

Portland Utility Board

Thursday, February 19th, 2026, 11:00 a.m.

Virtual meeting using Zoom platform

Meeting #222

Attendees

PUB Members

Kyle Chipman, co-chair
Lorraine Wilson
Lauren Rosenkranz
Darrel Bobb
Bruk Berhanu
Jenny O'Connor
Dr. Myra Khushbakht
Alexis Rife

Jonna Lynn Bransford, Portland Utility Board
Coordinator, City Budget Office
Cecelia Huynh, Water Bureau
Farshad Allahdadi, Environmental Services
David Peters, Portland Water Bureau
Riley Sandel, City Budget Office
Michelle Cheek, Water Bureau
Libby Bakke, Water Bureau Consultant
Jessica Bull, Water Bureau Consultant
Aubrie Koenig, Water Bureau Consultant
Kyle Sandera, Water Bureau Consultant
Craig Martell, PDAT Advisor

Absent

Cormac Burke*
Julia DeGraw*
Joanne Johnson, Ex-Officio*

*Notice of absence provided before the meeting.

Public

Carol Cushman, League of Women Voters
Clark
Jennifer
Zoe Lynn Powers
Unidentified participant 1: "S"
Unidentified participant 2: "1503****044"
Unidentified participant 3: "Owner"

Staff

Amy Archer-Masters, Portland Utility Board
Analyst, City Budget Office

Items Discussed, Action Items, Decisions

Acronyms & Definitions

In these notes PWB stands for Portland Water Bureau, BES for the Bureau of Environmental Services, DCA for Deputy City Administrator, OHA for Oregon Health Authority, PDAT for Project Delivery Advisory Team, CSL for Current Service Level, LUBA for Land Use Board of Appeals, and PUB for the Portland Utility Board.

Video Recording

The [video of the meeting](https://www.portland.gov/pub/events/2026/2/19/portland-utility-board-meeting) as well as supporting documents can be found here:
<https://www.portland.gov/pub/events/2026/2/19/portland-utility-board-meeting> .

In the below notes the [blue timestamp](#) indicates the approximate place in the video where a particular topic begins as well as providing a link to that portion of the video. For example, [3:45](#) indicates that this topic begins at approximately 3 minutes and 45 seconds into the video. Closed captioning is available by clicking on the CC symbol in the lower right side of the video tool bar.

Meeting Summary

The bulk of the meeting focused on the Project Delivery Advisory Team's (PDAT) comprehensive update on the Bull Run filtration facility project. The team presented the project's current status, detailing the project's financial needs, including a \$450 million budget increase to \$2.58 billion. They also explained how the additional time requested (until 2029) from the Oregon Health Authority to comply with filtration requirement would help manage costs and schedule impacts.

Call to Order

Kyle Chipman, PUB co-chair, called the meeting to order at approximately 11:02.

Disclosure of Communications

PUB co-chair disclosed a chance encounter with several City Councilors at a lunch venue near City Hall and having wished them clarity and strength through budget season.

Public Comment [4:03](#)

A participant who preferred not to identify themselves (unidentified participant 1: "S") shared comments. They are a resident of the City of Gresham and they urged PUB to advocate for PWB or City leaders to negotiate with Gresham to maintain Gresham as a wholesale customer due to concerns around radon in the groundwater that will be used as their new water source.

Review of Minutes

Minutes from February 3rd were not distributed ahead of this meeting so were not discussed today.

Brief Updates [9:16](#)

Land Use Board of Appeals (LUBA)

PUB staff provided an update on the Bull Run filtration facility. The LUBA finding was upheld, removing one more hurdle for completing the filtration facility. More information was shared in the PDAT portion of the meeting (notes below).

Project Delivery Advisory Team (PDAT) [10:09](#)

David Peters from PWB started the presentation by sharing a bit about PDAT's work and project assessment findings. PDAT was created to bring in expertise to strengthen construction delivery, as well as enhance accountability to the City and to their customers. The PDAT is composed of

national construction management experts and two PUB members. The team plans to discuss risk management in April, project communication in July, and facility startup and commissioning in September/October. PDAT members were introduced. More information about PDAT and background about members can be found on the [PDAT website linked here](#).

2026 is a critical year for the facility's construction. They are about 20% into construction now, and with this being a critical year they hope to talk today about schedule and budget, including the conversations with Oregon Health Authority (OHA) about schedule, and with City Council around budget.

