



**TOWN OF WIGGINS  
BOARD MEETING AGENDA**

**JANUARY 22, 2025 at 7:00 P.M.**

**304 CENTRAL AVENUE  
WIGGINS, CO 80654**

**THE PUBLIC IS INVITED & ENCOURAGED TO ATTEND THE MEETING VIA ZOOM OR WATCH ON  
YOUTUBE IF THEY ARE UNABLE TO ATTEND MEETING IN PERSON**

**GO TO <https://us06web.zoom.us/j/85304053718> FOR THE MEETING LINK**

**I. INTRODUCTIONS**

1. Call the Meeting to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda

**II. APPROVAL OF CONSENT AGENDA**

1. Approval of Minutes from the Board Meeting held on December 11, 2024

**III. REPORTS**

1. Town Staff Report
2. Board of Trustees
3. Approval of Bills January 2025
4. Financials-Budget to Actual

**IV. PUBLIC COMMENTS**

The Board of Trustees welcomes you and thanks you for your time. If you wish to address the Board of Trustees about a specific concern or to comment on an item, this is the only time set on the agenda for you to do so. We ask that you be respectful and courteous when addressing the board. When you are recognized, please step to the microphone, state your name and address. Your comments will be limited to three (3) minutes. The Board may not respond to your comments this evening, rather they may take your comments and suggestions under advisement and provide direction to the appropriate member of Town Staff for follow-up

**V. PUBLIC HEARING – BOARD OF ADJUSTMENT**

1. Variance Hearing – Minimum Setback Reduction
2. Consideration of a Resolution Approving a Variance for the Property Located at 318 Karen Street

**VI. CONSIDERATION OF RESOLUTION NO. 01-2025**

A Resolution Designating the Place for Posting of Notices of Public Meetings and Establishing the Calendar for Work Sessions and Regular monthly Board Meetings of the Town of Wiggins Board of Trustees for the Year 2025

1. Resolution No. 01-2025

**VII. CONSIDERATION OF RESOLUTION NO. 02-2025**

A Resolution Authorizing Changes to the Authorized Signers for the Town’s Accounts

1. Resolution No. 01-2025

**VIII. A CONSIDERATION OF RESOLUTION NO. 03-2025**

A Resolution Approving and Authorizing the Mayor and the Town Manager to Sign the Engagement Letter for the 2024 Year End Audit of the Town of Wiggins

1. Resolution No. 03-2025

**IX. A CONSIDERATION OF ORDINANCE NO. 01-2025**

An Ordinance Approving a Lease Agreement for a Portion of the Knievel Property

1. Ordinance No. 01-2025

**X. ADJOURNMENT**

1. Closing Remarks by Mayor and Adjournment of Meeting



**MINUTES OF MEETING**  
**TOWN OF WIGGINS**  
**BOARD OF TRUSTEES MEETING**

December 11, 2024 at 7:00 p.m.

**CALL TO ORDER & ROLL CALL**

A meeting of the Town Board of Trustees for the Town of Wiggins, Colorado was held on Wednesday, December 11, 2024. Mayor Chris Franzen called the meeting to order at 7:00 p.m. The following trustees answered roll call: Mayor Chris Franzen, Mayor Pro-Tem David Herbstman, and Trustees: Bryan Flax, Steven Perrott, Bruce Miller and Jerry Schwindt. Staff present were Craig Miller, Town Manager; Nichole Seiber, Town Clerk/Treasurer, Diana Evans, Planning & Zoning Administrator and Beau Warden, Public Works Supervisor.

**RECOGNITION OF OUTGOING MEMBERS AND SWEARING IN CEREMONY**

- Mayor Chris Franzen thanked the outgoing board members, David Herbstman, Jerry Schwindt, Bryan Flax for their service, and they were dismissed.
- Swearing in of Mayor Chris Franzen and Trustees; Steven Perrott, Michael Seiger, Robert McKeighan, Steven Klecka, Berry Tomlinson

**APPOINTMENT OF MAYOR PRO-TEM**

- Appointment of Mayor Pro-Tem Steven Perrott

**ASSIGNMENT OF PLANNING AND ZONING COMMISSIONERS**

- Deemed not necessary

**APPOINTMENT OF TOWN CLERK/TREASURER**

- Town Clerk/Treasurer Nichole Seiber

**APPOINTMENT OF TOWN ATTORNEY**

- Melinda Culley with Kelly PC

**WORK SESSION**

**CHUCK HOYT WATER AND LAND PURCHASE**

- Board discussion regarding land containing a well and a conex box that Chuck Hoyt offered to sell the Town for \$60,000.00.
- There is an additional fee for the 175 acre/ft water at \$385,000.00.
- Long term non-pot residential use for watering is the goal.
- Mayor Franzen would like to have 40,000 gallons of bulk water storage at this property as backup for fire department, emergency use.
- Well measures 203 feet deep and has been pumped to test flow, and it flowed successfully.

- Gallons per minute flow was last tested in 2012.
- Would like to set up a trust at the bank to pay this off over several years.

**UPDATE ON MILLER PASTURE LEASE**

- Renew lease to Mike Miller/Knievel dry land farming
- 5yr lease: \$13/acre x 270 acres = \$3510/year

**MORGAN COUNTY QUALITY WATER EMERGENCY INTERCONNECT**

- This was drafted in 2013 but no action was taken. When Northridge Subdivision pours concrete they will cover where the interconnect is, and if we need to access it later there will be a huge expense to do so. The Town will need to build and install a vault so we can tie in the domestic water line with Quality Water. If there were a catastrophic failure they could inter-connect to provide water for the Town. The location of the interconnect is at the top of Corona at High Street to the north. Mayor Franzen requested clarification on details of cost, timeframe and amendment to the agreement.

**WATER DISCUSSION TO INCLUDE WATER QUALITY CONTROL DIVISION GRANT ASSISTANCE AND WET TEST FAILURES**

Wet test failure: one specific organism in the river is being affected by our water discharge. This has been an ongoing problem for several years. The Town is now being required to take action. A waiver is no longer an option. There is a \$25,000.00 grant available to help cover the cost of a Technical Memorandum draft by the engineering firm of our choosing.

**DISCUSSION ON THE OPEN MUNICIPAL COURT JUDGE POSITION**

- The Municipal Court Judge has tendered her resignation effective end of December 2024. Currently there are two applicants. Mayor Franzen requested Town Manager Miller to set up interviews.

**UPDATES AND OTHER ITEMS**

- Mayor Franzen questioned the status of Comp Time. The Town Manager advised it has leveled off.
- Huge thank you to all staff, volunteers and community businesses that made the Olde Time Christmas celebration happen. It was a huge success.

**Budget:**

- Town Manager Miller advised he and Town Clerk Seiber have spent several months working on condensing line items to make the budget cleaner.
- Mayor Franzen asked if the Town has paid final invoice for the Comprehensive Plan. Town Manager stated we have until Jan. 31, 2025 to pay it off.
- Discussion over stormwater construction (usually drain pan or culvert) the Town exceeds the budgeted amount every year.
- Town rolling over some funds to next year for the non-pot line budget.
- Discussion over the Sinking Fund for R/O membranes. Town needs to set aside money for filter replacement, approximately \$70,000.00 in eight years.
- Updates on farmland contracts: Miller, Stan Potthoff , Glassy, Knievel
- Public Works vehicles line item moved to more appropriate area of budget

**Other:**

- There was a question on whether or not Glassy Farm is in water court; Town is down to 15-16 shares
- Kevin Laramore interested in augmentation pond project

Work session adjourned at 8:27 p.m. by Mayor Franzen

**REGULAR MEETING:** A meeting of the Town Board of Trustees for the Town of Wiggins, Colorado was held on Wednesday, December 11, 2024. Mayor Chris Franzen called the meeting to order at 8:27 pm. The following Trustees answered roll call: Mayor Chris Franzen and Trustees: Berry Tomlinson Steven Klecka, Michael Seiber, Bruce Miller, Brian McKieghan and Mayor Pro-Tem Steven Perrott. Staff present were Craig Miller, Town Manager; Nichole Seiber, Town Clerk/Treasurer; Beau Warden, Public Works Supervisor; Diana Evans, Planning and Zoning Administrator; and Melinda Culley, Town Attorney.

**APPROVAL OF THE AGENDA** A motion was made by Mayor Pro-Tem Perrott to approve the agenda. Seconded by Trustee Miller. Roll call: The agenda was unanimously approved.

**CONSENT AGENDA** Motion was made by Mayor Pro-Tem Steven Perrott to approve the Consent Agenda. Seconded by Trustee Miller. Roll call: The Consent Agenda was unanimously approved.

**TOWN STAFF REPORT**

- Town Manager already discussed Christmas activities, water reports, budget.
- Public Works Supervisor stated the grinder is in and operating properly at lift station; non-pot line has verbal agreements to perform work but Town will wait until written consent given before proceeding. The culvert was delivered for 3<sup>rd</sup>/Karen project; Public Works will close the end of Sally and Suzanne Streets for work on December 13; Staff continue barn clean out at the Morgan County Rd P property.
- Administration had nothing to report.
- Planning and Zoning had nothing to report
- Mayor Franzen reminded everyone this is the only meeting in December. The next meeting will be January 8, 2025.

**APPROVAL OF DECEMBER BILLS 2024** Motion was made by Mayor Pro-Tem Steven Perrott to approve the December 2024 bills. Seconded by Trustee Miller. Roll Call: Motion was unanimously approved.

**FINANCIALS ACTUAL TO BUDGET** Motion was made by Trustee Steven Klecka to approve Financials Actual to Budget. Seconded by Mayor Pro-Tem Steven Perrott. Roll Call: The motion was unanimously approved.

**PUBLIC COMMENTS** There was no public comment.

**APPOINTMENT OF MAYOR PRO-TEM** Motion by Trustee Miller to approve appointment of Mayor Pro-Tem Steven Perrott. Motion was seconded by Trustee McKeighan. Roll Call: Motion was unanimously approved.

**ASSIGNMENT OF PLANNING/ZONING COMMISSIONERS** Item deemed not necessary.

**APPOINTMENT OF TOWN CLERK** A motion to appoint Town Clerk Nichole Seiber was made by Trustee Steven Klecka. The motion was seconded by Trustee Michael Seiber. Roll Call: The motion was unanimously approved.

**APPOINTMENT OF TOWN ATTORNEY** A motion was made by Mayor Pro-Tem Perrott to appoint Melinda Culley Town Attorney. Motion was seconded by Trustee Miller. Roll Call: The motion was unanimously approved.

**CONSIDERATION OF RESOLUTION 40-2024** A Resolution Summarizing Expenditures and Revenues for Each Fund and Adopting a Budget for the Town of Wiggins, CO for the Calendar Year Beginning January 1, 2025 and Ending December 31, 2025.

A motion to approve this resolution was made by Mayor Pro-Tem Steven Perrott. The motion was seconded by Trustee Miller. Roll Call: The motion was unanimously approved.

**CONSIDERATION OF RESOLUTION 41-2024** A Resolution Appropriating Sums of Money to the Various Funds and Spending Agencies in the Amounts and for the Purposes Set Forth Below for the Town of Wiggins, CO for the 2025 Budget Year.

A motion was made to approve the resolution by Trustee Miller. Motion was seconded by Mayor Pro-Tem Steven Perrott. Roll Call: The motion was unanimously approved.

**CONSIDERATION OF RESOLUTION 42-2024** A Resolution Levying General Property Taxes for the Year 2024 to Help Defray the Costs of Government for the Town of Wiggins, Colorado for the 2025 Budget Year.

A motion was made by Trustee Miller to approve this resolution. Motion was seconded by Mayor Pro-Tem Steven Perrott. Roll Call: The motion was unanimously approved.

**CONSIDERATION OF RESOLUTION 43-2024** A Resolution Certifying Compliance with Article X, Section 20 of the Colorado Constitution.

A motion was made by Trustee Miller to approve the Resolution. The motion was seconded by Mayor Pro-Tem Perrott. Roll Call: The motion was unanimously approved.

**CONSIDERATION OF RESOLUTION 44-2024** A Resolution Creating a Non-Emergency Reserve for the Town of Wiggins, Colorado.

A motion to approve was made by Trustee Miller. The motion was seconded by Mayor Pro-Tem Perrott. Roll Call: The motion was unanimously approved.

