

MEMORANDUM



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

Date: April 28, 2022

To: Board of Commissioners:
Lindsay Berschauer, Casey Kulla, Mary Starrett

From: Ashley Watkins, Solid Waste Coordinator

Re: Rate increase for Waste Management 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 7.3% for Waste Management of Newberg- Transfer Station.

The Solid Waste Advisory Committee approved this rate adjustment for recommendation.

Thank you,

Ashley Watkins
Solid Waste Coordinator

Accepted by Yamhill County
Board of Commissioners on
5/12/22 by Board Order
22-149

**Waste Management of Newberg
Newberg Transfer Station
As of July 1, 2019
Proposed Rates for July 2022**

**NEWBERG TRANSFER & MRF
Yamhill County Rates
Current Rates Effective July 1, 2019**

Description	Lbs/Yd	Proposed Rates	Increase	Proposed Rates
		7/1/2019		7/1/2022
Public Loose - First Yard	300	\$19.40	7.3%	\$20.80
Commercial Loose	300	\$17.30	7.3%	\$18.60
Compacted	500	\$28.00	7.3%	\$30.00
Extra-Heavy	900	\$37.90	7.3%	\$40.70
Yard Debris		\$14.20	7.3%	\$15.20
Contractor C&D Debris*		N/A		\$95.00/ton
Appliance				
Appliance with motor / no Freon		\$9.40	7.3%	\$10.10
Appliance with Freon		\$41.60	7.3%	\$44.60
Appliance with no motor / no Freon		No Charge		No Charge
Tires				
Motorcycle off rim		\$0.80	7.3%	\$0.90
Motorcycle on rim		\$1.70	7.3%	\$1.80
Passenger off rim		\$3.80	7.3%	\$4.10
Passenger on rim		\$5.70	7.3%	\$6.10
Truck off rim		\$10.40	7.3%	\$11.20
Truck on rim		\$20.20	7.3%	\$21.70
Heavy Equip By Size From		\$47.50	7.3%	\$51.00
NSF Fee		\$35.00		\$35.00
Unsecured Load Fee		N/A		\$25.00

*Material only accepted in Self-Tipping Trailers

B.O. 22-149
Exhibit "A"
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Waste Management - Newberg Transfer Recycling Facility
Yamhill County Rate Review Report
For The Year Ended December 31, 2021

