



City Council

May 19, 2025

6pm

Newberg Public Safety Building 401 E. Third Street

Denise Bacon Community Room

Online: <https://us06web.zoom.us/j/89536547180>

[Public Comment Registration](#)

[View Slides](#)

-
- 1. Call to Order**
 - 2. Roll Call**
 - 3. Pledge of Allegiance**
 - 4. [City Manager Report](#)**
 - 4.1. [April Narrative and March Statistical Report](#)
 - 5. Public Comments**
 - 5.1. [Hren Written Comment](#)*
 - a. [Attachment 1: Photograph of New 2nd Street Parking Lot Lighting](#)*
 - 6. Consent**
 - 6.1. [Central Square Cloud Hosting Contract](#)
 - a. [Exhibit A: Newberg-Dundee Police Enterprise Cloud Migration Contract](#)
 - 7. New Business**
 - 7.1. [Street Art Presentation and Pilot](#)
 - a. [Presentation](#)
 - 7.2. [Building Code for Dangerous Buildings](#)
 - a. [Exhibit A: Ordinance Red Line Version](#)
 - 7.3. [Waste Management Request for Rate Increase](#)
 - a. [Rate Review Report](#)
 - b. [Presentation](#)
 - 7.4. [Resolution Approving the City Investment Portfolio](#)*
 - 8. Executive Session**
 - 8.1. Council will move into executive session held pursuant to ORS 192-660 (2)(e).*
 - 9. Adjournment**

ADA Statement: Contact the City Recorder's Office for physical or language accommodation at least 2 business days before the meeting. Call (503) 537-1283 or email cityrecorder@newbergoregon.gov. For TTY services please dial 711.

*Indicates supplementary item

REQUEST FOR COUNCIL ACTION



Date Action Requested: (June 19, 2025)

Order <input type="checkbox"/>	Ordinance <input type="checkbox"/>	Resolution <input type="checkbox"/>	Motion <input type="checkbox"/>	Information <input checked="" type="checkbox"/>	Proclamation <input type="checkbox"/>
Subject: CM statistics for March 2025.				Staff: Will Worthey CM Department: Administration	
Work Session <input type="checkbox"/> Business Session <input checked="" type="checkbox"/>				Order On Agenda: CM report	

Is this item state mandated? Yes ☐ No ☒

If yes, please cite the state house bill or order that necessitated this action: NA

Recommendation: NA

Executive Summary: The summary of events conducted by city departments in March and April of 2025.

Fiscal Impact: All were conventionally budgeted items.

Council Goals:

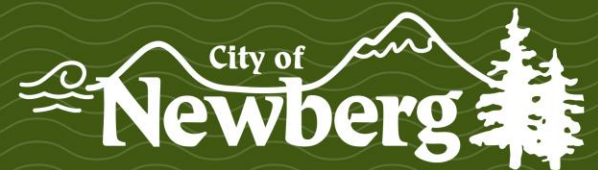
Goal 4: Create and maintain a high level of transparency with our residents in order to build trust.

O1: Expand communication outreach in regard to regular city events and additional involvement with city businesses by the end of 2026.

Newberg CM report

Monthly Statistics to the end of March 2025...

With a few added details from April events

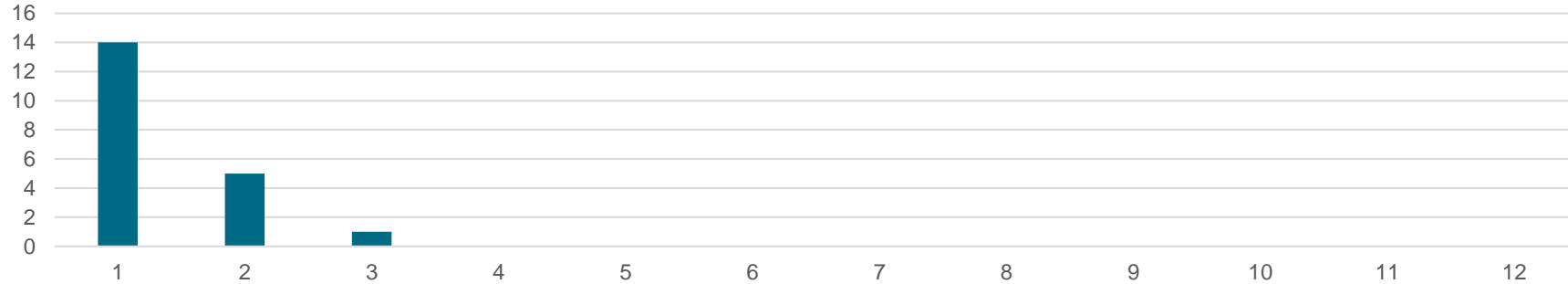


Planning: combined planning decisions of all sorts*: 1

**Average
2022**

11.67

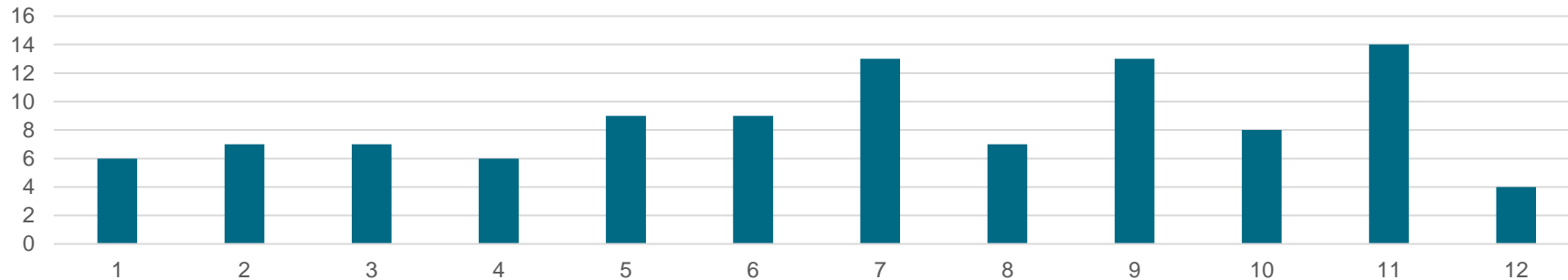
Planning Decisions



**Average
2023**

11.75

2024 - Planning Decisions – 8.58



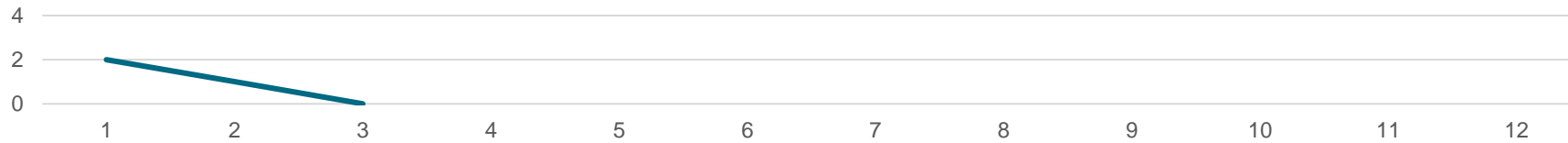
* Combined from the Director, Planning Commission and Council

Planning: building permits for housing units: 0

**Average
2022**

15

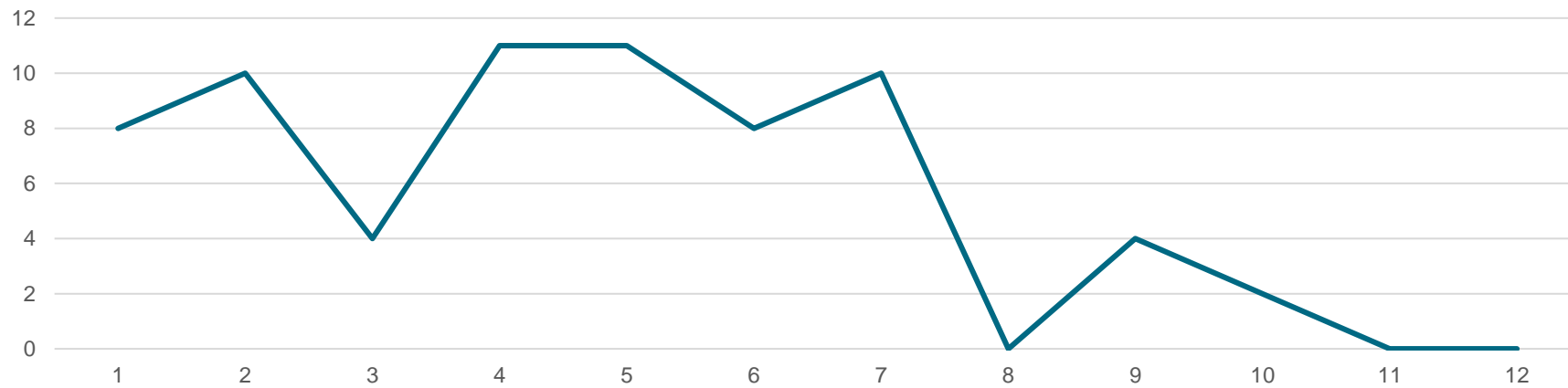
Permits for units



**Average
2023**

7.75

2024 - Permits for units – 5.67



Planning: building permits other types: 60

**Average
2022**

122

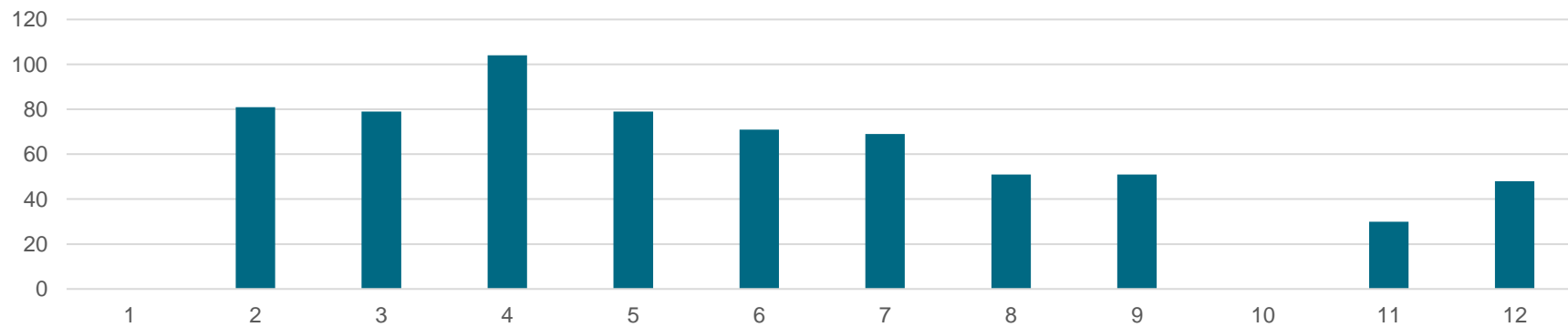
Other Building Permits



**Average
2023**

101

2024 - Other Building Permits – 55.25



Planning: building inspections: 428

**Average
2022**

691

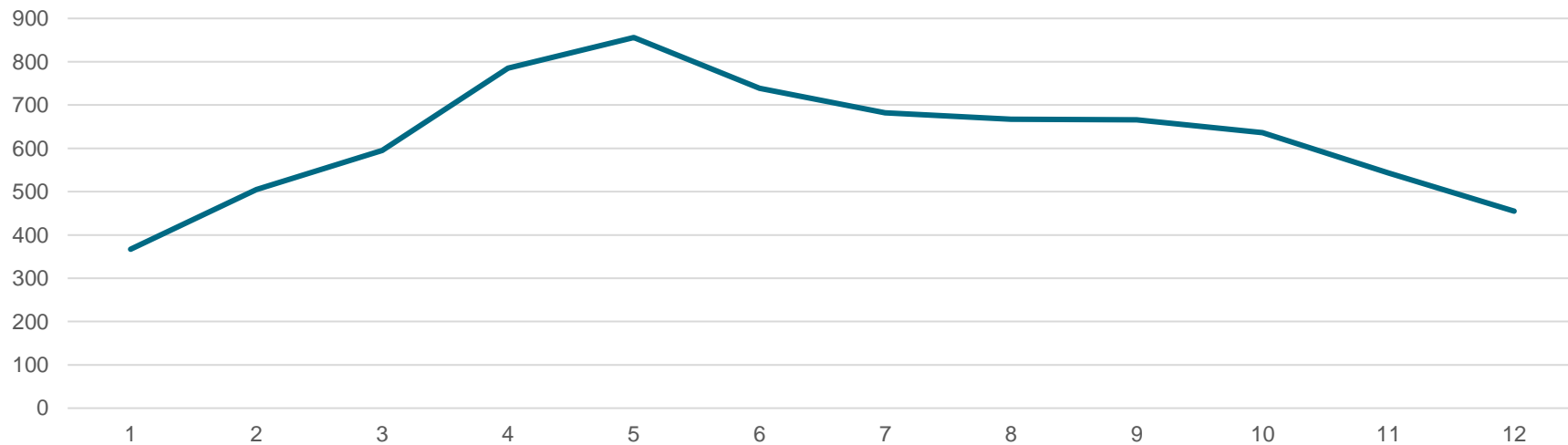
**Average
2023**

728

Building Inspections



2024 - Building Inspections – 624.67



CDD recent stuff:

