



CITY COUNCIL WORK SESSION
Monday, April 20, 2026 - 10:00 AM
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.

Public participation for this meeting will be in person in the City Council Chambers. The meeting can be [viewed online via livestream](#) and video recordings of the meetings can be viewed on our [YouTube page](#).

Hearing assistance devices are available for public use. Please let us know if you need accommodation. The City also offers interpretation for Spanish speakers. Schedule time to book this resource, by [emailing the City](#) at least 3 days before the meeting.

1) INTRODUCTION OF NEW CITY EMPLOYEES

Irma Haefner - Customer Service Technician
Cesar Garcia - Customer Service Technician
Kari Escher - Pro Shop Attendant & Restaurant Server
Colby Honn - Streets Division Worker
Paul Lampe - Streets Division Worker
John Holzmeister - Public Works Team Leader - Streets Division
Easton Sanburg - Utilities Division Worker
Cory Cavello - Building Services Technician

2) DISCUSSION ITEMS

- A) Veterans Memorial Project Expense Authorization and Contract Sole Source Request (10 minutes)
Staff: Public Works Director Jim Scheid
- B) Equipment Purchase Recommendation (15 minutes)
Staff: Public Works Director Jim Scheid and Fleet Superintendent Shane Brandt

3) GENERAL CITY COUNCIL DISCUSSION

4) STAFF COMMENTS

PURCHASE RECOMMENDATION

TO: Honorable Mayor and Montrose City Council

CC: William Bell, Ann Morgenthaler

FROM: Jim Scheid, Public Works Director

DATE: April 20th, 2026

SUBJECT: Veterans Memorial Project Expense Authorization and Sole Source Request



Action

Consider the authorization of \$600,000.00 for the construction of the Montrose Veterans Memorial Plaza, including a construction contract with Stryker and Company as the General Contractor.

Background

The City of Montrose, Montrose County and the Montrose Veterans Coalition have been working together over the last few years to create a design for a Veterans Memorial Plaza. After the completion of the design and cost estimating Stryker and the Veterans Coalition have worked to generate community support through donated materials and labor from several contractors in and around Montrose. The City and County have included \$300,000.00 in their 2026 budgets to support this project in anticipation that the remaining balance would be covered by the Veterans Coalition through financial contributions or donations to the project. The combined contributions from each party and the work to be completed by the National Guard have covered the total costs of the project.

Recently, the City of Montrose, Montrose County and the Veterans Coalition completed and approved a MOA regarding the financial contributions and the overall cost projections. This MOA is what makes \$600,000 available for this authorization.

The City has selected Stryker and Company as the General Contractor for this project due to their involvement in the design process and generating the donations and in-kind work. Stryker and Company have been supportive of this project and the Veterans so much that they are essential to this project's progress. Due to the project costs being significantly affected by the in-kind and donated work, a negotiated cost-plus type of contract is being utilized with Stryker and Company and this service was not procured through a formal bid process. A sole source waiver has been included with this recommendation because of the unique service that Stryker provides for this project.

In addition to the construction costs, there are a few Owner's Expenses that are expected. Owners expenses include items like utility connections for electricity and fiber, water tap fees, Construction Materials Testing and others. These costs are shown in the chart below.

Veterans Memorial Project Expense Breakdown

Construction Costs	\$ 621,107.00
Contractor Fee	\$ 34,761.00
Owners Expenses	\$ 47,500.00
Contingency	\$ 26,568.00
Donations	\$ (134,516.00)

Total	\$ 595,420.00
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Net Financial Impact

The City of Montrose has included \$300,000 in the 2026 budget for this project and has invoiced Montrose County for their contribution of \$300,000. These financial contributions make the available budget for this project \$600,000. If authorized, the project would be completed and the expenses would be utilized in 2026, with an anticipated completion in the Fall of 2026.