Item	Allocation Basis	Expenses 2020	Actual Allowable Expenses 2021	Variance	Adjustment %	Amount	Allowable Expense 2021
Direct Cost							
Disposal Cost	100% Yamhill County	\$ 1,464,732	\$ 1,632,180	\$ 167,449	0.00%	\$ -	\$ 1,632,180
Processing Costs	100% Yamhill County	\$ 245,664	\$ 47,014	\$ (198,651)	0.00%	\$ -	\$ 47,014
Hauling Cost	100% Yamhill County	\$ 1,486,646	\$ 1,778,255	\$ 291,609	0.00%	\$ -	\$ 1,778,255
Franchise Fees	100% Yamhill County	\$ 4,450	\$ 4,534	\$ 84		\$ -	\$ 4,534
		\$ 3,201,492	\$ 3,461,983	\$ 260,492		\$ -	\$ 3,461,983
Labor Costs							
Salaries & Wages	100% Yamhill County	\$ 209,765	\$ 212,700	\$ 2,935	4.52%	\$ 9,617	\$ 222,318
Insurance & Benefits	100% Yamhill County	\$ 71,878	\$ 58,600	\$ (13,278)	4.52%	\$ 2,650	\$ 61,249
Payroll Tax Expense	100% Yamhill County	\$ 17,457	\$ 18,955	\$ 1,498	4.52%	\$ 857	\$ 19,812
Other Employee Costs	100% Yamhill County	\$ 9,118	\$ 9,916	\$ 798	4.52%	\$ 448	\$ 10,364
Direct Labor Costs		\$ 308,218	\$ 300,170	\$ (8,047)		\$ 13,573	\$ 313,743
Primary Equipment Costs							
Fuel & Transportation Costs	100% Yamhill County	\$ 17,024	\$ 23,655	\$ 6,631	4.52%	\$ 1,070	\$ 24,724
Insurance & Claims	100% Yamhill County	\$ 3,841	\$ 6,117	\$ 2,275	4.52%	\$ 277	\$ 6,393
Depreciation	100% Yamhill County	\$ 24,664	\$ 36,489	\$ 11,825		\$ -	\$ 36,489
Building & Equipment Costs	100% Yamhill County	\$ 51,317	\$ 63,042	\$ 11,725	4.52%	\$ 2,851	\$ 65,893
Repair Cost	100% Yamhill County	\$ 69,703	\$ 27,087	\$ (42,616)	4.52%	\$ 1,225	\$ 28,312
Primary Equipment Costs		\$ 166,550	\$ 156,380	\$ (10,160)		\$ 5,421	\$ 161,811
Operations Support and Other							
Salaries & Wages	100% Yamhill County	\$ 156,959	\$ 91,671	\$ (65,288)	4.52%	\$ 4,145	\$ 95,816
Insurance & Benefits	100% Yamhill County	\$ 51,181	\$ 35,310	\$ (15,872)	4.52%	\$ 1,597	\$ 36,906
Payroll Tax Expense	100% Yamhill County	\$ 12,214	\$ 7,202	\$ (5,012)	4.52%	\$ 326	\$ 7,528
Other Employee Costs	100% Yamhill County	\$ 5,149	\$ 4,067	\$ (1,081)	4.52%	\$ 184	\$ 4,251
Maintenance & Repairs	100% Yamhill County	\$ 108,938	\$ 211,698	\$ 102,760	4.52%	\$ 9,572	\$ 221,270
Property Taxes	100% Yamhill County	\$ 5,536	\$ 4,414	\$ (1,122)	4.52%	\$ 200	\$ 4,614
Rental	100% Yamhill County	\$ 68,990	\$ 149,200	\$ 80,210	4.52%	\$ 6,746	\$ 155,946
Utilities	100% Yamhill County	\$ 5,184	\$ 4,691	\$ (493)	4.52%	\$ 212	\$ 4,903
Environmental Compliance	100% Yamhill County	\$ 32,626	\$ 34,146	\$ 1,520	4.52%	\$ 1,544	\$ 35,690
Insurance & Claims	100% Yamhill County	\$ 9,185	\$ 11,466	\$ 2,280	4.52%	\$ 518	\$ 11,984
License, Fees, Permits	100% Yamhill County	\$ 1,879	\$ 2,501	\$ 622	4.52%	\$ 113	\$ 2,614
Supplies	100% Yamhill County	\$ 1,066	\$ 3,661	\$ 2,596	4.52%	\$ 166	\$ 3,827
Telecommunications	100% Yamhill County	\$ 75	\$ 70	\$ (6)	4.52%	\$ 3	\$ 73
Travel & Entertainment	100% Yamhill County	\$ 848	\$ -	\$ (848)	4.52%	\$ -	\$ -
Depreciation	100% Yamhill County	\$ 165,481	\$ 167,833	\$ 2,351		\$ -	\$ 167,833
Corporate Overhead	100% Yamhill County	\$ 280,519	\$ 307,201	\$ 26,682	4.52%	\$ 13,890	\$ 321,091
Operating Costs		\$ 905,830	\$ 1,035,130	\$ 129,300		\$ 25,325	\$ 1,074,346
General and Administrative	100% Yamhill County	\$ 32,515	\$ 34,446	\$ 1,931	4.52%	\$ 1,558	\$ 36,004
Total Expenses							
Total Allowable Expenses		\$ 4,614,604	\$ 4,988,120				\$ 5,047,887
Subtract Franchise Fees		\$ (4,450)	\$ (4,534)				\$ (4,534)
Total Allowable Expenses with OR Applicable		\$ 4,610,154	\$ 4,983,585				\$ 5,043,353
Revenue							
		\$ 4,878,888	\$ 5,342,626				\$ 5,342,626
Current Operating Ratio (OR)		94.5%	93.3%				94.4%

Waste Management - Newberg Operations
 Yamhill County Rate Review Report
 For The Year Ended December 31, 2021