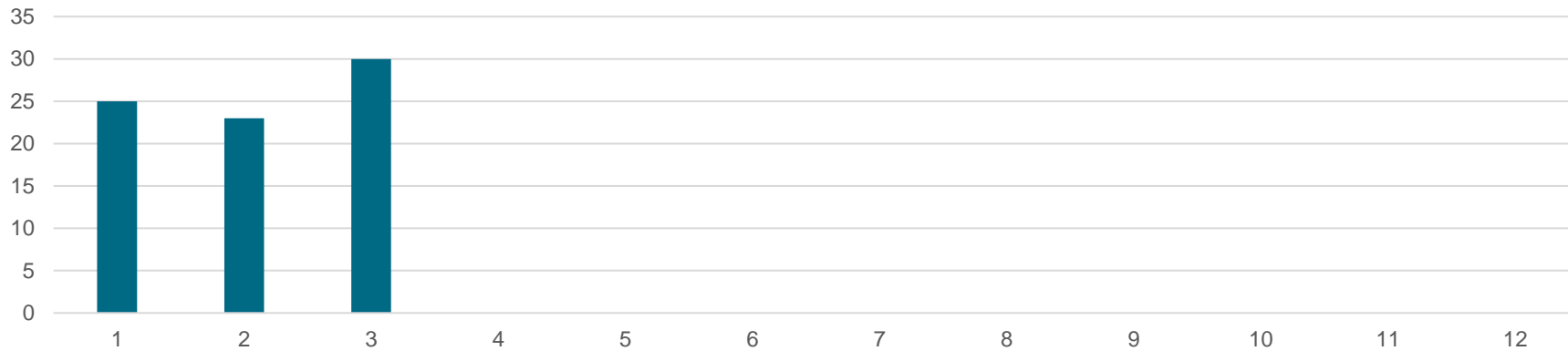
- Fairfield Inn open!
- Affordable Housing Commission reviewed CET grants
- Heritage Meadow 3 Final plat signed (4 lots)
- Collina Public Improvements Phases 1 and 2 under construction; Phase 3 in for review
- Discussions with TVFR regarding Fire Station rebuild ongoing

Community Engagement: submission forms through website: 30

**Average
2022**

23

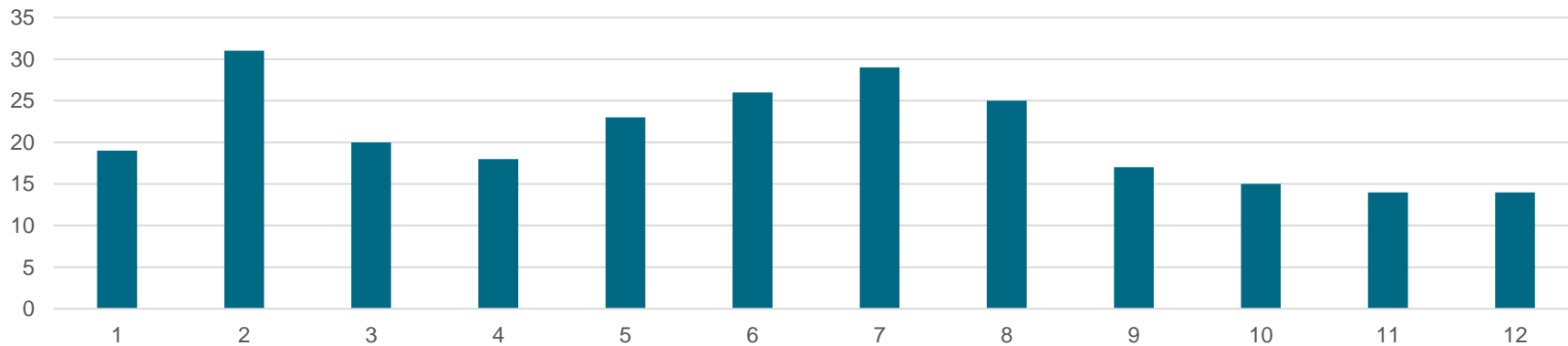
Web site postings we responded to



**Average
2023**

24.58

2024 - Web site postings we responded to – 20.92



Community Engagement: social media engagement: 14,492

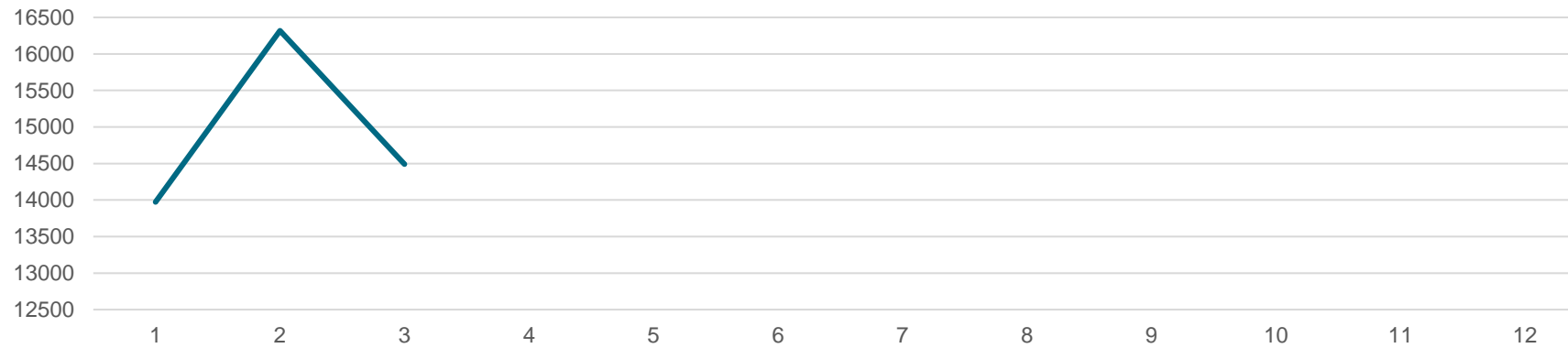
**Average
2022**

7942.5

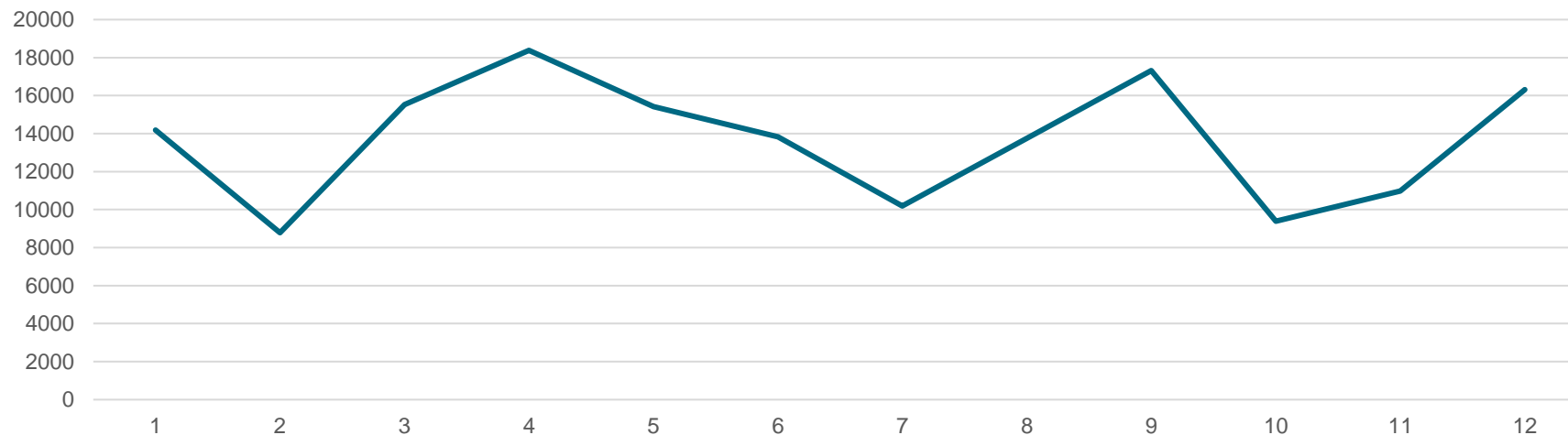
**Average
2023**

7560.8

Social Media Engagement



2024 - Social Media Engagement – 13672.92



A few updates in Community Engagement this month:

- April was the month of budget building!
- CE supported the Finance department in designing and assembling the budget book for the City's biennial budget. This process takes several hours of detailed design work to ensure that the budget is presented accurately and transparently.
- We're also helping promote the FREE compost available at the Wastewater Treatment Plant!

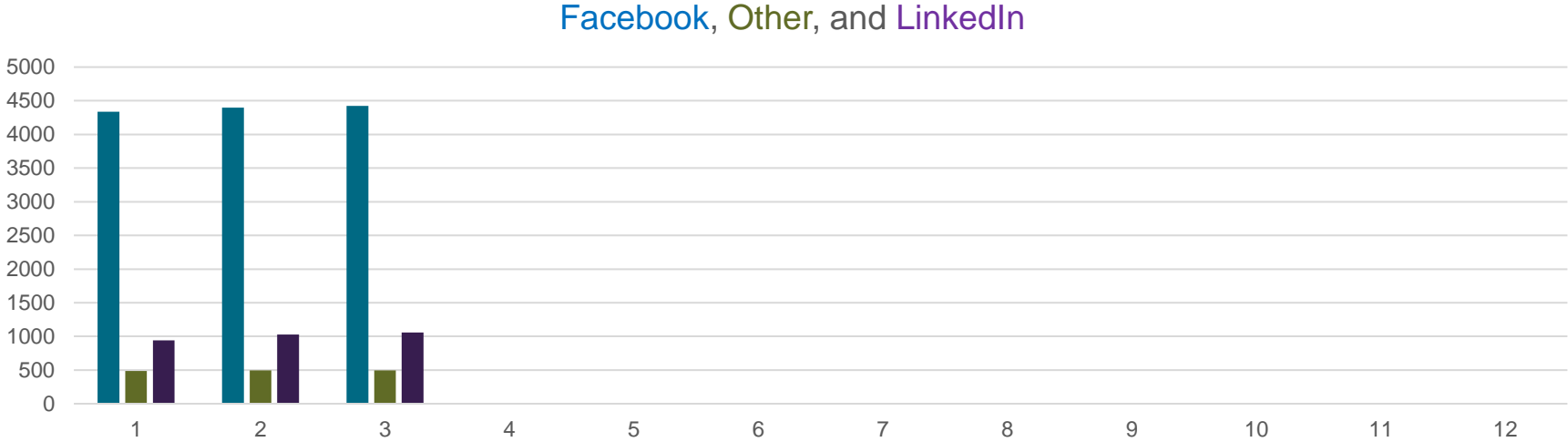
Community Engagement: Social followers Facebook 4,425, Other 495, LinkedIn 1,058

