



**WASTE MANAGEMENT**

P.O. Box 1000  
2904 Wynooski Rd.  
Newberg, OR 97132  
(503) 538-1388  
(503) 538-1383 Fax

April 19, 2023

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

RE: Waste Management of Newberg - Newberg Transfer Station Report 2022

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 2022 was 97.8%. Waste Management-Newberg Transfer Station will request a rate adjustment to 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', written in a cursive style.

Dave Huber, District Manager  
Waste Management Newberg Operations

Cc: Mike Jefferies, Dean Kampfer, Gary Nelson, Greg Johnson

*From everyday collection to environmental protection, Think Green® Think Waste Management.*

**Waste Management - Newberg Transfer Recycling Facility  
Yamhill County Rate Review Report  
For The Year Ended December 31, 2022**

Item	Allocation Basis	Expenses 2021	Actual Allowable Expenses 2022	Variance	Adjustment %	Amount	Allowable Expense 2023
<b>Direct Cost</b>							
Disposal Cost	100% Yamhill County	\$ 1,632,180	\$ 2,251,832	\$ (619,651)	8.01%	\$ 130,662	\$ 2,382,494
Processing Costs	100% Yamhill County	\$ 47,014	\$ 13,366	\$ 33,648	8.01%	\$ 3,764	\$ 17,130
Hauling Cost	100% Yamhill County	\$ 1,778,255	\$ 1,388,058	\$ 390,198	8.01%	\$ 142,356	\$ 1,530,414
Franchise Fees	100% Yamhill County	\$ 4,534	\$ 4,785	\$ (251)		\$ -	\$ 4,785
		\$ 3,461,983	\$ 3,658,040	\$ (196,057)		\$ 276,782	\$ 3,934,822
<b>Labor Costs</b>							
Salaries & Wages	100% Yamhill County	\$ 212,700	\$ 310,591	\$ (97,891)	4.00%	\$ 8,508	\$ 319,099
Insurance & Benefits	100% Yamhill County	\$ 58,600	\$ 64,735	\$ (6,135)	4.00%	\$ 2,344	\$ 67,079
Payroll Tax Expense	100% Yamhill County	\$ 18,955	\$ 26,510	\$ (7,555)	4.00%	\$ 758	\$ 27,268
Other Employee Costs	100% Yamhill County	\$ 9,916	\$ 11,132	\$ (1,217)	4.00%	\$ 397	\$ 397
<b>Direct Labor Costs</b>		\$ 300,170	\$ 412,969	\$ (112,798)		\$ 12,007	\$ 413,843
<b>Primary Equipment Costs</b>							
Fuel & Transportation Costs	100% Yamhill County	\$ 23,655	\$ 21,579	\$ 2,076	8.01%	\$ 1,894	\$ 23,472
Insurance & Claims	100% Yamhill County	\$ 6,117	\$ 3,343	\$ 2,774	8.01%	\$ 490	\$ 3,833
Depreciation	100% Yamhill County	\$ 36,489	\$ 48,314	\$ (11,825)		\$ -	\$ 48,314
Building & Equipment Costs	100% Yamhill County	\$ 63,042	\$ 32,096	\$ 30,946	8.01%	\$ 5,047	\$ 37,143
Repair Cost	100% Yamhill County	\$ 27,087	\$ 42,719	\$ (15,631)	8.01%	\$ 2,168	\$ 44,887
<b>Primary Equipment Costs</b>		\$ 156,390	\$ 148,050	\$ 8,339		\$ 9,599	\$ 157,649
<b>Operations Support and Other</b>							
Salaries & Wages	100% Yamhill County	\$ 91,671	\$ 80,262	\$ 11,409	4.00%	\$ 3,667	\$ 83,929
Insurance & Benefits	100% Yamhill County	\$ 35,310	\$ 23,771	\$ 11,539	4.00%	\$ 1,412	\$ 25,183
Payroll Tax Expense	100% Yamhill County	\$ 7,202	\$ 6,622	\$ 580	4.00%	\$ 288	\$ 6,911
Other Employee Costs	100% Yamhill County	\$ 4,067	\$ 2,544	\$ 1,523	4.00%	\$ 163	\$ 2,707
Maintenance & Repairs	100% Yamhill County	\$ 211,698	\$ 271,665	\$ (59,967)	8.01%	\$ 16,947	\$ 288,612
Property Taxes	100% Yamhill County	\$ 4,414	\$ 2,807	\$ 1,607	8.01%	\$ 353	\$ 3,160
Rental	100% Yamhill County	\$ 149,200	\$ 107,389	\$ 41,811	8.01%	\$ 11,944	\$ 119,333
Utilities	100% Yamhill County	\$ 4,691	\$ 8,546	\$ (3,855)	8.01%	\$ 376	\$ 8,922
Environmental Compliance	100% Yamhill County	\$ 34,146	\$ 41,761	\$ (7,615)	8.01%	\$ 2,733	\$ 44,494
Insurance & Claims	100% Yamhill County	\$ 11,466	\$ 15,241	\$ (3,775)	8.01%	\$ 918	\$ 16,158
License, Fees, Permits	100% Yamhill County	\$ 2,501	\$ 2,508	\$ (7)	8.01%	\$ 200	\$ 2,709
Supplies	100% Yamhill County	\$ 3,661	\$ 7,541	\$ (3,880)	8.01%	\$ 293	\$ 7,835
Telecommunications	100% Yamhill County	\$ 70	\$ 63	\$ 6	8.01%	\$ 6	\$ 69
Travel & Entertainment	100% Yamhill County	\$ -	\$ -	\$ -		\$ -	\$ -
Depreciation	100% Yamhill County	\$ 167,833	\$ 55,087	\$ 112,746		\$ -	\$ 55,087
Corporate Overhead	100% Yamhill County	\$ 307,201	\$ 303,315	\$ 3,886	4.00%	\$ 12,288	\$ 315,603
<b>Operating Costs</b>		\$ 1,035,130	\$ 929,123	\$ 106,007		\$ 39,300	\$ 980,711
<b>General and Administrative</b>	100% Yamhill County	\$ 34,446	\$ 16,225	\$ 18,222	8.01%	\$ 2,758	\$ 37,204
<b>Total Expenses</b>							
Total Allowable Expenses		\$ 4,988,120	\$ 5,164,407				\$ 5,524,230
Subtract Franchise Fees		\$ (4,534)	\$ (4,785)				\$ (4,785)
Total Allowable Expenses with OR Applicable		\$ 4,983,585	\$ 5,159,622				\$ 5,519,445
<b>Revenue</b>		\$ 5,342,626	\$ 5,275,039		3.65%	\$ -	\$ 5,467,578
Current Operating Ratio (OR)		93.3%	97.8%				100.9%

