

Village of Colfax
Regular Board Meeting Agenda
Monday October 26, 2026
7:00 p.m.
Village Hall, 613 Main St

1. Call the Regular Board Meeting to Order
2. Pledge of Allegiance
3. Roll Call
 - a. Public Comments
4. Communications from the Village President-
5. Consent Agenda
 - a. Regular Board Meeting Minutes –October 12th, 2026
 - b. Review Statement of Bills Dairy State Bank Checking –October 12th, 2026 – October 25th, 2026
 - c. Review Statement of Bills Solid Waste & Recycling – October 12th, 2026 – October 25th, 2026
 - d. Licenses –none.
6. Consideration Items (Discussions and Possible Actions)
 - a. Ayres Associates- High Street -Mitch Nichols
 - b. East View/Dunn St. North Lots – KM Construction
 - c. Comprehensive Plan Future Land Use Amendments & possible referral to Planning Committee – Julie Mitchell
 - d. Set date and time for Audit & Finance Committee Meeting to review budget
7. Committee/Department Reports/Discussions – (no action)
 - a. Building Permits-Josh Melstrom-September
 - b. Police Chief Report & Financials-September
 - c. 3rd Quarter Water/Sewer Update
 - d. CARD Minutes-October 7th
8. Closed Session
 - a. Consideration of a motion to convene in closed session pursuant to Wis. Stat. § 19.85(1)(c) to discuss the performance and evaluation of a specific Village employee.
 - b. Consideration of a motion to convene in closed session pursuant to Wis. Stat. § 19.85(1)(g) to review written advice from Village legal counsel regarding litigation strategy and potential legal action to be initiated by the Village.
9. Reconvene in Open Session
10. Adjourn

Any person who has a qualifying disability as defined by the American with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format must contact: Julie Mitchell, Administrator-Clerk-Treasurer, 613 Main Street, Colfax, WI (715) 962-3311 by 12:00 p.m. the day prior to the meeting so that any necessary arrangements can be made to accommodate each request.

It is possible that members of and possibly a quorum of members of the governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

Village Board Meeting – October 12, 2026

On October 12, 2026, the Village Board met at the Village Hall, 613 Main Street, Colfax, WI at 7:00 p.m. Members present included Trustees Speilman, Petznick, Jenson, T. Prince and President Prince. Trustees Stene and Best were absent. Others present were Kylie Gray with Colfax Schools, Mark Johson, Haden Hau with CBS Squared via computer, Public Works Director Sajdera, Deputy Clerk-Treasurer Riemer, Administrator-Clerk-Treasurer Mitchell and LeAnn Ralph with the Messenger.

Public Comment – Mark Johnson wanted to thank Julie and the Board for the updates during the street projects. He feels it has been very helpful to everyone.

Communication from the Village President – none

5. Consent Agenda

- a. Regular Board Meeting Minutes –September 28, 2026
- b. Review Statement of Bills Dairy State Bank Checking –September 28, 2026 – October 11, 2026
- c. Review Statement of Bills Solid Waste & Recycling – September 28, 2026 – October 11, 2026
- d. Licenses – Operator's License-September 28, 2026-June 30, 2027 – Julie Mitchell-A Little Slice of Italy

A motion was made by Trustee T. Prince and seconded by Trustee Speilman to approve consent agenda 5a through 5d. A voice vote was taken with all members voting in favor, with Trustee Jenson abstaining. Motion carried.

6. Consideration Items

a. **Amended Ordinance 7-1-13 – 7.1.21-Agricultural Education** –Kylie Gray, Ag teacher at Colfax School, presented to the Board to amend the ordinance for having animals on school grounds for educational purposes. She stated she has already received grants, if approved, and it has been approved by the school board. Mitchell stated it would be small animals for now, rabbits, chickens, quail and bees. Discussion involved where they would be kept, who would take care of, what they would be used for. On school grounds and taken home by Kylie over the summer, the school and class would be responsible for care and they would be used for educational purposes including butchering, which they have already done. Trustee Jenson thought it was a great idea and wondered if a barn or larger animals would be in the future. Gray stated that would be great, but wanted to start small first. A motion was made by Trustee Jenson and seconded by Trustee T. Prince to approve the amendment to ordinance 7-1-13 through 7-1-21 to allow these animals to be kept on school property. Voting For: Trustees Petznick, Speilman, T. Prince, Jenson and President Prince. Voting Against: none. Motion carried.

b. **ISG Basement Architectural Results & Next Steps for Reinforcement**-Mitchell started by stating the Elevator committee had covered the cost for the structural analysis to be completed. The next step is to schedule toe floor support framing for optimized future space needs which will run \$15,000. Mark Johnson asked for the Village to chip in \$5,000 along with the Elevator Committee and Restoration Group. Meetings with them are set up for Thursday and Sunday of this week where they will decide and vote on. Trustee Jenson wondered if one of the groups didn't want to what would happen. Mark & LeAnn stated they did not see anyone objecting to it, but if one did not, the Elevator Committee would more than likely cover the remainder. A motion was made by Trustee Petznick and seconded by Trustee Speilman to approve \$5,000 to start the next step for reinforcement of the basement by ISG. Voting For: Trustees Petznick, Speilman, T. Prince, Jenson and President Prince. Voting Against: none. Motion carried.

c. **CBS Squared-Amendment to Agreement for Professional Services**- Haden Hau was connected virtually to present to the Board the DNR PFOS requirements for chemical treatment being reduced. He presented a couple options for the discharge, spray irrigation, absorption to ponds or environmental easements. A report will need to be submitted to DNR with our discharge plan which will run between \$20,000 - \$35,000. The Village still has roughly \$10,000 for CBS Squared to do reporting for this year. We will re-visit for budgeting aspects for next year .No action taken.

d. **State of Wisconsin DNR PFOS/PFOA Discharge Plan** – Sajdera stated by January 7th a discharge plan needs to be submitted for the wastewater system. The plan states we have 7 years to control then a permanent plan will need to be in place. Trustee Jenson would like him to reach out to other engineering firms for estimates for moving forward. We will be moving forward with the temporary fix for now .No action taken.

e. **CARD Facility Lease**- Mitchell stated this is the Rescue District that has been formed and they will be leasing the current rescue building until they have their own building done. A motion was made by Trustee Jenson and seconded by Trustee Petznick to accept the CARD Facility Lease for \$24,000 annually. Voting For: Trustees Jenson, T. Prince, Speilman, Petznick and President Prince. Voting Against: none. Motion carried.

f. **Recommendation from Parks Committee Resolution 2026-9 Renaming Tower Park as Lisa Bragg-Hurlburt Memorial Park & Sign Option #2**- Mitchell wanted this to be split into two motions. A motion was made by Trustee T. Prince and seconded by Trustee Petznick to approve Resolution 2026-9 renaming Tower Park to Lisa Bragg-Hurlburt Memorial Park. Voting For: Trustees Petznick, Speilman, T. Prince, Jenson and President Prince. Voting Against: none. Motion carried. A motion was made by Trustee Speilman and seconded by Trustee T. Prince to accept option #2 for the memorial sign in the amount of \$7,440. Voting For: Trustees Petznick, Speilman, T. Prince, Jenson and President Prince. Voting Against: none. Motion carried.

g. **Recommendation from Parks Committee-Approval for Moving Gaga Ball Pit from Iverson Park to Fairgrounds**- Some discussion involved placement, if rules could be displayed on how to play and if it would interfere with dirt/grass with the splashpad. A motion was

made by Trustee Speilman and seconded by Trustee Jenson to approve moving the Gaga Ball Pit from Iverson Park to the Fairgrounds. A voice vote was taken with all members voting in favor. Motion carried.

h. Resolution 2026-8 – Declaration of November as “Deer Donation Month” – Mitchell stated the DNR reached out to municipalities for any hunters that did not want their deer to donate to local food shelters that accept it. A motion was made by Trustee Jenson and seconded by Trustee Petznick to approve resolution 2026-8 declaring November as Deer Donation Month. A voice vote was taken with all members voting in favor. Motion carried.

i. Set Trick or Treat Hours – Riemer stated the hours had always been 4-7 pm, but had gotten switched to 5-8 pm. There was much discussion about times other areas had, working parents, kids after school etc. A motion was made by Trustee Jenson and seconded by Trustee Petznick to keep hours 4-7 pm. No other votes entered. Motion failed. A motion was made by Trustee T. Prince and seconded by Trustee Speilman to set hours from 5-7:30 pm. Voting For: Trustees Jenson, T. Prince, Speilman and President Prince. Voting Against: Trustee Petznick. Motion carried.

j. Update from Carrie Speilman on CARD Progress- Speilman is the Village of Colfax representative for CARD. Updates included progress on getting insurances set up, there was a delay so Mitchell has been helping to get that taken care of, banking, third party billing progress and treasurer set up. She will update more after their next meeting.

8. Adjourn- A motion was made by Trustee Jenson and seconded by Trustee T. Prince to adjourn the meeting at 8:24 p.m. A voice vote was taken with all members voting in favor. Motion carried.