**Average
2022**

Facebook
3746

Twitter
415

LinkedIn
253.6

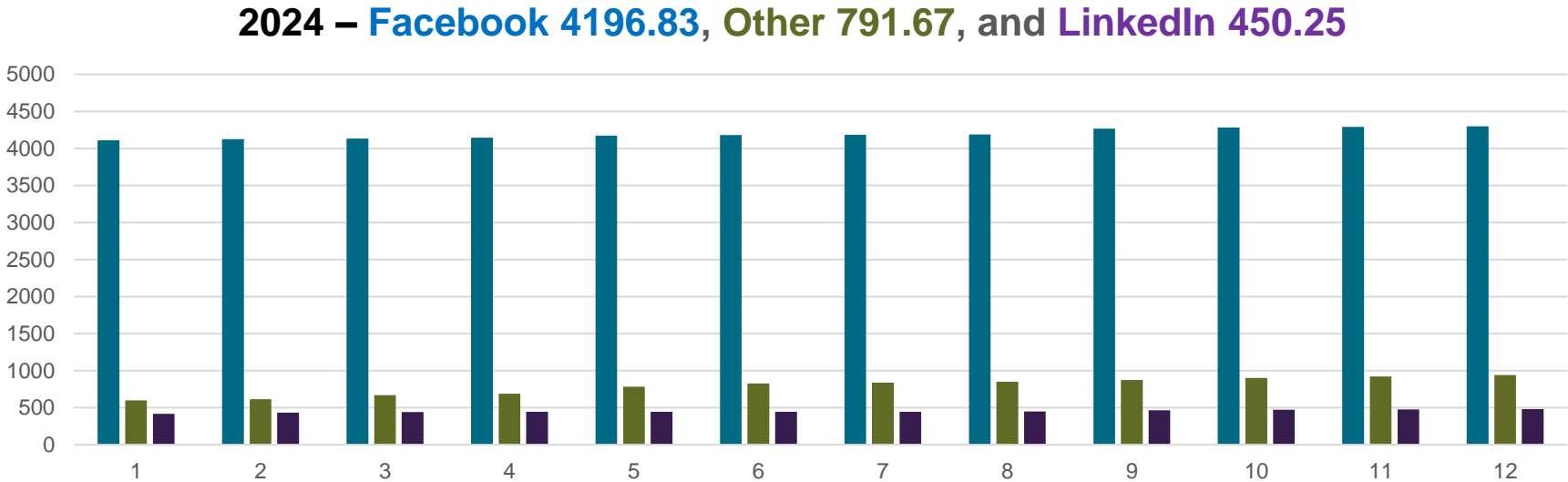


**Average
2023**

Facebook
3937

Other
437

LinkedIn
326



City Recorder: Public Records Requests: 8

**Average
2022**

4.5

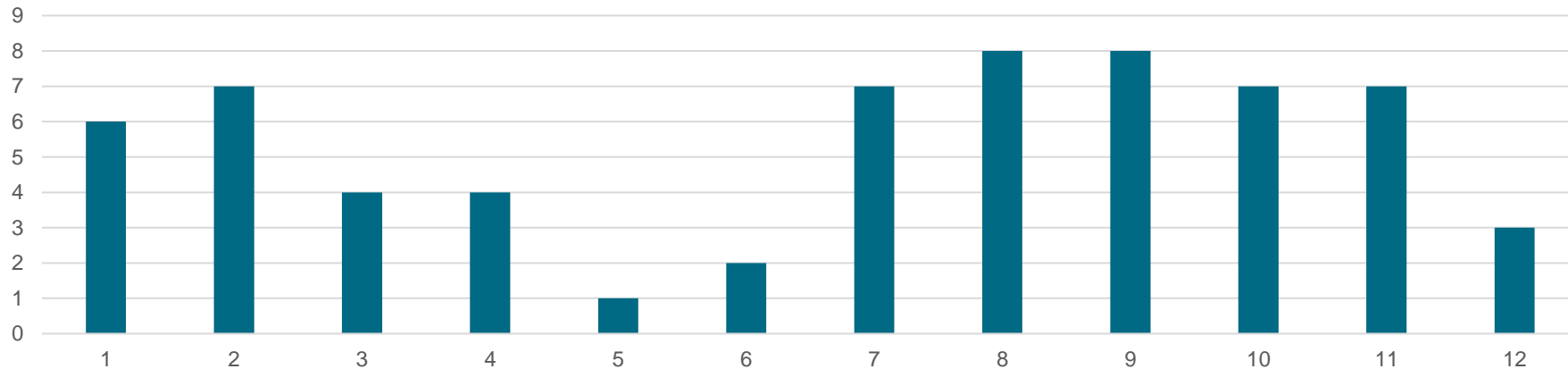
**Average
2023**

5.5

Public Information Requests



2024 - Public Information Requests – 5.33



Finance: \$1.72 M of payments to accounts payable & \$1.07 M of payroll

**Average
2022**

**AP
\$1.75 M
Payroll
\$0.93 M**

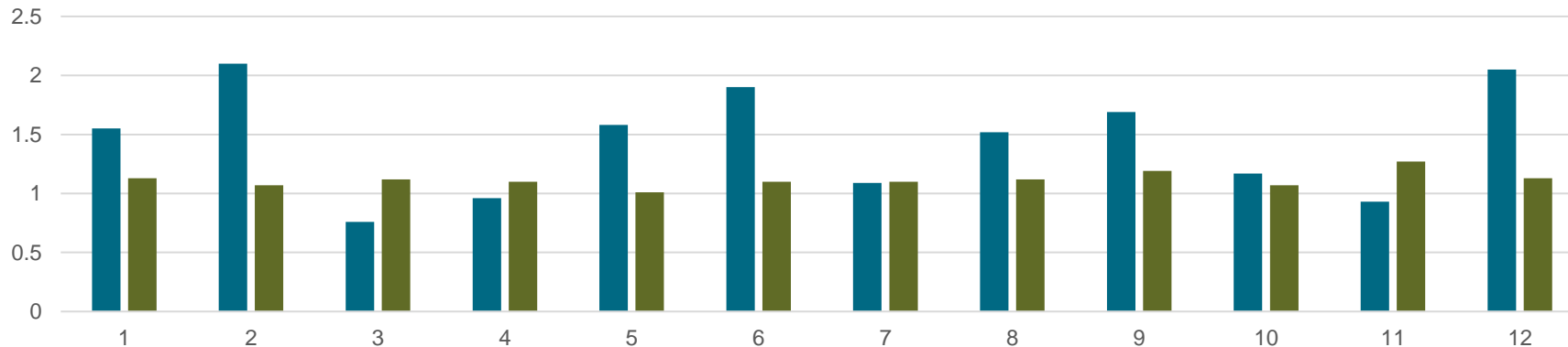
Accounts Payable \$ and Payroll \$



**Average
2023**

**AP
\$2.56 M
Payroll
\$1.01 M**

2024 - Accounts Payable \$1.44 and Payroll \$1.12



Accounts Payable top check amounts:

- Yamhill County Affordable \$310,738.35 (CET Funds)
- Chehalem Parks and Rec District \$388,973.76 (October/November SDC)
- HDR Engineering INC \$80,198.88 (WWTP PLC Replacement)

**HR: Recruitments advertised - 5 Hires: 4 Separations: 4,
FMLA / ADA / OFLA / workers comp claims: 4**

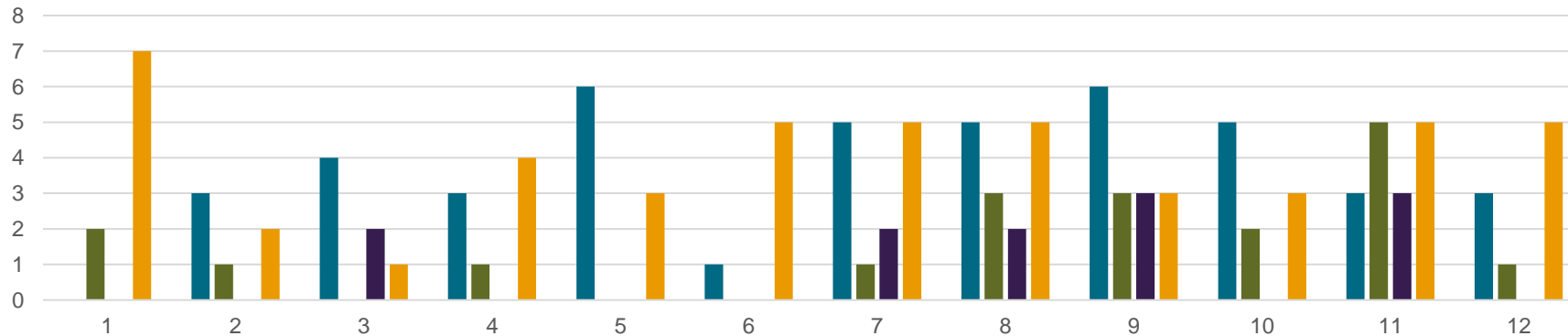
Recruitments, Hires, Separations, Claims



**Average
2023**

**Recruitments
4.17
Hires
1.92
Separations
1.08
Claims
3.33**

2024 – Recruitments 3.67, Hires 1.58, Separations 1.00, Claims 4.00



Recent actions:

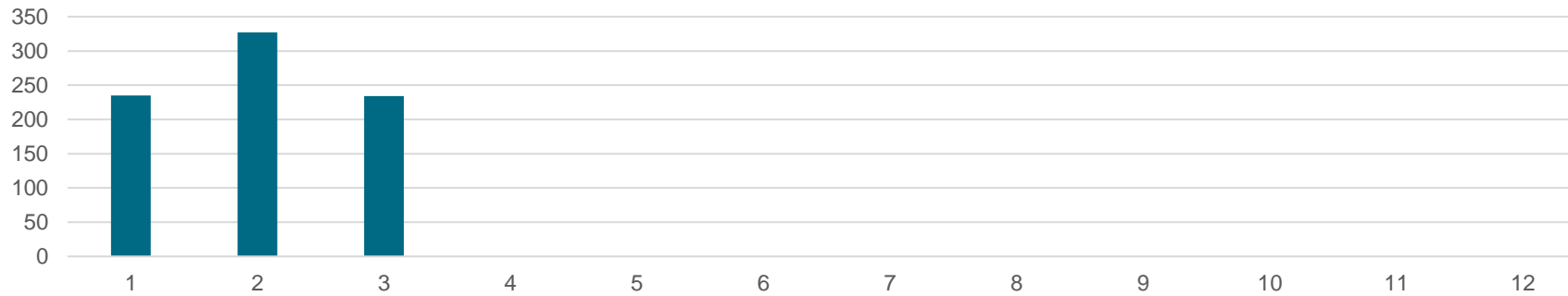
- Running Recruitments: 5 (Part-time Plumbing Inspector, Part-Time Teen Library Intern, GIS Analyst, Accounts Payable/Payroll Specialist, Utility Technician I)
- Hires: 4 (PWM Admin Support Coordinator, On-Call Library Assistants)
- Separations: 4 (Most from PW maintenance)
- Claims Processed: 4

IT resolved 234 service tickets for the city.

**Average
2022**

203.4

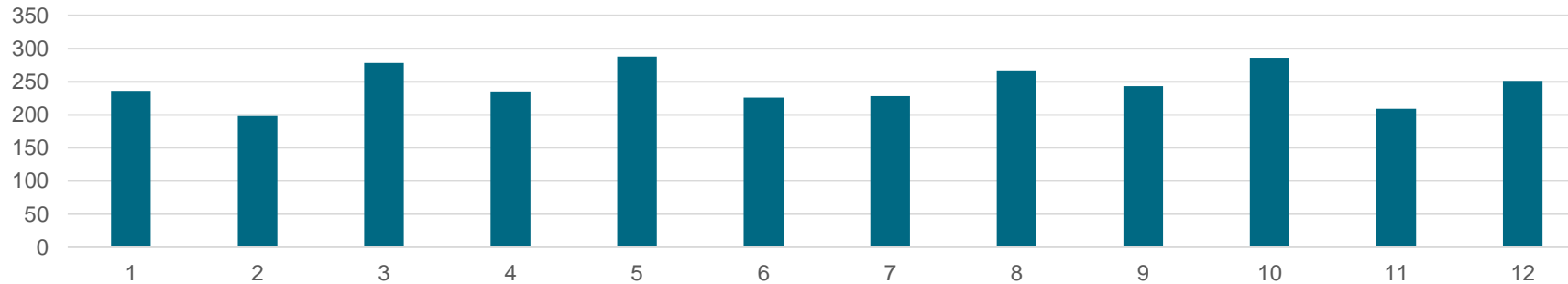
Service Tickets



**Average
2023**

232.3

2024 - Service Tickets – 245.42



IT responded to 1 after hours on-call events.