### **CLOSING REMARKS**

- Town Manager expressed appreciation to town staff for working together.
- Mayor Pro-Tem Perrott welcomed the new board members

**ADJOURNMENT** Closing Remarks by Mayor and Adjournment of Meeting

TOWN OF WIGGINS - BILLS PAID  
JANUARY 2025

| Vendor Name                    | Description                             | Amount Paid |
|--------------------------------|---|-------------|
| ALTITUDE ENERGY LLC            | PACHECK LIGHTS PROJECT                  | \$9,975.00  |
| BLOEDORN LUMBER                | STREET REPAIRS                          | \$1,490.61  |
| BTE CONCRETE CONSTRUCTION INC. | ELM ST/KIOWA PARK CURB; SIDEWALK; PAN   | \$23,224.00 |
| BUILDERS AGGREGATE CO          | concrete                                | \$1,084.00  |
| CASELLE, INC                   | Support                                 | \$1,180.00  |
| CHS                            | Finance Charge                          | \$6.61      |
| CLEMENT, JARRED                | Uniform                                 | \$427.31    |
| COLORADO ANALYTICAL LABORATORY | Water Analysis                          | \$3,947.30  |
| Dahl of Fort Morgan            | SCHOOL NON POT                          | \$47,969.43 |
| Deroche Contractors            | Non Pot Project                         | \$4,201.92  |
| ERIC GONZALEZ CPA              | SAFETY DEPOSIT BOXES                    | \$40.00     |
| FRYAR, JOHN                    | Uniform Reimbursement                   | \$293.04    |
| GERTGE TECHNOLOGY, LLC         | Dell Computers/Service Fees             | \$7,305.00  |
| GOPHER EXCAVATION INC          | 3RD/KAREN DRAINAGE PROJECT              | \$3,600.00  |
| HE LLC                         | Bleachers/Haul Pipe/Light Poles/Culvert | \$2,756.00  |
| Jess Backhoe Service LLC       | HYDRO VAC 5TH AVE; BACKHOE              | \$2,400.00  |
| JONES IRRIGATION SERVICE       | LIFT STATION GRINDER/Grading            | \$38,361.49 |
| KAMMERER, WILLIAM M.           | Water Shares Lease/Purch Paymt          | \$3,510.42  |
| LEAF                           | Copier Lease Split                      | \$159.00    |
| MILLER & ASSOCIATES            | Wiggins General Services                | \$4,783.75  |
| MILLER'S LANDSCAPING           | MOUNTAIN GRANITE                        | \$2,384.63  |
| MORGAN COUNTY CLERK            | GENERAL ELECTION COSTS                  | \$60.00     |
| MORGAN COUNTY ECONOMIC DEVELOP | Annual Meeting                          | \$195.00    |
| MORGAN COUNTY REA              | WATER Storage Tank                      | \$9,869.57  |
| OUT EAST CONTRACTING, LLC      | 2 LOADS RECY ASPHALT                    | \$1,400.00  |
| PEREZ, IRMA                    | Christmas Reimbursement                 | \$71.63     |
| PITNEY BOWES-PURCHASE POWER    | GENERAL FUND                            | \$858.29    |
| PRAIRIE MOUNTAIN MEDIA         | PLANNING & ZONING NOTICES               | \$28.52     |
| RH WATER & WASTEWATER, INC.    | Water/Sewer Contract Operator           | \$800.00    |
| RIVAL SERVICES, LLC            | KIOWA PARK 1083 JOHNSON STREET          | \$375.00    |
| RUDY'S G.T.O.                  | 6 TIRES DISPOSED                        | \$36.00     |
| SAFEbuilt Lochbox #88135, LLC  | Residential/Commercial Plan Reviews     | \$255.00    |
| SAILSBERY SUPPLY CO., INC.     | RO PLANT                                | \$4.83      |
| SINGLEPOINT LLC                | Copier Lease                            | \$203.19    |
| SUPERIOR IRRIGATION & ELECTRIC | NON POT LINE                            | \$41.30     |
| UNCC                           | RTL TRANSMISSIONS                       | \$9.03      |
| UTILITY AASSOCIATES, INC.      | POLICE DEPT VEH CAMERAS                 | \$5,490.00  |
| WELLER FABRICATION & MACHINE   | STEEL/CHRISTMAS WREATH BRACKETS         | \$440.00    |
| WEX FLEET UNIVERSAL            | Fuel                                    | \$676.70    |
| WICKHAM TRACTOR COMPANY        | OLD KUBOTA ZERO TURN MOWER              | \$1,982.25  |
| WIGGINS ELECTRIC INC.          | PACHEK LIGHTS PROJECT                   | \$142.53    |
| WIGGINS FARM AND AUTO SUPPLY   | Supplies                                | \$1,377.42  |
| WIGGINS SUPER'S 1846           | Wiggins Christmas                       | \$825.91    |
| XCEL ENERGY                    | Utilities                               | \$213.58    |
| XTREME LLC                     | CUT PIPE INTO 7 SECTIONS                | \$350.00    |

TOWN OF WIGGINS - BILLS PAID  
JANUARY 2025

Approved: Nicholas A. Setzer

Dated: JANUARY 21, 2025

Total: \$184,805.26



TOWN OF WIGGINS  
 COMBINED CASH INVESTMENT  
 JANUARY 31, 2025

COMBINED CASH ACCOUNTS

|          |                               |                 |
|----------|-------------------------------|-----------------|
| 01-10210 | HIGH PLAINS-MAIN CHECKING     | 25,027.39       |
| 01-10211 | XPRESS DEPOSIT ACCOUNT        | 407.71          |
| 01-10220 | HIGH PLAINS-SWEEP ACCOUNT     | 3,565,499.76    |
| 01-10700 | RETURNED CHECK CLEARING ACCT  | 16,781.83       |
| 01-10750 | UTILITY CASH CLEARING ACCOUNT | ( 38,377.32)    |
|          |                               |                 |
|          | TOTAL COMBINED CASH           | 3,569,339.37    |
| 01-10100 | CASH ALLOCATED TO OTHER FUNDS | ( 3,641,297.05) |
|          |                               |                 |
|          | TOTAL UNALLOCATED CASH        | ( 71,957.68)    |
|          |                               |                 |

CASH ALLOCATION RECONCILIATION

|    |   |                 |
|----|---|-----------------|
| 10 | ALLOCATION TO GENERAL FUND                    | 1,783,063.05    |
| 20 | ALLOCATION TO WATER ENTERPRISE                | 440,378.49      |
| 30 | ALLOCATION TO SEWER ENTERPRISE                | 1,247,818.01    |
| 40 | ALLOCATION TO SALES TAX CAPITAL IMPROVEMENT   | ( 128,099.46)   |
| 45 | ALLOCATION TO SALES TAX STREETS               | 277,398.87      |
| 50 | ALLOCATION TO CONSERVATION TRUST              | 20,738.09       |
|    |   |                 |
|    | TOTAL ALLOCATIONS TO OTHER FUNDS              | 3,641,297.05    |
|    | ALLOCATION FROM COMBINED CASH FUND - 01-10100 | ( 3,641,297.05) |
|    |   |                 |
|    | ZERO PROOF IF ALLOCATIONS BALANCE             | .00             |
|    |   |                 |

TOWN OF WIGGINS  
 BALANCE SHEET  
 JANUARY 31, 2025

GENERAL FUND

ASSETS

|          |                                |              |              |
|----------|--------------------------------|--------------|--------------|
| 10-10100 | CASH IN COMBINED CASH FUND     | 1,783,063.05 |              |
| 10-10110 | PETTY CASH (T. MANAGER)        | 44.30        |              |
| 10-10120 | PETTY CASH (T. CLERK)          | 805.39       |              |
| 10-10240 | CASH IN BANK COMM HALL FUND SA | 18,949.55    |              |
| 10-10250 | COLOTRUST FUND                 | 121.14       |              |
| 10-10260 | CASH IN USE TAX FUND           | 267,277.31   |              |
| 10-10310 | CASH W/ COUNTY TREASURER       | 4,188.65     |              |
| 10-10500 | PROPERTY TAXES RECEIVABLE      | 681,487.00   |              |
| 10-11500 | ACCOUNTS RECEIVABLE            | 74,105.79    |              |
|          | TOTAL ASSETS                   |              | 2,830,042.18 |

LIABILITIES AND EQUITY

LIABILITIES

|          |                               |              |              |
|----------|-------------------------------|--------------|--------------|
| 10-20200 | ACCOUNTS PAYABLE              | ( 17,344.63) |              |
| 10-22210 | DEFERRED PROPERTY TAX         | 681,487.00   |              |
| 10-22410 | UNEARNED REVENUE              | 135,516.52   |              |
| 10-22700 | WAGES PAYABLE                 | 674.00       |              |
| 10-22710 | FED/ FICA TAXES PAYABLE       | 1,030.10     |              |
| 10-22720 | STATE W/H TAXES PAYABLE       | 17,948.42    |              |
| 10-22740 | POLICE PENSION PAYABLE        | ( 2,682.10)  |              |
| 10-22760 | DEFERRED COMP CONTRIB PAYABLE | ( 3,257.89)  |              |
| 10-22770 | UNEMPLOYMENT PAYABLE          | 195.39       |              |
| 10-22820 | HEALTH INSURANCE PAYABLE      | ( 36,223.97) |              |
| 10-22825 | AFLAC PAYABLE                 | 25.02        |              |
| 10-22830 | LIFE INSURANCE PAYABLE        | 50.40        |              |
| 10-22840 | VISION INSURANCE PAYABLE      | 126.27       |              |
| 10-22905 | DEVELOPER PERFORMANCE DEPOSIT | 2,000.00     |              |
| 10-25320 | FUND BALANCE                  | 1,965,217.31 |              |
|          | TOTAL LIABILITIES             |              | 2,744,761.84 |

FUND EQUITY

|                                 |              |              |              |
|---------------------------------|--------------|--------------|--------------|
| UNAPPROPRIATED FUND BALANCE:    |              |              |              |
| REVENUE OVER EXPENDITURES - YTD | ( 34,441.48) |              |              |
| BALANCE - CURRENT DATE          | ( 34,441.48) |              |              |
| TOTAL FUND EQUITY               |              | ( 34,441.48) |              |
| TOTAL LIABILITIES AND EQUITY    |              |              | 2,710,320.36 |

TOWN OF WIGGINS  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

GENERAL FUND

|                    | PERIOD ACTUAL | YTD ACTUAL | BUDGET       | UNEARNED     | PCNT |
|--------------------|---------------|------------|--------------|--------------|------|
| <u>REVENUES</u>    |               |            |              |              |      |
| 10-31100           | .00           | .00        | 681,487.00   | 681,487.00   | .0   |
| 10-31200           | .00           | .00        | 30,000.00    | 30,000.00    | .0   |
| 10-31300           | .00           | .00        | 310,000.00   | 310,000.00   | .0   |
| 10-31301           | .00           | .00        | 10,000.00    | 10,000.00    | .0   |
| 10-31420           | .00           | .00        | 1,000.00     | 1,000.00     | .0   |
| 10-31810           | .00           | .00        | 65,000.00    | 65,000.00    | .0   |
| 10-31820           | .00           | .00        | 9,000.00     | 9,000.00     | .0   |
| 10-31821           | .00           | .00        | 15,000.00    | 15,000.00    | .0   |
| 10-31823           | .00           | .00        | 3,000.00     | 3,000.00     | .0   |
| 10-32110           | .00           | .00        | 175.00       | 175.00       | .0   |
| 10-32210           | .00           | .00        | 25,000.00    | 25,000.00    | .0   |
| 10-33412           | .00           | .00        | 55,197.00    | 55,197.00    | .0   |
| 10-33530           | .00           | .00        | 60,869.00    | 60,869.00    | .0   |
| 10-33550           | .00           | .00        | 6,000.00     | 6,000.00     | .0   |
| 10-33800           | .00           | .00        | 45,000.00    | 45,000.00    | .0   |
| 10-34210           | 25.00         | 25.00      | .00          | ( 25.00)     | .0   |
| 10-34215           | 15.00         | 15.00      | 200.00       | 185.00       | 7.5  |
| 10-34220           | 110.00        | 110.00     | 5,000.00     | 4,890.00     | 2.2  |
| 10-34221           | .00           | .00        | 5,000.00     | 5,000.00     | .0   |
| 10-34283           | .00           | .00        | 2,000.00     | 2,000.00     | .0   |
| 10-34284           | .00           | .00        | 10,000.00    | 10,000.00    | .0   |
| 10-34286           | .00           | .00        | 1,000.00     | 1,000.00     | .0   |
| 10-34287           | .00           | .00        | 6,500.00     | 6,500.00     | .0   |
| 10-35110           | .00           | .00        | 37,250.00    | 37,250.00    | .0   |
| 10-36010           | 10.00         | 10.00      | 300.00       | 290.00       | 3.3  |
| 10-36011           | 60.00         | 60.00      | 200.00       | 140.00       | 30.0 |
| 10-36012           | 25.00         | 25.00      | 1,250.00     | 1,225.00     | 2.0  |
| 10-36013           | .00           | .00        | 200.00       | 200.00       | .0   |
| 10-36100           | .00           | .00        | 35,000.00    | 35,000.00    | .0   |
| 10-36310           | 250.00        | 250.00     | 6,000.00     | 5,750.00     | 4.2  |
| 10-36500           | 275.00        | 275.00     | .00          | ( 275.00)    | .0   |
| 10-36501           | 275.00        | 275.00     | .00          | ( 275.00)    | .0   |
| 10-36512           | 200.00        | 200.00     | .00          | ( 200.00)    | .0   |
| <br>               |               |            |              |              |      |
| TOTAL FUND REVENUE | 1,245.00      | 1,245.00   | 1,426,628.00 | 1,425,383.00 | .1   |

