



DATE: December 5, 2022

TO: Honorable Mayor and Members of the City Council through City Manager

FROM: Cindy Chong, Superintendent of Parks & Facilities
Drew Halter, Director of Parks & Recreation
Delana Bradford, Management Analyst II, Parks & Recreation
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SUBJECT: Resolution Approving the Lease to Own (1) New Toro Groundskeeper 5910
Amount of \$163,541.06 from Turf Star Western, Hayward, CA and Authorizing
the City Manager to Execute all Documents Necessary to Complete the Lease.

RECOMMENDATION

It is recommended that the City Council adopt the attached Resolution Approving the Lease to Own (1) New Toro Groundskeeper 5910 in the amount of \$163,541.06 from Turf Star Western, Hayward, CA and Authorizing the City Manager to Execute all Documents Necessary to Complete the Lease.

BACKGROUND

The Parks and Recreation Department is responsible for the maintenance and stewardship of the City's forty-seven parks, twenty-seven playgrounds, dozens of pedestrian trails, park pathways, urban center landscapes, aquatic facilities, and open spaces. Parks Maintenance crewmembers maintain approximately 450 acres of parkland, 175 which are natural turf and over 200 acres of open space. At the core of park maintenance is the experienced and dedicated parks staff, who's collective responsibilities include debris removal, playground inspections and repairs, restroom cleaning, irrigation repairs, mowing, pruning, fertilization, graffiti eradication, tree maintenance, pool maintenance and monitoring, mulching, weed eating, minor plumbing and construction work, water conservation monitoring, as well as repairing or replacing park amenities that include benches, signs, equipment, drinking fountains, etc.

The Parks Maintenance Division relies on specialized equipment to efficiently and effectively manage a growing area of acreage while seeking to become an industry leader in ensuring the city reaches its net zero carbon emissions goal by 2030 through responsible capital investments and evolving maintenance best practices. While staff are encouraged by the recent advances in technology used in manufacturing larger specialized equipment to support parks maintenance, the

production of the electric equivalents to large area rotary mowers that provide critical functions assigned to a park's maintenance division do not yet exist. The Parks Maintenance division had been operating one large area rotary mower in addition to several smaller mowers however, sourcing parts for the aging equipment and the frequency of repairs have left the large rotary mower inoperable. The existing mower has reached the end of its serviceable life and the costs of repair exceed its current value. Until technology reaches a production phase, staff have sought options which enable the city to be both responsive to calls for service, as well as ensure long term capital investments are aligned with the City's climate action goals. The specialized equipment being recommended for procurement is available for lease, however supply chain challenges have increased the lead time in securing the equipment is estimated to be between six and twelve months.

DISCUSSION

Parks and Recreation staff recommend action be taken to lease one Toro Groundsmaster 5910 large area rotary mower as an efficient and responsible means to conduct critical routine maintenance. Parks Maintenance personnel currently depend on several specialized mowers including several smaller 72 inch deck mowers and more agile push-behind models in order to provide vegetation management in areas that larger mowers cannot access. The increased mowing capacity is critical for staff to efficiently manage larger areas of turf, reduce injury from failing equipment or due to prolonged use. The Toro Groundsmaster 5910 has a 16 foot-wide mowing area, which can quickly be adjusted to a narrow width which will allow for more efficient, consistent, and sustainable parks maintenance practices. Capital investments in replacing multi-functional maintenance equipment will improve the quality and efficiencies of carrying out day to day operations and help narrow the gap between maintenance responsibilities and resources available. In recent years, the Parks and Recreation Department has partnered with Petaluma Releaf on an effort to plant significant amounts on native trees on public lands aimed at reaching a milestone of 10,000 new native trees within City limits by 2030. The addition of new tree plantings increase the required mow times at each site incrementally with each tree by requiring staff to adjust mowing equipment to avoid the tree plantings. As the City seeks to continue support of additional tree plantings, investment in maintenance equipment like the Toro Groundsmaster 5910 provides a critical tool to safely and efficiently conduct vegetation management in areas of natural lawn and dedicated athletic field space where maintaining active uses require frequent mowing.

The Toro Groundsmaster 5910 will reduce carbon emissions by introducing a newer, more efficient maintenance vehicle that will utilize cleaner renewable diesel fuel that meets the Bay Area Air Quality Management District's strict standards. This piece of equipment will replace one of the two gas powered large area rotary mowers currently out of service. The Groundsmaster 5910 Series mowers can mow over 17 acres per hour relying on a single operator. To power the 16' wide mowing capacity, the Toro mower has a fuel-efficient EPA Tier 4 final rating and EU Stage IV emissions compliant Yanmar 3.3L engine. The diesel engine will be fueled with renewable diesel resulting in a significant reduction in GHG emissions.

Industry research indicates smaller, newer manufacturers of this size of mowing equipment are in the reserve phase with few manufactures providing dates of production for electric models.