**Average
2022**

3.6

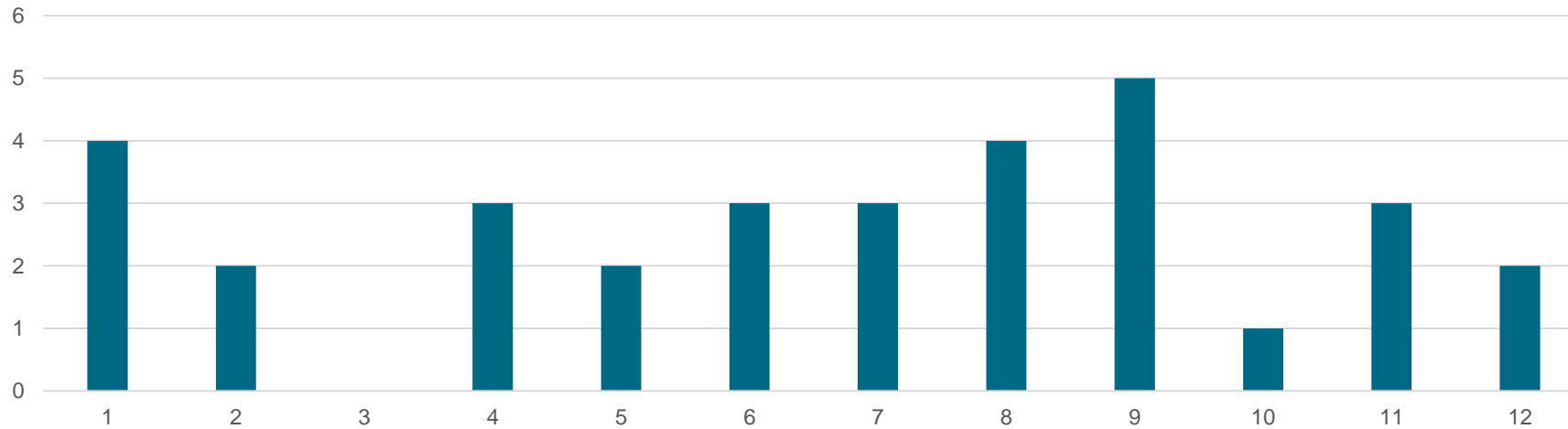
After hours events



**Average
2023**

2.58

2024 - After hours events – 2.67



Library Activity: Door count 7,543, Circulation events 34,187

**Average
2022**

**Door Count
7108
Circulation
Events
23,418**

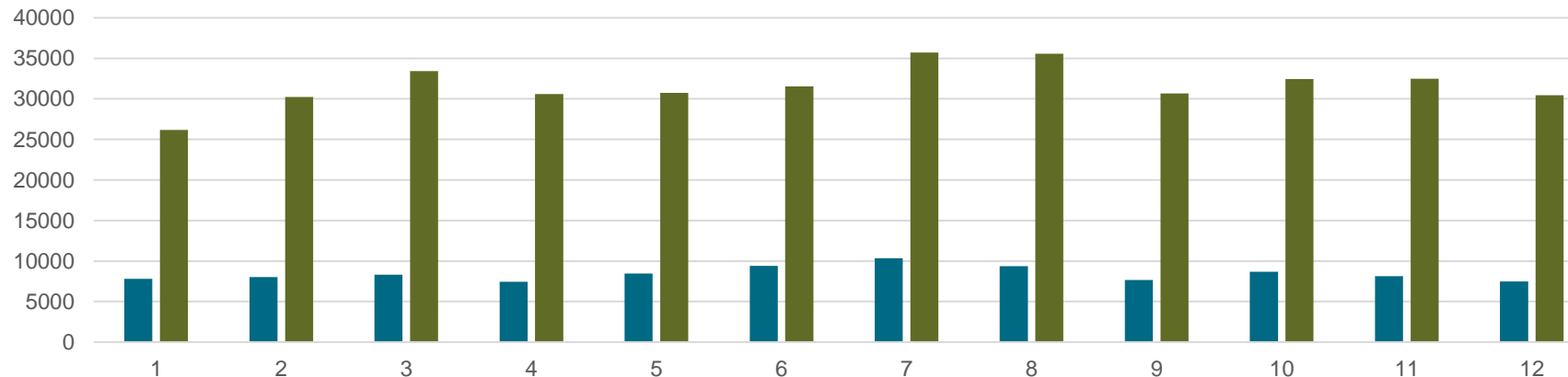
Door Count, Circulation Events



**Average
2023**

**Door Count
8372
Circulation
Events
25,889**

2024 - Door Count 8426.17, Circulation Events 31668.58



Public Safety: 2,190 – calls for service

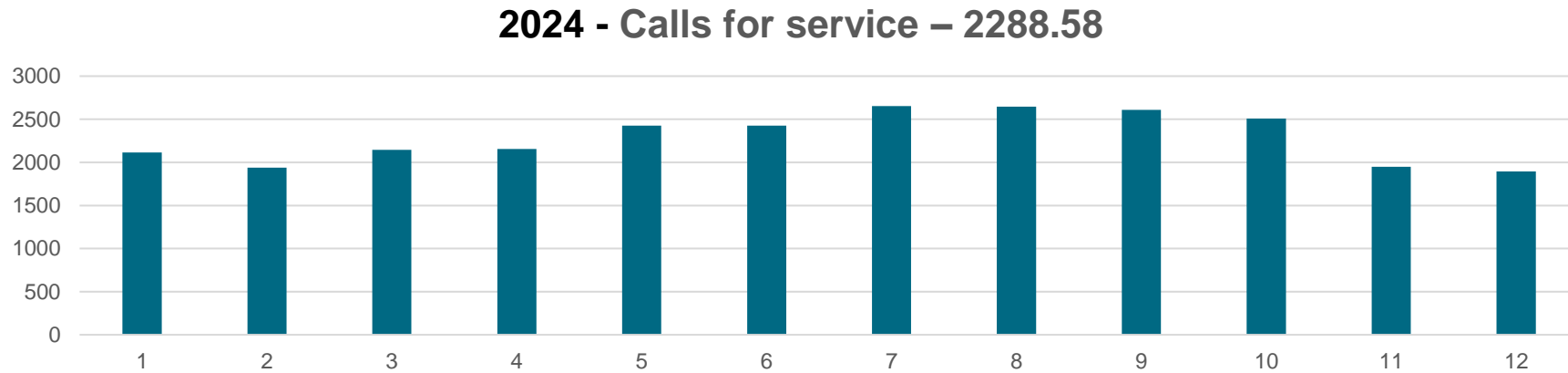
**Average
2022**

2065



**Average
2023**

2206



Public Safety: 787 – traffic stops

**Average
2022**

561

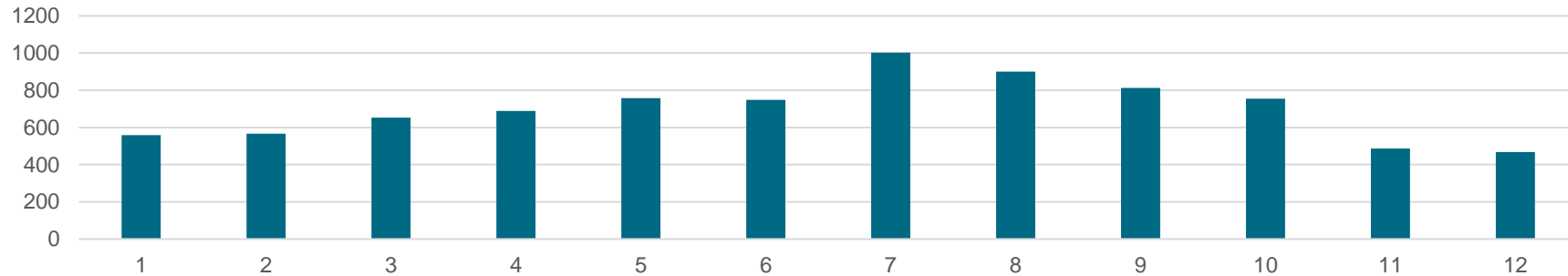
Traffic Stops



**Average
2023**

557

2024 - Traffic Stops – 699.42



Public Safety: 601 – citations & warnings

**Average
2022**

428

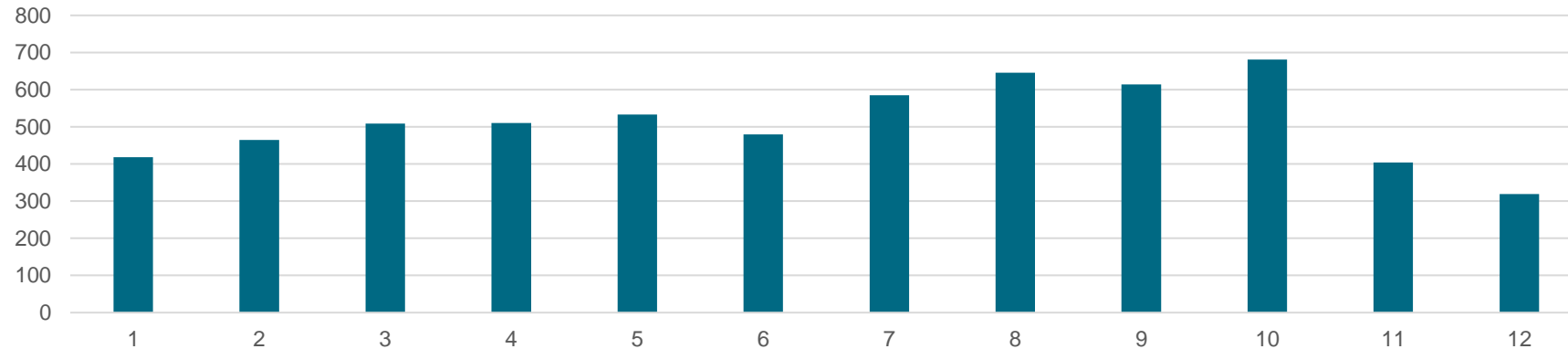
Citations and Warnings



**Average
2023**

433

2024 - Citations and Warnings – 513.67

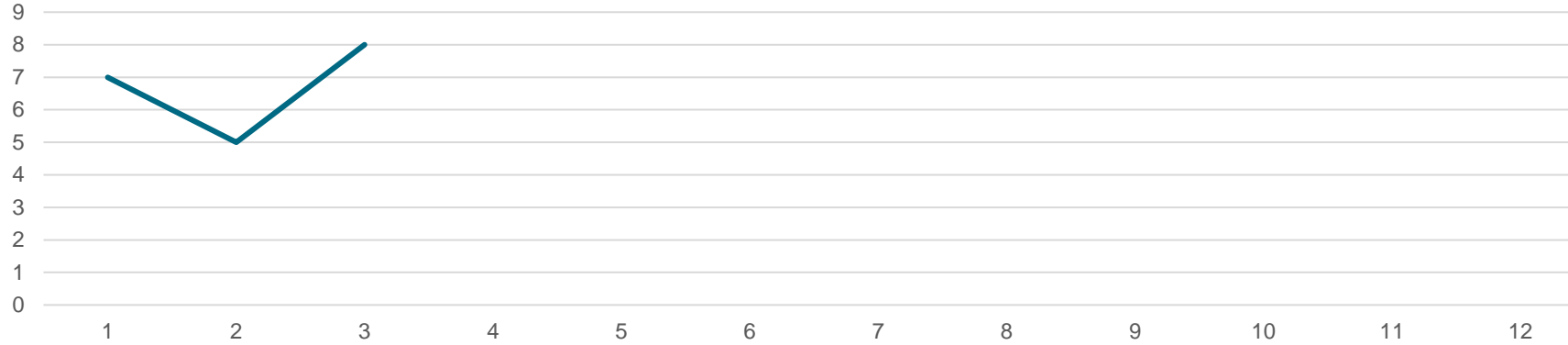


Public Safety: 8 – DUII's

DUIIs

**Average
2022**

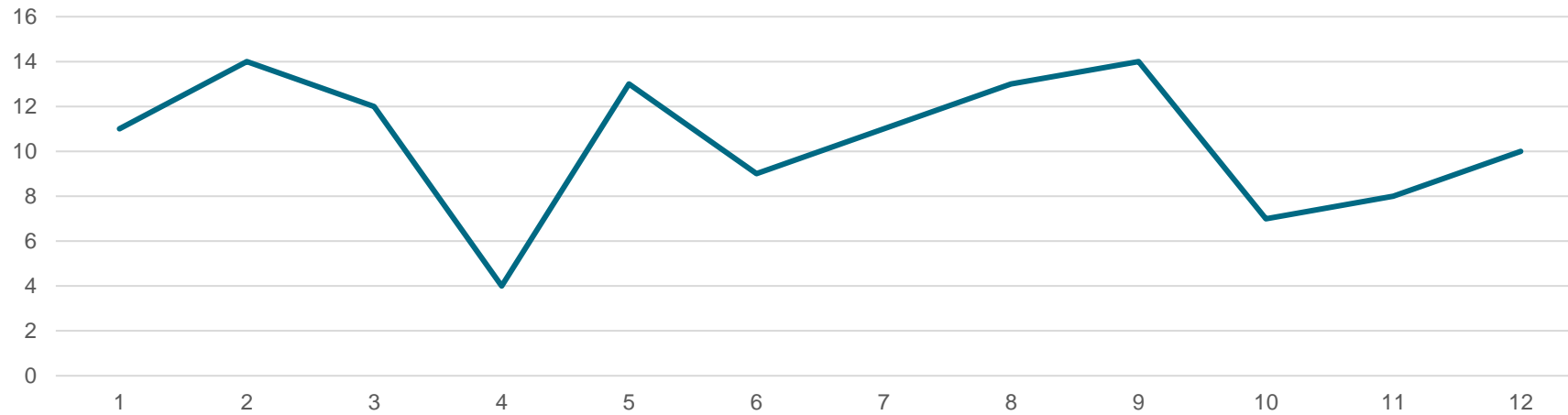
12.1



**Average
2023**

9.83

2024 – DUIIs – 10.50



Dispatch: 643 “911” calls & 2,417 non-emergency calls

Average
2022

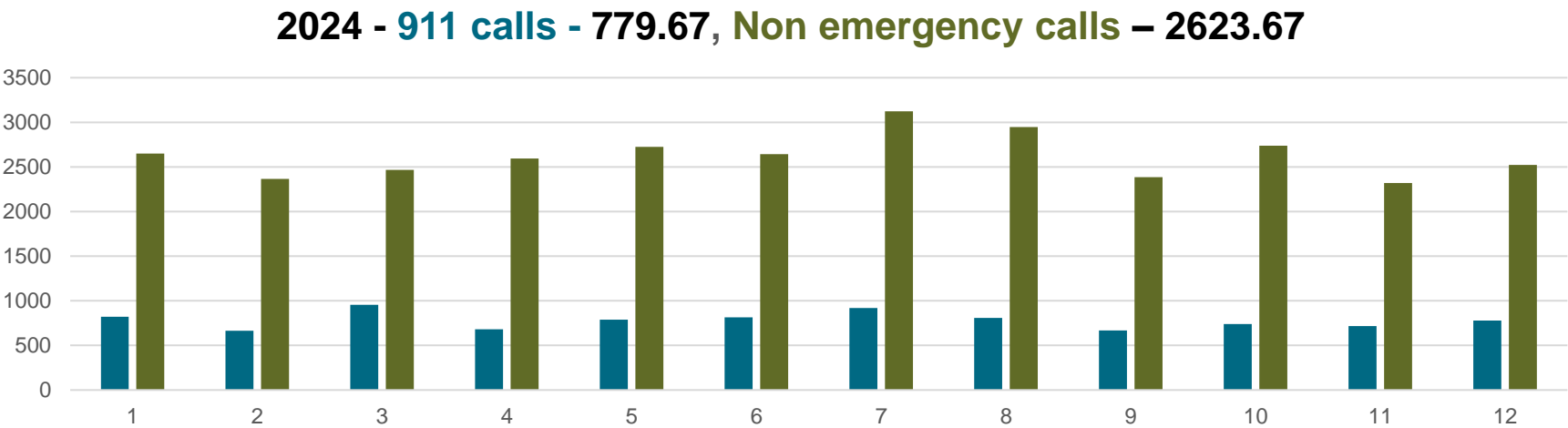
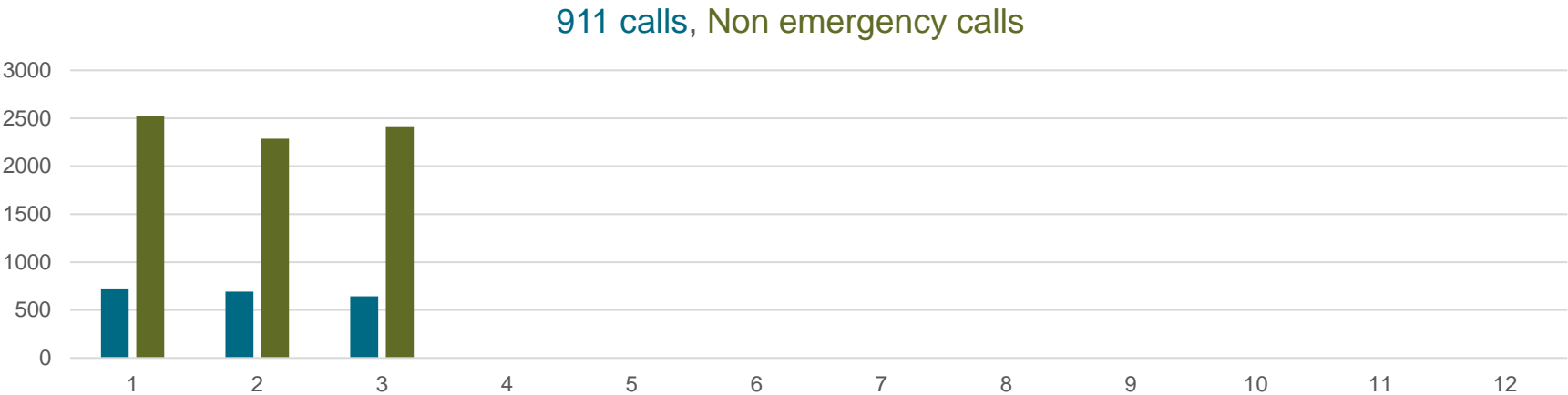
911 Calls
817

Non-
Emergency
Calls
3436

Average
2023

911 Calls
892

Non-
Emergency
Calls
3214



Public Works: water production was 50.9 million gallons, & 159.8 million gallons (MG) were treated