TOWN OF WIGGINS  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

GENERAL FUND

|   | PERIOD ACTUAL   | YTD ACTUAL      | BUDGET            | UNEXPENDED        | PCNT       |
|---|-----------------|-----------------|-------------------|-------------------|------------|
| <u>GENERAL GOVERNMENTAL</u>             |                 |                 |                   |                   |            |
| 10-410-13 FINANCIAL AUDIT               | .00             | .00             | 6,531.00          | 6,531.00          | .0         |
| 10-410-22 EMPLOYEE EVAL/TESTING         | .00             | .00             | 500.00            | 500.00            | .0         |
| 10-410-32 PROFESSIONAL SERVICES         | .00             | .00             | 52,000.00         | 52,000.00         | .0         |
| 10-410-34 CODIFICATION                  | .00             | .00             | 8,000.00          | 8,000.00          | .0         |
| 10-410-35 COPIER LEASE                  | .00             | .00             | 2,950.00          | 2,950.00          | .0         |
| 10-410-40 EMPLOYEE TRAINING             | .00             | .00             | 5,000.00          | 5,000.00          | .0         |
| 10-410-41 TELEPHONE & INTERNET          | .00             | .00             | 3,300.00          | 3,300.00          | .0         |
| 10-410-42 UTILITIES--ELECTRIC           | .00             | .00             | 1,000.00          | 1,000.00          | .0         |
| 10-410-43 OFFICE BLDG REPAIRS & MAINT   | .00             | .00             | 5,000.00          | 5,000.00          | .0         |
| 10-410-44 POSTAGE METER LEASE           | .00             | .00             | 1,600.00          | 1,600.00          | .0         |
| 10-410-45 UTILITIES-GAS                 | .00             | .00             | 4,025.00          | 4,025.00          | .0         |
| 10-410-46 CELL PHONE                    | .00             | .00             | 1,400.00          | 1,400.00          | .0         |
| 10-410-48 TRASH                         | .00             | .00             | 300.00            | 300.00            | .0         |
| 10-410-52 INSURANCE & BONDS             | .00             | .00             | 48,000.00         | 48,000.00         | .0         |
| 10-410-54 ADVERTISING                   | .00             | .00             | 600.00            | 600.00            | .0         |
| 10-410-55 POSTAGE & SHIPPING            | .00             | .00             | 800.00            | 800.00            | .0         |
| 10-410-58 TRAVEL & MEETINGS             | .00             | .00             | 11,200.00         | 11,200.00         | .0         |
| 10-410-61 OPERATING SUPPLIES            | 1,573.55        | 1,573.55        | 11,500.00         | 9,926.45          | 13.7       |
| 10-410-68 COPIER EXPENSE                | .00             | .00             | 1,500.00          | 1,500.00          | .0         |
| 10-410-70 IT SUPPORT                    | .00             | .00             | 35,000.00         | 35,000.00         | .0         |
| 10-410-71 COMPUTER SOFTWARE             | .00             | .00             | 3,000.00          | 3,000.00          | .0         |
| 10-410-87 EQUIPMENT                     | .00             | .00             | 2,000.00          | 2,000.00          | .0         |
| 10-410-90 DUES & SUBSCRIPTIONS          | .00             | .00             | 2,000.00          | 2,000.00          | .0         |
| 10-410-91 NEWSLETTERS & PUBLICATIONS    | 28.52           | 28.52           | 600.00            | 571.48            | 4.8        |
| <b>TOTAL GENERAL GOVERNMENTAL</b>       | <b>1,602.07</b> | <b>1,602.07</b> | <b>207,806.00</b> | <b>206,203.93</b> | <b>.8</b>  |
| <u>ADMINISTRATION DEPARTMENT</u>        |                 |                 |                   |                   |            |
| 10-411-15 ADMINISTRATION DEPT EMPLOYEES | 4,273.84        | 4,273.84        | 129,321.00        | 125,047.16        | 3.3        |
| 10-411-20 EMPLOYEE BENEFITS             | .00             | .00             | 18,828.00         | 18,828.00         | .0         |
| 10-411-22 FICA & MEDICARE               | 242.70          | 242.70          | 9,893.00          | 9,650.30          | 2.5        |
| 10-411-23 457 RETIREMENT                | 86.68           | 86.68           | 5,365.00          | 5,278.32          | 1.6        |
| 10-411-25 UNEMPLOYMENT INS              | 8.76            | 8.76            | 100.00            | 91.24             | 8.8        |
| 10-411-26 WORKERS' COMPENSATION         | .00             | .00             | 4,250.00          | 4,250.00          | .0         |
| 10-411-27 EMPLOYEE APPRECIATION         | .00             | .00             | 1,200.00          | 1,200.00          | .0         |
| 10-411-28 TA VEHICLE STIPEND            | .00             | .00             | 2,000.00          | 2,000.00          | .0         |
| <b>TOTAL ADMINISTRATION DEPARTMENT</b>  | <b>4,611.98</b> | <b>4,611.98</b> | <b>170,957.00</b> | <b>166,345.02</b> | <b>2.7</b> |

TOWN OF WIGGINS  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

GENERAL FUND

|   | PERIOD ACTUAL | YTD ACTUAL    | BUDGET           | UNEXPENDED       | PCNT       |
|---|---------------|---------------|------------------|------------------|------------|
| <u>JUDICIAL DEPARTMENT</u>                  |               |               |                  |                  |            |
| 10-412-00 CONTRACT-JUDGE                    | .00           | .00           | 3,800.00         | 3,800.00         | .0         |
| 10-412-01 CONTRACT-TOWN PROSECUTOR          | .00           | .00           | 5,000.00         | 5,000.00         | .0         |
| 10-412-35 COPIER LEASE                      | .00           | .00           | 225.00           | 225.00           | .0         |
| 10-412-41 TELEPHONE & INTERNET              | .00           | .00           | 100.00           | 100.00           | .0         |
| 10-412-44 POSTAGE METER LEASE               | .00           | .00           | 175.00           | 175.00           | .0         |
| 10-412-55 POSTAGE                           | .00           | .00           | 750.00           | 750.00           | .0         |
| 10-412-61 OFFICE SUPPLIES                   | .00           | .00           | 175.00           | 175.00           | .0         |
| 10-412-68 COPIER EXPENSE                    | .00           | .00           | 350.00           | 350.00           | .0         |
| 10-412-70 IT SUPPORT                        | .00           | .00           | 100.00           | 100.00           | .0         |
| 10-412-71 COMPUTER SOFTWARE                 | .00           | .00           | 200.00           | 200.00           | .0         |
| <b>TOTAL JUDICIAL DEPARTMENT</b>            | <b>.00</b>    | <b>.00</b>    | <b>10,875.00</b> | <b>10,875.00</b> | <b>.0</b>  |
| <u>MAYOR &amp; LEGISLATIVE BOARDS</u>       |               |               |                  |                  |            |
| 10-413-10 MAYOR COMPENSATION                | .00           | .00           | 2,400.00         | 2,400.00         | .0         |
| 10-413-11 BOARD OF TRUSTEES COMPENSATION    | 242.31        | 242.31        | 2,880.00         | 2,637.69         | 8.4        |
| 10-413-12 BOARD OF TRUSTEES APPRECIATION    | .00           | .00           | 500.00           | 500.00           | .0         |
| 10-413-22 FICA & MEDICARE                   | 18.57         | 18.57         | 404.00           | 385.43           | 4.6        |
| 10-413-25 UNEMPLOYMENT                      | .16           | .16           | .00              | (.16)            | .0         |
| 10-413-26 WORKERS' COMPENSATION             | .00           | .00           | 300.00           | 300.00           | .0         |
| 10-413-40 BOARD OF TRUSTEES TRAINING        | .00           | .00           | 1,500.00         | 1,500.00         | .0         |
| 10-413-51 E & O INSURANCE                   | .00           | .00           | 3,200.00         | 3,200.00         | .0         |
| 10-413-58 BOARD TRAVEL & MEETINGS           | .00           | .00           | 3,000.00         | 3,000.00         | .0         |
| 10-413-70 IT SUPPORT                        | .00           | .00           | 200.00           | 200.00           | .0         |
| 10-413-71 COMPUTER SOFTWARE                 | .00           | .00           | 500.00           | 500.00           | .0         |
| 10-413-90 DUES & SUBSCRIPTIONS              | .00           | .00           | 2,500.00         | 2,500.00         | .0         |
| <b>TOTAL MAYOR &amp; LEGISLATIVE BOARDS</b> | <b>261.04</b> | <b>261.04</b> | <b>17,384.00</b> | <b>17,122.96</b> | <b>1.5</b> |
| <u>ELECTIONS</u>                            |               |               |                  |                  |            |
| 10-414-00 ELECTIONS                         | .00           | .00           | 4,500.00         | 4,500.00         | .0         |
| <b>TOTAL ELECTIONS</b>                      | <b>.00</b>    | <b>.00</b>    | <b>4,500.00</b>  | <b>4,500.00</b>  | <b>.0</b>  |
| <u>TREASURER'S OFFICE</u>                   |               |               |                  |                  |            |
| 10-415-15 COLLECTIONS (TREASURERS FEE)      | .00           | .00           | 12,000.00        | 12,000.00        | .0         |
| 10-415-30 TOWN LEGAL                        | .00           | .00           | 50,000.00        | 50,000.00        | .0         |
| 10-415-40 REPORTING & PUBLISHING            | .00           | .00           | 500.00           | 500.00           | .0         |
| <b>TOTAL TREASURER'S OFFICE</b>             | <b>.00</b>    | <b>.00</b>    | <b>62,500.00</b> | <b>62,500.00</b> | <b>.0</b>  |