Direct Cost	Line #	Allocation Method	Actual Expense 2020	Actual Expense 2021	Variance	Adjustments %	Adjustments Amount	Allowable Expense 2022	Allowed Under Ordinance 626 Section #
Wages - Route Drivers	22	Labor Hours	\$ 174,958	\$ 190,335	\$ 15,377	4.52%	\$ 8,606	\$ 198,941	8.1 (b) (3)
Wages - Utility Workers	23	Labor Hours	\$ 15,471	\$ 11,612	\$ (3,859)	4.52%	\$ 525	\$ 12,137	8.1 (b) (3)
Wages - Mechanic	24	Labor Hours	\$ 52,961	\$ 65,969	\$ 3,008	4.52%	\$ 2,983	\$ 68,951	8.1 (b) (3)
Payroll Tax Expense	25	Labor Hours	\$ 33,683	\$ 34,478	\$ 795	4.52%	\$ 1,559	\$ 36,037	8.1 (b) (3)
Pension Plan Expense	26	Labor Hours	\$ 8,063	\$ 7,209	\$ (854)	4.52%	\$ 326	\$ 7,535	8.1 (b) (3)
Medical Insurance	27	Labor Hours	\$ 8,032	\$ 12,397	\$ 4,365	4.52%	\$ 561	\$ 12,957	8.1 (b) (3)
Training and Worker Safety	29	Labor Hours	\$ 4,667	\$ 6,276	\$ 1,609	4.52%	\$ 284	\$ 6,560	8.1 (b) (3)
Fuel	30	Miles	\$ 37,452	\$ 61,928	\$ 24,476	37.90%	\$ 23,471	\$ 85,399	8.1 (b) (3)
Repairs & Maintenance - Vehicles	31	Labor Hours	\$ 38,525	\$ 28,695	\$ (9,830)	4.52%	\$ 1,297	\$ 29,992	8.1 (b) (3)
Repairs & Maintenance - Containers & Carts	32	Labor Hours	\$ 64,579	\$ 64,493	\$ (85)	4.52%	\$ 2,916	\$ 67,409	8.1 (b) (3)
Depreciation - Vehicles	35	Labor Hours	\$ 53,586	\$ 78,424	\$ 24,837		\$ -	\$ 78,424	8.1 (b) (3)
Depreciation - Containers & Carts	36	Customers	\$ 21,376	\$ 23,392	\$ 2,017		\$ -	\$ 23,392	8.1 (b) (3)
Disposal fees	39	Actual Amount	\$ 489,305	\$ 542,584	\$ 53,279		\$ -	\$ 542,584	8.1 (b) (3)
Yard Rent	42	Customers	\$ 36,264	\$ 38,765	\$ 2,501	4.52%	\$ 1,753	\$ 40,518	8.1 (b) (3)
Insurance	45	Labor Hours	\$ 17,521	\$ 18,831	\$ 1,310	4.52%	\$ 851	\$ 19,683	8.1 (b) (3)
PUC / License / Fees	47	Labor Hours	\$ 12,464	\$ 13,863	\$ 1,399	4.52%	\$ 627	\$ 14,490	8.1 (b) (3)
Customer Rebates	20	Tons	\$ (16)	\$ -	\$ 16		\$ -	\$ -	8.1 (b) (3)
Franchise Fees	48	Actual Amount	\$ 29,403	\$ 30,783	\$ 1,380		\$ -	\$ 30,783	8.1 (b) (3)
Total Direct Cost			\$ 1,108,294	\$ 1,230,035	\$ 121,741		\$ 45,759	\$ 1,275,794	

Waste Management - Newberg Operations
 Yamhill County Rate Review Report
 For The Year Ended December 31, 2021

