



WESTMINSTER
COLORADO

CITY COUNCIL MEETING

APRIL 28, 2025 at 7:00 PM

- E. Authorization of Golf Course Toro Maintenance Equipment Purchases from LL Johnson Distributing Company Utilizing the Sourcewell Cooperative Purchasing Contract



Agenda Memorandum

Agenda Item – 8.E.

City Council Meeting
April 28, 2025



Strategic Priority 6: Organizational Vitality

Develop and sustain an environment where employees and the organization are equipped and supported to deliver outstanding service to everyone in Westminster.

Subject: Authorization of Golf Course Toro Maintenance Equipment Purchases from LL Johnson Distributing Company Utilizing the Sourcewell Cooperative Purchasing Contract

Prepared By: Lance Johnson, Parks, Golf and Open Space Manager
Chris Johnson, Parks and Golf Superintendent

Recommended City Council Action:

Authorize the City Manager to execute the purchase of Toro maintenance equipment from LL Johnson Distributing Company using the Sourcewell Cooperative Purchasing Contract in the amount of \$390,141, plus 10% contingency of \$39,015, for a total authorized expenditure not to exceed \$429,156.

Summary Statement:

- The Golf Westminster Staff team is seeking approval of an expenditure of \$390,141, with a 10% contingency of \$39,015, with LL Johnson Distributing Company for golf course maintenance equipment for a total not to exceed (NTE) amount of \$429,156.
- This expenditure falls within the City's planned and budgeted maintenance equipment replacement program and includes trade-in value for the equipment being replaced.
- Pursuant to Westminster Municipal Code, the City's Office of Procurement has determined that the use of the Sourcewell National Cooperative Contract #031121-TTC offers the best value to the City.
- The LL Johnson Distributing Company is the only authorized regional distributor for Toro brand golf course maintenance equipment.

Fiscal Impact:

Not to exceed \$429,156 in expenditures

Source of Funds:

Golf Course Enterprise Funds – Legacy Ridge and Walnut Creek Golf Preserve; and Trade-in value of current assets

Policy Issue(s):

Does City Council wish to approve the purchase of Toro golf course maintenance equipment for the City's two golf courses from LL Johnson Distributing Company using the Sourcewell Cooperative Purchasing Contract?

Alternative(s):

- City Council could choose not to approve the purchase of equipment through Sourcewell and direct Staff to competitively bid out this equipment. Staff does not recommend this option as the Sourcewell pricing for this equipment is the lowest market price available. The Sourcewell purchasing contract includes an 18% discount over list price on equipment.
- City Council could postpone replacement of equipment. Staff does not recommend this option as the current equipment is near or past its useful life expectancy. This equipment is vital to achieving the high maintenance standards and customer service levels for guests.

Background Information:

The City's two golf courses, Legacy Ridge Golf Course and Walnut Creek Golf Preserve, were opened for play in 1994 and 1999, respectively. The golf courses were established to generate economic development and provide exceptional opportunities to engage the public through golf and other events. Golf Westminster is well known in the community and the region for providing exceptional customer service and golf facilities. The City's two golf courses provide full golf amenities including 18-hole championship-quality design, exceptional golf course conditions, driving ranges/practice facilities, high quality merchandise in the golf shops, and full-service restaurant operations. Community events, such as Movie in the Park and the Adult Easter Egg Hunt, are hosted at the golf courses and many private and non-profit events utilize the facilities as well.

The golf courses use existing land grades, constructed forms, and environmental areas that are both challenging and interesting for golfers of all skill levels. Both golf courses are committed to the environment and sustainable resource management. Legacy Ridge Golf Course has been a member of the Audubon Cooperative Sanctuary Program since 1994. Legacy Ridge won the National Environmental Steward Award in 1995. Walnut Creek Golf Preserve became only the 40th golf-course world-wide to be certified in the Audubon International Signature Sanctuary Program in 2002.

Historically, the golf courses have been approved to acquire maintenance equipment through lease packages every five to seven years. The last lease package was assembled and approved in 2021. Staff worked to develop and implement a longer-term "pay-as-you-go" maintenance equipment replacement plan where the City could acquire and pay for equipment outside of a lease to save on interest charges. The last lease payment for the 2021 Golf Maintenance Equipment package is expected to be included in the 2026 operating budget.

Seven replacement pieces of equipment are proposed, including mowers, a mower attachment, and a sand bunker rake. Each of these pieces have reached their useful life expectancy and are being replaced like for like with no increase to the fleet size.

Proposed Expenditure Breakdown

Legacy Ridge	\$183,837
Walnut Creek	\$206,304
Contingency	\$ 39,015
Not-To-Exceed Expenditure	\$429,156

The equipment proposed to be traded in to LL Johnson Distributing Company in 2025 comprises five mowers and one sand bunker rake that were acquired in 2014 or earlier. The seventh piece of equipment – the mower attachment - has no trade-in value and will be sent to auction. The total trade-in value for the six pieces of equipment is \$16,000. This equipment has been used extensively throughout the past 11 years, including nearly 290 days of play per year on average. This equipment helped prepare the golf courses for over 782,984 golfers. Labor hours and parts expenses continue to increase each year to maintain this equipment. These pieces of equipment were kept within the fleet inventory during the 2021 lease process based on their overall condition and total hours used at that time.

The requested total authorized expenditure not to exceed \$429,156 includes both the 10% contingency of \$39,015 plus the trade-in value of \$16,000. The trade-in value is requested to be included in the authorized amount to assist with the proper accounting of this transaction in the City's financial reporting. Sufficient funds are budgeted in the Golf Course's maintenance equipment replacement program.

Purchasing new golf course maintenance equipment supports the City's Strategic Priority of Organizational Vitality by equipping the Golf Westminster Staff team with the resources they need to deliver outstanding services and spaces for the community to use.

Respectfully submitted,



Jody L. Andrews
City Manager

Attachments:

Attachment A – LL Johnson Distributing Company 2025 Proposed Purchases

2025 Proposed Golf Maintenance LL Johnson Distributing Co
Attachment A

	Type	Model	Price	Year	Use hours		
Walnut Creek							
LL Johnson	Toro TCA	3150	\$56,657.40			3	\$169,972
LL Johnson	Toro Sandpro	5040	\$36,331.31			1	\$36,331
Gross Purchase							\$206,304
LL Johnson	Toro	3150	(\$1,500.00)	2014	2700	1	(\$1,500)
LL Johnson	Toro	3150	(\$1,000.00)	2014	3250	1	(\$1,000)
LL Johnson	Toro	3150	(\$4,500.00)	2014	2950	1	(\$4,500)
LL Johnson	Toro Sandpro	3040	(\$1,000.00)	2007	3732	1	(\$1,000)
Net Expense							\$198,304
Legacy Ridge							
LL Johnson	Toro TCA	3150	\$56,657.40			3	\$169,972
LL Johnson	Verticut Attachment	GM3-3150	\$13,864.76			1	\$13,865
Gross Purchase							\$183,837
LL Johnson	Toro 3150	Trade	(\$1,500.00)	2014	3200	1	(\$1,500)
LL Johnson	Toro 3150	Trade	(\$6,500.00)	2014	2600	1	(\$6,500)
Net Expense							\$175,837
Total Net Expense							\$374,140