CITY OF MONTROSE
SOLE SOURCE PURCHASING REQUEST

REQUESTING DEPARTMENT: _____ DATE: _____

REQUESTED BY: _____ BID NO.: _____

VENDOR NAME: _____ COST: _____

JUSTIFICATION

(Initial all entries that apply to request)

PRODUCT OR SERVICE DESCRIPTION: _____

- 1. _____ Vendor is the original equipment manufacturer and there are no regional distributors.
- 2. _____ The product, equipment or service requested is clearly superior functionally to all other similar products, equipment or service from another manufacturer or vendor.
- 3. _____ The over-riding consideration for purchase is compatibility or conformity with City-owned equipment in which non-conformance would require the expenditure of additional funds.
- 4. _____ No other equipment is available that shall meet the specialized needs of the department or perform the intended function.
- 5. _____ Detailed justification is available which establishes beyond doubt that the vendor is the only source available to provide the item or service required.
- 6. _____ Detailed justification is available which proves it is economically advantageous to use the product, equipment or service.

I recommend that competitive procurement procedures be waived and the product or service described herein be purchased as a sole source.

DEPARTMENT HEAD AUTHORIZATION: _____
Authorized Signature Title Date

FINAL AUTHORIZATION: City Council Approval Required (\$50,000 +) ___ YES ___ NO
City Manager Approval Required (up to \$50,000) ___ YES ___ NO

MANAGER/COUNCIL AUTHORIZATION: _____
Authorized Signature Title Date

Attach detailed justification documentation



March 13, 2026

Montrose City Council
Montrose County Board of County Commissioners

Re: Montrose Veterans Memorial Project – Revised Project Budget Confirmation

Dear Representatives of the City of Montrose and Montrose County,

On behalf of Stryker and Company, we appreciate the continued support and collaboration of the City of Montrose and Montrose County in advancing the Montrose Veterans Memorial project. The memorial will serve as a lasting tribute to the men and women who have served our nation, and it has been encouraging to see the strong commitment from both public partners and the broader Montrose community.

Since the initial budgeting phase, the Montrose Veterans Memorial Coalition has worked diligently to secure donations and refine the project scope with the goal of reducing overall costs while maintaining the intent of the memorial design. Through these efforts, the estimated project budget—including City development costs such as permits, tap fees, and contingency—has been reduced to **\$595,420**.

Stryker and Company has reviewed the project scope, constructability considerations, and current market conditions associated with the work. Based on this evaluation and the refinements made during preconstruction, it is our professional opinion that the revised budget represents a **realistic and achievable construction cost** for the project as currently designed.

The success of this cost reduction effort is largely attributable to the collaboration and generosity of many members of the Montrose community who have contributed time, expertise, and resources to support the project. In addition, the **Colorado Army National Guard has expressed their willingness to assist with several portions of the construction effort**, which will further support the project by helping reduce overall construction costs and contributing valuable labor and logistical support.

With help from local business owners including but not limited to CED Electric, Rexel Electric, San Juan Gardens, Builder's First Source, United Companies, Recla Metals, Western Gravel, Kaylor Fencing, Alliance Concrete, Cold Canyon Electric, M&H Towing, Home Depot, Velocity Car Wash, Montrose County Road & Bridge, and many other commitments in the works, this project has been developing as a community effort to bring to fruition.

Through these combined efforts, the project team has worked to develop a plan that maintains the vision of the Montrose Veterans Memorial while ensuring the project remains financially responsible and achievable. Stryker and Company remains committed to working collaboratively with the Montrose Veterans Memorial Coalition, the City of Montrose, and Montrose County to successfully deliver a memorial that will serve as a lasting tribute to our community's veterans.

We appreciate the continued partnership and support from both the City and the County and look forward to helping bring this important project to completion.