Representatives for larger manufacturers including John Deere, have indicated that equivalent large scale, reliable landscape equipment may first become available in 2026, however representatives indicate it could be an additional three to five years before the equipment would become widely available.

Parks and Recreation staff have contacted and evaluated several large-scale mowing manufactures including John Deer, Kubota, Toro, Husqvarna, Ariens, Cub Cadet, and electric manufactures including Mean Green and Greenworks. There was not a manufacturer found with an electrified version of a 120" deck mower capable of performing the variety of task in a timeline for production prior to 2026. In addition to safety, durability, and functionality, staff placed the highest priority on procuring equipment which demonstrates the highest emissions standards ratings available with an option to lease that provides greater flexibility for future investments in zero emission alternatives when options become available. Staff will continue to closely monitor the electric vehicle and maintenance equipment markets and welcome the opportunity to bring comparable replacements forward for Council consideration when available.

In completing market research and contacting multiple area equipment suppliers, staff is recommending leasing through a competitively bid State program as the most financially suitable option. The Groundsmaster 5910 was competitively bid through the Sourcewell purchasing program. Per Municipal Code 4.04.100 Cooperative Purchasing Programs, the bidding process may be waived when it is advantageous for the City, with appropriate City Manager and City Council approval, to use contracts that were awarded by other agencies.

PUBLIC OUTREACH

This agenda item appeared on the City's tentative agenda document on December 05, 2022 which was a publicly-noticed meeting.

COUNCIL GOAL ALIGNMENT

The City Council has identified "Our Environmental Legacy" as one of its key strategic initiatives for 2021-2023.

Objective #1 seeks to "Preserve and Protect Petaluma's Environment with Smart and Efficient use of Resources;" This request specifically supports the following workplan items:

- Workplan item #63: "Reimagine maintenance practices for managing City parks and open spaces."
- Workplan Item #135: "Maximize use of current parks and recreation infrastructure, and other City-owned facilities and properties for the hosting of recreational, sports, cultural and entertainment events that attract visitors to Petaluma."
- Workplan Item #203: "Impose a moratorium on City purchases of fossil fuel powered vehicles, power equipment, and appliances, with limited exceptions for emergency

vehicles and equipment where no low climate pollution causing alternatives are reasonably available.”

CLIMATE ACTION/SUSTAINABILITY EFFORTS

Given the priority placed on investing in a multi-functional, safe, reliable, low emission replacement, the Toro 5910 is the only large area rotary mower on the market that provides parks maintenance staff with a safer, more efficient piece of equipment while satisfying Tier-4 emissions compliance. The Tier 4 standards require that emissions of particulate matter (PM) and nitrogen oxides (NOx) be further reduced by about 90%. Additionally, renewable diesel fuel would be used instead of conventional diesel which would greatly reduce the amount of GHG emissions associated with the use of this equipment.

The Mean Green EVO is the only comparable option on the market but would necessitate the need for two additional mowers and two additional staff to complete the equivalent workload per timeframe. The Parks Department remains committed to replacing several of the existing, smaller (72 inch deck) gas powered mowers with the Mean Green EVO electric equipment within the next two years.

Mower Type	Engine Type	Cutting Width	Acres per Hour	Cost	Staff Needed to Maintain Comparable Service Level	Additional Staff Costs
Toro 5910	72hp renewable diesel-powered engine	16 ft.	17	\$163,541	1	\$0
Mean Green EVO	37Hp equivalent lithium-ion battery (30-hour charge time)	6.2 ft.	6.7	\$150,000 per unit but would need 3 to maintain comparable service level of the Toro 5910 TOTAL: \$450,000	3	Additional \$63.30 per hour mowed

Staff is requesting the approval to lease this equipment until the market can produce a better all-electric option that meets the needs of staff and the community.

ENVIRONMENTAL COMPLIANCE

The item is categorically exempt under California Environmental Quality Act (“CEQA”) Guidelines, Section 15061(b)(3) (Common Sense Exemption) as it can be seen with certainty that there is no possibility that purchasing a more efficient replacement tractor will have a significant

effect on the environment and CEQA Guidelines Section 15301 (leasing; and maintenance of existing facilities).

FINANCIAL IMPACTS

The total lease to own price of the Toro Groundsmaster 5910 in the amount of \$163,541.06 was originally included in the FY 19/20 Vehicle and Equipment Replacement Fund adopted budget. A budget adjustment will be brought forward in conjunction with mid- year budget adjustment to carry forward these funds and re-allocate this appropriation in FY 22/23.

ALTERNATIVES

1. Purchase the Toro Groundsmaster 5910.
2. Proceed with purchase of smaller, less efficient equipment and direct staff to bring forward recommendations for additional parks maintenance staff or contracted services required to maintain comparable levels of service.

ATTACHMENTS

1. Resolution
2. Toro Groundsmaster 5910 Specification Sheet