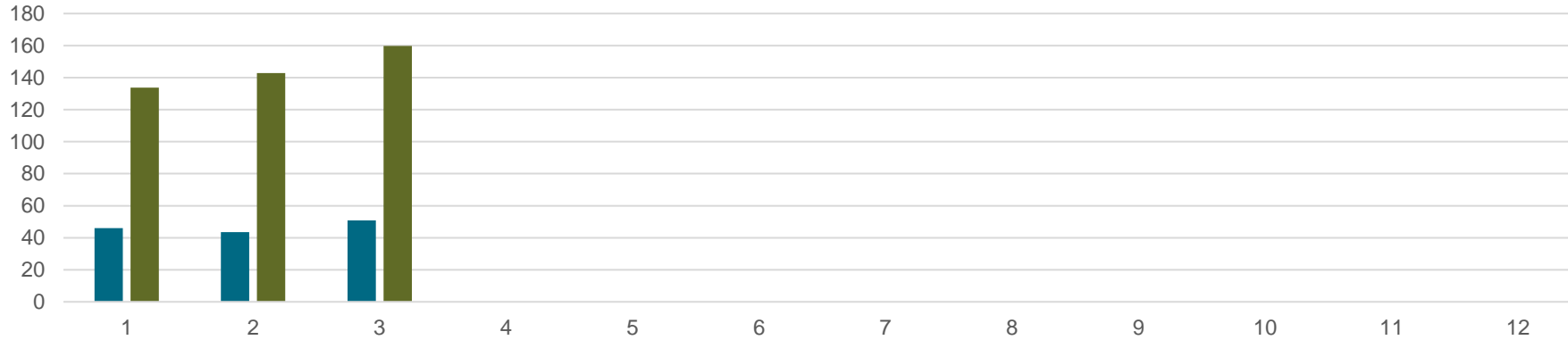
**Average
2022**

**Clean Water
69.45 MG
Waste Water
105.46 MG**

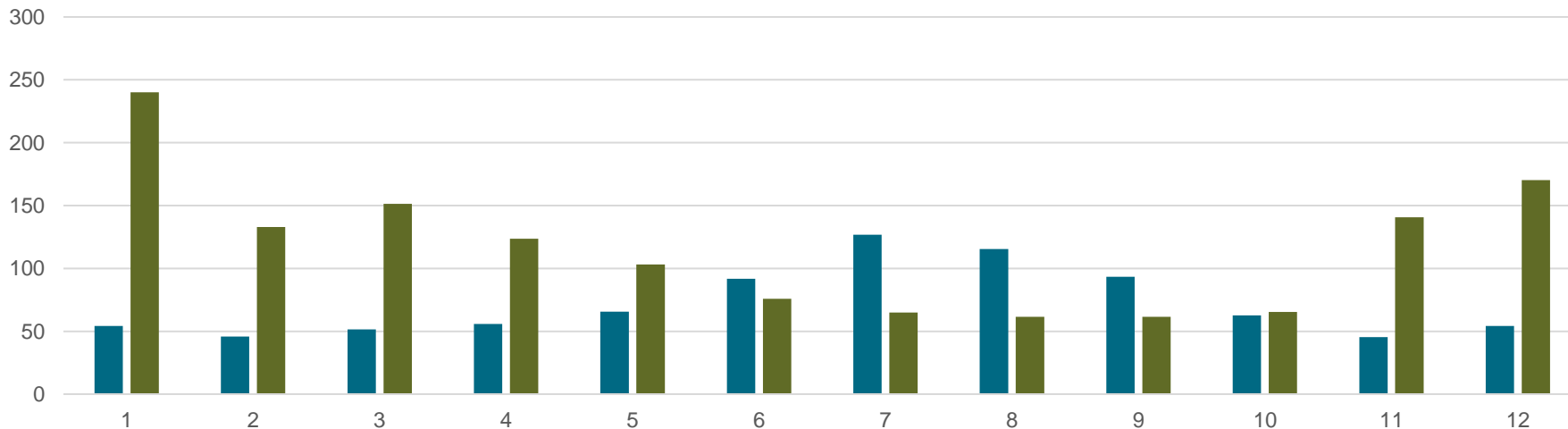
**Average
2023**

**Clean Water
73.33 MG
Waste Water
108.20 MG**

Clean water, Waste Water



2024 - Clean water – 71.89, Waste Water – 115.92

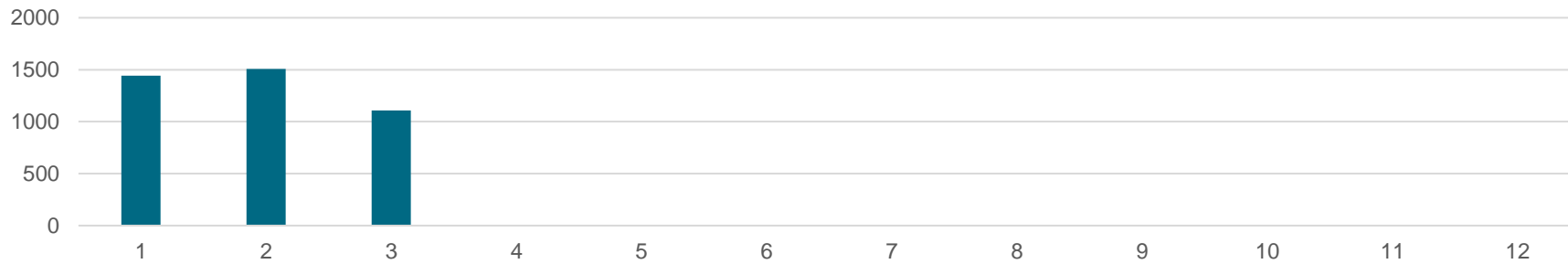


Public Works: 1,107 work orders completed

**Average
2022**

1452.6

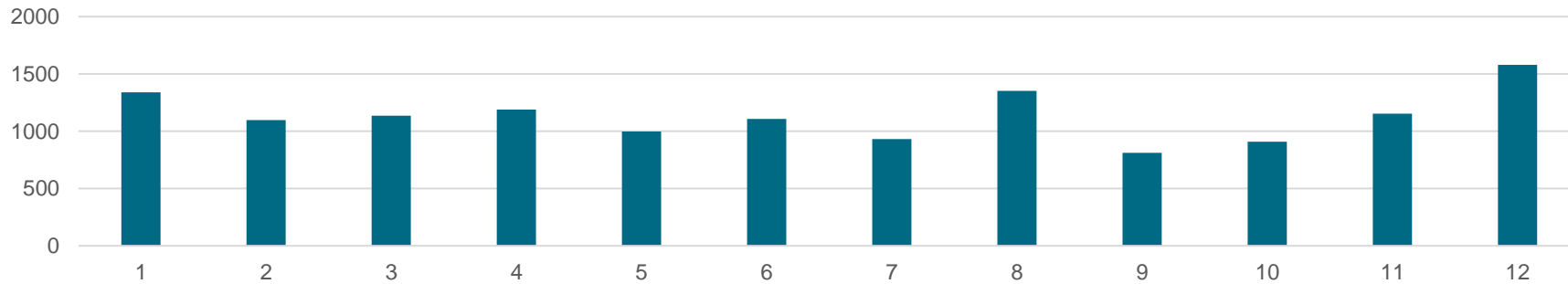
Work orders completed



**Average
2023**

1677

2024 - Work orders completed – 1133.42



So that's the totals to the end of March 2025

Questions?

From: noreply@revize.com
To: [City Recorder](#)
Subject: [QUESTIONABLE] New Public Comment
Date: Wednesday, May 14, 2025 10:48:03 AM
Attachments: [IMG_5856.jpg](#)

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Date = 2025-05-19

Meeting-Body = Will not be attending, written.

Agenda-Item = General Comment

Subject-Matter-to-Comment-On = New lighting in public parking lot.

Name = Josh

Representing =

Email-Address = [REDACTED]

Phone Number =

Contact-Info-release[] = Yes

Is-this-a-public-hearing[] = No

Written-or-Spoken[] = Written

Written-Comment = About a year ago, I participated in the downtown Newberg parking survey. As a resident in the area who uses the 2nd Street public parking lot for our rental, I shared a concern about how dimly lit the lot was at night. It felt especially unsafe when my spouse returned home from graduate classes around 10 p.m. and we couldn't see clearly into the lot.

I was encouraged to see that this feedback was shared with the council, and recently, new lighting was installed that now illuminates the darker areas of the lot. We're truly grateful and wanted to thank the City of Newberg for listening and taking action, it's going to make a real difference.

What you do matters! Thank you!

Client IP [REDACTED]



REQUEST FOR COUNCIL ACTION



Date Action Requested: May 19, 2025

Order ☐ Ordinance ☐ Resolution ☒ Motion ☐ Information ☐ Proclamation ☐

No. 2025-3970

Subject: Central Square software cloud hosting

Staff: Dave Brooks

Department: Police

Business Session

Order On Agenda: Consent

Hearing Type: Administrative

Is this item state mandated? Yes ☐ No ☒

If yes, please cite the state house bill or order that necessitated this action:

Recommendation: Approve Central Square quote to migrate software from on-premises servers to cloud hosting.

Executive Summary: Central Square is our current vendor for dispatch and police records software. The system is complex to maintain and requires specialized training for IT staff. It currently operates on 20 servers, placing a significant burden on IT resources. Staff turnover has further impacted our ability to support and maintain the system effectively.

The attached quote outlines the additional cost for Central Square to transition to a hosted solution. Under this arrangement, Central Square will host our dispatch and police software on Amazon's government cloud platform, which complies with all relevant government security regulations. Central Square will also assume responsibility for all hosting and maintenance moving forward.

Fiscal Impact: The net annual increase is \$130,931.45. However, this cost is offset by eliminating expenses associated with maintaining on-premise servers, reducing staff time needed for system support, and discontinuing database software previously required for the system—a savings of approximately \$50,000. This increase is budgeted in the upcoming fiscal period.

Council Goals: This resolution aligns with council goals 1 and 3, maintaining a high level of customer service and enhancing community safety.

RESOLUTION No. 2025-3970

A Resolution to approve Central Square Quote to migrate software from on-premises servers to cloud hosting

Recitals:

- 1. Current software environment is expensive and complicated to maintain.
- 2. IT staff turnover impacts our ability to maintain the software.
- 3. Database software expenses are eliminated.

The City of Newberg Resolves as Follows:

- 1. Transition dispatch and police software to cloud hosting provided by Central Square.

Effective Date of this resolution is the day after the adoption date, which is: May 20th, 2025.
Adopted by the City Council of Newberg, Oregon, this 19th day of May 2025.

Rachel Thomas, City Recorder

Attest by the Mayor this _____ day of _____, 2025.

Bill Rosacker, Mayor

Quote #: Q-209105**Primary Quoted Solution:** PSJ Enterprise**Quote expires on:** June 30, 2025**Quote prepared for:**

Dave Brooks

Newberg-Dundee Police Department

401 East Third Street

Newberg, OR 97132

503-554-7784

Thank you for your interest in CentralSquare. CentralSquare provides software that powers over 8,000 communities. More about our products can be found at www.centralsquare.com.

WHAT SOFTWARE IS INCLUDED?

CENTERLINE AI

	PRODUCT NAME	QUANTITY	UNIT PRICE	DISCOUNT	TOTAL
1.	Centerline AI Platform Annual Subscription Fee	1	3,000.00	- 3,000.00	0.00
2.	Centerline AI User Annual Subscription Fee	36	350.00	- 12,600.00	0.00

Centerline AI Software Subtotal	15,600.00 USD
Centerline AI Software Discount	- 15,600.00 USD
Centerline AI Software Total	0.00 USD

ENTERPRISE CAD/MOBILE

	PRODUCT NAME	QUANTITY	UNIT PRICE	DISCOUNT	TOTAL
3.	CentralSquare CAD Enterprise Cloud Dispatch Position Annual Subscription Fee	3	5,000.00	- 3,900.00	11,100.00
4.	CentralSquare CAD Enterprise Cloud Mobile Position Annual Subscription Fee	28	700.00	- 5,096.00	14,504.00
5.	CentralSquare CAD Enterprise Cloud Platform Annual Subscription Fee	1	150,000.00	- 39,000.00	111,000.00
6.	CentralSquare Message Switch (OP) Annual Subscription Fee	1	9,500.00	- 2,470.00	7,030.00
7.	Enterprise CAD Axon Evidence.com Data Extract Annual Subscription Fee	1	7,050.00	- 1,833.00	5,217.00
8.	Standard Alpha Numeric Paging Interface Subscription Fee - PageGate Active 911	1	5,850.00	- 5,850.00	0.00

ENTERPRISE CAD/MOBILE Software Subtotal	207,000.00 USD
ENTERPRISE CAD/MOBILE Software Discount	- 58,149.00 USD

ENTERPRISE CAD/MOBILE Software Total 148,851.00 USD**ENTERPRISE RMS**

	PRODUCT NAME	QUANTITY	UNIT PRICE	DISCOUNT	TOTAL
9.	CentralSquare Records Enterprise Cloud Officer Annual Subscription Fee	36	800.00	- 18,720.00	10,080.00
10.	CentralSquare Records Enterprise Cloud Platform Annual Subscription Fee	1	120,000.00	- 78,000.00	42,000.00

Enterprise RMS Software Subtotal 148,800.00 USD**Enterprise RMS Software Discount** - 96,720.00 USD**Enterprise RMS Software Total** 52,080.00 USD**SOFTWARE SUMMARY**

Software Subtotal	371,400.00 USD
Software Discount	- 170,469.00 USD
Software Total	200,931.00 USD

WHAT SERVICES ARE INCLUDED?

CENTERLINE AI

DESCRIPTION	TOTAL
1. Centerline Implementation Services - Fixed Fee	1,560.00

Centerline AI Services Subtotal 1,560.00 USD**Centerline AI Services Discount** - 1,560.00 USD**Centerline AI Services Total** 0.00 USD**IMPLEMENTATION**

DESCRIPTION	TOTAL
2. CAD Enterprise Cloud Migration Services (1-6 CAD Positions) - Fixed Fee	10,000.00
3. Records Enterprise Web Cloud Migration Services (1-400 Sworn) - Fixed Fee	10,000.00

Implementation Services Total 20,000.00 USD

SERVICES SUMMARY

Services Subtotal	21,560.00 USD
Services Discount	- 1,560.00 USD
Services Total	20,000.00 USD

QUOTE SUMMARY

Software Subtotal	371,400.00 USD
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Services Subtotal	21,560.00 USD
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Quote Subtotal	392,960.00 USD
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Discount	- 172,029.00 USD
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Quote Total	220,931.00 USD
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Net Recurring Fees will increase in the amount of \$130,931.45. For products being replaced in this project, this is an estimate based on the client's current recurring fees of \$69,999.55. The increase amount may change based on any adjustments to scope or pricing and depending on the final project timeline. Your new renewal estimate is \$200,931.00. Any items not being replaced by this order will continue in addition to the renewal estimate listed.

