



**CITY OF NEWPORT
CITY COUNCIL WORKSHOP
NEWPORT CITY HALL**

April 7, 2022 – IMMEDIATELY FOLLOWING THE REGULAR COUNCIL MEETING

MAYOR:	Laurie Elliott	City Administrator:	Deb Hill
COUNCIL:	Kevin Chapdelaine	Supt. of Public Works:	Bruce Hanson
	Tom Ingemann	Fire Chief:	Steven Wiley
	Marvin Taylor	Asst. to the City Admin:	Travis Brierley
	Rozlyn Johnson	Law Enforcement (WCSO):	Bill Harrell

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. BIOLAWN
4. UPCOMING CITY EVENTS
 - A. Pioneer Day
 - B. Grand Opening/Open House- New City Hall and Public Safety Building
 - C. HPC 30th Anniversary
5. FUTURE MEETING AGENDA ITEMS
6. ADJOURNMENT



MEMO

TO: Newport Mayor and City Council

FROM: Newport Staff

DATE: April 7, 2022

SUBJECT: Pioneer Day update

Background: Under council direction, staff has been looking into the scheduling of Pioneer Day since the two-year hiatus due to the pandemic. Two members of the community have stepped up to help with the aid of staff. This group will be meeting just prior to the meeting on the 7th – an update will be given at a workshop meeting. The current update is as follows:

- The Lions Club is wanting to provide the beer tent. Old National Bank is willing to volunteer for the corn booth.
- Ron, the corn roaster, stated he will not know if he can roast corn for the event until the middle of April.
- The farm that provided the corn has sold for a development, so we would need a new provider if Ron and Old National Bank can volunteer.
- Matt Yokieli believes we can find someone else to provide but should be figuring it out soon.
- South Suburban Rental figured they probably will be able to do kid's games and provide the bounce house if COVID does not get worse. We would always need to have volunteers at the bounce house limiting the number of kids size of kids and making certain each child hand sanitizes before going in.
- South Suburban is not certain they can provide Elvis for the evening entertainment.
- Each group stated they will get back to staff as soon as they know something.
- Past vendors, food vendors or parade participants have not been contacted.
- The car show organizer said they could have the show.

Discussion: Staff is looking for direction from Council on moving forward with Pioneer Day.

March 31, 2022

Dear City of Newport Council Members,

bioLawn, a locally owned and operated company since 2016, with a brand dating back to 2002, seeks your approval for a conditional use permit for the properties located on Tibbetts Place and 12th Ave. We believe the council should approve a conditional use permit because of economic benefits, fit with the neighborhood, and site improvement plans.

By authorizing a conditional use permit, you will bring bioLawn and its employees to the City of Newport. Here is a summary of some economic benefits the City of Newport can realize:

- bioLawn currently employs 25 people who make an average wage of \$24 per hour, with a minimum wage of \$18 per hour. With natural attrition and continued growth, potential exists for bioLawn to hire Newport residents for these jobs.
- Because of the variety of housing options that exist in the city, there is a strong likelihood that our employees will live and work in Newport.
- In 2021, bioLawn spent over \$75,000 locally in Oakdale (where bioLawn is currently located) on fuel, auto repairs, maintenance parts and meals. The City of Newport has businesses that supply these services. We would expect at least \$75,000 in spend with local businesses.
- bioLawn's improvements to the property could lead to higher property taxes paid.

The city and its residents stand to benefit from bioLawn operating in the City of Newport.

Most people think lawn service companies have disorganized properties with a lot of vehicles, machines and materials. People think of loud machines and early mornings with lawn service companies. This "typical" view of a lawn service company does not fit bioLawn. We do not provide landscaping, mowing or snow plowing services which lead to these conditions. bioLawn operating on this property will have a low impact on the surrounding neighborhood. Here are a few reasons why:

- bioLawn operates 20 service vehicles that will be parked both outdoors and inside on the property. These service vehicles are clean, 10ft box trucks, that will only be parked overnight during the spring, summer and fall seasons. The neighbors will not be looking at broken down vehicles parked permanently across the site.
- Materials and machines will be stored inside the buildings to maintain a clean and organized outdoor area for the surrounding neighborhood.
- bioLawn performs only basic repairs and maintenance on equipment and trucks.
- Our standard work hours are Monday through Friday, 7am to 6pm. Off hours will see minimal to no traffic on the property and no sound pollution to the surrounding neighborhood. Light pollution would be limited to standard safety and street lighting.
- Our service technicians and vehicles leave the site around 7:30am each day and return around 5pm. Service vehicles are not coming and going from the property during the day. On property is 5-10 office staff. Traffic around the property will be minimal during the work day.
- bioLawn does not have customers visiting the property and minimal vendor visitors, which further limits the traffic around the property. It also eliminates unknown people being around the property.