TOWN OF WIGGINS  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

GENERAL FUND

|                                     | PERIOD ACTUAL | YTD ACTUAL | BUDGET     | UNEXPENDED | PCNT |
|-------------------------------------|---------------|------------|------------|------------|------|
| <u>ECONOMIC DEVELOPMENT</u>         |               |            |            |            |      |
| 10-416-50 ECONOMIC DEVELOPMENT      | .00           | .00        | 75,000.00  | 75,000.00  | .0   |
| 10-416-51 MEMBERSHP FEE/DUES        | .00           | .00        | 2,800.00   | 2,800.00   | .0   |
| TOTAL ECONOMIC DEVELOPMENT          | .00           | .00        | 77,800.00  | 77,800.00  | .0   |
| <u>COMMUNITY DEVELOPMENT</u>        |               |            |            |            |      |
| 10-417-30 COMMUNITY MEETINGS        | .00           | .00        | 1,000.00   | 1,000.00   | .0   |
| 10-417-35 COPIER LEASE              | .00           | .00        | 200.00     | 200.00     | .0   |
| 10-417-44 POSTAGE MACHINE LEASE     | .00           | .00        | 135.00     | 135.00     | .0   |
| 10-417-55 POSTAGE                   | .00           | .00        | 250.00     | 250.00     | .0   |
| 10-417-61 OFFICE SUPPLIES           | .00           | .00        | 50.00      | 50.00      | .0   |
| 10-417-63 ABATEMENT                 | .00           | .00        | 6,500.00   | 6,500.00   | .0   |
| 10-417-68 COPIER EXPENSE            | .00           | .00        | 350.00     | 350.00     | .0   |
| 10-417-70 IT SUPPORT                | .00           | .00        | 200.00     | 200.00     | .0   |
| 10-417-71 COMPUTER SOFTWARE         | .00           | .00        | 125.00     | 125.00     | .0   |
| 10-417-85 CODE ENFORCEMENT          | .00           | .00        | 600.00     | 600.00     | .0   |
| 10-417-91 NEWSLETTER                | .00           | .00        | 2,100.00   | 2,100.00   | .0   |
| TOTAL COMMUNITY DEVELOPMENT         | .00           | .00        | 11,510.00  | 11,510.00  | .0   |
| <u>PLANNING &amp; ZONING</u>        |               |            |            |            |      |
| 10-418-30 LEGAL/ENGINEERING SUPPORT | .00           | .00        | 6,000.00   | 6,000.00   | .0   |
| 10-418-35 COPIER LEASE              | .00           | .00        | 200.00     | 200.00     | .0   |
| 10-418-40 STAFF TRAINING            | .00           | .00        | 1,500.00   | 1,500.00   | .0   |
| 10-418-41 TELEPHONE & INTERNET      | .00           | .00        | 95.00      | 95.00      | .0   |
| 10-418-44 POSTAGE MACHINE LEASE     | .00           | .00        | 175.00     | 175.00     | .0   |
| 10-418-49 COMMISSION TRAINING       | .00           | .00        | 500.00     | 500.00     | .0   |
| 10-418-51 MEMBERSHIPS/PUBLICATIONS  | .00           | .00        | 100.00     | 100.00     | .0   |
| 10-418-54 NOTICES/PUBLICATIONS      | .00           | .00        | 500.00     | 500.00     | .0   |
| 10-418-55 POSTAGE                   | .00           | .00        | 130.00     | 130.00     | .0   |
| 10-418-61 OFFICE SUPPLIES           | .00           | .00        | 100.00     | 100.00     | .0   |
| 10-418-68 COPIER EXPENSE            | .00           | .00        | 350.00     | 350.00     | .0   |
| 10-418-70 IT SUPPORT                | .00           | .00        | 100.00     | 100.00     | .0   |
| 10-418-71 COMPUTER SOFTWARE         | .00           | .00        | 650.00     | 650.00     | .0   |
| 10-418-93 COMPREHENSIVE PLAN        | .00           | .00        | 110,393.00 | 110,393.00 | .0   |
| 10-418-94 ZONING MAP                | .00           | .00        | 5,000.00   | 5,000.00   | .0   |
| 10-418-97 LAND DEVELOPMENT CODE     | .00           | .00        | 75,000.00  | 75,000.00  | .0   |
| 10-418-98 IMPACT FEE STUDY          | .00           | .00        | 15,000.00  | 15,000.00  | .0   |
| TOTAL PLANNING & ZONING             | .00           | .00        | 215,793.00 | 215,793.00 | .0   |

TOWN OF WIGGINS  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

GENERAL FUND

|                           | PERIOD ACTUAL                   | YTD ACTUAL | BUDGET     | UNEXPENDED        | PCNT              |           |
|---------------------------|---------------------------------|------------|------------|-------------------|-------------------|-----------|
| <u>COMMUNITY PROGRAMS</u> |                                 |            |            |                   |                   |           |
| 10-419-00                 | FOURTH OF JULY FESTIVAL         | .00        | .00        | 35,000.00         | 35,000.00         | .0        |
| 10-419-01                 | WIGGINS OLD TIME CHRISTMAS      | .00        | .00        | 5,000.00          | 5,000.00          | .0        |
| 10-419-03                 | 50TH ANIV TOWN INCORPORATION    | .00        | .00        | 25,000.00         | 25,000.00         | .0        |
| 10-419-05                 | BUSINESS DIST BEAUTIFICATION    | .00        | .00        | 3,000.00          | 3,000.00          | .0        |
| 10-419-10                 | EVENTS COORINATOR               | .00        | .00        | 10,800.00         | 10,800.00         | .0        |
| 10-419-20                 | DONATIONS/GRANTS                | .00        | .00        | 10,000.00         | 10,000.00         | .0        |
| 10-419-58                 | COMMUNITY MEETINGS              | .00        | .00        | 1,000.00          | 1,000.00          | .0        |
| 10-419-61                 | OFFICE EQUIPMENT LEASES         | .00        | .00        | 200.00            | 200.00            | .0        |
| 10-419-62                 | MAIN STREET PROGRAMS            | .00        | .00        | 10,000.00         | 10,000.00         | .0        |
| 10-419-65                 | TREES/TREE PLANTING             | .00        | .00        | 5,000.00          | 5,000.00          | .0        |
| 10-419-66                 | PLANTERS                        | .00        | .00        | 250.00            | 250.00            | .0        |
| 10-419-91                 | NEWSLETTER/EVENT POSTCARD       | .00        | .00        | 900.00            | 900.00            | .0        |
|                           | <b>TOTAL COMMUNITY PROGRAMS</b> | <b>.00</b> | <b>.00</b> | <b>106,150.00</b> | <b>106,150.00</b> | <b>.0</b> |

TOWN OF WIGGINS  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

GENERAL FUND

|  | PERIOD ACTUAL    | YTD ACTUAL       | BUDGET            | UNEXPENDED        | PCNT         |
|--|------------------|------------------|-------------------|-------------------|--------------|
| <u>POLICE DEPARTMENT</u>                   |                  |                  |                   |                   |              |
| 10-421-02 CONTRACT SERVICES                | .00              | .00              | 1,200.00          | 1,200.00          | .0           |
| 10-421-04 OFFICER SMALL EQUIPMENT          | .00              | .00              | 9,500.00          | 9,500.00          | .0           |
| 10-421-15 POLICE SALARIES                  | 13,286.37        | 13,286.37        | 215,392.00        | 202,105.63        | 6.2          |
| 10-421-20 EMPLOYEE BENEFITS                | .00              | .00              | 29,729.00         | 29,729.00         | .0           |
| 10-421-21 VEHICLE/MOBILE EQUIPMENT         | 5,490.00         | 5,490.00         | 12,000.00         | 6,510.00          | 45.8         |
| 10-421-22 FICA & MEDICARE                  | 784.45           | 784.45           | 2,800.00          | 2,015.55          | 28.0         |
| 10-421-23 PENSION-FPPA                     | 1,403.59         | 1,403.59         | 25,847.00         | 24,443.41         | 5.4          |
| 10-421-24 DEATH & DISABILITY-FPPA          | 134.70           | 134.70           | 3,446.00          | 3,311.30          | 3.9          |
| 10-421-25 UNEMPLOYMENT INSURANCE           | 26.57            | 26.57            | 646.00            | 619.43            | 4.1          |
| 10-421-26 WORKERS' COMPENSATION            | .00              | .00              | 4,500.00          | 4,500.00          | .0           |
| 10-421-28 FARM HOUSE UTILITIES-GAS/ELECT   | .00              | .00              | 2,800.00          | 2,800.00          | .0           |
| 10-421-29 UNIFORMS                         | .00              | .00              | 1,500.00          | 1,500.00          | .0           |
| 10-421-30 PROFESSIONAL LEGAL SERVICES      | .00              | .00              | 1,000.00          | 1,000.00          | .0           |
| 10-421-35 COPIER LEASE                     | .00              | .00              | 150.00            | 150.00            | .0           |
| 10-421-40 TRAINING                         | .00              | .00              | 4,000.00          | 4,000.00          | .0           |
| 10-421-41 TELEPHONE & INTERNET             | .00              | .00              | 750.00            | 750.00            | .0           |
| 10-421-42 MC COM CENTER PHONE LINE         | .00              | .00              | 600.00            | 600.00            | .0           |
| 10-421-43 REPAIRS AND MAINTENANCE (AUTO)   | .00              | .00              | 7,500.00          | 7,500.00          | .0           |
| 10-421-44 UTILITIES-ELECTRIC               | .00              | .00              | 1,200.00          | 1,200.00          | .0           |
| 10-421-45 UTILITIES-GAS                    | .00              | .00              | 600.00            | 600.00            | .0           |
| 10-421-46 CELL PHONE                       | .00              | .00              | 2,775.00          | 2,775.00          | .0           |
| 10-421-48 TRASH                            | ( 125.00)        | ( 125.00)        | 270.00            | 395.00            | ( 46.3)      |
| 10-421-49 OTHER MISCELLANEOUS              | .00              | .00              | 150.00            | 150.00            | .0           |
| 10-421-52 INSURANCE & BONDS                | .00              | .00              | 15,500.00         | 15,500.00         | .0           |
| 10-421-55 PRINTING                         | .00              | .00              | 1,300.00          | 1,300.00          | .0           |
| 10-421-61 OFFICE/GEN OPERATING SUPPLIES    | .00              | .00              | 600.00            | 600.00            | .0           |
| 10-421-62 FUEL                             | .00              | .00              | 15,000.00         | 15,000.00         | .0           |
| 10-421-64 CRIME PREVENTION                 | .00              | .00              | 250.00            | 250.00            | .0           |
| 10-421-68 COPIER EXPENSE                   | .00              | .00              | 350.00            | 350.00            | .0           |
| 10-421-70 IT SUPPORT                       | .00              | .00              | 2,500.00          | 2,500.00          | .0           |
| 10-421-71 COMPUTER SOFTWARE                | .00              | .00              | 4,000.00          | 4,000.00          | .0           |
| 10-421-72 AMMUNITION                       | .00              | .00              | 2,500.00          | 2,500.00          | .0           |
| 10-421-73 LEXIPOLE                         | .00              | .00              | 2,750.00          | 2,750.00          | .0           |
| 10-421-85 ANIMAL CONTROL                   | .00              | .00              | 100.00            | 100.00            | .0           |
| 10-421-90 MEMBERSHIP DUES                  | .00              | .00              | 350.00            | 350.00            | .0           |
| 10-421-91 POLICE VEHICLE SINKING FUND      | .00              | .00              | 15,000.00         | 15,000.00         | .0           |
| <b>TOTAL POLICE DEPARTMENT</b>             | <b>21,000.68</b> | <b>21,000.68</b> | <b>388,555.00</b> | <b>367,554.32</b> | <b>5.4</b>   |
| <u>BUILDING INSPECTION DEPARTMENT</u>      |                  |                  |                   |                   |              |
| 10-424-20 BUILDING INSPECTIONS MATERIALS   | .00              | .00              | 200.00            | 200.00            | .0           |
| 10-424-30 DEVELOPMENT REVIEW MISC EXP      | .00              | .00              | 3,000.00          | 3,000.00          | .0           |
| 10-424-31 COMMERCIAL BUILDING REVIEW       | 45.00            | 45.00            | 12,000.00         | 11,955.00         | .4           |
| 10-424-32 RESIDENTIAL BUILDING REVIEW      | ( 144.00)        | ( 144.00)        | 20,000.00         | 20,144.00         | ( .7)        |
| 10-424-40 EMPLOYEE TRAINING                | .00              | .00              | 500.00            | 500.00            | .0           |
| <b>TOTAL BUILDING INSPECTION DEPARTMEN</b> | <b>( 99.00)</b>  | <b>( 99.00)</b>  | <b>35,700.00</b>  | <b>35,799.00</b>  | <b>( .3)</b> |