Indirect Cost	Line #	Allocation Method	Actual Expense 2020	Actual Expense 2021	Variance	%	Adjustments Amount	Allowable Expense 2022	Allowed Under Ordinance 626 Section #
Management Salaries	56	Customers	\$ 34,532	\$ 40,392	\$ 5,860	4.52%	\$ 1,826	\$ 42,218	8.1 (b) (3)
Management Payroll Tax Expense	57	Customers	\$ 2,743	\$ 3,682	\$ 939	4.52%	\$ 167	\$ 3,849	8.1 (b) (3)
Management Medical Insurance	58	Customers	\$ 5,776	\$ 6,922	\$ 1,146	4.52%	\$ 313	\$ 7,235	8.1 (b) (3)
Management Workers Compensation	59	Customers	\$ 695	\$ 1,136	\$ 442	4.52%	\$ 51	\$ 1,188	8.1 (b) (3)
Management Pension Plan Expense	60	Customers	\$ 2,318	\$ 2,724	\$ 406	4.52%	\$ 123	\$ 2,848	8.1 (b) (3)
Management Other Employee Expense	61	Customers	\$ 17	\$ 5	\$ (12)	4.52%	\$ 0	\$ 6	8.1 (b) (3)
Administrative Salaries	62	Customers	\$ 27,570	\$ 33,048	\$ 5,478	4.52%	\$ 1,494	\$ 34,542	8.1 (b) (3)
Administrative Payroll Tax Expense	63	Customers	\$ 2,128	\$ 3,013	\$ 885	4.52%	\$ 136	\$ 3,149	8.1 (b) (3)
Administrative Medical Insurance	64	Customers	\$ 5,170	\$ 5,663	\$ 493	4.52%	\$ 256	\$ 5,919	8.1 (b) (3)
Administrative Pension Plan	65	Customers	\$ -	\$ 487	\$ 487	4.52%	\$ 22	\$ 509	8.1 (b) (3)
Administrative Other Benefits	67	Customers	\$ (1)	\$ 303	\$ 304	4.52%	\$ 14	\$ 316	8.1 (b) (3)
Office Rent	68	Customers	\$ 985	\$ 714	\$ (270)	4.52%	\$ 32	\$ 747	8.1 (b) (3)
Advertising and Public Education	69	Customers	\$ 109	\$ 117	\$ 8	4.52%	\$ 5	\$ 122	8.1 (b) (3)
Employee and Community Activity	70	Customers	\$ 80	\$ 161	\$ 81	4.52%	\$ 7	\$ 169	8.1 (b) (3)
Professional Fees	71	Customers	\$ 4,758	\$ 3,376	\$ (1,382)	4.52%	\$ 153	\$ 3,529	8.1 (b) (3)
Training and Education	72	Customers	\$ 1,087	\$ 446	\$ (641)	4.52%	\$ 20	\$ 467	8.1 (b) (3)
Insurance	73	Customers	\$ 288	\$ 479	\$ 191	4.52%	\$ 22	\$ 501	8.1 (b) (3)
Telephone	74	Customers	\$ 1,680	\$ 1,276	\$ (404)	4.52%	\$ 58	\$ 1,334	8.1 (b) (3)
Utilities	75	Customers	\$ 2,780	\$ 3,602	\$ 823	4.52%	\$ 163	\$ 3,765	8.1 (b) (3)
Property Taxes/Licenses/Fees	76	Customers	\$ 6,758	\$ 6,848	\$ 90	4.52%	\$ 310	\$ 7,157	8.1 (b) (3)
Dues & Subscriptions	77	Customers	\$ 1,985	\$ 2,110	\$ 125	4.52%	\$ 95	\$ 2,206	8.1 (b) (3)
Depreciation - Office Building	78	Customers	\$ 1,126	\$ 1,029	\$ (97)		\$ -	\$ 1,029	8.1 (b) (3)
Depreciation - Office Equipment	79	Customers	\$ 111	\$ 108	\$ (3)		\$ -	\$ 108	8.1 (b) (3)
Repairs & Maintenance-office	80	Customers	\$ 2,765	\$ 6,511	\$ 3,746	4.52%	\$ 294	\$ 6,806	8.1 (b) (3)
Cleaning and Maintenance	81	Customers	\$ 12	\$ -	\$ (12)	4.52%	\$ -	\$ -	8.1 (b) (3)
Equipment Rental	82	Customers	\$ 2,314	\$ 2,317	\$ 3	4.52%	\$ 105	\$ 2,422	8.1 (b) (3)
Office Supplies	83	Customers	\$ 5,267	\$ 10,092	\$ 4,826	4.52%	\$ 456	\$ 10,549	8.1 (b) (3)
Postage & Freight	84	Customers	\$ 1,182	\$ 1,337	\$ 155	4.52%	\$ 60	\$ 1,397	8.1 (b) (3)
Miscellaneous expense	85	Customers	\$ 297	\$ 4,478	\$ 4,181	4.52%	\$ 202	\$ 4,680	8.1 (b) (3)
Travel/Meals/Lodging	86	Customers	\$ 908	\$ 1,223	\$ 315	4.52%	\$ 55	\$ 1,278	8.1 (b) (3)
Bad Debt Expense	88	Customers	\$ 2,705	\$ 2,906	\$ 201	4.52%	\$ 131	\$ 3,037	8.1 (b) (3)
Corporate overhead costs	89	Hours	\$ 29,543	\$ 38,799	\$ 9,256	4.52%	\$ 1,754	\$ 40,554	8.1 (b) (3)
Interest Expense	91	Customers	\$ 11,841	\$ 11,147	\$ (694)	4.52%	\$ 504	\$ 11,651	8.1 (b) (3)
Total Indirect Cost			\$ 159,528	\$ 196,453	\$ 36,925		\$ 8,831	\$ 205,285	

Waste Management - Newberg Operations
 Yamhill County Rate Review Report
 For The Year Ended December 31, 2021

Summary	Line #	Allocation Method	Actual Expense 2020	Actual Expense 2021	Adjustments %	Adjustments Amount	Allowable Expense 2022	Allowed Under Ordinance 626 Section #
Total Cost			\$ 1,267,822	\$ 1,426,489		\$	1,481,079	
Less: Franchise Fees			\$ 29,403	\$ 30,783		\$	30,783	
Total Allowable Cost			\$ 1,238,419	\$ 1,395,705		\$	1,450,296	
Total Revenue (less Franchise Fees)			\$ 1,456,217	\$ 1,565,590		\$	1,565,590	
Operating Ratio			85.04%	89.15%			92.64%	

* The projected 2022 Increase for Fuel is the Feb over Feb Fuel component of CPI

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 Exhibit "A"
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