**Waste Management of Newberg  
Newberg Transfer Station  
As of July 1, 2023**

**NEWBERG TRANSFER & MRF**

**Yamhill County Rates**

Current Rates & Proposed Rates Effective July 1,2023

0.110201

Description	Lbs/Yd	7/1/2022	7/1/2023
Public Loose - First Yard	300	\$20.80	\$23.10
Commercial Loose	300	\$18.60	\$20.60
Compacted	500	\$30.00	\$33.30
Extra-Heavy	900	\$40.70	\$45.20
Yard Debris		\$15.20	\$16.90
Contractor C&D Debris*		\$95.00/ton	\$105.50 Per Ton
<b>Appliance</b>			
Appliance with motor / no Freon		\$10.10	\$11.20
Appliance with Freon		\$44.60	\$49.50
Appliance with no motor / no Freon		No Charge	No Charge
<b>Tires</b>			
Motorcycle off rim		\$0.90	\$1.00
Motorcycle on rim		\$1.80	\$2.00
Passenger off rim		\$4.10	\$4.60
Passenger on rim		\$6.10	\$6.80
Truck off rim		\$11.20	\$12.40
Truck on rim		\$21.70	\$24.10
Heavy Equip By Size From		\$51.00	\$56.60
<b>Other</b>			
Fluorescent Light Tubes < 4ft.		\$1.59	\$1.80
Fluorescent Light Tubes > 4ft.		\$3.18	\$3.50
Propane Tank Each < 5lbs.		\$4.74	\$5.30
Propane Tank Each > 5lbs.		\$8.91	\$9.90
NSF Fee		\$35.00	\$35.00
Unsecured Load Fee		\$25.00	\$25.00
<b>*Material only accepted in Self-Tipping Trailers</b>			
Unsecured Load Fee		\$15.00	\$15.00