

MEMORANDUM



Date: June 12th, 2024

To: Board of Commissioners:
Lindsay Berschauer, Kit Johnston, Mary Starrett

525 NE 4th St
McMinnville, OR 97128
www.ycsw.org

From: Ashley Watkins, Solid Waste Coordinator

Re: Rate increase for Waste Management (WM) of Newberg- Transfer
Station

The Yamhill County Solid Waste Department and Solid Waste Advisory Committee are requesting that the attached documents be reviewed for a proposed fee increase of 7.03% for Waste Management (WM) of Newberg-Transfer Station. The proposed rate increase is to maintain the target operating ratio of 88%.

Per WM's cover letter, the key drivers for this increase are:

- Labor Costs
- Depreciation and repairs

3 of the 4 voting members of SWAC were present and those 3 voted unanimously to recommend this increase.

Thank you,

Ashley Watkins
Solid Waste Coordinator

Approved by the Yamhill County Board of
Commissioners on 06/20/2024
via Board Order B.O. 24-172

Waste Management - Newberg Transfer & Recycling Facility

Yamhill County Rate Review Report

For The Year Ended December 31, 2023

Item	Allocation Basis	Expenses 2022	Actual Allowable Expenses 2023	Variance	Adjustment %	Amount	Allowable Expense 2024
Direct Cost							
Disposal Cost	100% Yamhill County	\$ 2,251,832	\$ 2,249,300	\$ 2,531	4.29%	\$ 96,525	\$ 2,345,825
Processing Costs	100% Yamhill County	\$ 13,366	\$ 113,993	\$ (100,627)	-50.00%	\$ (56,996)	\$ 56,996
Hauling Cost	100% Yamhill County	\$ 1,388,058	\$ 1,442,740	\$ (54,682)	4.29%	\$ 61,913	\$ 1,504,652
Franchise Fees	100% Yamhill County	\$ 4,785	\$ 5,142	\$ (357)		\$ -	\$ 5,142
		\$ 3,658,040	\$ 3,811,174	\$ (153,134)		\$ 101,442	\$ 3,912,616
Labor Costs							
Salaries & Wages	100% Yamhill County	\$ 310,591	\$ 343,112	\$ (32,521)	4.00%	\$ 13,724	\$ 356,837
Insurance & Benefits	100% Yamhill County	\$ 64,735	\$ 76,243	\$ (11,508)	4.00%	\$ 3,050	\$ 79,292
Payroll Tax Expense	100% Yamhill County	\$ 26,510	\$ 30,698	\$ (4,188)	4.00%	\$ 1,228	\$ 31,925
Other Employee Costs	100% Yamhill County	\$ 11,132	\$ 12,574	\$ (1,442)	4.00%	\$ 503	\$ 503
Direct Labor Costs		\$ 412,969	\$ 462,626	\$ (49,658)		\$ 18,505	\$ 468,557
Primary Equipment Costs							
Fuel & Transportation Costs	100% Yamhill County	\$ 21,579	\$ 13,262	\$ 8,317	4.29%	\$ 569	\$ 13,831
Insurance & Claims	100% Yamhill County	\$ 3,343	\$ 18,365	\$ (15,022)	4.29%	\$ 788	\$ 19,153
Depreciation	100% Yamhill County	\$ 48,314	\$ 46,194	\$ 2,120	25.00%	\$ 11,548	\$ 57,742
Building & Equipment Costs	100% Yamhill County	\$ 32,096	\$ 22,248	\$ 9,848	4.29%	\$ 955	\$ 23,203
Repair Cost	100% Yamhill County	\$ 42,719	\$ 50,514	\$ (7,795)	60.00%	\$ 30,308	\$ 80,822
Primary Equipment Costs		\$ 148,050	\$ 150,582	\$ (2,532)		\$ 44,169	\$ 194,751
Operations Support and Other							
Salaries & Wages	100% Yamhill County	\$ 80,262	\$ 161,873	\$ (81,611)	4.00%	\$ 6,475	\$ 168,348
Insurance & Benefits	100% Yamhill County	\$ 23,771	\$ 24,071	\$ (300)	4.00%	\$ 963	\$ 25,033
Payroll Tax Expense	100% Yamhill County	\$ 6,622	\$ 7,796	\$ (1,174)	4.00%	\$ 312	\$ 8,108
Other Employee Costs	100% Yamhill County	\$ 2,544	\$ 2,589	\$ (45)	4.00%	\$ 104	\$ 2,692
Maintenance & Repairs	100% Yamhill County	\$ 271,665	\$ 287,613	\$ (15,948)	-35.00%	\$ (100,664)	\$ 186,948
Property Taxes	100% Yamhill County	\$ 2,807	\$ 3,794	\$ (987)	4.29%	\$ 163	\$ 3,957
Rental	100% Yamhill County	\$ 107,389	\$ 67,978	\$ 39,411	-15.00%	\$ (10,197)	\$ 57,781
Utilities	100% Yamhill County	\$ 8,546	\$ 30,260	\$ (21,714)	4.29%	\$ 1,299	\$ 31,558
Environmental Compliance	100% Yamhill County	\$ 41,761	\$ 23,902	\$ 17,859	4.29%	\$ 1,026	\$ 24,927
Insurance & Claims	100% Yamhill County	\$ 15,241	\$ 5,656	\$ 9,584	4.29%	\$ 243	\$ 5,899
License, Fees, Permits	100% Yamhill County	\$ 2,508	\$ 2,335	\$ 173	4.29%	\$ 100	\$ 2,435
Supplies	100% Yamhill County	\$ 7,541	\$ 5,387	\$ 2,154	4.29%	\$ 231	\$ 5,618
Telecommunications	100% Yamhill County	\$ 63	\$ 476	\$ (412)	4.29%	\$ 20	\$ 496
Travel & Entertainment	100% Yamhill County	\$ -	\$ -	\$ -		\$ -	\$ -
Depreciation	100% Yamhill County	\$ 55,087	\$ 70,839	\$ (15,752)		\$ -	\$ 70,839
Corporate Overhead	100% Yamhill County	\$ 303,315	\$ 311,070	\$ (7,755)		\$ -	\$ 311,070
Operating Costs		\$ 929,123	\$ 1,005,637	\$ (76,514)		\$ (99,926)	\$ 905,711
General and Administrative	100% Yamhill County	\$ 16,225	\$ 13	\$ 16,212	4.29%	\$ 1	\$ 16,225
Total Expenses							
Total Allowable Expenses		\$ 5,164,407	\$ 5,430,033				\$ 5,497,861
Subtract Franchise Fees		\$ (4,785)	\$ (5,142)				\$ (5,142)
Total Allowable Expenses with OR Applicable		\$ 5,159,622	\$ 5,424,891				\$ 5,492,719
Revenue		\$ 5,275,039	\$ 5,409,909		5.50%		\$ 5,707,454
Current Operating Ratio (OR)		97.8%	100.3%				96.2%