Jeff Prince, Village President

Attest: _____
Julie Mitchell Administrator-Clerk-Treasurer

10/16/2026 9:16 AM

Reprint Check Register - Quick Report - ALL

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ACCT

1 DSB CHECKING ACCOUNT

Accounting Checks

Posted From: 10/13/2026 From Account:
Thru: 10/25/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
1721	10/15/2026	ADAM'S AUTO REPAIR	60.00
1722	10/15/2026	AYRES ASSOCIATES	1,892.97
1723	10/15/2026	BRYCE FLUG	95.00
1724	10/15/2026	CARLTON DEWITT	738.36
1725	10/15/2026	CINTAS CORPORATION	103.52
1726	10/15/2026	CITY OF MENOMONIE INTERCEPT	1,150.00
1727	10/15/2026	COLFAX AREA RESCUE DISTRICT	178,743.00
1728	10/15/2026	COMPANION LIFE INSURANCE	1,063.81
1729	10/15/2026	CRAMER CONSULTING, LLC	250.00
1730	10/15/2026	DAKOTA SUPPLY GROUP	1,546.30
1731	10/15/2026	DUNN COUNTY HUMANE SOCIETY	674.03
1732	10/15/2026	DUNN ENERGY COOPERATIVE	135.00
1733	10/15/2026	ELAN FINANCIAL SERVICES	745.49
1734	10/15/2026	ENERGENECS	1,673.57
1735	10/15/2026	EXPRESS MART	275.44
1736	10/15/2026	GOTO COMMUNICATIONS INC	75.78
1737	10/15/2026	HUDSON AREA PUBLIC LIBRARY	35.00
1738	10/15/2026	HYDROCORP	458.18
1739	10/15/2026	IFLS LIBRARY SYSTEM	18.00
1740	10/15/2026	KOVO RCM	3,069.72
1741	10/15/2026	KYLE BJORK	220.00
1742	10/15/2026	MCCOY CONSTRUCTION & FORESTRY INC	229.71
1743	10/15/2026	MEDPRO MIDWEST GROUP	210.00
1744	10/15/2026	MENARDS-EAU CLAIRE	227.68
1745	10/15/2026	MENOMONIE FIRE DEPT	250.00
1746	10/15/2026	MICHAEL FREDERICK	50.00
1747	10/15/2026	ONE SOURCE IMAGING	204.97
1748	10/15/2026	PENNCARE	369.84
1749	10/15/2026	PITNEY BOWES BANK, INC RESERVE ACCOUNT	500.00
1750	10/15/2026	PITNEY BOWES INC	134.44
1751	10/15/2026	PUBLIC SERVICE COMMISSION OF WI	305.65
1752	10/15/2026	R & R WASTE SYSTEMS CLEANING, INC	3,493.60
1753	10/15/2026	SAFE-FAST INC	89.90

10/16/2026

9:16 AM

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ACCT

1 DSB CHECKING ACCOUNT

Accounting Checks

Posted From: 10/13/2026

From Account:

Thru: 10/25/2026

Thru Account:

Check Nbr	Check Date	Payee	Amount
1754	10/15/2026	STRYKER	18,625.97
1755	10/15/2026	SYNERGY COOPERATIVE	5,471.55
1756	10/15/2026	TIMECLOCK PLUS LLC	1,200.00
1757	10/15/2026	TRUCKALINE SUSPENSION CENTER	173.92
1758	10/15/2026	VC3 INC	1,449.15
1759	10/15/2026	VIKING DISPOSAL, INC	2,715.66
1760	10/15/2026	VILLAGE OF COLFAX	677.18
1761	10/15/2026	VILLAGE OF COLFAX R.U.	5,389.93
1762	10/15/2026	WATER CARE SERVICES	31.50
1763	10/15/2026	WELD RILEY SC	3,738.50
1764	10/15/2026	WI DEPT OF TRANSPORTATION	57,766.84
CHARTER	10/23/2026	CHARTER COMMUNICATIONS	584.60
WEENERGIES	10/19/2026	WE ENERGIES	38.71
WEENERGIES	10/19/2026	WE ENERGIES	38.35
Grand Total			296,990.82

10/16/2026 9:16 AM

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ACCT

SOLID WASTE & RECYCLING RU

Accounting Checks

Posted From: 10/13/2026 From Account:
Thru: 10/25/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
1735	10/15/2026	DUNN ENERGY COOPERATIVE	101.00
1736	10/15/2026	JOHNSON ROLL-OFF SERVICE, LLC	13,785.18
1737	10/15/2026	RUSS HANSON	90.79
1738	10/15/2026	UNEMPLOYMENT INSURANCE	158.00
1739	10/15/2026	VILLAGE OF COLFAX	36.93
Grand Total			14,171.90



**PUBLIC WORKS IMPROVEMENT
OPINION OF PROBABLE CONSTRUCTION COST**

HIGH STREET (WEST)	36 Ft. Wide	Date: June 25, 2026	
VILLAGE OF COLFAX	700 Ft. Long		
Estimator: MGN		Total Estimate:	\$755,000.00

DESCRIPTION	UNITS	APPROX.		TOTAL PRICE
		QUANTITY	UNIT PRICE	
<u>WATERMAIN</u>				
6" Water Main C900	L.F.	25	\$70.00	\$1,750.00
8" Water Main C900	L.F.	700	\$80.00	\$56,000.00
6" Valve and Box	Each	1	\$3,000.00	\$3,000.00
8" Valve and Box	Each	3	\$3,750.00	\$11,250.00
Hydrant	Each	1	\$8,000.00	\$8,000.00
Connect to Existing Water	Each	4	\$2,500.00	\$10,000.00
1" Water Service	L.F.	330	\$55.00	\$18,150.00
1" Corp Stop, Curb Stop, and Box	Each	10	\$1,300.00	\$13,000.00
Contingency				\$12,100.00
Engineering				\$26,700.00
TOTAL ESTIMATED WATERMAIN COST				\$160,000.00

<u>SANITARY SEWER</u>				
8" Sanitary Sewer PVC	L.F.	700	\$70.00	\$49,000.00
Connect to Existing Sanitary	Each	3	\$1,500.00	\$4,500.00
Manhole 4 Ft	V.F.	10	\$550.00	\$5,500.00
Casting Type J-S	Each	1	\$1,000.00	\$1,000.00
4" Wye	Each	10	\$250.00	\$2,500.00
Tracer Wire Access Box	Each	10	\$250.00	\$2,500.00
4" Sanitary Lateral PVC	L.F.	330	\$70.00	\$23,100.00
Sewer Televising	L.F.	700	\$2.00	\$1,400.00
Contingency				\$9,000.00
Engineering				\$19,700.00
TOTAL ESTIMATED SANITARY SEWER COST				\$118,200.00

<u>STORM SEWER</u>				
12" Poly Storm Sewer	L.F.	72	\$50.00	\$3,600.00
24" Poly Storm Sewer	L.F.	700	\$75.00	\$52,500.00
6" Pavement Underdrain	L.F.	1400	\$12.00	\$16,800.00
Inlet Protection	Each	4	\$200.00	\$800.00
Connect to Existing	Each	1	\$1,500.00	\$1,500.00
Storm Manhole Casting	Each	2	\$1,200.00	\$2,400.00
Storm Inlet Casting	Each	2	\$1,200.00	\$2,400.00
48" Storm Manhole	V.F.	10	\$750.00	\$7,500.00
2'x3' Storm Inlet	V.F.	8	\$600.00	\$4,800.00
Contingency				\$9,200.00
Engineering				\$20,300.00
TOTAL ESTIMATED STORM SEWER COST				\$121,800.00

<u>STREET CONSTRUCTION</u>				
Roadway Earthwork	C.Y.	2040	\$16.00	\$32,640.00
Salvage Existing Pavement	S.Y.	2800	\$2.50	\$7,000.00
Geotextile Fabric	S.Y.	3190	\$2.50	\$7,975.00
Select Crush	C.Y.	1060	\$40.00	\$42,400.00
Base Course	C.Y.	710	\$35.00	\$24,850.00
3" Asphaltic Concrete Paving	S.Y.	2800	\$25.00	\$70,000.00
30" Concrete Curb and Gutter	L.F.	1400	\$20.00	\$28,000.00
Concrete Driveway Paving	S.F.	2900	\$9.00	\$26,100.00
Restoration	S.Y.	2300	\$6.00	\$13,800.00
Clearing and Grubbing	I.D.	240	\$40.00	\$9,600.00
Silt Fence	L.F.	700	\$4.00	\$2,800.00
Pavement Saw Cutting	L.F.	250	\$4.00	\$1,000.00
Remove Existing Concrete	S.Y.	320	\$9.00	\$2,880.00
Contingency				\$26,900.00
Engineering				\$59,200.00
TOTAL ESTIMATED STREET CONSTRUCTION				\$355,100.00

Construction Subtotal	\$	572,000.00
10% Contingency Subtotal		\$57,200.00
Design and Construction Engineering Subtotal		\$125,900.00
***PROJECT TOTAL ***	\$	755,000.00

INDIVIDUAL PROJECT SUPPLEMENT TO MASTER AGREEMENT FOR PROFESSIONAL SERVICES

This is an Individual Project Supplement dated September 28, 2026 which is an attachment to the Master Agreement dated December 21, 2018 between the Village of Colfax (OWNER) and Ayres Associates Inc. (CONSULTANT).