TOWN OF WIGGINS  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

GENERAL FUND

|  | PERIOD ACTUAL   | YTD ACTUAL      | BUDGET            | UNEXPENDED        | PCNT       |
|--|-----------------|-----------------|-------------------|-------------------|------------|
| <u>PUBLIC WORKS ADMINISTRATION</u>           |                 |                 |                   |                   |            |
| 10-430-11 SALARY - PW MAINTENANCE(1)         | 1,937.98        | 1,937.98        | 10,926.00         | 8,988.02          | 17.7       |
| 10-430-15 SALARY-PW SEASONAL (MOWING)        | 21.85           | 21.85           | 8,216.00          | 8,194.15          | .3         |
| 10-430-16 PW EMPLOYEES-FULL TIME             | 2,692.30        | 2,692.30        | 76,746.00         | 74,053.70         | 3.5        |
| 10-430-20 EMPLOYEE BENEFITS - PW             | .00             | .00             | 15,360.00         | 15,360.00         | .0         |
| 10-430-22 FICA & MEDICARE                    | 339.20          | 339.20          | 7,335.00          | 6,995.80          | 4.6        |
| 10-430-23 457 RETIREMENT                     | 138.64          | 138.64          | 2,302.00          | 2,163.36          | 6.0        |
| 10-430-25 UNEMPLOYMENT INSURANCE - PW        | 8.87            | 8.87            | 264.00            | 255.13            | 3.4        |
| 10-430-26 WORKERS' COMPENSATION - PW         | .00             | .00             | 3,800.00          | 3,800.00          | .0         |
| <b>TOTAL PUBLIC WORKS ADMINISTRATION</b>     | <b>5,138.84</b> | <b>5,138.84</b> | <b>124,949.00</b> | <b>119,810.16</b> | <b>4.1</b> |
| <u>PUBLIC WORKS &amp; STREETS DEPT</u>       |                 |                 |                   |                   |            |
| 10-431-00 UNIFORMS - PW                      | .00             | .00             | 2,500.00          | 2,500.00          | .0         |
| 10-431-20 REPAIRS-EQUIPMENT & VEHICLES       | 435.59          | 435.59          | 15,000.00         | 14,564.41         | 2.9        |
| 10-431-21 STREETS-SIGNS & MATERIAL           | .00             | .00             | 2,000.00          | 2,000.00          | .0         |
| 10-431-22 SNOW REMOVAL                       | .00             | .00             | 30,000.00         | 30,000.00         | .0         |
| 10-431-23 EQUIPMENT RENTAL                   | .00             | .00             | 200.00            | 200.00            | .0         |
| 10-431-25 FARM HOUSE MAINT                   | .00             | .00             | 5,000.00          | 5,000.00          | .0         |
| 10-431-28 FARM HOUSE UTILITIES               | .00             | .00             | 2,700.00          | 2,700.00          | .0         |
| 10-431-35 COPIER LEASE                       | .00             | .00             | 95.00             | 95.00             | .0         |
| 10-431-39 GIS                                | .00             | .00             | 250.00            | 250.00            | .0         |
| 10-431-40 EMPLOYEE TRAINING                  | .00             | .00             | 2,500.00          | 2,500.00          | .0         |
| 10-431-41 UTILITIES - ELECTRIC               | .00             | .00             | 1,500.00          | 1,500.00          | .0         |
| 10-431-43 BUIDING MAINT                      | .00             | .00             | 20,000.00         | 20,000.00         | .0         |
| 10-431-45 UTILITIES-GAS                      | .00             | .00             | 1,200.00          | 1,200.00          | .0         |
| 10-431-46 CELL PHONE                         | .00             | .00             | 1,600.00          | 1,600.00          | .0         |
| 10-431-47 TELEPHONE & INTERNET               | .00             | .00             | 800.00            | 800.00            | .0         |
| 10-431-48 TRASH                              | ( 103.00)       | ( 103.00)       | 540.00            | 643.00            | ( 19.1)    |
| 10-431-52 INSURANCE - PW                     | .00             | .00             | 15,000.00         | 15,000.00         | .0         |
| 10-431-55 POSTAGE & SHIPPING-PW              | .00             | .00             | 50.00             | 50.00             | .0         |
| 10-431-60 STREET LIGHTING - PW               | .00             | .00             | 18,000.00         | 18,000.00         | .0         |
| 10-431-61 OFFICE SUPPLIES                    | .00             | .00             | 500.00            | 500.00            | .0         |
| 10-431-62 FUEL - PW                          | .00             | .00             | 9,500.00          | 9,500.00          | .0         |
| 10-431-63 CONTRACT REFUSE REMOVAL - PW       | .00             | .00             | 2,000.00          | 2,000.00          | .0         |
| 10-431-65 TREE PROGRAM                       | .00             | .00             | 3,000.00          | 3,000.00          | .0         |
| 10-431-66 PEST/WEED CONTROL - PW             | 6.61            | 6.61            | 1,600.00          | 1,593.39          | .4         |
| 10-431-68 COPIER EXPENSE                     | .00             | .00             | 78.00             | 78.00             | .0         |
| 10-431-70 IT SUPPORT                         | .00             | .00             | 2,500.00          | 2,500.00          | .0         |
| 10-431-71 COMPUTER SOFTWARE                  | .00             | .00             | 424.00            | 424.00            | .0         |
| 10-431-74 EQUIPMENT- CAPITAL OUTLAY          | .00             | .00             | 2,250.00          | 2,250.00          | .0         |
| 10-431-76 PW VEHICLES SINKING FUND           | .00             | .00             | 15,000.00         | 15,000.00         | .0         |
| 10-431-77 PW HEAVY EQUIP SINKING FUND        | .00             | .00             | 10,000.00         | 10,000.00         | .0         |
| <b>TOTAL PUBLIC WORKS &amp; STREETS DEPT</b> | <b>339.20</b>   | <b>339.20</b>   | <b>165,787.00</b> | <b>165,447.80</b> | <b>.2</b>  |

TOWN OF WIGGINS  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

GENERAL FUND

|                                    | PERIOD ACTUAL   | YTD ACTUAL      | BUDGET            | UNEXPENDED        | PCNT       |
|------------------------------------|-----------------|-----------------|-------------------|-------------------|------------|
| <u>STORMWATER</u>                  |                 |                 |                   |                   |            |
| 10-432-59                          | .00             | .00             | 6,000.00          | 6,000.00          | .0         |
| 10-432-60                          | .00             | .00             | 5,000.00          | 5,000.00          | .0         |
| 10-432-61                          | .00             | .00             | 750.00            | 750.00            | .0         |
| 10-432-62                          | 350.00          | 350.00          | 7,000.00          | 6,650.00          | 5.0        |
| 10-432-63                          | .00             | .00             | 500.00            | 500.00            | .0         |
| 10-432-64                          | .00             | .00             | 1,200.00          | 1,200.00          | .0         |
| 10-432-65                          | .00             | .00             | 5,000.00          | 5,000.00          | .0         |
| <b>TOTAL STORMWATER</b>            | <b>350.00</b>   | <b>350.00</b>   | <b>25,450.00</b>  | <b>25,100.00</b>  | <b>1.4</b> |
| <u>PARK &amp; RECREATION</u>       |                 |                 |                   |                   |            |
| 10-451-11                          | .00             | .00             | 19,476.00         | 19,476.00         | .0         |
| 10-451-12                          | 528.67          | 528.67          | 24,960.00         | 24,431.33         | 2.1        |
| 10-451-16                          | 1,640.00        | 1,640.00        | 32,864.00         | 31,224.00         | 5.0        |
| 10-451-20                          | .00             | .00             | 7,928.00          | 7,928.00          | .0         |
| 10-451-22                          | 165.91          | 165.91          | 5,913.00          | 5,747.09          | 2.8        |
| 10-451-23                          | 49.20           | 49.20           | 100.00            | 50.80             | 49.2       |
| 10-451-25                          | 4.34            | 4.34            | 232.00            | 227.66            | 1.9        |
| 10-451-26                          | .00             | .00             | 1,500.00          | 1,500.00          | .0         |
| 10-451-30                          | .00             | .00             | 1,000.00          | 1,000.00          | .0         |
| 10-451-38                          | .00             | .00             | 400.00            | 400.00            | .0         |
| 10-451-39                          | .00             | .00             | 300.00            | 300.00            | .0         |
| 10-451-40                          | .00             | .00             | 1,000.00          | 1,000.00          | .0         |
| 10-451-41                          | .00             | .00             | 12,000.00         | 12,000.00         | .0         |
| 10-451-42                          | .00             | .00             | 15,000.00         | 15,000.00         | .0         |
| 10-451-43                          | 375.00          | 375.00          | 20,000.00         | 19,625.00         | 1.9        |
| 10-451-48                          | ( 125.00)       | ( 125.00)       | 600.00            | 725.00            | ( 20.8)    |
| 10-451-55                          | .00             | .00             | 1,200.00          | 1,200.00          | .0         |
| 10-451-60                          | ( 156.45)       | ( 156.45)       | 800.00            | 956.45            | ( 19.6)    |
| 10-451-61                          | .00             | .00             | 1,200.00          | 1,200.00          | .0         |
| 10-451-62                          | .00             | .00             | 2,000.00          | 2,000.00          | .0         |
| 10-451-70                          | .00             | .00             | 100.00            | 100.00            | .0         |
| 10-451-71                          | .00             | .00             | 1,500.00          | 1,500.00          | .0         |
| 10-451-83                          | .00             | .00             | 2,750.00          | 2,750.00          | .0         |
| 10-451-84                          | .00             | .00             | 8,000.00          | 8,000.00          | .0         |
| 10-451-86                          | .00             | .00             | 1,000.00          | 1,000.00          | .0         |
| 10-451-87                          | .00             | .00             | 1,800.00          | 1,800.00          | .0         |
| 10-451-88                          | .00             | .00             | 2,000.00          | 2,000.00          | .0         |
| 10-451-90                          | .00             | .00             | 150.00            | 150.00            | .0         |
| 10-451-91                          | .00             | .00             | 300.00            | 300.00            | .0         |
| 10-451-92                          | .00             | .00             | 5,000.00          | 5,000.00          | .0         |
| 10-451-93                          | .00             | .00             | 200.00            | 200.00            | .0         |
| 10-451-98                          | .00             | .00             | 55,000.00         | 55,000.00         | .0         |
| <b>TOTAL PARK &amp; RECREATION</b> | <b>2,481.67</b> | <b>2,481.67</b> | <b>226,273.00</b> | <b>223,791.33</b> | <b>1.1</b> |

TOWN OF WIGGINS  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 1 MONTHS ENDING JANUARY 31, 2025

GENERAL FUND

|                               | PERIOD ACTUAL | YTD ACTUAL   | BUDGET        | UNEXPENDED    | PCNT   |
|-------------------------------|---------------|--------------|---------------|---------------|--------|
| TOTAL FUND EXPENDITURES       | 35,686.48     | 35,686.48    | 1,851,989.00  | 1,816,302.52  | 1.9    |
| NET REVENUE OVER EXPENDITURES | ( 34,441.48)  | ( 34,441.48) | ( 425,361.00) | ( 390,919.52) | ( 8.1) |