TOTAL RECURRING FEES

TYPE	AMOUNT
TOTAL RECURRING FEES	\$200,931.00
CURRENT RECURRING FEES	-\$69,999.55
NET RECURRING FEE INCREASE	\$130,931.45

This Quote is not intended to constitute a binding agreement. The terms herein shall only be effective once incorporated into a definitive written agreement with CentralSquare Technologies (including its subsidiaries) containing other customary commercial terms and signed by authorized representatives of both parties.

BILLING INFORMATION

Fees will be payable within 30 days of invoicing.

Please note that the Unit Price shown above has been rounded to the nearest two decimal places for display purposes only. The actual price may include as many as five decimal places. For example, an actual price of \$21.37656 will be shown as a Unit Price of \$21.38. The Total for this quote has been calculated using the actual prices for the product and/or service, rather than the Unit Price displayed above.

Prices shown do not include any taxes that may apply. Any such taxes are the responsibility of Customer. This is not an invoice.

For customers based in the United States or Canada, any applicable taxes will be determined based on the laws and regulations of the taxing authority(ies) governing the "Ship To" location provided by Customer on the Quote Form.

PURCHASE ORDER INFORMATION

Is a Purchase Order (PO) required for the purchase or payment of the products on this Quote Form? (Customer to complete)

Yes [☐] No [☐]

Customer's purchase order terms will be governed by the parties' existing mutually executed agreement, or in the absence of such, are void and will have no legal effect.

PO Number: _____

Initials: _____

REQUEST FOR COUNCIL ACTION



Date Action Requested: May 19, 2025

Order <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Motion <input checked="" type="checkbox"/> Information <input type="checkbox"/>	
Subject: Street Art Community Project	Staff: Scot Siegel and Leanne Wagener Department: Community Development Department File No. n/a
Business Session	Order On Agenda: New Business

Is this item state mandated? Yes ☐ No ☒

If yes, please cite the state house bill or order that necessitated this action: n/a

Recommendation: Receive presentation from resident David Heddy, outlining concept for a neighborhood street painting event that may serve as a pilot project for similar projects in the future. Staff also requests any direction that City Council may have for support and facilitation of this or other street painting efforts.

Background: Community member David Heddy recently requested the City consider permitting a public art street painting event in his neighborhood (Jodi Ct). Staff from Community Development, Public Works, and Engineering, and the City Manager, have met with Mr. Heddy to learn about the proposal and provide information on city policies and procedures for work in street rights of ways. Staff have also begun reviewing similar projects and programs in other jurisdictions and can answer Council's questions about some of the key considerations, risks, and community benefits of street painting art projects.

Fiscal Impact: Unknown at this time.

Council Goals:

The proposed community project may align with the following goals:

- Goal 4: Create and maintain a high level of transparency with our residents in order to build trust
- Goal 6: Revitalize and beautify the appearance and utility of Newberg's downtown area (if replicated in a designated area of Newberg's downtown)

Building Community Through Street Painting

David Heddy





Community Building Projects are Important...

- Creates common work
- Opportunity for neighbors to share their skills
- Brings imagination of how to live into common spaces
- Increases social ties
- Offers a roadmap of how neighbors can work together in the future

Community Street Painting

- Large, decorative paintings
- Installed directly on the street pavement
- Themes include flowers, trees, animals, geometric designs, and much more



Benefits

- Builds a sense of community between neighbors
- Adds to the identity of a place
- Improves the aesthetic of the area
- Offers an opportunity for ongoing investment of care from neighbors into a common space



Aligns with City of Newberg Goals

- Goal 3: Enhance community safety
- Goal 4: Create and maintain a high level of transparency with our residents in order to build trust
- Goal 6: Revitalize and beautify the appearance and utility of Newberg's downtown area
- Continuous Goal B: Continue with community policing partnerships



CITY OF SALEM

DEPARTMENT OF PUBLIC WORKS

ADMINISTRATIVE RULE

CHAPTER 109

DIVISION 900

SALEM STREET PAINTING PROGRAM

(Adopted June 13, 2022)

Definition

Street paintings are large, decorative paintings installed directly on the street pavement. They may span a portion of a street, or an entire intersection or block. In communities where these have been installed, these paintings have included themes related to animals, flowers, trees, geometric designs, and more. In addition to the aesthetic beauty of the paintings themselves, they build community and relationships among neighbors and create a sense of place.

Street paintings are for the aesthetic improvement of the area. They are intended to be a part of the neighborhood—its identity and aesthetic. They should create a positive feature of the neighborhood, be supported and welcomed by neighbors, and create a sense of community. As such, their design may not include regulatory, safety, informational, religious, or political messages. Street paintings are not intended to affect traffic volumes or speeds.

Below are a few examples of street paintings.



STREET MURAL TOOLKIT

CITY OF MEDFORD

MEDFORD PLANNING DEPT.
200 S IVY STREET



Design Criteria and Locations

- **Location** - Need to establish where streeting paintings can be installed, based on standards implemented by the City Traffic Engineer. Usually they are applied on residential streets with lower traffic counts.
- **Design** - Criteria should be set on what is allowed (no speech/words, symbols, copyrighted materials, logos)
- **Limits** - Limited to surface of pavement and not cover existing regulatory markings
- **Traffic Control** - Should not mimic traffic markings or control devices

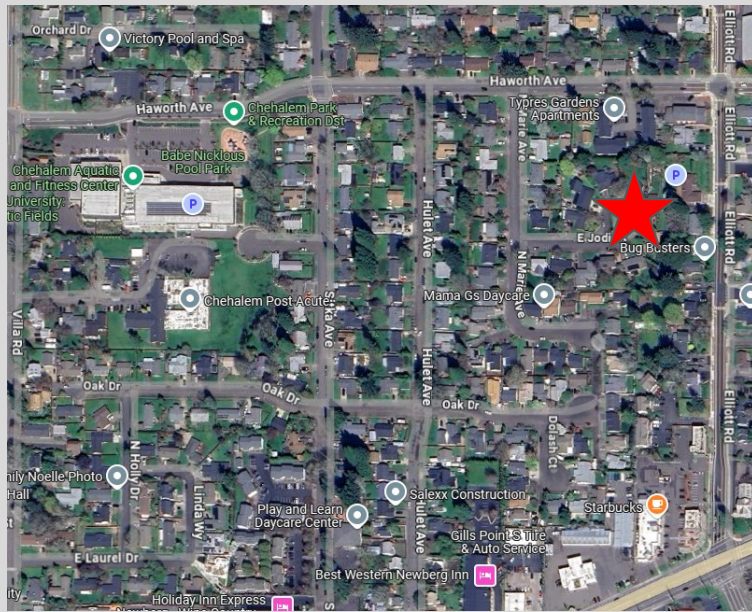
Considerations

- **Materials** - Type of paint will need to be approved (Cabot Solid Stain, Olympic Solid Stain, Benjamin Moore Arborcoat Stain, Sherwin Williams Superdeck Stain). Non-slip additive should be mixed in.
- **Neighbor Engagement** - Close-by neighbors will need to be engaged to review the design, provide input/consent/enthusiastic support, and learn how to volunteer to help with the project
- **Street closure** - Plan for how street closure will take place and for how long will be submitted with application. Often, organizers will host a block party as part of the project
- **Maintenance** - It can be repainted by neighbors, with a block party/street closure permit, or it can be left to fade away (typically takes a few years). The city will have no involvement in maintenance

General Process

- Applicant submits painting application (applicant info, dates, image, map showing proposed location, paint type/colors/non-slip additive according to standard specs, neighbor review)
- Appropriate city departments/staff reviews application (review location and design, reviews street maintenance/improvements schedule, etc.)
- Once approved, applicant submits block party permit for street closure
- Appropriate city departments/staff reviews block party permit to initiate street closure
- Applicant collects street painting packet and arranges for barricade pick-up
- Neighbors complete the street painting project

Potential Project Location



Sample Designs



Proposal of Next Steps

- Support from City Council to work with City staff to move this forward
- Create MVP (minimum viable product) for how to complete a street painting project in Newberg
- Move forward with the project this summer
 - Finalize design
 - Garner neighbor support
 - Submit proposal to city
 - After approval, complete the project
 - Celebrate!



Questions and Discussion

REQUEST FOR COUNCIL ACTION

City of Newberg
Date Action Requested:

Order ☐ Ordinance ☒ Resolution ☐ Motion ☐ Information ☐
No. 2025-2934

Subject:
AN ORDINANCE TO ADOPT CODE
AMENDMENTS TO NEWBERG'S MUNICIPAL
CODE RELATED TO DANGEROUS BUILDINGS.

Staff: Neal Winter/Eric Ronning
Department: Police Department

Business Session

Order On Agenda: Legislative Hearing

Hearing Type: Legislative ☒ Quasi-Judicial ☐ Administrative ☐ Not Applicable ☐

(June 2, 2025)

Is this item state mandated? Yes ☐ No ☒

If yes, please cite the state house bill or order that necessitated this action:

Recommendation:

Staff recommends that the City Council of Newberg Adopt ordinance 2025-2934, amending Newberg's Municipal Code related to dangerous buildings.

Executive Summary:

The Newberg's Police leadership provided suggestions to update and amend Newberg's Municipal Code related to the abatement of dangerous buildings. The proposed amendments came about due to concerns about dangerous buildings and the ability of the City to enforce the abatement process for such buildings.

Fiscal Impact:

The proposed changes to the municipal code are expected to reduce the waste of City resources and improve the safety of City residents.

Council Goals:

These amendments match the intent of Council goal six to "Implement a careful and prudent fiscal policy," and goal four to "Enhance community safety."



ORDINANCE NO. 2025-2934

AN ORDINANCE AMENDING TITLE 14, CHAPTER 14.05, ARTICLE I (NMC 14.05.050, 14.05.100).

Recitals:

1. WHEREAS, the Newberg Municipal Code declares unsafe buildings a public nuisance and requires the abatement of such unsafe buildings.
2. WHEREAS, the proposed changes will clarify the policy regarding unsafe buildings and the abatement process and allow better use of City resources.
3. WHEREAS, the Newberg Police has recommended approval of the proposed code revisions to the City Council.

The City of Newberg Ordains as Follows:

1. Section 14.05.050 F. Adoption of state codes. is amended to read as follows:

F. Uniform Code for the Abatement of Dangerous Buildings, promulgated by the International Conference of Building Officials, 1997 Edition (or more recently available edition), which is not adopted by the director of the Department of Consumer and Business Services, but authorized under ORS 455.020;

2. Section 14.05.100 Dangerous buildings. is amended to read as follows:

A. Definitions. For the purpose of this code section, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

“**Building**” as used in this section means any building or structure, as the context may require.

“**Dangerous Building**” means any building, or any portion of a building, regulated by this code that has any of the conditions or defects that follow, provided such condition or defect endanger the health, safety, or welfare of the public or occupants of such building:

1. any building that is structurally unsafe for use or occupancy, whether due to damage from fire or earthquake, deterioration, neglect, abandonment, vandalism, or any other cause;
2. any building that lacks adequate egress, including any building with a door, aisle, passageway, stairway, or other means of egress that is not an adequate means of exit, whether due to the width or size of the exit, or the state of the walking surfaces to exit, or any other cause;

3. any building, when used or intended to be used for dwelling purposes, that is unfit for human habitation, including due to inadequate light, air, or sanitation facilities, or due to any condition that is likely to cause sickness or disease;
4. any building that is, or is used in a way that constitutes, a fire, life, or safety hazard; or
5. any building that has been constructed, is used, or is maintained in violation of any requirement, prohibition, or permit condition applicable to the building.

“Responsible Party” has the meaning assigned to it in code section NMC 8.15.180.

B. Authority. Without limiting the generality of the authority granted to building officials in Article IV of this chapter, building officials are authorized to enforce the provisions of this code section and have the power to interpret the provisions in conformity with the intent and purpose of the chapter. The enforcement authority of building officials includes the power to perform the following enforcement actions.

1. *Right of Entry.* Building officials may enter a building when necessary to make an inspection to enforce the provisions of this section, or when building officials have reasonable cause to believe that there is a violation of this chapter that makes the building unsafe or dangerous.
 - i. Building officials may enter such building at reasonable times to inspect or to perform the duties imposed by this code section, provided that building officials present their credentials to, and are granted entry by, any occupant.
 - ii. If such building is unoccupied or unlawfully occupied, building officials shall first make a reasonable effort to locate the owner or other persons having charge or control of the building and request entry. If entry is not granted, building officials shall have recourse to the remedies provided by law to secure entry.
2. *Public Nuisance Declaration.* Any building deemed by building officials to be a dangerous building is declared a public nuisance and shall be abated by repair, rehabilitation, demolition, removal, or other corrective action as determined by building officials.
3. *Commencement of Proceedings.* Dangerous buildings shall be abated in accordance with the Uniform Nuisance Abatement Procedure under Article IV of Chapter 8.15 of the Newberg Municipal Code, subject to the requirements of this code section.

C. Dangerous Building Abatement Process. In addition to the requirements under the Uniform Nuisance Abatement Procedure, building officials will comply with the requirements that follow. In case of conflict between the Uniform Nuisance Abatement Procedure and this code section, the requirements of this code section will control.

1. *Notice and Order Requirements.* Any dangerous building abatement notice issued pursuant to this section and NMC 8.15.180 shall contain:

- i. a statement that building officials found the building to be a dangerous building, and a brief description of the conditions that render the building dangerous;
- ii. an order to abate the nuisance and the specific action the responsible party needs to take to comply; and
- iii. the number of days the responsible party has to comply with the order, as determined by building officials.

2. *Abatement by responsible party – appeal and hearing procedures.* The responsible party shall abate the nuisance as ordered by building officials, or show that no nuisance exists, within the timeframe specified in the notice. The responsible party may protest, appeal, and utilize the dispute resolution procedures outlined in NMC 8.15.200.

3. *Abatement by city.* If within the time allotted in the nuisance notice, the nuisance has not been abated by the responsible party and no appeal or dispute has been filed, the municipal court may authorize the city to abate the nuisance in accordance with NMC 8.15.210, 8.15.220, 8.15.230, 8.15.240, and 8.15.250.

D. Order Standards. Building officials will use the following standards to determine the appropriate order to be issued for the abatement of a dangerous building.