Project: High Street Reconstruction

ATTACHMENT A - SCOPE OF SERVICES

ARTICLE 1 - BASIC SERVICES

1.1 General

- 1.1.1 CONSULTANT shall provide professional services for OWNER in all phases of the Project to which this Agreement applies. These services will include serving as OWNER's professional representative for the Project, providing professional consultation and advice, and performing the duties and responsibilities of CONSULTANT as provided below.
- 1.1.2 CONSULTANT will provide professional services for the design, bidding, and construction administration phase services for the High Street Reconstruction project. The project will consist of the following:
1. **High Street (Oak Street to Birch Street)** – Sanitary main and Water main reconstruction, storm sewer reconstruction, and roadway reconstruction.

1.2 Survey

CONSULTANT shall:

- 1.2.1 Complete an 811 Utility Locate call for the project limits in advance of fieldwork.
- 1.2.2 Set horizontal and vertical control at the site using Dunn County Control Datums.
- 1.2.3 Collect visible topographical features contained within the project limits. This will include:
- Fences, paving edges, shoulder, and centerlines of adjoining roadways.
 - Individual trees over 2 inches in diameter noted as deciduous or coniferous.
 - Trees that are grouped will be outlined as a tree mass.
 - Collect visible utilities (One Visit) or as may have been marked (flagged/painted) by members of Digger's Hotline (Quality Level B locate)
- 1.2.4 Collect sanitary manhole and water main information. Will note invert elevations and pipe sizes as may be visible from the ground surface. (No confined entry into structures).
- 1.2.5 Collect ground shots and obvious breaklines.
- 1.2.6 Process the survey data and provide the following deliverables:
- 2D/3D dwg files
 - Point file
 - Site photos
 - Structure inventories

1.3 Preliminary Design Phase

After written authorization to proceed with the Preliminary Design Phase, CONSULTANT shall:

1.3.1 In consultation with OWNER, determine the general scope, extent and character of the Project.

1.3.2 Prepare Preliminary Design documents consisting of final design criteria, preliminary drawings, outline specifications and written descriptions of the Project.

1.3.3 Advise OWNER if additional data or services of the types described in paragraph 3.4 are necessary and assist OWNER in obtaining such data and services.

1.3.4 Based on the information contained in the preliminary design documents, submit a revised opinion of probable Total Project Costs.

1.3.5 Furnish the above Preliminary Design documents and present and review them in person with OWNER.

1.4 Final Design Phase

After written authorization to proceed with the Final Design Phase, CONSULTANT shall:

1.4.1 On the basis of the accepted Preliminary Design documents and the revised opinion of probable Total Project Costs prepare for incorporation in the Contract Documents final drawings to show the general scope, extent and character of the work to be furnished and performed by Contractor(s) (hereinafter called "Drawings") and Specifications (which will be prepared in conformance with the format of the Construction Specifications Institute).

1.4.2 Provide technical criteria, written descriptions and design data for OWNER's use in filing applications for permits with or obtaining approvals of such governmental authorities as have jurisdiction to approve the design of the Project, and assist OWNER in consultations with appropriate authorities.

1.4.3 Advise OWNER of any adjustments to the latest opinion of probable Total Project Costs caused by changes in general scope, extent or character or design requirements of the Project or Construction Costs. Furnish to OWNER a revised opinion of probable Total Project Costs based on the Drawings and Specifications.

1.4.4 Prepare for review and approval by OWNER, its legal counsel and other advisors contract agreement forms, general conditions and supplementary conditions, and (where appropriate) bid forms, invitations to bid and instructions to bidders (all of which shall be consistent with the forms and pertinent guide sheets prepared by the Engineers Joint Contract Documents Committee), and assist in the preparation of other related documents.

1.4.5 Furnish the above documents and of the Drawings and Specifications and present and review them in person with OWNER.

1.5 Bidding or Negotiating Phase

After written authorization to proceed with the Bidding or Negotiating Phase, CONSULTANT shall:

1.5.1 Assist OWNER in advertising for and obtaining bids or negotiating proposals for each separate prime contract for construction, materials, equipment and services; and, where applicable, maintain a record of prospective bidders to whom Bidding Documents have been issued, attend pre-bid conferences and receive and process deposits for Bidding Documents.

1.5.2 Issue addenda as appropriate to interpret, clarify or expand the Bidding Documents.

1.5.3 Consult with and advise OWNER as to the acceptability of subcontractors, suppliers and other persons and organizations proposed by the prime contractor(s) (herein called "Contractor(s)") for those portions of the work as to which such acceptability is required by the Bidding Documents.

1.5.4 Consult with OWNER concerning and determine the acceptability of substitute materials and equipment proposed by Contractor(s) when substitution prior to the award of contracts is allowed by the Bidding Documents.

1.5.5 Attend the bid opening, prepare bid tabulation sheets and assist OWNER in evaluating bids or proposals and in assembling and awarding contracts for construction, materials, equipment and services.

1.6 Construction Phase

During the Construction Phase:

1.6.1 General Administration of Construction Contract. CONSULTANT shall consult with and advise OWNER and act as OWNER's representative as provided in Articles 1 through 18, inclusive, of the Standard General Conditions of the Construction Contract, C-700 (2013 edition) of the Engineers Joint Contract Documents Committee. The extent and limitations of the duties, responsibilities and authority of CONSULTANT as assigned in said Standard General Conditions shall not be modified, except to the extent provided hereinafter and except as CONSULTANT may otherwise agree in writing. All of OWNER's instructions to Contractor(s) will be issued through CONSULTANT who will have authority to act on behalf of OWNER to the extent provided in said Standard General Conditions except as otherwise provided in writing.

1.6.2 Visits to Site and Observation of Construction. In connection with observations of the work of Contractor(s) while it is in progress:

1.6.2.1 CONSULTANT shall make visits to the site at intervals appropriate to the various stages of construction as CONSULTANT deems necessary in order to observe as an experienced and qualified design professional the progress and quality of the various aspects of Contractor(s)' work. In addition, CONSULTANT shall provide the services of a Resident Project Representative (and assistants as agreed) at the site to assist CONSULTANT and to provide more continuous observation of such work. Based on information obtained during such visits and on such observations, CONSULTANT shall endeavor to determine in general if such work is proceeding in accordance with the Contract Documents and CONSULTANT shall keep OWNER informed of the progress of the work.

1.6.2.2 The Resident Project Representative (and any assistants) will be CONSULTANT's agent or employee and under CONSULTANT's supervision. The duties and responsibilities of the Resident Project Representative (and assistants) are set forth below.

1.6.2.3 The purpose of CONSULTANT's visits to and representation by the Resident Project Representative (and assistants, if any) at the site will be to enable CONSULTANT to better carry out the duties and responsibilities assigned to and undertaken by CONSULTANT during the Construction Phase, and, in addition, by exercise of CONSULTANT's efforts as an experienced and qualified design professional, to provide for OWNER a greater degree of confidence that the completed work of Contractor(s) will conform generally to the Contract Documents and that the integrity of the design concept as reflected in the Contract Documents has been implemented and preserved by Contractor(s). On the other hand, CONSULTANT shall not, during such visits or as a result of such observations of Contractor(s)' work in progress, supervise, direct or have control over Contractor(s)' work nor shall CONSULTANT have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by Contractor(s), for safety precautions and programs incident to the work of Contractor(s) or for any failure of Contractor(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor(s) furnishing and performing their work.

Accordingly, CONSULTANT can neither guarantee the performance of the construction contracts by Contractor(s) nor assume responsibility for Contractor(s)' failure to furnish and perform their work in accordance with the Contract Documents.

1.6.3 Defective Work. During such visits and on the basis of such observations, CONSULTANT may disapprove of or reject Contractor(s)' work while it is in progress if CONSULTANT believes that such work will not produce a completed Project that conforms generally to the Contract Documents or that it will prejudice the integrity of the design concept of the Project as reflected in the Contract Documents.

1.6.4 Interpretations and Clarifications. CONSULTANT shall issue necessary interpretations and clarifications of the Contract Documents and in connection therewith prepare work directive changes and change orders as required.

1.6.5 Shop Drawings. CONSULTANT shall review (and take other appropriate action in respect of) Shop Drawings (as that term is defined in the aforesaid Standard General Conditions), samples and other data which Contractor(s) are required to submit, but only for conformance with the design concept of the Project and compliance with the information given in the Contract Documents. Such reviews and approvals or other action shall not extend to means, methods, techniques, sequences, or procedures of construction or to safety precautions and programs incident thereto.

1.6.6 Substitutes. CONSULTANT shall evaluate and determine the acceptability of substitute materials and equipment proposed by Contractor(s), but subject to the provision of paragraph 2.2.2.

1.6.7 Inspections and Tests. CONSULTANT shall have authority, as OWNER's representative, to require special inspection or testing of the work, and shall receive and review all certificates of inspections, testings and approvals required by laws, rules, regulations, ordinances, codes, orders or the Contract Documents (but only to determine generally that their content complies with the requirements of, and the results certified indicate compliance with, the Contract Documents).

1.6.8 Disputes Between OWNER and Contractor. CONSULTANT shall act as initial interpreter of the requirements of the Contract Documents and judge of the acceptability of the work thereunder and make decisions on all claims of OWNER and Contractor(s) relating to the acceptability of the work or the interpretation of the requirements of the Contract Documents pertaining to the execution and progress of the work. CONSULTANT shall not be liable for the results of any such interpretations or decisions rendered in good faith.