TOWN OF WIGGINS  
BALANCE SHEET  
JANUARY 31, 2025

WATER ENTERPRISE

ASSETS

|          |                                |                 |                      |
|----------|--------------------------------|-----------------|----------------------|
| 20-10100 | CASH IN COMBINED CASH FUND     | 440,378.49      |                      |
| 20-10120 | CASH ON HAND                   | 50.00           |                      |
| 20-10210 | WATER ENTERPRISE CLEARING ACCT | 7,603.69        |                      |
| 20-10250 | COLOTRUST-WATER FUND           | 121.14          |                      |
| 20-10251 | HIGH PLAINS WATER ENTPR FUND   | 184,089.62      |                      |
| 20-10260 | COLOTRUST - DEVELOPMENT FEES   | 121.22          |                      |
| 20-10261 | 2011 USDA DEBT SERV RESERVE    | 101,993.02      |                      |
| 20-10262 | 2013 USDA DEBT SERV RESERVE    | 155,692.86      |                      |
| 20-10270 | COLOTRUST-WATER BOND ACCOUNT   | 23.33           |                      |
| 20-10271 | 63.23% BOTW DEBT SERVICE       | 1,112.17        |                      |
| 20-10273 | 2020 BOTW LOAN--SINKING FUND   | 822,413.24      |                      |
| 20-10280 | COLOTRUST-WATER BOND RESERVE   | 122.21          |                      |
| 20-10281 | BANK OF THE WEST WTR RESRVS    | 21,073.08       |                      |
| 20-10282 | 2020 BOTW LOAN--D.S. RESERVE   | 255,864.69      |                      |
| 20-10290 | OPERATION & MAINTENANCE FUND   | 121.21          |                      |
| 20-11500 | ACCOUNTS RECEIVABLE            | 94,179.25       |                      |
| 20-14000 | CWCB LOAN PROCEEDS ESCROW      | 1,133,775.50    |                      |
| 20-16100 | LAND                           | 661,549.57      |                      |
| 20-16200 | WATER RIGHTS                   | 5,022,202.92    |                      |
| 20-16300 | CONSTRUCTION IN PROGRESS       | 222,706.00      |                      |
| 20-16400 | PLANT EQUIPMENT                | 7,382,696.17    |                      |
| 20-16401 | OTHER EQUIPMENT                | 28,834.06       |                      |
| 20-16410 | ACCUMULATED DEPRECIATION       | ( 2,104,785.76) |                      |
|          | TOTAL ASSETS                   |                 | <u>14,431,937.68</u> |

LIABILITIES AND EQUITY

LIABILITIES

|          |                                |              |              |
|----------|--------------------------------|--------------|--------------|
| 20-20200 | ACCOUNTS PAYABLE               | ( 774.14)    |              |
| 20-20300 | ACCRUED COMPENSATED ABSENCES   | 8,352.64     |              |
| 20-20301 | ACCR'D COMP ABS--CURR. PORTION | 2,088.16     |              |
| 20-20400 | ACCRUED INTEREST PAYABLE       | 208,696.02   |              |
| 20-22530 | 2013 USDA                      | 449,858.98   |              |
| 20-22540 | REVENUE BOND PAYABLE-REA       | 2,586,254.50 |              |
| 20-22550 | BOTW LOAN--63.23% WATER        | 1,827,739.03 |              |
| 20-22600 | CAPITAL LEASES PAYABLE         | 180,038.55   |              |
| 20-22650 | 2017 CWCB NOTE PAYABLE         | 2,408,850.00 |              |
| 20-22900 | CUSTOMER DEPOSIT LIABILITY     | 66,031.85    |              |
|          | TOTAL LIABILITIES              |              | 7,737,135.59 |

FUND EQUITY

|          |                                 |              |  |
|----------|---------------------------------|--------------|--|
| 20-27900 | RETAINED EARNINGS               | 6,757,448.34 |  |
|          | UNAPPROPRIATED FUND BALANCE:    |              |  |
|          | REVENUE OVER EXPENDITURES - YTD | ( 8,302.48)  |  |
|          | BALANCE - CURRENT DATE          | ( 8,302.48)  |  |

TOWN OF WIGGINS  
BALANCE SHEET  
JANUARY 31, 2025

WATER ENTERPRISE

|                              |       |              |
|------------------------------|-------|--------------|
| TOTAL FUND EQUITY            | <hr/> | 6,749,145.86 |
| TOTAL LIABILITIES AND EQUITY |       | <hr/> <hr/>  |

TOWN OF WIGGINS  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 1 MONTHS ENDING JANUARY 31, 2025

WATER ENTERPRISE

|                                     | PERIOD ACTUAL | YTD ACTUAL | BUDGET       | UNEARNED     | PCNT |
|-------------------------------------|---------------|------------|--------------|--------------|------|
| <u>REVENUES</u>                     |               |            |              |              |      |
| 20-34000 WATER SALES                | .00           | .00        | 1,019,736.00 | 1,019,736.00 | .0   |
| 20-34001 CUSTOMER DEPOSITS          | .00           | .00        | 500.00       | 500.00       | .0   |
| 20-34002 BULK WATER SALES           | .00           | .00        | 200.00       | 200.00       | .0   |
| 20-34442 WATER METER SALES          | .00           | .00        | 1,500.00     | 1,500.00     | .0   |
| 20-34450 MISCELLANEOUS WATER INCOME | .00           | .00        | 15,000.00    | 15,000.00    | .0   |
| 20-36001 RENTAL INCOME              | .00           | .00        | 30,000.00    | 30,000.00    | .0   |
| <br>                                |               |            |              |              |      |
| TOTAL FUND REVENUE                  | .00           | .00        | 1,066,936.00 | 1,066,936.00 | .0   |

TOWN OF WIGGINS  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

WATER ENTERPRISE

|  | PERIOD ACTUAL   | YTD ACTUAL      | BUDGET            | UNEXPENDED        | PCNT       |
|--|-----------------|-----------------|-------------------|-------------------|------------|
| <u>PROFESSIONAL SERVICES</u>             |                 |                 |                   |                   |            |
| 20-410-13 FINANCIAL AUDIT                | .00             | .00             | 5,500.00          | 5,500.00          | .0         |
| 20-410-30 LEGAL SERVICE                  | .00             | .00             | 5,000.00          | 5,000.00          | .0         |
| 20-410-31 WATER RIGHTS EXPENSES (LEGAL)  | .00             | .00             | 80,000.00         | 80,000.00         | .0         |
| 20-410-32 PROFESSIONAL SERVICES WATER    | .00             | .00             | 90,000.00         | 90,000.00         | .0         |
| 20-410-33 POSTAGE                        | .00             | .00             | 1,200.00          | 1,200.00          | .0         |
| 20-410-34 WATER DEPOSIT REFUND           | .00             | .00             | 1,000.00          | 1,000.00          | .0         |
| 20-410-38 PROFESSIONAL SERVICES ACCT     | .00             | .00             | 10,000.00         | 10,000.00         | .0         |
| 20-410-40 TRAVEL, MEETINGS & TRAINING    | .00             | .00             | 4,000.00          | 4,000.00          | .0         |
| 20-410-44 POSTAGE MACHINE LEASE          | .00             | .00             | 105.00            | 105.00            | .0         |
| 20-410-59 DESIGN/SYSTEM ENGINEERING      | .00             | .00             | 50,000.00         | 50,000.00         | .0         |
| <b>TOTAL PROFESSIONAL SERVICES</b>       | <b>.00</b>      | <b>.00</b>      | <b>246,805.00</b> | <b>246,805.00</b> | <b>.0</b>  |
| <u>WATER ADMINISTRATION</u>              |                 |                 |                   |                   |            |
| 20-411-12 EMPLOYEE SALARY-ADMINISTRATION | 3,124.61        | 3,124.61        | 62,715.00         | 59,590.39         | 5.0        |
| 20-411-20 EMPLOYEE BENEFITS              | .00             | .00             | 10,405.00         | 10,405.00         | .0         |
| 20-411-21 COMPENSATED ABSENCE EXPENSE    | .00             | .00             | 1,000.00          | 1,000.00          | .0         |
| 20-411-22 FICA & MEDICARE                | 140.75          | 140.75          | 4,798.00          | 4,657.25          | 2.9        |
| 20-411-23 457 RETIREMENT                 | 45.28           | 45.28           | 2,706.00          | 2,660.72          | 1.7        |
| 20-411-25 UNEMPLOYMENT INSURANCE         | 6.50            | 6.50            | 188.00            | 181.50            | 3.5        |
| 20-411-26 WORKERS' COMPENSATION          | .00             | .00             | 175.00            | 175.00            | .0         |
| 20-411-72 UTILITY BILLING SOFTWARE EXP   | .00             | .00             | 2,920.00          | 2,920.00          | .0         |
| <b>TOTAL WATER ADMINISTRATION</b>        | <b>3,317.14</b> | <b>3,317.14</b> | <b>84,907.00</b>  | <b>81,589.86</b>  | <b>3.9</b> |
| <u>PUBLIC WORKS ADMINISTRATION</u>       |                 |                 |                   |                   |            |
| 20-430-11 SALARY-PW MAINTENANCE          | 2,149.89        | 2,149.89        | 44,720.00         | 42,570.11         | 4.8        |
| 20-430-15 EMPL SALARY-PW P/T SEASONAL    | .00             | .00             | 7,332.00          | 7,332.00          | .0         |
| 20-430-20 EMPLOYEE BENEFITS              | .00             | .00             | 7,432.00          | 7,432.00          | .0         |
| 20-430-22 FICA & MEDICARE                | 156.13          | 156.13          | 3,982.00          | 3,825.87          | 3.9        |
| 20-430-23 457 RETIREMENT                 | 64.51           | 64.51           | 1,342.00          | 1,277.49          | 4.8        |
| 20-430-25 UNEMPLOYMENT INSURANCE         | 4.09            | 4.09            | 34.00             | 29.91             | 12.0       |
| 20-430-26 WORKERS' COMPENSATION          | .00             | .00             | 800.00            | 800.00            | .0         |
| <b>TOTAL PUBLIC WORKS ADMINISTRATION</b> | <b>2,374.62</b> | <b>2,374.62</b> | <b>65,642.00</b>  | <b>63,267.38</b>  | <b>3.6</b> |
| <u>SUPPLIES</u>                          |                 |                 |                   |                   |            |
| 20-431-22 EQUIPMENT REPAIRS AND MAINT    | .00             | .00             | 5,000.00          | 5,000.00          | .0         |
| 20-431-62 FUEL                           | .00             | .00             | 2,000.00          | 2,000.00          | .0         |
| 20-431-75 VEHICLE REPAIR                 | .00             | .00             | 1,500.00          | 1,500.00          | .0         |
| <b>TOTAL SUPPLIES</b>                    | <b>.00</b>      | <b>.00</b>      | <b>8,500.00</b>   | <b>8,500.00</b>   | <b>.0</b>  |

TOWN OF WIGGINS  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

WATER ENTERPRISE

|                                      | PERIOD ACTUAL      | YTD ACTUAL         | BUDGET               | UNEXPENDED           | PCNT          |
|--------------------------------------|--------------------|--------------------|----------------------|----------------------|---------------|
| <u>OPERATIONS</u>                    |                    |                    |                      |                      |               |
| 20-432-00                            | .00                | .00                | 50,000.00            | 50,000.00            | .0            |
| 20-432-05                            | 9.03               | 9.03               | 400.00               | 390.97               | 2.3           |
| 20-432-30                            | .00                | .00                | 6,000.00             | 6,000.00             | .0            |
| 20-432-35                            | .00                | .00                | 600.00               | 600.00               | .0            |
| 20-432-37                            | 2,519.40           | 2,519.40           | 13,500.00            | 10,980.60            | 18.7          |
| 20-432-39                            | .00                | .00                | 1,125.00             | 1,125.00             | .0            |
| 20-432-40                            | .00                | .00                | 2,000.00             | 2,000.00             | .0            |
| 20-432-41                            | .00                | .00                | 80,000.00            | 80,000.00            | .0            |
| 20-432-45                            | .00                | .00                | 2,500.00             | 2,500.00             | .0            |
| 20-432-46                            | .00                | .00                | 764.00               | 764.00               | .0            |
| 20-432-48                            | .00                | .00                | 100.00               | 100.00               | .0            |
| 20-432-49                            | .00                | .00                | 7,000.00             | 7,000.00             | .0            |
| 20-432-50                            | .00                | .00                | 1,500.00             | 1,500.00             | .0            |
| 20-432-52                            | .00                | .00                | 8,000.00             | 8,000.00             | .0            |
| 20-432-53                            | .00                | .00                | 5,000.00             | 5,000.00             | .0            |
| 20-432-54                            | .00                | .00                | 2,500.00             | 2,500.00             | .0            |
| 20-432-55                            | .00                | .00                | 7,800.00             | 7,800.00             | .0            |
| 20-432-56                            | 82.29              | 82.29              | 80,000.00            | 79,917.71            | .1            |
| 20-432-57                            | .00                | .00                | 8,000.00             | 8,000.00             | .0            |
| 20-432-59                            | .00                | .00                | 6,000.00             | 6,000.00             | .0            |
| 20-432-61                            | .00                | .00                | 1,500.00             | 1,500.00             | .0            |
| 20-432-68                            | .00                | .00                | 800.00               | 800.00               | .0            |
| 20-432-70                            | .00                | .00                | 500.00               | 500.00               | .0            |
| 20-432-75                            | .00                | .00                | 2,000.00             | 2,000.00             | .0            |
| 20-432-85                            | .00                | .00                | 80,000.00            | 80,000.00            | .0            |
| 20-432-86                            | .00                | .00                | 154,705.00           | 154,705.00           | .0            |
| 20-432-87                            | .00                | .00                | 15,000.00            | 15,000.00            | .0            |
| 20-432-91                            | .00                | .00                | 5,000.00             | 5,000.00             | .0            |
| 20-432-99                            | .00                | .00                | 1,000.00             | 1,000.00             | .0            |
| <b>TOTAL OPERATIONS</b>              | <b>2,610.72</b>    | <b>2,610.72</b>    | <b>543,294.00</b>    | <b>540,683.28</b>    | <b>.5</b>     |
| <u>DEBT SERVICE</u>                  |                    |                    |                      |                      |               |
| 20-471-09                            | .00                | .00                | 45,000.00            | 45,000.00            | .0            |
| 20-471-11                            | .00                | .00                | 147,072.00           | 147,072.00           | .0            |
| 20-471-12                            | .00                | .00                | 42,125.00            | 42,125.00            | .0            |
| 20-471-13                            | .00                | .00                | 130,000.00           | 130,000.00           | .0            |
| 20-471-14                            | .00                | .00                | 95,000.00            | 95,000.00            | .0            |
| <b>TOTAL DEBT SERVICE</b>            | <b>.00</b>         | <b>.00</b>         | <b>459,197.00</b>    | <b>459,197.00</b>    | <b>.0</b>     |
| <b>TOTAL FUND EXPENDITURES</b>       | <b>8,302.48</b>    | <b>8,302.48</b>    | <b>1,408,345.00</b>  | <b>1,400,042.52</b>  | <b>.6</b>     |
| <b>NET REVENUE OVER EXPENDITURES</b> | <b>( 8,302.48)</b> | <b>( 8,302.48)</b> | <b>( 341,409.00)</b> | <b>( 333,106.52)</b> | <b>( 2.4)</b> |