1. Dangerous buildings will:
 - i. be repaired in accordance with the current building code and any other code applicable;
 - ii. be demolished at the option of the building owner; or
 - iii. be ordered vacated, secured, and maintained against entry until no longer deemed a dangerous building.
2. Building officials may issue orders that are applicable to the entire building deemed dangerous or limit the applicability of the order to the portion of the building deemed dangerous.
3. Notwithstanding any other requirements under this section, building officials may order the immediate vacation and securing of dangerous buildings that constitute an immediate threat to health, safety, environment, or public welfare.

Effective Date of this ordinance is the day of the adoption date, which is: June 3, 2025.

Adopted by the City Council of Newberg, Oregon, this 2 day of June, 2025, by the following votes:
AYE: **NAY:** **ABSTAIN:**

Rachel Thomas, City Recorder

Attest by the Mayor this _____ day of _____, 2025.

Bill Rosacker, Mayor

Ordinance No. 2025-2934

Exhibit A

Note: Existing text is shown in regular font.
Added text is shown in double-underline.
Deleted text is shown in ~~striketrough~~.

14.05.050 Adoption of state codes.

F. Uniform Code for the Abatement of Dangerous Buildings, promulgated by the International Conference of Building Officials, ~~1994~~1997 Edition, which is not adopted by the director of the Department of Consumer and Business Services, but authorized under ORS 455.020 ~~(hereinafter “Dangerous Buildings Code”)~~;

14.05.100 ~~Unsafe~~**Dangerous** buildings.

~~A. All buildings or structures regulated by this code which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life are, for the purpose of this section, unsafe. Any use of buildings or structures constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe building. Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members which are supported by, attached to, or a part of a building and which are in a deteriorated condition or otherwise unable to sustain the design loads which are specified in this code are designated as unsafe building appendages.~~

A. Definitions. For the purpose of this code section, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

“Building” as used in this section means any building or structure, as the context may require.

“Dangerous Building” means any building, or any portion of a building, regulated by this code that has any of the conditions or defects that follow, provided such condition or defect endanger the health, safety, or welfare of the public or occupants of such building:

1. any building that is structurally unsafe for use or occupancy, whether due to damage from fire or earthquake, deterioration, neglect, abandonment, vandalism, or any other cause;
2. any building that lacks adequate egress, including any building with a door, aisle, passageway, stairway, or other means of egress that is not an adequate means of exit, whether due to the width or size of the exit, or the state of the walking surfaces to exit, or any other cause;
3. any building, when used or intended to be used for dwelling purposes, that is unfit for human habitation, including due to inadequate light, air, or sanitation facilities, or due to any condition that is likely to cause sickness or disease;
4. any building that is, or is used in a way that constitutes, a fire, life, or safety hazard; or
5. any building that has been constructed, is used, or is maintained in violation of any requirement, prohibition, or permit condition applicable to the building.

“Responsible Party” has the meaning assigned to it in code section NMC 8.15.180.

B. Authority. Without limiting the generality of the authority granted to building officials in Article IV of this chapter, building officials are authorized to enforce the provisions of this code section and have the power to interpret the provisions in conformity with the intent and purpose of the chapter. The enforcement authority of building officials includes the power to perform the following enforcement actions.

1. *Right of Entry.* Building officials may enter a building when necessary to make an inspection to enforce the provisions of this section, or when the building official has reasonable cause to believe that there is a violation of this chapter that makes the building unsafe or dangerous.

i. Building officials may enter such building at reasonable times to inspect or to perform the duties imposed by this code section, provided that building officials present their credentials to, and are granted entry by, any occupant.

ii. If such building is unoccupied or unlawfully occupied, the building official shall first make a reasonable effort to locate the owner or other persons having charge or control of the building and request entry. If entry is not granted, the building official shall have recourse to the remedies provided by law to secure entry.

2. *Public Nuisance Declaration.* Any building deemed by a building official to be a dangerous building is declared a public nuisance and shall be abated by repair, rehabilitation, demolition, removal, or other corrective action as determined by the building official.

3. *Commencement of Proceedings.* Dangerous buildings shall be abated in accordance with the Uniform Nuisance Abatement Procedure under Article IV of Chapter 8.15 of the Newberg Municipal Code, subject to the requirements of this code section.

C. Dangerous Building Abatement Process. In addition to the requirements under the Uniform Nuisance Abatement Procedure, the building official will comply with the requirements that follow. In case of conflict between the Uniform Nuisance Abatement Procedure and this code section, the requirements of this code section will control.

1. *Notice and Order Requirements.* Any dangerous building abatement notice issued pursuant to this section and NMC 8.15.180 shall contain:

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ii. an order to abate the nuisance and the specific action the responsible party needs to take to comply; and

iii. the number of days the responsible party has to comply with the order, as determined by the building official.

2. *Abatement by responsible party – appeal and hearing procedures.* The responsible party shall abate the nuisance as ordered by the building official, or show that no nuisance exists, within the timeframe specified in the notice. The responsible party may protest, appeal, and utilize the dispute resolution procedures outlined in NMC 8.15.200.

3. *Abatement by city.* If within the time allotted in the nuisance notice, the nuisance has not been abated by the responsible party and no appeal or dispute has been filed, the municipal court may authorize the city to abate the nuisance in accordance with NMC 8.15.210, 8.15.220, 8.15.230, 8.15.240, and 8.15.250.

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1. Dangerous buildings will:

i. be repaired in accordance with the current building code and any other code applicable;

ii. be demolished at the option of the building owner; or

iii. be ordered vacated, secured, and maintained against entry until no longer deemed a dangerous building.

2. Building officials may issue orders that are applicable to the entire building deemed dangerous or limit the applicability of the order to the portion of the building deemed dangerous.

3. Notwithstanding any other requirements under this section, the building official may order the immediate vacation and securing of dangerous buildings that constitute an immediate threat to health, safety, environment, or public welfare.

~~B. All such unsafe buildings, structures or appendages are declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures set forth in the Dangerous Buildings Code or such alternate procedure as may have been or as may be adopted by the city. As an alternative, the building official or other employee or official of the city, as designated by its governing body, may institute any other appropriate action to prevent, restrain, correct or abate the violation. [Ord. 2496, 5-18-98. Code 2001 § 150.10.]~~

Summary report: Litera Compare for Word 11.11.0.158 Document comparison done on 4/11/2025 7:39:29 AM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original filename: Dangerous Buildings- Original.docx	
Modified filename: Dangerous Buildings- New.docx	
Changes:	
<u>Add</u>	31
Delete	5
Move From	0
<u>Move To</u>	0
<u>Table Insert</u>	0
Table Delete	0
<u>Table moves to</u>	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	36



April 11, 2025

Mr. Will Worthey
City Manager of Newberg
414 E. First Street
Newberg, Oregon 97132

Dear Will,

Please find attached our 2024 annual detailed cost report. The report compares our 2024 results to 2023 as well as providing a projection of our performance within the City of Newberg for 2025.

The report shows our operating margin has changed from 6.74% in 2023 to 3.76% in 2024, and we are projecting 2025 to be at 2.26%. Our projections is outside of a reasonable return range due to many factors over the past few years.

As a result, Waste Management-Newberg Operations is requesting a rate increase to cover the increase in costs to be effective July 1, 2025.

I would like to see if there is an opportunity to get on the city council agenda in the next month to review the reports and give an annual update. Please let me know when there is availability. I can be reached at 503-849-2310 and I look forward to hearing back from you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dave Huber'.

Dave Huber, Sr. Manager Public Sector
Waste Management of Oregon Inc.

Waste Management - Newberg Operations
Newberg Rate Review Report
For The Year Ended December 31, 2024

	2023	2024	Projected
Total Revenue	\$ 5,341,208	\$ 5,507,903	\$ 5,586,597
Total Direct Costs	\$ 4,138,187	\$ 4,296,333	\$ 4,526,022
Total Indirect Costs	\$ 842,941	\$ 1,004,527	\$ 934,476
Operating Income	\$ 360,080	\$ 207,043	\$ 126,098
Return on Revenue	6.74%	3.76%	2.26%

Hours					
	Total Company 2023	Newberg 2023	Total Company 2024	Newberg 2024	Variance (2024 vs. 2023)
Hours					
Commercial	4,928	3,783	5,161	3,828	45
Res'l Garbage	6,375	3,472	6,336	3,468	(3)
Res'l Recycling	4,807	2,383	5,074	2,512	129
Res'l Yard Waste	1,359	1,138	1,398	1,177	39
Rolloff	3,145	1,832	3,607	1,894	61
Total	20,614	12,608	21,576	12,878	270
Tons					
Commercial	6,821	5,570	7,347	5,973	403
Res'l Garbage	9,426	5,691	9,497	5,759	68
Res'l Recycling	2,621	1,374	2,509	1,297	(77)
Res'l Yard Waste	2,796	2,343	2,941	2,465	122
Rolloff	14,704	7,344	14,757	6,994	(350)
Total	36,369	22,323	37,051	22,488	165

Miles					
	Total Company 2023	Newberg 2023	Total Company 2024	Newberg 2024	Variance (2024 vs. 2023)
	36,946	26,812	38,162	28,612	1,800
	42,601	17,420	42,007	17,266	(154)
	40,126	15,063	39,021	14,674	(389)
	7,937	6,345	8,570	7,208	863
	55,918	32,581	51,636	29,972	(2,609)
	183,528	98,221	179,396	97,732	(489)
Stops					
	53,657	40,863	56,818	45,784	4,921
	553,870	346,438	560,566	353,019	6,581
	415,946	258,386	420,916	263,269	4,883
	195,127	164,920	191,872	161,617	(3,303)
	5,156	3,548	4,731	3,239	(309)
	1,223,756	814,155	1,234,903	826,928	12,774

CPI			Customers		
Year	Annual	% Change	Commercial	Residential	
2021	275.06	1.74%	533	6379	
2022	287.49	4.52%	549	6485	
2023	310.51	8.01%	555	6642	
2024	323.83	4.29%	557	6710	count as of 7/15/24
2025	332.95	2.81%	558	6712	

Franchise Payment	Revenue		Fran. Fee
Residential:	2,434,007	5%	121,700
Commercial:	1,797,900	5%	89,895
Drop Box:	1,270,110	5%	63,506
Other	\$ 5,885	5%	294
Total Income:	\$5,507,903		275,395

Waste Management - Newberg Operations
Newberg Rate Review Report
For The Year Ended December 31, 2024

Revenue	Line Allocation # Method	Actual 2023	Actual 2024	Variance	Adjustments %	Amount	Projected 2025
Commercial	18 Actual	\$ 1,650,361	\$ 1,797,900	\$ 147,540	1.43%	\$ 25,687	\$ 1,823,588
Residential	18 Actual	\$ 2,303,135	\$ 2,434,007	\$ 130,872	1.43%	\$ 34,776	\$ 2,468,783
Industrial	18 Actual	\$ 1,377,036	\$ 1,270,110	\$ (106,925)	1.43%	\$ 18,147	\$ 1,288,257
Other	20 Actual	\$ 10,677	\$ 5,885	\$ (4,791)	1.43%	\$ 84	\$ 5,969
Recycling Material Sales	19 Recycling Tons	\$ -	\$ -	\$ -		\$ -	\$ -
Total Operating Revenue		\$ 5,341,208	\$ 5,507,903	\$ 166,695		\$ 78,694	\$ 5,586,597

Direct Cost	Line Allocation # Method	Actual 2023	Actual 2024	Variance	Adjustments %	Amount	Projected 2025
Wages - Route Drivers	22 Labor Hours	504,776	\$ 506,968	\$ 2,191	3.50%	\$ 17,744	\$ 524,711
Wages - Utility Workers	23 Labor Hours	54,652	\$ 39,538	\$ (15,115)	3.50%	\$ 1,384	\$ 40,921
Wages - Mechanic	24 Labor Hours	99,215	\$ 114,100	\$ 14,885	3.50%	\$ 3,994	\$ 118,094
Payroll Tax Expense	25 Labor Hours	61,249	\$ 57,802	\$ (3,448)	3.50%	\$ 2,023	\$ 59,825
Pension Plan Expense	26 Labor Hours	20,490	\$ 19,995	\$ (495)	3.50%	\$ 700	\$ 20,695
Medical Insurance	27 Labor Hours	81,707	\$ 88,658	\$ 6,951	3.50%	\$ 3,103	\$ 91,761
Training and Worker Safety	29 Labor Hours	19,990	\$ 18,989	\$ (1,001)	2.81%	\$ 534	\$ 19,523
Fuel	30 Miles	175,648	\$ 151,312	\$ (24,336)	2.81%	\$ 4,257	\$ 155,569
Repairs & Maintenance - Vehicles	31 Labor Hours	293,833	\$ 210,713	\$ (83,121)	2.81%	\$ 5,928	\$ 216,641
Repairs & Maintenance - Containers & Carts	32 Labor Hours	180,661	\$ 195,510	\$ 14,849	2.81%	\$ 5,501	\$ 201,011
Depreciation - Vehicles	35 Labor Hours	134,841	\$ 168,545	\$ 33,704	11.51%	\$ 19,400	\$ 187,945
Depreciation - Containers & Carts	36 Customers	85,293	\$ 55,822	\$ (29,472)	0.00%	\$ -	\$ 55,822
Disposal fees	39 Tons	1,875,318	\$ 2,086,370	\$ 211,052	8.65%	\$ 180,422	\$ 2,266,791
Yard Rent	42 Customers	153,905	\$ 156,465	\$ 2,560	-15.00%	\$ (23,470)	\$ 132,995
Insurance	45 Labor Hours	105,054	\$ 124,930	\$ 19,876	2.81%	\$ 3,515	\$ 128,445
PUC / License / Fees	47 Labor Hours	25,772	\$ 26,025	\$ 254	2.81%	\$ 732	\$ 26,758
Franchise Fees	48 Actual Amount	265,782	\$ 274,592	\$ 8,810	1.43%	\$ 3,923	\$ 278,516
Total Direct Cost		\$ 4,138,187	\$ 4,296,333	\$ 158,146		\$ 4,526,022	

*The Newberg Operations include four separate jurisdictions; Newberg, Dundee, Yamhill County, and a small portion of Unincorporated Washington County. Specific costs and revenue are directly assigned to the appropriate jurisdiction. Costs that cannot be specifically assigned are allocated based on industry standards such as, labor hours, tons, miles, and customer counts. All statistics are based on actual hours, miles, customers, and tons collected on the collection routes associated with each customer. The allocation method associated with each cost is identified under the "Allocation Method" column.