Sincerely,

Lance Bach, Montrose Veterans Memorial Coalition

Scott Stryker, Stryker and Company

Montrose Veterans Memorial Project Budget Update					
Scope/Divisions	Budget	Lower Sub Bid	Firm Donation	Anticipated Donation	NOTES
Division 1 - General Conditions	\$ 77,723.44				
Division 2 - Existing Conditions	\$ 5,121.39				
Demo of concrete/asphalt			see below		
Surveying - National Guard				\$ (2,650.00)	
Division 3 - Concrete	\$ 26,948.89				
Rebar				\$ (5,000.00)	SunPro and Rocky Mtn Rebar
National Guard to tie/install rebar				\$ (2,500.00)	
Division 4 - Masonry	\$ 5,830.00				
Donation from Brickyard				\$ (2,500.00)	
Division 5 -Metals	\$ 60,632.00				
Recla to donate Materials				\$ (5,000.00)	
M&H Towing - Chopper Set			\$ (2,650)		
Division 26 - Electrical	\$ 48,919.00				
CED-Electrical Supply			\$ (5,300)		
Rexel - Electrical Supply				\$ (5,000.00)	
Cold Canyon Electrical - In kind			\$ (1,590)		
Division 28 - Cameras	\$ 3,710.00				
Division 31 - Earthwork	\$ 56,389.29				
National Guard		\$ (11,820.74)			
County R&B- Class 6			\$ (22,671)		County to supply 325 Tons of road base
Division 32 - Ext. Imp.	\$ 335,633.32				
Army National Guard			\$ (40,874)		Savings on labor/equipment to do scope
Lower bidder on Irrigation		\$ (26,500.00)			
Alliance - Concrete 20cy			\$ (4,770)		20 yards of concrete
United - Concrete 8 cy			\$ (1,849)		8 yds of concrete
Western Concrete B3G1			\$ (2,650)		25% off concrete
Kaylor Fence			\$ (13,712)		Entire fence donated
Irrigation Sub			\$ (890)		
One Source Rock			\$ (5,300)		Rock Mulches
San Juan Gardens			\$ (5,300)		\$5k donation of plantings
San Juan Gardens - Discount on other plantings			\$ (2,650)		
Division 33 - Utilities	\$ 46,367.97				
Army National Guard			\$ (14,310)		
Lower bidder on Civil		\$ (7,847.57)			
Reduced contractor fee			\$ (10,000)		
	OG Budget	Lower bidder	Donations	Goal for more!	
TOTAL BUDGET	\$ 667,275.30	\$ (46,168.31)	\$ (134,516)	\$ (22,650.00)	
			\$ 486,591		
Revised Contractor fee			\$ 34,761		
Revised Contingency			\$ 26,568		
Revised Construction contract			\$ 547,920		
City Reimbursed Costs to Contract			\$ 47,500		Material testing, permit, water tap,
Anticipated Gross Max price			\$ 595,420		

Memorial Features already purchased and stored by Veteran Memorial Coalition

Helicopter	\$ 100,000.00
6 Granite Monuments & Benches	\$ 120,000.00
Flagpole	\$ 10,000.00
Engraved Bricks	\$ 12,500.00
Donations from Memorial Bricks	\$ 65,000.00
Blank Paver Bricks	\$ 2,000.00
Eagle Pillar	\$ 10,000.00
Entry Emblems	\$ 3,000.00
Total Materials	\$322,500.00

PURCHASE RECOMMENDATION

TO: Honorable Mayor, and Montrose City Council
CC: William Bell, Ann Morgenthaler
FROM: Jim Scheid, Public Works Director
Shane Brandt, Fleet Superintendent
DATE: April 20th, 2026
SUBJECT: 2026 Heavy Equipment Purchase Recommendation



Action

Consider the authorization of heavy equipment purchases for the following City Divisions in the total amount of \$1,591,861.58

1. Public Works/Street Cleaning Street Sweeper
2. Public Works/Streets Vibratory Soil Compactor
3. Public Works/Trash and Recycle Trash Truck
4. Public Works/Stormwater Combination Sewer Cleaner Truck

Background

The Fleet division uses a fleet management software tool (FASTER) to determine optimal replacement schedules for each fleet asset. FASTER uses initial cost, mileage, maintenance costs, salvage value, and other factors to recommend the replacement of an asset. The Fleet Division considers other factors such as utilization rate, budget, and the availability of underutilized assets as well as the FASTER result, to ultimately schedule asset replacements. The fleet assets listed above have been budgeted for replacement in 2026 after consideration in the budget generation process in 2025 to determine if these vehicles/equipment should in fact be replaced. While the budget for each item is considered, it is reviewed with each division to determine the most appropriate means of replacement. Sometimes a direct and exact replacement is necessary, sometimes the replacement should be purchased with a change in size or options and other times the asset can be simply eliminated or combined in use with another asset.