1.6.9 Applications for Payment. Based on CONSULTANT's on-site observations as an experienced and qualified design professional, on information provided by the Resident Project Representative and on review of applications for payment and the accompanying data and schedules:

1.6.9.1 CONSULTANT shall determine the amounts owing to Contractor(s) and recommend in writing payments to Contractor(s) in such amounts. Such recommendations of payment will constitute a representation to OWNER, based on such observations and review, that the work has progressed to the point indicated, and that, to the best of CONSULTANT's knowledge, information and belief, the quality of such work is generally in accordance with the Contract Documents (subject to an evaluation of such work as a functioning whole prior to or upon Substantial Completion, to the results of any subsequent tests called for in the Contract Documents and to any other qualifications stated in the recommendation). In the case of unit price work, CONSULTANT's recommendations of payment will include final determinations of quantities and classifications of such work (subject to any subsequent adjustments allowed by the Contract Documents).

1.6.9.2 By recommending any payment CONSULTANT will not thereby be deemed to have represented that exhaustive, continuous or detailed reviews or examinations have been made by CONSULTANT to check the quality or quantity of Contractor(s)' work as it is furnished and performed beyond the responsibilities specifically assigned to CONSULTANT in this Agreement and the Contract Documents. CONSULTANT's review of Contractor(s)' work for the purposes of recommending payment

will not impose on CONSULTANT responsibility to supervise, direct or control such work or for the means, methods, techniques, sequences, or procedures of construction or safety precautions or programs incident thereto or Contractor(s) compliance with laws, rules, regulations, ordinances, codes or orders applicable to their furnishing and performing the work. It will also not impose responsibility on CONSULTANT to make any examination to ascertain how or for what purposes any Contractor has used the moneys paid on account of the Contract Price, or to determine that title to any of the work, materials or equipment has passed to OWNER free and clear of any lien, claims, security interests or encumbrances, or that there may not be other matters at issue between OWNER and Contractor that might affect the amount that should be paid.

1.6.10 Contractor(s)' Completion Documents. CONSULTANT shall receive and review maintenance and operating instructions, schedules, guarantees, bonds and certificates of inspection, tests and approvals which are to be assembled by Contractor(s) in accordance with the Contract Documents (but such review will only be to determine that their content complies with the requirements of, and in the case of certificates of inspection, tests and approvals the results certified indicate compliance with, the Contract Documents); and shall transmit them to OWNER with written comments.

1.6.11 Inspections. CONSULTANT shall conduct an inspection to determine if the work is substantially complete and a final inspection to determine if the completed work is acceptable so that CONSULTANT may recommend, in writing, final payment to Contractor(s) and may give written notice to OWNER and the Contractor(s) that the work is acceptable (subject to any conditions therein expressed), but any such recommendation and notice will be subject to the limitations expressed in paragraph 1.6.9.2.

1.6.12 Limitation of Responsibilities. CONSULTANT shall not be responsible for the acts or omissions of any Contractor, or of any subcontractor or supplier, or any of the Contractor(s)' or subcontractor's or supplier's agents or employees or any other persons (except CONSULTANT's own employees and agents) at the site or otherwise furnishing or performing any of the Contractor(s)' work; however, nothing contained in paragraphs 1.6.1 thru 1.6.11 inclusive, shall be construed to release CONSULTANT from liability for failure to properly perform duties and responsibilities assumed by CONSULTANT in the Contract Documents.

1.7 Post-Construction Phase

During the Post-Construction Phase, CONSULTANT shall, when requested by OWNER:

1.7.1 thru 1.7.4 Not Used

1.7.5 Prepare a set of reproducible record prints of Drawings showing those changes made during the construction process, based on the marked-up prints, drawings and other data furnished by Contractor(s) to CONSULTANT and which CONSULTANT considers significant. In that record drawings are based on information provided by others, CONSULTANT cannot and does not warrant their accuracy.

1.7.6 In company with OWNER, visit the Project to observe any apparent defects in the completed construction, assist OWNER in consultations and discussions with Contractor(s) concerning correction of such deficiencies, and make recommendations as to replacement or correction of defective work.

ARTICLE 2 - ADDITIONAL SERVICES

2.1 Services Requiring Authorization in Advance

If authorized in writing by OWNER, CONSULTANT shall furnish or obtain from others Additional Services as provided below. These services are not included as part of Basic Services and will be paid for by OWNER as indicated in Attachment C.

2.1.1 Preparation of applications and supporting documents (in addition to those furnished under Basic Services) for private or governmental grants, loans or advances in connection with the Project; preparation or review of environmental assessments and impact statements; review and evaluation of the effect on the design requirements of the Project of any such statements and documents prepared by others; and assistance in obtaining approvals of authorities having jurisdiction over the anticipated environmental impact of the Project.

2.1.2 Services to make measured drawings of or to investigate existing conditions or facilities, or to verify the accuracy of drawings or other information furnished by OWNER.

2.1.3 Services resulting from significant changes in the general scope, extent or character of the Project or its design including, but not limited to, changes in size, complexity, OWNER's schedule, character of construction or method of financing; and revising previously accepted studies, reports, design documents or Contract Documents when such revisions are required by changes in laws, rules, regulations, ordinances, codes or orders enacted subsequent to the preparation of such studies, reports or documents, or are due to any other causes beyond CONSULTANT's control.

2.1.4 - 2.1.10 Not Used

2.1.11 Providing any type of property surveys or related engineering services needed for the transfer of interests in real property and field surveys for design purposes and engineering surveys and staking to enable Contractor(s) to proceed with their work; and providing other special field surveys.

2.1.12 Not Used

2.1.13 Preparing to serve or serving as a consultant or witness for OWNER in any litigation, arbitration or other legal or administrative proceeding involving the Project (except for assistance in consultations which is included as part of Basic Services under paragraphs 1.2.3 and 1.4.2).

2.1.14 Additional services in connection with the Project, including services which are to be furnished by OWNER as listed below, and services not otherwise provided for in this Agreement.

2.2 Required Additional Services

When required by the Contract Documents in circumstances beyond CONSULTANT's control, CONSULTANT shall furnish or obtain from others, as circumstances require during construction and without waiting for specific authorization from OWNER, Additional Services of the types listed in paragraphs 2.2.1 through 2.2.6, inclusive. These services are not included as part of Basic Services. CONSULTANT shall advise OWNER promptly after starting any such Additional Services which will be paid for by OWNER as indicated in Attachment C.

2.2.1 Services in connection with work change directives and change orders to reflect changes requested by OWNER if the resulting change in compensation for Basic Services is not commensurate with the additional services rendered.

2.2.2 Services in making revisions to Drawings and Specifications occasioned by the acceptance of substitutions proposed by Contractor(s); and services after the award of each contract in evaluating and determining the acceptability of an unreasonable or excessive number of substitutions proposed by Contractor.

2.2.3 Services resulting from significant delays, changes or price increases occurring as a direct or indirect result of material, equipment or energy shortages.

2.2.4 Additional or extended services during construction made necessary by (1) work damaged by fire or other cause during construction, (2) a significant amount of defective or neglected work of any

Contractor, (3) acceleration of the progress schedule involving services beyond normal working hours, and (4) default by any Contractor.

2.2.5 Services (other than Basic Services during the Post-Construction Phase) in connection with any partial utilization of any part of the Project by OWNER prior to Substantial Completion.

2.2.6 Evaluating an unreasonable or extensive number of claims submitted by Contractor(s) or others in connection with the work.

ARTICLE 3 - OWNER'S RESPONSIBILITIES

OWNER shall do the following in a timely manner so as not to delay the services of CONSULTANT:

3.1 Designate in writing a person to act as OWNER's representative with respect to the services to be rendered under this Agreement. Such person shall have complete authority to transmit instructions, receive information, interpret, and define OWNER's policies and decisions with respect to CONSULTANT's services for the Project.

3.2 Provide all criteria and full information as to OWNER's requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expandability, and any budgetary limitations; and furnish copies of all design and construction standards which OWNER will require to be included in the Project.

3.3 Place at CONSULTANT's disposal all available pertinent information including previous reports and any other data relative to design or construction of the Project.

3.4 Furnish to CONSULTANT, as required for performance of CONSULTANT's Basic Services, the following, all of which CONSULTANT may use and rely upon in performing services under this Agreement:

3.4.1 Data prepared by or services of others, including without limitation borings, probings and subsurface explorations, hydrographic surveys, laboratory tests and inspections of samples, materials and equipment; including appropriate professional interpretations.

3.4.2 Environmental assessments, audits, investigations, and impact statements, and other relevant environmental or cultural studies as to the Project, the site, and adjacent areas.

3.4.3 thru 3.4.5 Not Used

3.4.6 Other special data or consultations not covered under Basic Services and Additional Services.

3.5 Not Used.

3.6 Arrange for access to and make all provisions for CONSULTANT to enter upon public and private property as required for CONSULTANT to perform services under this Agreement.

3.7 Examine all studies, reports, sketches, Drawings, Specifications, proposals and other documents presented by CONSULTANT, obtain advice of an attorney, insurance counselor, financial/municipal advisor, and other consultants as OWNER deems appropriate for such examination and render in writing decisions pertaining thereto within a reasonable time so as not to delay the services of CONSULTANT.