TOWN OF WIGGINS  
BALANCE SHEET  
JANUARY 31, 2025

SEWER ENTERPRISE

ASSETS

|          |                               |               |              |
|----------|-------------------------------|---------------|--------------|
| 30-10100 | CASH IN COMBINED CASH FUND    | 1,247,818.01  |              |
| 30-10250 | COLOTRUST FUND                | 121.14        |              |
| 30-10251 | HIGH PLAINS SEWER ENTPR FUND  | 64,099.22     |              |
| 30-10260 | COLOTRUST SEWER PROJECT       | 121.14        |              |
| 30-10271 | 36.77% BOTW DEBT SERVICE      | 647.18        |              |
| 30-10273 | 2020 BOTW LOAN--SINKING FUND  | 478,255.76    |              |
| 30-10282 | 2020 BOTW LOAN--D.S. RESERVE  | 148,792.31    |              |
| 30-10290 | CD 1726--STORM SEWER WGNS SCH | 12,765.96     |              |
| 30-11500 | ACCOUNTS RECEIVABLE           | 56,220.54     |              |
| 30-16100 | LAND                          | 821,659.00    |              |
| 30-16200 | BUILDINGS                     | 130,310.00    |              |
| 30-16300 | CONSTRUCTION IN PROGRESS      | 193,724.40    |              |
| 30-16400 | EQUIPMENT                     | 2,478,842.91  |              |
| 30-16401 | OTHER EQUIPMENT               | 25,098.72     |              |
| 30-16410 | ACCUMULATED DEPRECIATION-EQ   | ( 872,215.15) |              |
|          |                               |               |              |
|          | TOTAL ASSETS                  |               | 4,786,261.14 |

LIABILITIES AND EQUITY

LIABILITIES

|          |                                |              |              |
|----------|--------------------------------|--------------|--------------|
| 30-20200 | ACCOUNTS PAYABLE               | 10,184.77    |              |
| 30-20300 | ACCRUED COMPENSATED ABSENCES   | 8,216.51     |              |
| 30-20301 | ACCR'D COMP ABS--CURR. PORTION | 2,054.13     |              |
| 30-20400 | ACCRUED INTEREST PAYABLE       | 7,979.55     |              |
| 30-22550 | BOTH 36.77% SEWER LOAN         | 1,062,880.97 |              |
| 30-22900 | CUSTOMER DEPOSIT LIABILITY     | 6,342.90     |              |
| 30-22905 | DEVELOPER PERFORMANCE DEPOSIT  | 11,750.00    |              |
|          |                                |              |              |
|          | TOTAL LIABILITIES              |              | 1,109,408.83 |

FUND EQUITY

|          |                                 |              |              |
|----------|---------------------------------|--------------|--------------|
| 30-27900 | RETAINED EARNINGS               | 3,694,888.06 |              |
|          | UNAPPROPRIATED FUND BALANCE:    |              |              |
|          | REVENUE OVER EXPENDITURES - YTD | ( 5,792.30)  |              |
|          |                                 |              |              |
|          | BALANCE - CURRENT DATE          | ( 5,792.30)  |              |
|          |                                 |              |              |
|          | TOTAL FUND EQUITY               |              | 3,689,095.76 |
|          | TOTAL LIABILITIES AND EQUITY    |              | 4,798,504.59 |

TOWN OF WIGGINS  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 1 MONTHS ENDING JANUARY 31, 2025

SEWER ENTERPRISE

|                            | PERIOD ACTUAL | YTD ACTUAL | BUDGET     | UNEARNED   | PCNT |
|----------------------------|---------------|------------|------------|------------|------|
| <u>REVENUES</u>            |               |            |            |            |      |
| 30-34000 SEWER SALES       | .00           | .00        | 458,348.00 | 458,348.00 | .0   |
| 30-34001 CUSTOMER DEPOSITS | .00           | .00        | 150.00     | 150.00     | .0   |
| 30-36100 INTEREST EARNED   | .00           | .00        | 100.00     | 100.00     | .0   |
| <br>                       |               |            |            |            |      |
| TOTAL FUND REVENUE         | .00           | .00        | 458,598.00 | 458,598.00 | .0   |

TOWN OF WIGGINS  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

SEWER ENTERPRISE

|                                    | PERIOD ACTUAL | YTD ACTUAL | BUDGET           | UNEXPENDED       | PCNT      |
|------------------------------------|---------------|------------|------------------|------------------|-----------|
| <u>PROFESSIONAL SERVICES</u>       |               |            |                  |                  |           |
| 30-410-13 FINANCIAL AUDIT          | .00           | .00        | 5,500.00         | 5,500.00         | .0        |
| 30-410-30 LEGAL SERVICE            | .00           | .00        | 2,000.00         | 2,000.00         | .0        |
| 30-410-32 PROFESSIONAL SERVICES    | .00           | .00        | 10,000.00        | 10,000.00        | .0        |
| 30-410-33 POSTAGE                  | .00           | .00        | 1,000.00         | 1,000.00         | .0        |
| 30-410-34 SEWER DEPOSIT REFUND     | .00           | .00        | 500.00           | 500.00           | .0        |
| 30-410-35 COPIER LEASE             | .00           | .00        | 125.00           | 125.00           | .0        |
| 30-410-40 TRAINING                 | .00           | .00        | 2,000.00         | 2,000.00         | .0        |
| 30-410-44 POSTAGE MACHINE LEASE    | .00           | .00        | 105.00           | 105.00           | .0        |
| 30-410-67 OFFICE SUPPLIES          | .00           | .00        | 100.00           | 100.00           | .0        |
| 30-410-68 COPIER EXPENSE           | .00           | .00        | 200.00           | 200.00           | .0        |
| <b>TOTAL PROFESSIONAL SERVICES</b> | <b>.00</b>    | <b>.00</b> | <b>21,530.00</b> | <b>21,530.00</b> | <b>.0</b> |

SEWER ADMINISTRATION

|                                       |                 |                 |                  |                  |            |
|---------------------------------------|-----------------|-----------------|------------------|------------------|------------|
| 30-411-14 EMPLOYEE SALARIES-ADMIN     | 3,124.62        | 3,124.62        | 54,931.00        | 51,806.38        | 5.7        |
| 30-411-20 EMPLOYEE BENEFITS           | .00             | .00             | 10,405.00        | 10,405.00        | .0         |
| 30-411-21 COMPENSATED ABSENCE EXPENSE | .00             | .00             | 950.00           | 950.00           | .0         |
| 30-411-22 FICA & MEDICARE             | 140.72          | 140.72          | 4,202.00         | 4,061.28         | 3.4        |
| 30-411-23 457 RETIREMENT              | 45.27           | 45.27           | 1,722.00         | 1,676.73         | 2.6        |
| 30-411-25 UNEMPLOYMENT INSURANCE      | 6.51            | 6.51            | 165.00           | 158.49           | 4.0        |
| 30-411-26 WORKERS' COMPENSATION       | .00             | .00             | 200.00           | 200.00           | .0         |
| 30-411-70 IT SUPPORT                  | .00             | .00             | 250.00           | 250.00           | .0         |
| 30-411-72 UTILITY SOFTWARE EXPENSE    | .00             | .00             | 2,920.00         | 2,920.00         | .0         |
| <b>TOTAL SEWER ADMINISTRATION</b>     | <b>3,317.12</b> | <b>3,317.12</b> | <b>75,745.00</b> | <b>72,427.88</b> | <b>4.4</b> |

PUBLIC WORKS ADMINISTRATION

|  |                 |                 |                  |                  |            |
|--|-----------------|-----------------|------------------|------------------|------------|
| 30-430-12 SALARY-PW MAINTENANCE          | 1,828.40        | 1,828.40        | 44,720.00        | 42,891.60        | 4.1        |
| 30-430-13 EMPL SALARY-PW P/T SEASONAL    | .00             | .00             | 7,332.00         | 7,332.00         | .0         |
| 30-430-20 EMPLOYEE BENEFITS              | .00             | .00             | 7,432.00         | 7,432.00         | .0         |
| 30-430-22 FICA & MEDICARE                | 131.51          | 131.51          | 3,982.00         | 3,850.49         | 3.3        |
| 30-430-23 457 RETIREMENT                 | 54.84           | 54.84           | 1,342.00         | 1,287.16         | 4.1        |
| 30-430-25 UNEMPLOYMENT                   | 3.43            | 3.43            | 34.00            | 30.57            | 10.1       |
| 30-430-26 WORKERS' COMPENSATION          | .00             | .00             | 800.00           | 800.00           | .0         |
| <b>TOTAL PUBLIC WORKS ADMINISTRATION</b> | <b>2,018.18</b> | <b>2,018.18</b> | <b>65,642.00</b> | <b>63,623.82</b> | <b>3.1</b> |