The City of Montrose uses multiple ways to acquire vehicles and equipment, ensuring a competitive and transparent purchasing decision. The three avenues are as follows:

- A. Competitive Bidding: This process invites vendors to submit their best price via a proposal to a formal bid document.
- B. Cooperative Purchasing Agreement: This leverages existing contracts to secure government pricing through agreements that vendors have entered to offer awarded pricing to other government agencies. This process allows the City of Montrose to take advantage of pricing offered to government agencies.
- C. Price Quoting: Requesting quotes from multiple vendors provides a clear comparison of pricing, ensuring the City of Montrose receives fair and competitive pricing.

1. Public Works/Street Cleaning Street Sweeper

One of the three sweepers is up for replacement in 2026. This is due to maintenance costs and high hours. The quote below uses a Cooperative Purchasing Agreement (CPA) through Utah State Bid pricing (contract # MA4972). This Agreement encompasses both the chassis and sweeper body.

Vendor/Location	Brand	Price
Intermountain Sweeper/West Jordan Utah	Tymco	\$396,850

A total of \$420,000 was budgeted for this purchase. This purchase comes in \$23,150 under budget.

2. Public Works/Streets Vibratory Soil Compactor

Two of the three Streets Division rollers are up for replacement in 2026. One of the large rollers will be replaced with two smaller rollers that will create a more diverse and specialized operation. The first two rollers were approved by the City Council in early February. The quote below is for the third roller and it uses a Cooperative Purchasing Agreement (CPA) through Sourcewell, contract # 060122.

Vendor/Location	Brand	Price
Wagner Equipment/Grand Junction, CO	Caterpillar	\$130,811

A total of \$131,000 was budgeted for this purchase. This purchase comes in at \$189 under budget.

3. Public Works/Trash and Recycle Trash Truck

The Fleet Division is replacing one Trash Truck, and it is included in the 2026 budget. For this purchase, the City is using the Cooperative Purchasing Agreement (CPA) Sourcewell contract 062425-CRB for the body and Sourcewell Contract 032824DAI for the chassis in the following quote.

Vendor/Location	Equipment	Price
Transwest Truck Trailer RV/Grand Junction, CO	Autocar/Curbtender	\$430,336

The 2026 Fleet budget includes \$455,000 for this purchase. Awarding this purchase to Transwest Truck Trailer RV would bring this transaction \$24,664 under budget.

4. Public Works/Stormwater Combination Sewer Cleaner Truck

The Fleet Division is replacing the current Combination Sewer Cleaner Truck for the Stormwater division. It is included in the 2026 Budget. The following quote is utilizing a Cooperative Purchasing Agreement (CPA) Sourcewell contract 101221-SCA pricing. This government discount is applied to both the chassis and the Combination Sewer Cleaner body.

Vendor/Location	Brand	Price
Dawson Infrastructure Solutions/Denver	Sewer Equipment of America	\$633,864.58

\$650,000 was budgeted for the replacement of the Combination Sewer Cleaner Truck. Purchasing from Dawson Infrastructure Solutions will make this purchase \$16,135.42 under budget.

Net Financial Impact

Vehicles/equipment that are being replaced are budgeted in the Fleet Fund and additional vehicles/equipment to the Fleet are budgeted in the divisions' budgets that will utilize the vehicles/equipment. The chart below shows the overall budget impact for these purchases. Overall, these purchases are under the overall budgeted amount by \$64,138.42

Budget Impact

Equipment type	Purchase Price	Budget Price
Street Sweeper	\$396,850.00	\$420,000
Vibratory Soil Compactor	\$130,811.00	\$131,000
Trash Truck	\$430,336.00	\$455,000
Combination Sewer Cleaner Truck	\$633,864.58	\$650,000
Total	\$1,591,861.58	\$1,656,000
Overall, budget savings	\$64,138.42	