



400 NE Baker St., McMinnville, OR 97128
(503)434-7516 www.yamhillcounty.gov

Rethink, Refuse, Reduce, Reuse then Recycle!

MEMORANDUM

Date: May 22nd, 2025

To: Board of Commissioners

From: Ashley Watkins, Solid Waste Coordinator

Re: Rate Increase for Waste Management (WM)- Transfer Station

The Yamhill County Solid Waste Department and Solid Waste Advisory Committee (SWAC) are requesting that the attached documents be reviewed for a proposed rate increase of 10.27% for Waste Management (WM) of Newberg- Transfer Station.

Per WM's cover letter, the operating ratio for 2024 was 105% with a baseline target of 88% for the Newberg Transfer Station. A rate adjustment of 10.27% will bring the operating ratio within the approved range.

At the May 14th, 2025, SWAC meeting, 3 out of the 3 voting members of SWAC were present; 2 members voted "Aye" to recommend this rate increase, and 1 member abstained from voting.

Thank you,

Ashley Watkins

Solid Waste Coordinator

**Waste Management of Newberg
Newberg Transfer Station
As of July 1, 2025**

NEWBERG TRANSFER & MRF

Yamhill County Rates

Current Rates & Proposed Rates Effective July 1,2025 10.27%

| Description | Lbs/Yd | 7/1/2024 | 7/1/2025 |
|--|--------|------------------|-----------|
| Public Loose - First Yard | 300 | \$24.70 | \$27.24 |
| Commercial Loose | 300 | \$22.05 | \$24.31 |
| Compacted | 500 | \$35.65 | \$39.31 |
| Extra-Heavy | 900 | \$48.40 | \$53.37 |
| Yard Debris | | \$18.10 | \$19.96 |
| Contractor C&D Debris* | | \$112.90 Per Ton | \$124.49 |
| Appliance | | | |
| Appliance with motor / no Freon | | \$12.00 | \$13.23 |
| Appliance with Freon | | \$53.00 | \$58.44 |
| Appliance with no motor / no Freon | | No Charge | No Charge |
| Tires | | | |
| Motorcycle off rim | | \$1.05 | \$1.16 |
| Motorcycle on rim | | \$2.15 | \$2.37 |
| Passenger off rim | | \$4.90 | \$5.40 |
| Passenger on rim | | \$7.30 | \$8.05 |
| Truck off rim | | \$13.25 | \$14.61 |
| Truck on rim | | \$25.80 | \$28.45 |
| Heavy Equip By Size From | | \$60.60 | \$66.82 |
| Other | | | |
| Fluorescent Light Tubes < 4ft. | | \$1.95 | \$2.15 |
| Fluorescent Light Tubes > 4ft. | | \$3.75 | \$4.14 |
| Propane Tank Each < 5lbs. | | \$5.65 | \$6.23 |
| Propane Tank Each > 5lbs. | | \$10.60 | \$11.69 |
| NSF Fee | | \$37.45 | \$41.30 |
| Unsecured Load Fee | | \$26.75 | \$29.50 |
| *Material only accepted in Self-Tipping Trailers | | | |
| Unsecured Load Fee | | \$16.05 | \$17.70 |

Approved by the Yamhill County Board of
Commissioners on 05/29/2025
via Board Order 25-143

**Waste Management - Newberg Transfer Recycling Facility
Yamhill County Rate Review Report
For The Year Ended December 31, 2024**