3.8 Furnish approvals and permits from all governmental authorities having jurisdiction over the Project and such approvals and consents from others as may be necessary for completion of the Project.

3.9 Recognizing and acknowledging that CONSULTANT's services and expertise do not include the following services, provide, as required for the Project:

3.9.1 Accounting, bond and financial advisory (including, if applicable, "municipal advisor" services as described in Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) and the municipal advisor registration rules issued by the Securities and Exchange Commission), independent cost estimating, and insurance counseling services.

3.9.2 Legal services with regard to issues pertaining to the Project as OWNER requires, Contractor(s) raises, or CONSULTANT reasonably requests.

3.9.3 Such auditing services as OWNER requires to ascertain how or for what purpose any Contractor has used the money paid.

3.10 If OWNER designates a person to represent OWNER at the site who is not CONSULTANT or CONSULTANT's agent or employee, the duties, responsibilities and limitations of authority of such other person and the affect thereof on the duties and responsibilities of CONSULTANT and the Resident Project Representative (and any assistants) will be set forth in an exhibit that is to be identified, attached to and made a part of this Agreement before such services begin.

3.11 If more than one prime contract is to be awarded for construction, materials, equipment and services for the entire Project, designate a person or organization to have authority and responsibility for coordinating the activities among the various prime contractors.

3.12 Not Used

3.13 Attend the pre-bid conference, bid opening, pre-construction conferences, construction progress and other job related meetings and substantial completion inspections and final payment inspections.

3.14 Give prompt written notice to CONSULTANT whenever OWNER observes or otherwise becomes aware of a hazardous environmental condition or any other development that affects the scope or timing of CONSULTANT's services, any defect or nonconformance in CONSULTANT's services, or any defect or nonconformance in the work of any Contractor.

3.15 Furnish, or direct CONSULTANT to provide, Additional Services as stipulated in paragraph 2.1 or other services as required.

3.16 Bear all costs incident to compliance with the requirements of Article 3.

ATTACHMENT B - PERIOD OF SERVICES

ARTICLE 4 - PERIOD OF SERVICES

4.1 The provisions of this Article 4 and the compensation for CONSULTANT's services have been agreed to in anticipation of the orderly and continuous progress of the Project through completion of the Construction Phase. CONSULTANT's obligation to render services hereunder will extend for a period which may reasonably be required for the design, award of contracts, construction, and initial operation of the Project including extra work and required extensions thereto. If specific periods of time for rendering services are set forth or specific dates by which services are to be completed are provided below and if such dates are exceeded through no fault of CONSULTANT, compensation provided herein shall be subject to equitable adjustment.

4.2 The services called for in the Survey Phase will be completed within 30 days after written authorization to proceed which will be given by OWNER within thirty days after CONSULTANT has signed this Agreement.

4.3 After acceptance by OWNER of the Preliminary Design Phase documents and revised opinion of probable Total Project Costs, indicating any specific modifications or changes in the general scope, extent or character of the Project desired by OWNER, and upon written authorization from OWNER, CONSULTANT shall proceed with the performance of the services called for in the Final Design Phase; and shall deliver Contract Documents and a revised opinion of probable Total Project Costs for all work of Contractor(s) on the Project. The Bidding Phase of the project is anticipated to be completed before March 2027.

4.4 - 4.6 Not Used

4.7 The Construction Phase will commence with the execution of the first prime contract to be executed for the work of the Project or any part thereof, and will terminate upon written recommendation by CONSULTANT of final payment on the last prime contract to be completed. Construction Phase services may be rendered at different times in respect of separate prime contracts if the Project involves more than one prime contract.

4.8 The Post-Construction Phase will commence during the Construction Phase and will terminate one year after the date of Substantial Completion of the last prime contract for construction, materials and equipment on which substantial completion is achieved.

4.9 If OWNER has requested significant modifications or changes in the general scope, extent or character of the Project, the time of performance of CONSULTANT's services shall be adjusted equitably.

4.10 Not Used

4.11 OWNER shall be liable for all costs and damages incurred by CONSULTANT for delays caused in whole or in part by OWNER's interference with CONSULTANT's ability to provide services, including, but not limited to, OWNER's failure to provide specified facilities or information, or if CONSULTANT's services are extended by OWNER's actions or inactions for more than ninety days. OWNER agrees to indemnify and hold CONSULTANT harmless for any delays caused by OWNER. If delays are caused by unpredictable occurrences including, without limitation, terrorism, fires, floods, riots, strikes, unavailability of labor or materials, delays or defaults by suppliers of material or services, process shutdowns, acts of God or the public enemy, or acts or regulations of any governmental agency, the costs for services and schedule commitments shall be subject to change.

4.12 Not Used

ATTACHMENT C - COMPENSATION AND PAYMENTS

ARTICLE 5 - COMPENSATION AND PAYMENTS

5.1 Compensation for Services and Expenses

5.1.1 Basic Services. OWNER shall pay CONSULTANT for Basic Services set forth in Attachment A, except for services of CONSULTANT's Resident Project Representative and Post-Construction Phase services, if any, as follows:

5.1.1.1 An amount equal to the cumulative hours charged to the Project by each class of CONSULTANT's employees times Standard Hourly Rates for each applicable billing class for all services performed on the Project, plus Reimbursable Expenses and charges of CONSULTANT's independent professional associates and subconsultants, if any.

5.1.1.2 Not Used

5.1.1.3 The total compensation for services under paragraph 5.1.1 is estimated to be \$76,000 based on the following assumed distribution of compensation:

a. Topographic Survey	\$ 5,000
b. Preliminary Design	\$20,000
c. Final Design and Permitting	\$24,000
c. Bidding or Negotiating Phase	\$ 7,000
d. Construction Admin and Staking	\$20,000

5.1.1.4 CONSULTANT may alter the distribution of compensation between individual phases of the work noted herein to be consistent with services actually rendered, but shall not exceed the total estimated compensation amount unless approved in writing by OWNER.

5.1.1.5 The total estimated compensation for CONSULTANT's services included in the breakdown by phases as noted herein incorporates all labor, overhead, profit, Reimbursable Expenses, and charges of CONSULTANT's independent professional associates and subconsultants.

5.1.2 Resident Project Representative and Post-Construction Phase Basic Services. OWNER shall pay CONSULTANT for Resident Project Representative and Post-Construction Basic Services as follows:

5.1.2.1 Resident Project Representative Services. For services of CONSULTANT's Resident Project Representative, if any, under Attachment A, paragraph 1.6.2, an amount equal to the cumulative hours charged to the Project by each class of CONSULTANT's employees times Standard Hourly Rates for each applicable billing class for all Resident Project Representative services performed on the Project, plus related Reimbursable Expenses and charges of CONSULTANT's independent professional associates and subconsultants, if any. The total compensation under this paragraph is estimated to be \$46,000 based upon the periods of service as set forth herein.

5.1.2.2 Post-Construction Phase Services. For Post-Construction Phase services under Attachment A, paragraph 1.7, an amount equal to the cumulative hours charged to the Project by each class of CONSULTANT's employees times Standard Hourly Rates for each applicable billing class for all services performed on the Project, plus related Reimbursable Expenses and charges of CONSULTANT's independent professional associates and subconsultants, if any. The total compensation under this paragraph is estimated to be \$6,000.

5.1.3 Additional Services. OWNER shall pay CONSULTANT for Additional Services, if any.

5.1.4 Not Used

5.1.5 Amounts Billed. The amounts billed for CONSULTANT's services will be based on the cumulative hours charged to the Project during the billing period by each class of CONSULTANT's employees times Standard Hourly Rates for each applicable billing class, plus Reimbursable Expenses and charges of CONSULTANT's independent professional associates and subconsultants.

5.1.6 Annual Adjustments. The Standard Hourly Rates Schedule will be adjusted annually (as of January) and the Reimbursable Expenses Schedule will be adjusted annually (as of May) to reflect equitable changes in the compensation payable to CONSULTANT.

5.2 Payments

5.2.1 Times of Payments. CONSULTANT shall submit monthly invoices for Basic and Additional Services rendered and for Reimbursable Expenses incurred. OWNER shall make prompt monthly payments in response to CONSULTANT's invoices.

5.2.2 Failure to Pay. If OWNER fails to make any payment due CONSULTANT for services and expenses within thirty days after receipt of CONSULTANT's invoices, the amounts due CONSULTANT will be increased at the rate of 1-1/2% per month (18% A.P.R.), or the maximum rate of interest permitted by law, if less, from said thirtieth day, and in addition, CONSULTANT may, after giving seven days' written notice to OWNER, suspend services under this Agreement until CONSULTANT has been paid in full all amounts due for services and expenses.

5.2.3 Payments Upon Termination. In the event of termination by OWNER under Attachment D, paragraph 7.5, CONSULTANT will be entitled to invoice OWNER and to receive full payment for all services performed or furnished and all Reimbursable Expenses incurred through the effective date of termination. In the event of termination by OWNER for convenience or by CONSULTANT for cause, CONSULTANT also shall be entitled to invoice OWNER and to payment of a reasonable amount for services and expenses directly attributable to termination, both before and after the effective date of termination, such as reassignment of personnel, costs of terminating contracts with CONSULTANT's independent professional associates and subconsultants, and other related close-out costs, using methods and rates for Additional Services as set forth in this Attachment C.