Waste Management - Newberg Operations
Newberg Rate Review Report
For The Year Ended December 31, 2024

Indirect Cost	Line #	Allocation Method	Actual 2023	Actual 2024	Variance	Adjustments %	Amount	Projected 2025
Management Salaries	56	Customers	191,816	\$ 281,910	\$ 90,095	-10.00%	\$ (28,191)	\$ 253,719
Management Payroll Tax Expense	57	Customers	18,963	\$ 24,881	\$ 5,919	-10.00%	\$ (2,488)	\$ 22,393
Management Medical Insurance	58	Customers	31,087	\$ 35,069	\$ 3,982	-10.00%	\$ (3,507)	\$ 31,562
Managemenet Workers Compensation	59	Customers	2,719	\$ 6,328	\$ 3,609	-10.00%	\$ (633)	\$ 5,695
Management Pension Plan Expense	60	Customers	5,413	\$ 16,270	\$ 10,858	-10.00%	\$ (1,627)	\$ 14,643
Management Other Employee Expense	61	Customers	38,391	\$ 36,712	\$ (1,679)	-10.00%	\$ (3,671)	\$ 33,041
Administrative Salaries	62	Customers	32,109	\$ 38,776	\$ 6,668	30.00%	\$ 11,633	\$ 50,409
Administrative Payroll Tax Expense	63	Customers	9,889	\$ 12,475	\$ 2,586	30.00%	\$ 3,743	\$ 16,218
Administrative Medical Insurance	64	Customers	-	\$ -	\$ -	30.00%	\$ 2,880	\$ 2,880
Administrative Pension Plan	65	Customers	1,198	\$ 140	\$ (1,059)	30.00%	\$ 42	\$ 182
Administrative Other Benefits	67	Customers	7,662	\$ 6,352	\$ (1,311)	30.00%	\$ 1,905	\$ 8,257
Office Rent	68	Customers	1,430	\$ 303	\$ (1,127)	2.81%	\$ 9	\$ 311
Advertising and Public Education	69	Customers	-	\$ -	\$ -	2.81%	\$ -	\$ -
Contributions	70	Customers	1,362	\$ 1,597	\$ 235	2.81%	\$ 45	\$ 1,642
Professional Fees	71	Customers	40,850	\$ 33,553	\$ (7,297)	2.81%	\$ 944	\$ 34,497
Training and Worker Safety	72	Customers	1,422	\$ 482	\$ (940)	2.81%	\$ 14	\$ 496
Insurance	73	Customers	2,307	\$ 3,239	\$ 932	2.81%	\$ 91	\$ 3,330
Telephone	74	Customers	4,074	\$ 4,379	\$ 305	2.81%	\$ 123	\$ 4,503
Utilities	75	Customers	17,135	\$ 19,686	\$ 2,551	2.81%	\$ 554	\$ 20,240
Property Taxes/Licenses/Fees	76	Customers	24,591	\$ 25,014	\$ 423	2.81%	\$ 704	\$ 25,718
Dues & Subscriptions	77	Customers	6,435	\$ 8,469	\$ 2,034	2.81%	\$ 238	\$ 8,707
Depreciation - Office Building	78	Customers	3,380	\$ 9,215	\$ 5,835	11.51%	\$ 1,061	\$ 10,276
Depreciation - Office Equipment	79	Customers	139	\$ -	\$ (139)	11.51%	\$ -	\$ -
Repairs & Maintenance-office	80	Customers	27,890	\$ 50,657	\$ 22,766	-75.00%	\$ (37,993)	\$ 12,664
Cleaning and Maintenance	81	Customers	11,956	\$ 2,148	\$ (9,808)	2.81%	\$ 60	\$ 2,208
Equipment Rental	82	Customers	1,741	\$ 146	\$ (1,594)	2.81%	\$ 4	\$ 150
Office Supplies	83	Customers	23,756	\$ 48,114	\$ 24,359	-50.00%	\$ (24,057)	\$ 24,057
Postage & Freight	84	Customers	16,853	\$ 7,442	\$ (9,411)	2.81%	\$ 209	\$ 7,651
Miscellaneous expense	85	Customers	1,426	\$ 1,811	\$ 385	2.81%	\$ 51	\$ 1,862
Travel/Meals/Lodging	86	Customers	2,408	\$ 5,194	\$ 2,786	2.81%	\$ 146	\$ 5,340
Bad Debt	87	Customers	10,012	\$ 9,963	\$ (49)	0.00%	\$ -	\$ 9,963
Corporate overhead costs	89	Customers	263,332	\$ 272,275	\$ 8,942	2.81%	\$ 7,660	\$ 279,935
Sale of Asset	90	Customers	-	\$ -	\$ -	2.81%	\$ -	\$ -
Interest Expense	91	Customers	41,197	\$ 41,927	\$ 730	0.00%	\$ -	\$ 41,927
Total Indirect Cost			\$ 842,941	\$ 1,004,527	\$ 161,586			\$ 934,476
Allowable Costs			\$ 4,981,128	\$ 5,300,860	\$ 319,732			\$ 5,460,498
Operating Margin			\$ 360,080	\$ 207,043	\$ (153,037)			\$ 126,098
Operating Margin %			6.74%	3.76%				2.26%



City of Newberg & WM

Protecting the environment.
Looking toward the future.

Dave Huber – Sr. Manager Public Sector
Jason Wille – District Manager
Mike Jefferies – Area Pricing Director

May 19, 2025



Tonight's Discussion

1. Collection Services
2. Newberg Transfer Station
3. Annual Report Review 2024
4. Rate Comparisons
5. Community Partnership
6. Questions



WM Collection Services

Residential, Commercial and Industrial

- Community partner for 15 years
- Dedicated customer service representative on site available 12pm-5pm, Mon-Fri
- Comprehensive recycling, yard debris and garbage service
- Serving the following customers:
 - 6,712 Residential
 - Weekly trash
 - Bi-weekly Recycling/Yard Debris
 - Subscription Glass: 51% participation
 - 558 Commercial
 - Weekly trash and recycling
 - Industrial/Drop Box
 - MSW, Construction, Recycling and Grape Skins/Stems



Newberg Transfer Station

- **Materials Accepted**
 - Solid waste materials
 - Dry waste materials
 - Recycling materials
- **Public Recycling Depot**
 - Open Monday thru Saturday 8:00am-5:00pm
 - Many services provided for hard to recycle materials
- **2024 Volumes**
 - 47,742 tons of MSW
 - 23,190 tons of C&D
 - 3,782 tons of recyclable material
 - 15,100 cubic yards of grape skins transported for local wineries
- **Facility Upgrades**
 - Transfer station building/equipment improvements
 - Stormwater enhancements
 - Additional Summer hours added for customer convenience



2024 Annual Report Review

2023 vs 2024 and Projected 2025

	2023		2024		Projected
Total Revenue	\$ 5,341,208		\$ 5,507,903		\$ 5,586,597
Total Direct Costs	\$ 4,138,187		\$ 4,296,333		\$ 4,526,022
Total Indirect Costs	\$ 842,941		\$ 1,004,527		\$ 934,476
Operating Income	\$ 360,080		\$ 207,043		\$ 126,098
Return on Revenue	6.74%		3.76%		2.26%

Hours					
	Total Company 2023	Newberg 2023	Total Company 2024	Newberg 2024	Variance (2024 vs. 2023)
Commercial	4,928	3,783	5,161	3,828	45
Res'l Garbage	6,375	3,472	6,336	3,468	(3)
Res'l Recycling	4,807	2,383	5,074	2,512	129
Res'l Yard Waste	1,359	1,138	1,398	1,177	39
Roll-off	3,145	1,832	3,607	1,894	61
Total	20,614	12,608	21,576	12,878	270
Tons					
Commercial	6,821	5,570	7,347	5,973	403
Res'l Garbage	9,426	5,691	9,497	5,759	68
Res'l Recycling	2,621	1,374	2,509	1,297	(77)
Res'l Yard Waste	2,796	2,343	2,941	2,465	122
Roll-off	14,704	7,344	14,757	6,994	(350)
Total	36,369	22,323	37,051	22,488	165

CPI			Customers	
Year	Annual	% Change	Commercial	Residential
2021	275.06	1.74%	533	6379
2022	287.49	4.52%	549	6485
2023	310.51	8.01%	555	6642
2024	323.83	4.29%	557	6710
2025	332.95	2.81%	558	6712

Franchise Payment	Revenue		Fran. Fee
Residential:	2,434,007	5%	121,700
Commercial:	1,797,900	5%	89,895
Drop Box:	1,270,110	5%	63,506
Other	\$ 5,885	5%	294
Total Income:	\$5,507,903		275,395

Miles				
Total Company 2023	Newberg 2023	Total Company 2024	Newberg 2024	Variance (2024 vs. 2023)
36,946	26,812	38,162	28,612	1,800
42,601	17,420	42,007	17,266	(154)
40,126	15,063	39,021	14,674	(389)
7,937	6,345	8,570	7,208	863
55,918	32,581	51,636	29,972	(2,609)
183,528	98,221	179,396	97,732	(489)
Stops				
53,657	40,863	56,818	45,784	4,921
553,870	346,438	560,566	353,019	6,581
415,946	258,386	420,916	263,269	4,883
195,127	164,920	191,872	161,617	(3,303)
5,156	3,548	4,731	3,239	(309)
1,223,756	814,155	1,234,903	826,928	12,774

Based on known increases for 2024, an 8.6% increase will allow us to achieve a reasonable ROR

- Last rate increase of 1.9% effective 10/1/2024
- Higher than expected operating costs
- Known increases for 2025
 - Vehicle depreciation
 - Disposal cost and processing charges
 - Labor

Comparison of Rates

8.6% rate adjustment based on DCR

Service	Newberg, current	Monthly increase	Newberg, proposed	Dundee*	Yamhill County*	Washington County^	Sherwood (non-WM)	McMinnville (non-WM)
20-gallon	\$22.11	\$1.90	\$24.01	\$23.64	Not offered	\$28.40	\$32.85	Not offered
32/35-gallon	\$23.83	\$2.05	\$25.88	\$25.97	\$28.71	\$30.75	\$336.40	\$31.69
60/65-gallon	\$29.31	\$2.52	\$31.83	\$33.05	\$35.38	\$43.72	\$47.68	Not offered
90/95-gallon	\$32.20	\$2.77	\$34.97	\$36.78	\$41.44	\$51.32	\$59.10	\$52.85
Commercial 2- yard 1x/week	\$169.80	\$14.60	\$184.40	\$214.47	\$208.47	\$184.49	\$231.26	\$335.81

* Rates reflect proposed rates
effective 7/1/25

^ Rates include
\$2.00 surcharge
for recycling

Community Partnership

- **Environment**

- We have set a bold sustainability vision for the future
- Continued investment for facilities benefiting the Newberg community

- **Employees**

- Commitment to putting our people first
- 4th generation employees
- We have retained 33% of the employees since the purchase in 2010
- Living wages with great benefits

- **Community**

- WM's involvement with local service club organizations
- In-kind services for local community events
 - Public Works day
 - Newberg Old Fashioned Festival
 - Rotary membership
 - Chehalem Valley Chamber members



On behalf of our WM employees who service the Newberg community, thank you for your partnership.

Questions?

Appendix 1 – Calculation of requested increase

A	Projected Costs	\$5,460,498
$B = A \div 0.9$	Revenue Required for 10% ROR	\$6,067,221
C	Projected Revenue	\$5,586,597
$D = B - C$	Revenue Variance	\$480,624
$E = D \div C$	% Increase Needed	8.60%

REQUEST FOR COUNCIL ACTION



Date Action Requested: (May 19, 2025)

Order ☐ Ordinance ☐ Resolution ☒ Motion ☐ Information ☐

No. 2025-3976

Subject: Resolution approving the investment portfolio per policy under Resolution 2005-2576.

Staff: **Kady Strode**
Department: **Finance**
File No.

Business Session

Order On Agenda:

Hearing Type: Administrative

Recommendation: Adopt Resolution No. 2025-3976.

Executive Summary: The City adopted an investment policy in July 1991 and last amended it in 2005. The investment policy determines types of authorized investments, as well as length of time money can be held to maturity. Investments of the City are to comply with ORS 294.035 and any investments made outside of this policy requires Council approval.

In FY2022, the City invested \$19,553,915 into US Treasury Stock which will mature May 31, 2025 at a par value of \$21,000,000 yielding \$1,446,085 in net investments over that 3-year period. The City would like to reinvest these funds into the same investment vehicle but in staggered maturity dates which will yield approximately \$1.6 million over the next three fiscal years.

Fiscal Impact: Reinvesting approximately \$21 million of the cash allocated to the Water Fund and the General Fund would yield approximately \$1.6 million in interest earned which could be allocated towards the future water treatment plant, debt reduction, or another strategically important project.

Strategic Assessment: The City operates under a pooled cash methodology which allows cash from all funds to be “pooled” together for maximum investment opportunities. Interest rates have remained high but are forecasted to begin to decline over the next several fiscal years and would be in our best interest to lock in the interest rates while we can.

RESOLUTION No. 2025-3976

A Resolution approving the investment portfolio per policy under Resolution 2005-2576.

Recitals:

1. The City of Newberg adopted an investment policy in July 1991.
2. The City revised this policy in 2005 under Resolution 2005-2576.
3. Under the revised policy per Resolution 2005-2576, the City needs authorization from Council to approve investing funds beyond a maturity date of 18 months.

The City of Newberg Resolves as Follows:

1. Approving the investment proposal as presented will allow the City the invest funds in accordance with the City's policy, beyond 18 months maturity.

Effective Date of this resolution is the day after the adoption date, which is: May 20, 2025.

Adopted by the City Council of Newberg, Oregon, this 19th day of May, 2025.

Rachel Thomas, City Recorder

Attest by the Mayor this _____ day of May, 2025.

Bill Rosacker, Mayor