See independent account's report on applying agreed-upon procedures



May 16, 2024

Ashley Watkins
Yamhill County
Department of Planning and Development
525 NE 4th St.
McMinnville, OR 97218-4523

RE: WM of Newberg – Newberg Transfer Station Report 2023

Dear Ashley,

Attached please find our rate review information required by Section 8 of the 1997 Solid Waste Ordinance Number 626 and amended April 15, 1999, by Ordinance 669.

Our independent Certified Public Accountant that verifies the accuracy of our report has been completed and is attached.

The operating ratio for 2023 was 100.28% with a baseline target of 88%. Waste Management-Newberg Transfer Station will request a rate adjustment of 7.03%. Key components that are impacting this rate request are labor costs, depreciation, and repairs. This adjustment will bring the operating ratio within the approved range.

If you have any questions or need additional information, please feel free to call me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dave Huber'. The signature is written in a cursive style with a large, sweeping 'D'.

Dave Huber, Sr. Manager Public Sector Solutions
WM Newberg Operations

Cc: Mike Jefferies, Jason Wille, Greg Johnson

B.O. 24-172
Exhibit A

**Waste Management of Newberg
Newberg Transfer Station
As of July 1, 2024**

NEWBERG TRANSFER & MRF

Yamhill County Rates

Current Rates & Proposed Rates Effective July 1,2024 7.03%

Description	Lbs/Yd	7/1/2023	7/1/2024
Public Loose - First Yard	300	\$23.10	\$24.70
Commercial Loose	300	\$20.60	\$22.05
Compacted	500	\$33.30	\$35.65
Extra-Heavy	900	\$45.20	\$48.40
Yard Debris		\$16.90	\$18.10
Contractor C&D Debris*		\$105.50 Per Ton	\$112.90 Per Ton
Appliance			
Appliance with motor / no Freon		\$11.20	\$12.00
Appliance with Freon		\$49.50	\$53.00
Appliance with no motor / no Freon		No Charge	No Charge
Tires			
Motorcycle off rim		\$1.00	\$1.05
Motorcycle on rim		\$2.00	\$2.15
Passenger off rim		\$4.60	\$4.90
Passenger on rim		\$6.80	\$7.30
Truck off rim		\$12.40	\$13.25
Truck on rim		\$24.10	\$25.80
Heavy Equip By Size From		\$56.60	\$60.60
Other			
Fluorescent Light Tubes < 4ft.		\$1.80	\$1.95
Fluorescent Light Tubes > 4ft.		\$3.50	\$3.75
Propone Tank Each < 5lbs.		\$5.30	\$5.65
Propone Tank Each > 5lbs.		\$9.90	\$10.60
NSF Fee		\$35.00	\$37.45
Unsecured Load Fee		\$25.00	\$26.75
 *Material only accepted in Self-Tipping Trailers			
Unsecured Load Fee		\$15.00	\$16.05