5.2.4 Payments for Taxes Assessed on Services. The amount of any excise, value-added, gross receipts, or sales taxes that may be imposed on payments shall be added to the compensation as determined above.

5.2.5 Deductions or Offsets. No deductions or offsets shall be made from CONSULTANT's compensation or expenses on account of any setoffs or back charges.

5.3 Definitions

5.3.1 Reimbursable Expenses. Reimbursable Expenses mean the actual expenses incurred by CONSULTANT, directly or indirectly in connection with the Project, such as expenses for: transportation and subsistence incidental thereto; obtaining bids or proposals from Contractor(s); providing and maintaining field office facilities including furnishings and utilities; subsistence and transportation of Resident Project Representatives and their assistants; toll telephone calls and mobile phone charges; facsimile transmissions; expenses incurred for computer time, survey and testing instruments, and other highly specialized equipment; and reproduction of reports, Drawings, Specifications, Bidding Documents, and similar Project-related items.

ADDITIONAL TERMS AND CONDITIONS

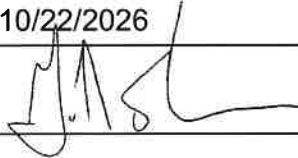
Attachment D – Terms and Conditions of the Master Agreement is supplemented with the following.

Limitation of Professional Liability

OWNER agrees to limit CONSULTANT's professional liability for any and all claims for loss, damage or injury, including but not limited to, claims for negligence, professional errors or omissions, strict liability, and breach of contract or warranty, for this Individual Project Supplement to an amount of \$50,000.00 or CONSULTANT's fee, whichever is greater. In the event that OWNER does not wish to limit CONSULTANT's professional liability for this Individual Project Supplement to this sum, CONSULTANT agrees to raise the limitation of liability to a sum not to exceed \$1,000,000.00 for increased consideration of ten percent (10%) of the total fee or \$500.00, whichever is greater, upon receiving OWNER's written request prior to the start of CONSULTANT's services under the Individual Project Supplement.

IN WITNESS WHEREOF, the parties hereto have made and executed this Individual Project Supplement as of the day and year first written above.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement as of the day and year first written above.

Village of Colfax	Ayres Associates Inc.
OWNER	CONSULTANT
	(Signature) 
	(Typed Name) Mitch Nichols
	(Title) Project Manager
	(Date) 10/22/2026
	(Signature) 
	(Typed Name) Gareth Shambeau
	(Title) Manager, Engineering Services

BOARD MEMO

TO: Village of Colfax Village Board
FROM: Julie L. Mitchell, Administrator-Clerk-Treasurer
DATE: October 26, 2026
RE: Proposed Comprehensive Plan Future Land Use Amendments - Initiation and Referral

Purpose

To ask the Village Board to initiate a targeted amendment to Chapter 8 and Map 8-3 of the Village of Colfax Comprehensive Plan 2014-2034 and refer the proposed land-use changes to the Plan Commission for review and recommendation.

Background

The adopted Comprehensive Plan uses numbered generalized future land use areas to identify locations where future growth may be appropriate. The numbered-area descriptions are on printed pages 8-7 and 8-8 of the plan, and Map 8-3 is on printed page 8-9.

Staff is recommending that several of those generalized designations be updated to provide additional long-term flexibility. These are planning designations only; they do not change zoning or approve a specific development.

Proposed Future Land Use Changes

Map Areas	Current Plan	Proposed Future Land Use
6, 7 & 8	6 & 7: Residential 8: Institutional	Flexible Growth - Industrial/Residential
9 & 10	Commercial	Flexible Growth - Commercial/Industrial

Planning Rationale

- Areas 6 and 7 are currently identified for residential growth, while Area 8 is designated institutional adjacent to the Colfax Health and Rehabilitation Center. A flexible Industrial/Residential designation would allow the Village to evaluate future growth in the broader south area based on utilities, access, compatibility, infrastructure, buffering, and other site-specific considerations.
- Areas 9 and 10 are currently Commercial, but the adopted plan already describes these areas as a transition between commercial and industrial development. A Commercial/Industrial designation would make that existing planning concept more explicit.
- Areas 4, 5, 11 and 12 would remain Industrial. Other numbered areas would remain unchanged unless separately considered through the amendment process.

What This Action Does - and Does Not Do

If the Board approves the recommended motion, it would begin the amendment process and send the proposal to the Plan Commission for review. It would not:

- adopt the Comprehensive Plan amendment;

- change the zoning of any property;
- commit Village water, sewer, roads, TID funds, or other public resources; or
- guarantee that the amendments will ultimately be adopted in the form presented.

Recommended Board Action

Recommended motion: Motion to initiate the proposed Future Land Use amendments and refer them to the Plan Commission for review and recommendation.

Process and Timing

After the Board initiates the amendment:

- The Plan Commission reviews the proposed map and text changes.
- The proposed amendment is made available for public review and comment.
- A Class 1 notice is published at least 30 days before the public hearing.
- The required public hearing is held.
- The Plan Commission makes its formal recommendation by resolution.
- The Village Board considers final adoption by ordinance.
- Required copies are distributed after adoption.

Estimated timing: approximately 5–7 weeks, depending on meeting dates and publication timing.

Board Reference

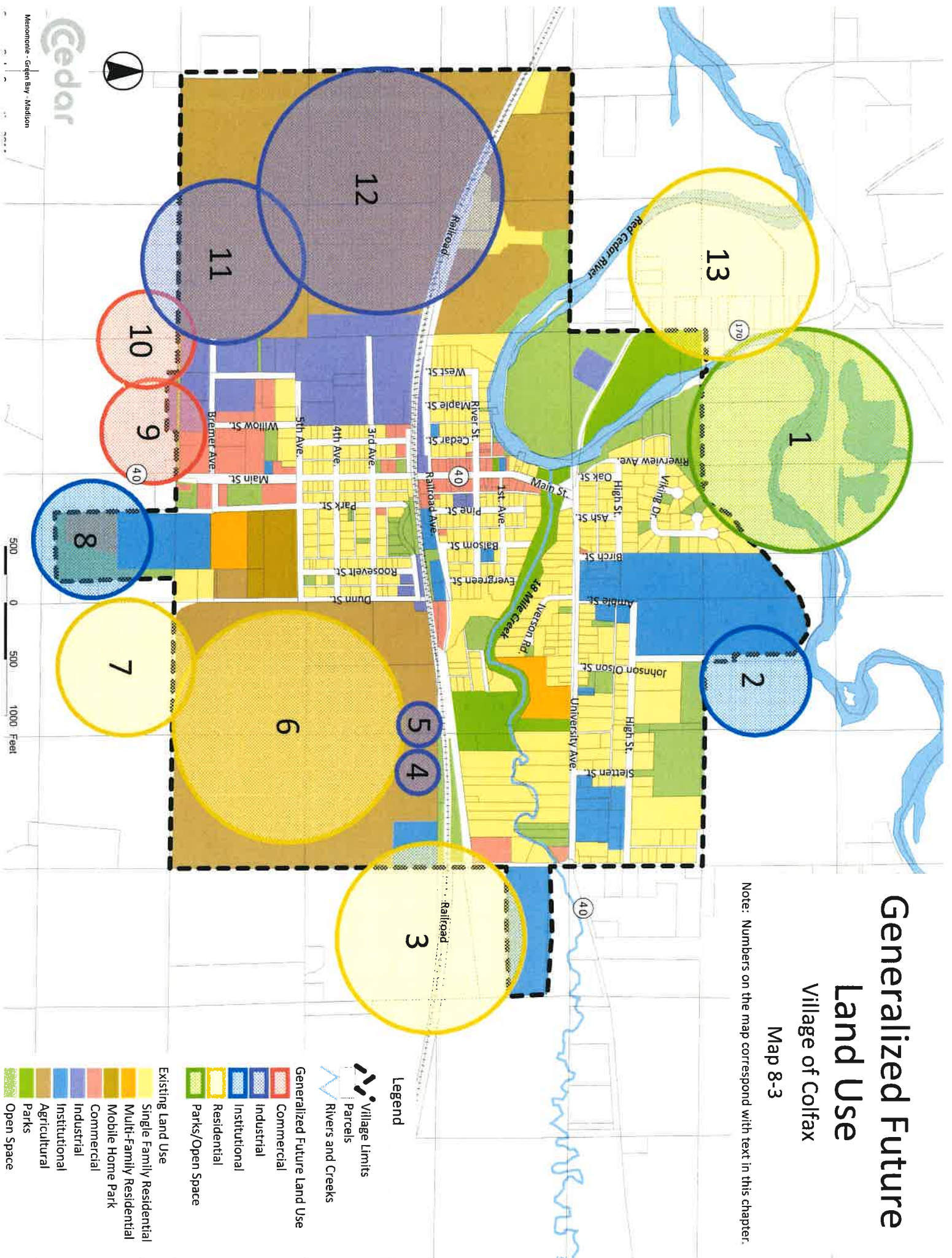
See the attached map with areas outlined

Generalized Future Land Use

Village of Colfax

Map 8-3

Note: Numbers on the map correspond with text in this chapter.



