resources solely for outreach and communication activities for the Project. The Water Bureau uses and will continue to use the Filtration Project and Filtration Neighbors webpages, an updated FAQ, social media, e-newsletters, press releases, the Annual Water Quality Report, a range of mailers and postcards, monthly information events including creation of the Bull Run Filtration Site Advisory Group, and one-on-one meetings with property owners throughout the project.

The Water Bureau has discussed the possibility of acquiring property in public forums in general terms, but detailed information about acquisition of the Subject Property has not been discussed publicly because the property transaction involves an agreement reached with a willing seller.

100% Renewable Goal:

This action will not increase or decrease the City's total energy use. This action will not increase or decrease the City's renewable energy use.

Budgetary Impact Worksheet

Does this action change appropriations?

YES: Please complete the information below.

NO: Skip this section

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount



10/15/18

Michael Stuhr, P.E., Administrator

Date