PWB staff noted that with the LUBA decision to uphold their previous finding, the next opportunity for appeal would be to the Oregon State Court of Appeals, which typically upholds LUBA decisions. The Water Bureau requested a two-year extension from the Oregon Health Authority (OHA) to overcome delays caused by land use processes, moving the project delivery date to September 2029. They also mentioned that the schedule affects cost, and the project is requesting an additional \$450 million to cover costs related to delays, work suspension, and potential future changes, bringing the total expected cost for the projects to \$2.584 Billion. Table 1 describes total estimated program costs from 2019 through 2026.

Table 1: Current estimated program costs over time

	2019 estimated costs	2022 estimated costs	2023 estimated costs	2024 estimated costs	2026 estimated costs
Capital costs*	\$0.967B	\$1.249B	\$1.578B	\$1.962B	\$2.377B
Other WIFIA-eligible costs financing costs, overhead, and interest)	\$0.106B	\$0.106B	\$0.106B	\$0.106B	\$0.106B
Available contingency	\$0.410B	\$0.128B	\$0.150B	\$0.066B	\$0.101B
Total program funding	\$1.483B	\$1.483B	\$1.834B	\$2.134B	\$2.584B

PUB Questions, Comments, & Concerns

1. What makes the current time frame what you framed as a “turning point”?
 - a. The big one is that the land use review is almost behind them now, so they can focus on moving forward with the projects. They are also getting past 20% of the construction, where the facilities are starting construction so they will be bringing things up out of the ground, and this will be the peak construction year.

2. Does the potential two year extension provide sufficient time to complete the projects?
 - a. They did put some contingency time of about 8 months for things that might come up or for changes that need to be made or other delays from land use. They are comfortable that they will be able to complete the last 80% of the work with any normal delays that come up during a project.
3. Question around contracting – can you share some of the thoughtful choices around women-owned or BIPOC-led firms who have been brought in as part of the projects.
 - a. Yes, they are working under the Portland Metro Area's Regional Workforce Equity Agreement, so when we put this together, what the regional workforce equity agreement says is that we're working with training agents throughout the region, to, to bring apprentices of Women and minorities. They have been working with training agents to bring apprentices and they have percentage goals to get them trained and out to the project. They have monthly meetings with those groups to talk about performance, where there are needs. They are working with them directly on a regular basis to ensure that they are meeting their goals to employ more women and minorities in the trades on their projects, which will help them get far down the path to getting a journey status in the future.
 - a. On the subcontracting side of it nearly 25% of the project will be going to minority and women-owned subcontracting businesses. Nearly \$400 million is going into that community to support smaller firms. And part of that requires that prime contractors are mentoring those firms in the work that they do, because in many cases the pieces of work that they're getting on this project are larger than things they've done in the past, and so they're teaching them how to grow and expand. So those are two programs that I've been excited about, that we were able to achieve those goals.
4. How easy is it for neighbors to contact you when they have concerns?
 - a. They have the phone number and can text immediately. They can get an immediate response. They have a feedback loop, especially to respond to any kind of safety issue as soon as they can. Not everyone has the contractor's number but they have made an effort to make sure the contractor is reachable within a quick time frame.
5. The pay back timeline starting in 2032 – how much will this impact the utility bill?
 - a. 2032 is when the WIFIA loans start needing to be paid back. They have revenue bonds to support part of the project. That is baked into the long-term forecast. What we have been working on is to find ways to mitigate rate increases. Adjusting capital improvement plan (delaying other work). Looking at debt management, longer term bonds spread over a longer time frame (i.e. 30-year vs 15-year).
 - b. Rate forecast takes this into account. Inflation rate is higher than expected so they will work with Council to see where they land in terms of rate increases. Probably at least a 8.1% increase for this year, but possibly higher.

Budget Updates

The group did not have time for budget updates, but PUB staff reminded members that the next few meetings will be largely dedicated to those.

Announcements & Next PUB Meeting

- Council work sessions are scheduled in the coming weeks.
- Leadership Team Meeting scheduled for February 25th (*later updated to March 12th*)
- Co-chair nomination will be considered at next meeting.

Closing

Meeting adjourned at 12:30pm

The next meeting will be March 3rd, 2026.

Possible topics

- Carryover from this meeting
- Co-chair appointment
- Recruitment

Likely future topics

- Budget Concepts
- Filtration Panel Update
- Budget Development

Potential Future Topics: Carryover from prior meetings, Natural Resources Service Delivery, Permitting reorganization update, strategic & equity plans updates. STEP, PCEF updates, filtration update.