Village of Colfax Building Inspector's Report for the Month of:

September, 2026

Existing 2025 Open Building Permits

Permit Number	Date Issued	Owners Names	Address	Project	Project Valuation	Total Permit Fee	Permit Status	Date Closed
CX25-03	3/18/2025	Lynn Berg	613 Iverson Road; Colfax, WI 54730	Dwelling Alteration	\$100,000.00	\$366.00	Open	
CX25-05	6/3/2025	KM Construction	118 Dunn Street; Colfax, WI 54730	Twin Home	\$187,500.00	\$1,246.94	Open	
CX25-28	11/25/2025	Nate McMahon	925 HighStreet; Colfax, WI 54730	Deck	\$5,000.00	\$165.00	Open	

All 2026 Issued Building Permits

Permit Number	Date Issued	Owners Names	Address	Project	Project Valuation	Total Permit Fee	Permit Status	Date Closed
CX25-26	3/9/2026	KM Construction	113 Dunn Street; Colfax, WI 54730	New Single Family Home	\$265,000.00	\$1,241.55	Open	
CX25-27	3/9/2026	KM Construction	107 Dunn Street; Colfax, WI 54730	New Single Family Home	\$265,000.00	\$1,270.37	Cancelled Per Contractor	9/28/2026
CX25-29	1/14/2026	Jim Harris	304 Dunn Street; Colfax, WI 54730	Shed	\$18,175.00	\$297.00	Closed	7/29/2026
CX25-30	11/11/2026	KM Construction	111 Dunn Street; Colfax, WI 54730	New Single Family Home	\$0.00	\$0.00	Permission to Start	
CX26-01	2/24/2026	Greg Ryan	708 High Street; Colfax, WI 54730	Electrical Service	\$3,550.00	\$125.00	Closed	3/27/2026
CX26-02	3/16/2026	Village of Colfax	613 Main Street; Colfax, WI 54013	Drain Tile	\$30,000.00	\$220.00	Closed	3/23/2026
CX26-03	3/24/2026	Kathy Dunbar	502 Evergreen Street; Colfax, WI 54730	Foundation Alteration	\$12,955.00	\$203.50	Closed	8/25/2026

All 2026 Issued Building Permits

Permit Number	Date Issued	Owners Names	Address	Project	Project Valuation	Total Permit Fee	Permit Status	Date Closed
CX26-04	3/20/2026	Rich Fiedler	118 Park Drive, Lot 248; Colfax, WI 54730	Drop Shed	\$3,000.00	\$100.00	On File	3/20/2026
CX26-05	4/3/2026	Scharlau Investments, LLC	301 Bremer Avenue; Colfax, WI 54730	Commercial Building	\$65,000.00	\$122.00	On File	4/3/2026
CX26-06	4/21/2026	Justin & Michelle Martin	705 Amble Street; Colfax, WI 54730	Fence	\$1,000.00	\$100.00	On-File	4/21/2026
CX26-07	5/5/2026	Emily Klingenberg	803 Pine Street; Colfax, WI 54730	Raze	\$0.00	\$110.00	Closed	8/24/2026
CX26-08	5/12/2026	Dolgencorp, LLC	120 Main Street; Colfax, WI 54730	Comm. HVAC Repair	\$17,500.00	\$150.00	Open	
CX26-09	6/2/2026	Melissa Sundstrom	513 University Avenue; Colfax, WI 54730	Deck Replacement	\$10,000.00	\$165.00	Closed	6/23/2026
CX26-10	6/30/2026	Emily Klingenberg	803 Pine Street; Colfax, WI 54730	24 X 32 Garage	\$55,000.00	\$258.50	Closed	9/23/2026
CX26-11	Pending Submittal	Cenex	4001 East Railroad Avenue; Colfax, WI 54730	Commercial Ateration				
CX26-12	7/15/2026	Holy Friedrich	118 Park Drive, Lot 254; Colfax, WI 54730	Drop Shed	\$5,412.00	\$110.00	Open	
CX26-13	Cancelled/ Not Required	Kim McKnight	508 Pine Street; Colfax, WI 54730	Fence				
CX26-14	9/9/2026	Timber Technologies	106 Bremer Avenue; Colfax, WI 54730	Commercial Building	\$100,000.00	\$150.00	Open	
CX26-15	9/14/2026	George Entzminger	1003 High Street; Colfax, WI 547330	Covered Deck	\$2,500.00	\$362.50	Open	
CX26-16	8/25/2026	Mencol Pprerties, LLC	525 Main Street; Colfax, WI 54730	Building Alteration	\$11,000.00	\$150.00	Closed	9/21/2026
CX26-17	9/2/2026	Kent Hoke & Jordi Buchner	603 County Road M; Colfax, WI 54730	Dwelling Addition	\$20,000.00	\$533.50	Open	

All 2026 Issued Building Permits

Permit Number	Date Issued	Owners Names	Address	Project	Project Valuation	Total Permit Fee	Permit Status	Date Closed
CX26-18	Pending Payment	KM Construction	111 Dunn Street; Colfax, WI 54730	Single Family Home				
CX26-19	Pending Payment	Colfax Railroad Museum, Inc.	500 East Railroad Avenue; Colfax, WI 54730	12.56 kW PV Installation				
CX26-20	Pending Payment	Chantae Barstad	107 Dunn Street; Colfax, WI 54730	Completion of Single Family Home				
Total Number of Permits issued for the Month:					3			
Total Number of Closed for the Month:					2			
Monthly Project Valuation:					\$122,500.00			
Year to Date Project Valuation:					\$885,092.00			

Village of Colfax Completed Inspections for the Month of: September, 2026

Permit Number	Date Issued	Owners Names	Address	Project	Inspection Type	Date of Inspection	Status
CX26-10	6/30/2026	Emily Klingenberg	803 Pine Street; Colfax, WI 54730	24 X 32 Garage	Framing	9/9/2026	Fail
					Rough Electrical	9/22/2026	Approved
					Final	9/22/2026	Approved
CX26-16	8/25/2026	Mencol Pproperties, LLC	525 Main Street; Colfax, WI 54730	Building Alteration	Final	9/21/2026	Approved
CX26-18	Pending Review	KM Construction	111 Dunn Street; Colfax, WI 54730	Single Family Home	Underground Waste	9/22/2026	Approved
CX25-26	3/9/2026	KM Construction	113 Dunn Street; Colfax, WI 54730	New Single Family Home	Final	9/22/2026	Fail
					Occupancy	9/25/2026	Approved

Total Number of Inspections Completed for the Month: 7

WILLIAM J. ANDERSON
CHIEF OF POLICE



COLFAX POLICE DEPARTMENT

P.O. BOX 417, 613 MAIN ST.
COLFAX, WI 54730

(715) 962-3136 OFFICE
(715) 962-4957 FAX

SEPTEMBER 2026 POLICE REPORT

Printed on October 16, 2026

CFS Date/Time	Description	Primary Units
09/01/26 16:48:18	DEATH- NATURAL CAUSES	ME1
09/02/26 07:34:24	TRAFFIC STOP	209
09/02/26 15:18:50	911 HANG UP CALL - NO INITIAL CONTACT MADE	501
09/03/26 09:33:41	TRANSPORT	281
09/03/26 10:09:59	ALARM	214, 501
09/04/26 08:42:49	STRAY/DEAD ANIMAL CALLS	501
09/04/26 08:59:44	EMERGENCY MEDICAL SERVICES	207, CXMD6
09/04/26 15:49:29	TRAFFIC ACCIDENT - NO INJURY	227
09/04/26 16:49:49	TRAFFIC STOP	227
09/04/26 20:50:47	TRAFFIC STOP	225
09/04/26 22:39:34	JUVENILE DISORDERLY	225
09/05/26 12:14:21	911 HANG UP CALL - NO INITIAL CONTACT MADE	221
09/05/26 21:57:56	AREA WATCH/EXTRA PATROL REQUESTED	228
09/06/26 17:45:15	EMERGENCY MEDICAL SERVICES	CXMD6
09/06/26 19:27:35	TRAFFIC RELATED INCIDENT	STATEPATROL, 186,
09/06/26 19:30:59	SUSPICION	221
09/06/26 21:03:18	SUSPICION	
09/06/26 21:18:17	BURGLARY - HOME	
09/07/26 13:42:49	EMERGENCY MEDICAL SERVICES	CXMD6
09/07/26 17:39:21	JUVENILE DISORDERLY	222
09/08/26 17:42:03	ALARM	232
09/09/26 08:34:33	JUVENILE DISORDERLY	501
09/10/26 19:18:51	EMERGENCY MEDICAL SERVICES	CXMD6, NFRSP1
09/10/26 23:45:04	DEATH	ME3
09/11/26 07:18:44	911 MISDIALS, SOMEONE STAYS ON THE PHONE	214
09/11/26 18:26:59	PUBLIC RELATIONS	229, CXMD6
09/11/26 20:33:07	TRAFFIC STOP	222