| Item | Allocation Basis | Expenses 2023 | Actual Allowable Expenses 2024 | Variance | Adjustment % | Amount | Allowable Expense 2025 |
|---|---------------------|---------------------|--------------------------------|-------------------|--------------|---------------------|------------------------|
| Direct Cost | | | | | | | |
| Disposal Cost | 100% Yamhill County | \$ 2,249,300 | \$ 2,836,672 | \$ 587,372 | -3.50% | \$ (99,284) | \$ 2,737,388 |
| Processing Costs | 100% Yamhill County | \$ 113,993 | \$ 71,560 | \$ (42,433) | 3.00% | \$ 2,147 | \$ 73,707 |
| Hauling Cost | 100% Yamhill County | \$ 1,442,740 | \$ 1,688,623 | \$ 245,884 | 5.00% | \$ 84,431 | \$ 1,773,055 |
| Franchise Fees | 100% Yamhill County | \$ 5,142 | \$ 5,333 | \$ 191 | 2.81% | \$ 150 | \$ 5,483 |
| | | \$ 3,811,174 | \$ 4,602,189 | \$ 791,014 | | \$ (12,555) | \$ 4,589,633 |
| Labor Costs | | | | | | | |
| Salaries & Wages | 100% Yamhill County | \$ 343,112 | \$ 384,342 | \$ 41,229 | 10.00% | \$ 38,434 | \$ 422,776 |
| Insurance & Benefits | 100% Yamhill County | \$ 76,243 | \$ 80,004 | \$ 3,761 | 10.00% | \$ 8,000 | \$ 88,004 |
| Payroll Tax Expense | 100% Yamhill County | \$ 30,698 | \$ 34,184 | \$ 3,486 | 10.00% | \$ 3,418 | \$ 37,602 |
| Other Employee Costs | 100% Yamhill County | \$ 12,574 | \$ 14,016 | \$ 1,442 | 10.00% | \$ 1,402 | \$ 1,402 |
| Direct Labor Costs | | \$ 462,626 | \$ 512,545 | \$ 49,919 | | \$ 51,255 | \$ 549,783 |
| Primary Equipment Costs | | | | | | | |
| Fuel & Transportation Costs | 100% Yamhill County | \$ 13,262 | \$ 10,802 | \$ (2,460) | 2.81% | \$ 304 | \$ 11,106 |
| Insurance & Claims | 100% Yamhill County | \$ 18,365 | \$ 22,409 | \$ 4,044 | 2.81% | \$ 630 | \$ 23,040 |
| Depreciation | 100% Yamhill County | \$ 46,194 | \$ 62,040 | \$ 15,847 | -15.54% | \$ (9,641) | \$ 52,399 |
| Building & Equipment Costs | 100% Yamhill County | \$ 22,248 | \$ 6,554 | \$ (15,694) | 2.81% | \$ 184 | \$ 6,738 |
| Repair Cost | 100% Yamhill County | \$ 50,514 | \$ 151,097 | \$ 100,583 | 2.81% | \$ 4,251 | \$ 155,348 |
| Primary Equipment Costs | | \$ 150,582 | \$ 252,902 | \$ 102,320 | | \$ (4,271) | \$ 248,631 |
| Operations Support and Other | | | | | | | |
| Salaries & Wages | 100% Yamhill County | \$ 161,873 | \$ 235,896 | \$ 74,022 | 3.50% | \$ 8,256 | \$ 244,152 |
| Insurance & Benefits | 100% Yamhill County | \$ 24,071 | \$ 36,612 | \$ 12,542 | 3.50% | \$ 1,281 | \$ 37,894 |
| Payroll Tax Expense | 100% Yamhill County | \$ 7,796 | \$ 7,051 | \$ (745) | 3.50% | \$ 247 | \$ 7,298 |
| Other Employee Costs | 100% Yamhill County | \$ 2,589 | \$ 2,000 | \$ (588) | 3.50% | \$ 70 | \$ 2,070 |
| Maintenance & Repairs | 100% Yamhill County | \$ 287,613 | \$ 339,756 | \$ 52,143 | -40.00% | \$ (135,902) | \$ 203,853 |
| Property Taxes | 100% Yamhill County | \$ 3,794 | \$ 3,817 | \$ 23 | 2.81% | \$ 107 | \$ 3,924 |
| Rental | 100% Yamhill County | \$ 67,978 | \$ 90,160 | \$ 22,182 | -50.00% | \$ (45,080) | \$ 45,080 |
| Utilities | 100% Yamhill County | \$ 30,260 | \$ 32,439 | \$ 2,180 | 2.81% | \$ 913 | \$ 33,352 |
| Environmental Compliance | 100% Yamhill County | \$ 23,902 | \$ 24,079 | \$ 178 | 2.81% | \$ 677 | \$ 24,757 |
| Insurance & Claims | 100% Yamhill County | \$ 5,656 | \$ 7,046 | \$ 1,390 | 2.81% | \$ 198 | \$ 7,244 |
| License, Fees, Permits | 100% Yamhill County | \$ 2,335 | \$ 2,701 | \$ 366 | 2.81% | \$ 76 | \$ 2,777 |
| Supplies | 100% Yamhill County | \$ 5,387 | \$ 8,602 | \$ 3,215 | 2.81% | \$ 242 | \$ 8,844 |
| Telecommunications | 100% Yamhill County | \$ 476 | \$ 368 | \$ (108) | 2.81% | \$ 10 | \$ 378 |
| Travel & Entertainment | 100% Yamhill County | | | \$ - | 2.81% | \$ - | \$ - |
| Depreciation | 100% Yamhill County | \$ 70,839 | \$ 69,761 | \$ (1,077) | 0.00% | \$ - | \$ 69,761 |
| Corporate Overhead | 100% Yamhill County | \$ 311,070 | \$ 360,465 | \$ 49,395 | 0.00% | \$ - | \$ 360,465 |
| Operating Costs | | \$ 1,005,637 | \$ 1,220,754 | \$ 215,116 | | \$ (168,904) | \$ 1,051,850 |
| General and Administrative | 100% Yamhill County | \$ 13 | \$ - | \$ (13) | | \$ - | \$ 13 |
| Total Expenses | | | | | | | |
| Total Allowable Expenses | | \$ 5,430,033 | \$ 6,588,390 | | | | \$ 6,439,911 |
| Subtract Franchise Fees | | \$ (5,142) | \$ (5,333) | | | | \$ (5,483) |
| Total Allowable Expenses with OR Applicable | | \$ 5,424,891 | \$ 6,583,057 | | | | \$ 6,434,427 |
| Revenue | | \$ 5,409,909 | \$ 6,268,956 | | 3.52% | \$ 220,354 | \$ 6,489,310 |
| Current Operating Ratio (OR) | | 100.3% | 105.0% | | | | 99.2% |

\$ 7,155,456.28
\$ 666,146
10.27%



April 11, 2025

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 2024

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 2024 was 105% with a baseline target of 88%. Waste Management-Newberg Transfer Station is requesting a rate adjustment of 10.27%. 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 blue ink, appearing to read 'Dave Huber'.

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

Cc: Mike Jefferies, Jason Wille, Greg Johnson

Exhibit B
B.O. 25-143