We believe bioLawn's operations will cause little disruption to the surrounding neighbors. The clean up of the property and low amount of traffic will be a benefit to the surrounding neighborhood.

We understand the city would like to see improvements to the property and we intend to make those. Here is a summary of the actions that will be taken:

- We will work on joining the Northern 3 parcels together as well as the Southern 3 parcels.
- We will work on basic property improvements including, fixing or removing fences, painting the building, cleaning up the existing landscaping and installing new landscape screening.
- Improvement of the parking situation on the Northern parcel.
- Enhancement of the architectural appeal of the Northern buildings.
- Developing water management strategies for the property as a whole.
- Re-developing the Southern parcels to bring more businesses to the City of Newport

While the master plan will take time for our small business to implement, we are committed to partnering with the city and other partners to bring this to a reality.

Beyond the economic benefits, fit with the neighborhood, and site improvements, bioLawn is committed to working with the City of Newport. Here are some examples of what we can do:

- Assist the city, businesses and residents with fundraising efforts. We have been supporting four non-profits with fundraising efforts over the past several years.
- Assist the city with parks. Will and Aaron both have masters degrees in plant science and they are teaching their employees to be experts in plant management. Our company is willing to assist the city in a consultant manner and with maintenance.
- bioLawn offers holiday lighting through the bioLights brand. bioLights can work with the city and businesses. We feel there is great opportunity along Highway 61 to attract attention to the city during the holiday season.
- The bioLawn brand is known throughout the Twin Cities. Last year, bioLawn touched over 100,000 metro residents. Being on Highway 61 will attract more attention for both bioLawn and the City of Newport.

We are looking for a long-term home for our company. We are looking for a place that not only can house the business, but also that the business can invest into to improve the community.

We are committed to working with the city to avoid these issues, but we are also committed to investing in the community. We hope that you will find our arguments compelling and give us a chance to improve this property by authorizing a conditional use permit for bioLawn to operate on the property.

Respectfully submitted,

Two handwritten signatures in black ink. The first signature is on the left and the second is on the right.

Aaron Johnsen & William Haselbauer – Co-owners – Turf Intelligence LLC dba bioLawn



SP00



1 EXISTING BUILDING - WAREHOUSE - EAST
1/8" = 1'-0"



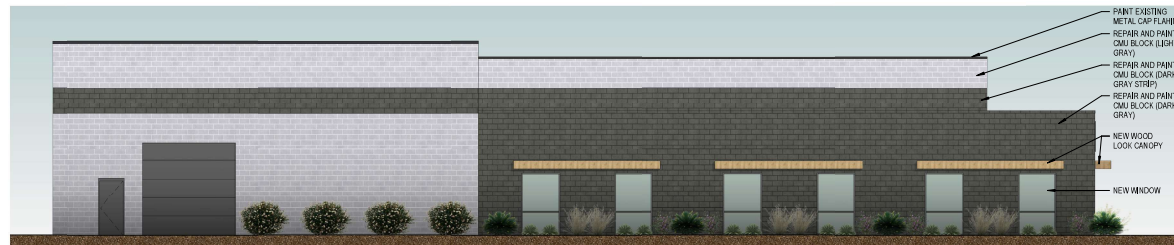
2 EXISTING BUILDING - WAREHOUSE - NORTH
1/8" = 1'-0"



3 EXISTING BUILDING OFFICE AND WAREHOUSE - EAST
1/8" = 1'-0"



4 EXISTING BUILDING OFFICE AND WAREHOUSE - SOUTH
1/8" = 1'-0"



5 EXISTING BUILDING OFFICE AND WAREHOUSE - WEST
1/8" = 1'-0"



BIOLAWN DEVELOPMENT

project no.	03275	
drawn by	KMF	date
reviewed by	TK	04.01.2022

ELEVATIONS



Designing with purpose.

BDH.design

1156 Hastings Ave, Newport, MN 55055

EL01



1 3D View 1



2 3D View 2



3 3D View 3



Designing with purpose.

BDH.design

BIOLAWN DEVELOPMENT

project no.	03275	
drawn by	KMF	date
reviewed by	TK	04.01.2022

PRELIMINARY RENDERINGS

1156 Hastings Ave, Newport, MN 55055

EL02