CFS Date/Time	Description	Primary Units
09/12/26 11:06:12	PUBLIC RELATIONS	CXMD6
09/12/26 17:34:41	STRAY/DEAD ANIMAL CALLS	223
09/14/26 16:56:29	FIRE	CF1, CXMD6
09/14/26 17:00:15	Duplicate Call	
09/16/26 15:19:36	TRANSPORT	139
09/16/26 15:25:51	TRAFFIC STOP	501
09/16/26 15:37:13	PUBLIC RELATIONS	
09/17/26 11:29:20	TRANSPORT	CXMD6
09/18/26 03:06:21	SUSPICION	212
09/18/26 09:20:20	ASSIST OTHER AGENCY INCLUDES P&P	501
09/18/26 18:05:34	FIRE	
09/19/26 22:14:15	TRAFFIC STOP	227
09/20/26 22:20:58	911 HANG UP CALL - NO INITIAL CONTACT MADE	
09/21/26 23:41:01	TRAFFIC RELATED INCIDENT	218
09/22/26 09:29:01	JUVENILE DISORDERLY	501
09/22/26 14:01:27	CRIMINAL DAMAGE TO PROPERTY	501
09/22/26 20:18:07	TRAFFIC STOP	223
09/22/26 23:45:58	TRAFFIC STOP	232
09/23/26 18:58:55	MISCELLANEOUS - NEVER 911 CALLS UNLESS	BMD11, EMF1, RF1,
09/23/26 20:22:33	TRAFFIC STOP	227
09/24/26 04:05:52	TRAFFIC STOP	218
09/24/26 08:18:20	TRAFFIC STOP	501
09/24/26 10:55:18	BURGLARY - HOME	501
09/25/26 09:59:38		501
09/25/26 16:28:08	ASSIST OTHER AGENCY INCLUDES P&P	222
09/25/26 22:32:14	911 HANG UP CALL - NO INITIAL CONTACT MADE	228
09/26/26 14:59:44	USH-STH-CTH CLOSED, DEBRIS OR	232
09/26/26 19:00:12	FIRE	223, CF1, CXMD6
09/28/26 10:06:05	PROPERTY RECOVERED/FOUND/LOST	501
09/28/26 12:18:28	HARASSMENT/THREATS - PHONE, IN PERSON,	501
09/29/26 06:22:00	SUSPICION	207
09/29/26 08:42:26	TRAFFIC STOP	501
09/29/26 17:11:47	STRAY/DEAD ANIMAL CALLS	228

CFS Date/Time	Description	Primary Units
09/29/26 21:48:49	ALL CALLS RELATED TO ATV/UTV CALLS AND	228
09/30/26 12:02:32	TRAFFIC STOP	501, 232
09/30/26 14:09:19	EMERGENCY MEDICAL SERVICES	CXMD6, 501, 209
09/30/26 14:48:17	TRAFFIC STOP	501

Total Records: 64

10/16/2026 10:45 AM

All Vendors Transaction Detail

Page: 1
ACCT

Bank Account: All Accounts

	<u>Trans Date</u>	<u>Name</u>
From:	9/01/2026	DUNN COUNTY CLERK
Thru:	9/30/2026	DUNN COUNTY CLERK

<u>Transaction</u>	<u>Posting</u>		<u>Amount</u>
9/15/2026	9/15/2026	DUNN COUNTY CLERK	126.09
Receipt	447		
100-00-45100-100-000		FINES/FORFEITURES-MUNI COURT	126.09

Expenditures	0.00
Receipts	126.09

3RD DCT Quarterly Water Update

Quarter 3 (July, August, September)

We had 28 accounts with past due amounts, since this is tax roll quarter, no disconnection notices will be sent. We also had 2 more residents sign up for direct payment, which brings us to 52 residents that are on that plan. No other major concerns were encountered for the quarter.

We had 65 residents sign up for the summer watering credit. This process discounts the sewer portion of their bill for watering gardens, yards etc. If the usage is lower or remains the same, no discount is given.

We are preparing for tax roll process, it will be completed by November 15th. Any account with a past due amount will be put on the tax roll. Reminder notices go out 10-15-26 and will need to be paid by 11.6.26. (I sent 5 reminders out, usually there are 15-20 that go out, so looking good there!)

10/12/2026 10:56 AM

Transaction Summary - Dollars

Page: 9
UTIL

Post Date: From: 7/03/2026
Thru: 9/30/2026

Account Nbr: From:
Thru:

Group Cd: From:
Thru:

Totals

of Customers

Total (\$)

Bills

Residential

397

\$69,055.31

Commercial

75

\$28,212.40

Industrial

6

\$2,204.16

Public Authority

14

\$6,543.80

Other

0

\$0.00

Totals:

492

\$106,015.67

10/12/2026 11:06 AM

Transaction Summary - Consumption

Page: 3
UTIL

Bill Date: From: 7/03/2026
Thru: 9/30/2026

Account Nbr: From:
Thru:

Group Cd: From:
Thru:

Totals

Count

Consumption

Residential

391

7,298,582

Commercial

72

4,415,250

Industrial

6

516,126

Public Auth.

14

1,102,411

Totals:

483

13,332,369

Colfax Area Rescue District Meeting
Wednesday, October 7, 2026
Colfax Rescue Squad
614C Railroad Avenue, Colfax WI 54730
6:30 p.m.

1. Meeting called to order by the President at 6:32pm
2. Present: Village of Colfax; Town of Colfax; Village of Elk Mound; Town of Elk Mound; Towns of Grant, Otter Creek, Sand Creek and Tainter; Village of Wheeler
 - Also present: Gwen Synder, Treasurer
3. Review and approval of minutes from the September 16, 2026: Motion made by Village of Elk Mound to approve the minutes with spelling corrections; motion seconded by Town of Grant; roll call vote a unanimous yes. Motion carried.
4. Communications from members:
 - EMTs have submitted a wishlist for their living quarters (Walmart can do community grants, as well as, corporate grants.) Interim Service Director will be looking into these grants. Others on the board have some items/avenues to explore as well.
 - Interim Service Director is using an old cell phone and also needs one for each ambulance. Getting estimates (first responder packages available)
 - Village of Elk Mound did inform community of the innovation grant and the success of the board.
5. Treasurer's communication:
 - Only received one bill, picked up post office key
6. Update on computer and software for the treasurer and possible action:
 - Computer - been working with 24/7 and other resources to find the best configuration; 24/7 came back with a better configuration with additional RAM, however, it is not customizable and a one year warranty. For Dell computers parts are easier to get. Price will be \$1,349.00. Recommendation to purchase Microsoft Home and Business license brings the total to \$1,600.00.
 - Tax Exempt Status, even though we do not have this now, we can still order the computer. However, when payment is needed, this would be needed. Possibly have the Village of Colfax make this purchase and take payment from the grant fund.
 - Quickbooks discontinued the option to buy this program and it is only available for subscription. Other options include buying a desktop version for an annual amount, or contact sales to get information about other options. Look into Workhorse for pricing and usage.
7. Update on bank account for the Colfax Area Rescue District:
 - Treasurer, President, Vice President, and Town of Colfax have all signed for the account; bank will contact the Village of Colfax to transfer funds.
8. Website update and possible action. (Discussed at 9-16 meeting E-mail addresses for service director, treasurer, secretary, president and vice-president)

- One bid received from Randy Simpson for \$750 to design website with his recommendation being to register domain with Microsoft (\$5.99/email/month) and host with GoDaddy (\$5.99/month)

CARD would own emails, domain, etc.

- 24/7 are confident they can complete the Website Design for \$550 plus \$10/month for 10 emails. They can also still host the domain and give us access as administration to website. Recommendation is to leave the domain with 24/7 no matter who we determine to go with for Web Design.

- Motion made by Village of Colfax to have 24/7 build the CARD website, continue to host domain, create emails; seconded by Town of Wheeler; roll call vote a 7 yes and 2 abstain. Motion carried.

9. Insurance update and possible action

- Julie sent a message to WRS about CARD being a participating employer
- Verified with Insurer to continue with the same rates as current

10. License transfer update:

- Julie is working with Don Kimlicka and Interim Service Director, should be completed in a week

11. Medicare and Medicaid update:

- Treasurer, President, or Vice President will need to complete this process.
- Gwen will discuss with HEAL and get more information on what is needed and proceed with this process

12. Membership in the Wisconsin EMS Association (WEMSA) and possible action. (1 to 10 members is \$420 per year; 11 to 20 members is \$630 per year; 21 to 30 members is \$945 per year; 31 to 40 member is \$1,260 per year.)

- Motion made by Town of Elk Mound to sign up for a 1-10 membership for WEMSA; motion seconded by Village of Elk Mound; roll call vote a unanimous yes. Motion carried.

13. Billing service (HEAL Medical Billing LLC) contract update and possible action:

- Motion made by Town of Sand Creek to sign the HEAL Medical Billing LLC contract; motion seconded by Village of Wheeler; roll call vote a unanimous yes. Motion carried.

14. Telephone and internet - Bloomer Broadband estimate and possible action:

- Contact Bloomer Broadband to negotiate rates for services as the quote can improve. Continue with current service until quote is reviewed further.

15. Personnel committee update (if any) on posting and/or advertising of service director position:

- Posting for Service Director was posted on the Village of Colfax's website and Facebook. Each board member will check with their municipality to ensure it is posted on their websites.

- No applicants

16. Future agenda items:

- Telephone, internet, software, licensing, insurance, billing, wishlist, contact information
for board members

17, Schedule next meeting:

- Meeting scheduled for Wednesday, October 28, 2026 at 6:30pm

18. Motion made by Village of Wheeler to adjourn; seconded by Town of Grant; all in favor, yes.
Motion carried.

Respectfully submitted by Carrie Spielman, Secretary