TOWN OF WIGGINS  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

SEWER ENTERPRISE

|  | PERIOD ACTUAL | YTD ACTUAL    | BUDGET            | UNEXPENDED        | PCNT      |
|--|---------------|---------------|-------------------|-------------------|-----------|
| <u>WWTP</u>                              |               |               |                   |                   |           |
| 30-431-22 EQUIPMENT MAINTENANCE/REPAIRS  | .00           | .00           | 1,500.00          | 1,500.00          | .0        |
| 30-431-41 UTILITIES-ELECTRIC             | .00           | .00           | 500.00            | 500.00            | .0        |
| 30-431-45 UTILITIES-GAS                  | .00           | .00           | 400.00            | 400.00            | .0        |
| 30-431-48 TRASH                          | .00           | .00           | 876.00            | 876.00            | .0        |
| 30-431-51 WWTP ENGINEERING & CONTINGENCY | .00           | .00           | 7,500.00          | 7,500.00          | .0        |
| 30-431-59 ENGINEERING DESIGN             | .00           | .00           | 15,000.00         | 15,000.00         | .0        |
| 30-431-62 FUEL                           | .00           | .00           | 800.00            | 800.00            | .0        |
| 30-431-74 CAPITAL OUTLAY WWTP            | .00           | .00           | 25,000.00         | 25,000.00         | .0        |
| 30-431-75 VEHICLE REPAIRS                | .00           | .00           | 5,000.00          | 5,000.00          | .0        |
| <b>TOTAL WWTP</b>                        | <b>.00</b>    | <b>.00</b>    | <b>56,576.00</b>  | <b>56,576.00</b>  | <b>.0</b> |
| <u>OPERATIONS</u>                        |               |               |                   |                   |           |
| 30-432-00 LINE MAINTENANCE               | .00           | .00           | 7,500.00          | 7,500.00          | .0        |
| 30-432-05 UTILITY LOCATE EXPENSE         | .00           | .00           | 500.00            | 500.00            | .0        |
| 30-432-30 CONTRACT OPERATOR              | .00           | .00           | 4,800.00          | 4,800.00          | .0        |
| 30-432-39 COMPUTER SOFTWARE-GIS          | .00           | .00           | 1,200.00          | 1,200.00          | .0        |
| 30-432-41 UTILITIES-ELECTRIC             | .00           | .00           | 28,000.00         | 28,000.00         | .0        |
| 30-432-42 TELEPHONE/INTERNET             | .00           | .00           | 750.00            | 750.00            | .0        |
| 30-432-45 UTILITIES --GAS                | .00           | .00           | 1,200.00          | 1,200.00          | .0        |
| 30-432-46 CELL PHONE                     | .00           | .00           | 300.00            | 300.00            | .0        |
| 30-432-48 TRASH                          | ( 25.00)      | ( 25.00)      | 750.00            | 775.00            | ( 3.3)    |
| 30-432-50 PERMIT FEES                    | .00           | .00           | 3,500.00          | 3,500.00          | .0        |
| 30-432-51 ANALYTICAL/SAMPLING EXPENSE    | 482.00        | 482.00        | 8,000.00          | 7,518.00          | 6.0       |
| 30-432-52 INSURANCE AND BONDS            | .00           | .00           | 9,000.00          | 9,000.00          | .0        |
| 30-432-53 SEWER CLEANING/VIDEO           | .00           | .00           | 20,000.00         | 20,000.00         | .0        |
| 30-432-54 INSTALLATION OF LINE EXPENSE   | .00           | .00           | 500.00            | 500.00            | .0        |
| 30-432-55 GENERAL MAINT CENT LIFT ST     | .00           | .00           | 500.00            | 500.00            | .0        |
| 30-432-56 GENERAL MAINTENANCE OF PLANT   | .00           | .00           | 15,000.00         | 15,000.00         | .0        |
| 30-432-57 GENERAL MAINT JOHNSON LT ST    | .00           | .00           | 2,500.00          | 2,500.00          | .0        |
| 30-432-59 ENGINEERING DESIGN             | .00           | .00           | 5,000.00          | 5,000.00          | .0        |
| 30-432-60 TREATMENT OPERATIONS           | .00           | .00           | 8,500.00          | 8,500.00          | .0        |
| 30-432-61 OFFICE SUPPLIES                | .00           | .00           | 200.00            | 200.00            | .0        |
| 30-432-75 CAPITAL OUTLAY - LINES         | .00           | .00           | 60,000.00         | 60,000.00         | .0        |
| 30-432-86 DEPRECIATION                   | .00           | .00           | 51,000.00         | 51,000.00         | .0        |
| 30-432-99 OTHER MISCELLANEOUS EXPENSE    | .00           | .00           | 1,000.00          | 1,000.00          | .0        |
| <b>TOTAL OPERATIONS</b>                  | <b>457.00</b> | <b>457.00</b> | <b>229,700.00</b> | <b>229,243.00</b> | <b>.2</b> |
| <u>DEBT SERVICE</u>                      |               |               |                   |                   |           |
| 30-471-13 BOTW SINKING FUND PAYMENT      | .00           | .00           | 96,536.00         | 96,536.00         | .0        |
| 30-471-14 BOTW INTEREST PAYMENT          | .00           | .00           | 70,000.00         | 70,000.00         | .0        |
| <b>TOTAL DEBT SERVICE</b>                | <b>.00</b>    | <b>.00</b>    | <b>166,536.00</b> | <b>166,536.00</b> | <b>.0</b> |

TOWN OF WIGGINS  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 1 MONTHS ENDING JANUARY 31, 2025

SEWER ENTERPRISE

|                               | PERIOD ACTUAL | YTD ACTUAL  | BUDGET        | UNEXPENDED    | PCNT   |
|-------------------------------|---------------|-------------|---------------|---------------|--------|
| TOTAL FUND EXPENDITURES       | 5,792.30      | 5,792.30    | 615,729.00    | 609,936.70    | .9     |
| NET REVENUE OVER EXPENDITURES | ( 5,792.30)   | ( 5,792.30) | ( 157,131.00) | ( 151,338.70) | ( 3.7) |

TOWN OF WIGGINS  
BALANCE SHEET  
JANUARY 31, 2025

SALES TAX CAPITAL IMPROVEMENT

ASSETS

|          |                            |   |              |
|----------|----------------------------|---|--------------|
| 40-10100 | CASH IN COMBINED CASH FUND | ( | 128,099.46)  |
| 40-10250 | COLOTRUST FUND             |   | 121.14       |
| 40-10251 | HIGH PLAINS 1% TAX FUND    |   | 15,331.25    |
| 40-11500 | ACCOUNTS RECEIVABLE        |   | 47,251.91    |
|          |                            |   | 47,251.91    |
|          | TOTAL ASSETS               |   | ( 65,395.16) |
|          |                            |   | 65,395.16)   |

LIABILITIES AND EQUITY

LIABILITIES

|          |                   |   |              |
|----------|-------------------|---|--------------|
| 40-25320 | FUND BALANCE      | ( | 27,073.46)   |
|          | TOTAL LIABILITIES |   | ( 27,073.46) |

FUND EQUITY

|                              |                                 |   |              |
|------------------------------|---------------------------------|---|--------------|
| UNAPPROPRIATED FUND BALANCE: |                                 |   |              |
|                              | REVENUE OVER EXPENDITURES - YTD | ( | 50,496.71)   |
|                              |                                 |   | 50,496.71)   |
|                              | BALANCE - CURRENT DATE          |   | ( 50,496.71) |
|                              | TOTAL FUND EQUITY               |   | ( 50,496.71) |
|                              | TOTAL LIABILITIES AND EQUITY    |   | ( 77,570.17) |
|                              |                                 |   | 77,570.17)   |

TOWN OF WIGGINS  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 1 MONTHS ENDING JANUARY 31, 2025

SALES TAX CAPITAL IMPROVEMENT

|                                     | <u>PERIOD ACTUAL</u> | <u>YTD ACTUAL</u> | <u>BUDGET</u>     | <u>UNEARNED</u>   | <u>PCNT</u> |
|-------------------------------------|----------------------|-------------------|-------------------|-------------------|-------------|
| <u>REVENUES</u>                     |                      |                   |                   |                   |             |
| 40-31300 1% TOWN SALES TAX          | .00                  | .00               | 310,000.00        | 310,000.00        | .0          |
| 40-36100 INTEREST EARNED            | .00                  | .00               | 50.00             | 50.00             | .0          |
| 40-39112 TRANSFER FROM GENERAL FUND | .00                  | .00               | 55,000.00         | 55,000.00         | .0          |
|                                     | <u>.00</u>           | <u>.00</u>        | <u>365,050.00</u> | <u>365,050.00</u> | <u>.0</u>   |
| TOTAL FUND REVENUE                  | .00                  | .00               | 365,050.00        | 365,050.00        | .0          |

TOWN OF WIGGINS  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

SALES TAX CAPITAL IMPROVEMENT

|                                       | PERIOD ACTUAL | YTD ACTUAL   | BUDGET      | UNEXPENDED | PCNT    |
|---------------------------------------|---------------|--------------|-------------|------------|---------|
| <u>CAPITAL PROJECTS</u>               |               |              |             |            |         |
| 40-430-05 CIP-NORTH STORM DETENTION   | .00           | .00          | 75,000.00   | 75,000.00  | .0      |
| 40-430-16 CIP-TOWN HALL DIGITAL SIGN  | .00           | .00          | 2,500.00    | 2,500.00   | .0      |
| 40-430-18 CIP-NON POT WATER MAIN      | 50,496.71     | 50,496.71    | 160,000.00  | 109,503.29 | 31.6    |
| 40-430-21 CIP-PARK PAVILION BLDG      | .00           | .00          | 125,000.00  | 125,000.00 | .0      |
| 40-430-22 CIP-ENTRY SIGN IMPROVEMENTS | .00           | .00          | 10,000.00   | 10,000.00  | .0      |
| <br>                                  |               |              |             |            |         |
| TOTAL CAPITAL PROJECTS                | 50,496.71     | 50,496.71    | 372,500.00  | 322,003.29 | 13.6    |
| <br>                                  |               |              |             |            |         |
| TOTAL FUND EXPENDITURES               | 50,496.71     | 50,496.71    | 372,500.00  | 322,003.29 | 13.6    |
| <br>                                  |               |              |             |            |         |
| NET REVENUE OVER EXPENDITURES         | ( 50,496.71)  | ( 50,496.71) | ( 7,450.00) | 43,046.71  | (677.8) |



TOWN OF WIGGINS  
 BALANCE SHEET  
 JANUARY 31, 2025

SALES TAX STREETS

ASSETS

|          |                            |            |                   |
|----------|----------------------------|------------|-------------------|
| 45-10100 | CASH IN COMBINED CASH FUND | 277,398.87 |                   |
| 45-11500 | ACCOUNTS RECEIVABLE        | 47,251.91  |                   |
|          | TOTAL ASSETS               |            | <u>324,650.78</u> |

LIABILITIES AND EQUITY

LIABILITIES

|          |                   |            |            |
|----------|-------------------|------------|------------|
| 45-20200 | ACCOUNTS PAYABLE  | 200.00     |            |
| 45-25320 | FUND BALANCE      | 328,678.06 |            |
|          | TOTAL LIABILITIES |            | 328,878.06 |

FUND EQUITY

|                              |                                 |           |                   |
|------------------------------|---------------------------------|-----------|-------------------|
| UNAPPROPRIATED FUND BALANCE: |                                 |           |                   |
|                              | REVENUE OVER EXPENDITURES - YTD | ( 490.61) |                   |
|                              | BALANCE - CURRENT DATE          | ( 490.61) |                   |
|                              | TOTAL FUND EQUITY               |           | <u>( 490.61)</u>  |
|                              | TOTAL LIABILITIES AND EQUITY    |           | <u>328,387.45</u> |

TOWN OF WIGGINS  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 1 MONTHS ENDING JANUARY 31, 2025

SALES TAX STREETS

|   | PERIOD ACTUAL | YTD ACTUAL | BUDGET     | UNEARNED   | PCNT |
|---|---------------|------------|------------|------------|------|
| <u>REVENUES</u>                         |               |            |            |            |      |
| 45-31300 1% TOWN SALES TAX (2022)       | .00           | .00        | 310,000.00 | 310,000.00 | .0   |
| 45-36100 INTEREST EARNED                | .00           | .00        | 5.00       | 5.00       | .0   |
| 45-39111 TRANSFER FROM 1% CIP SALES TAX | .00           | .00        | 304,995.00 | 304,995.00 | .0   |
| <br>                                    |               |            |            |            |      |
| TOTAL FUND REVENUE                      | .00           | .00        | 615,000.00 | 615,000.00 | .0   |

TOWN OF WIGGINS  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

SALES TAX STREETS

|  | PERIOD ACTUAL    | YTD ACTUAL       | BUDGET              | UNEXPENDED          | PCNT          |
|--|------------------|------------------|---------------------|---------------------|---------------|
| <u>CAPITAL PROJECTS</u>                  |                  |                  |                     |                     |               |
| 45-430-10 CIP-MAIN STREET C&G 3RD TO 5TH | .00              | .00              | 10,000.00           | 10,000.00           | .0            |
| 45-430-11 CIP-CHAPMAN 3RD TO 4TH         | .00              | .00              | 300,000.00          | 300,000.00          | .0            |
| 45-430-12 CIP-3RD AVE CHAPMAN TO MAIN ST | .00              | .00              | 250,000.00          | 250,000.00          | .0            |
| 45-430-59 CIP ENGINEERING SERVICES       | .00              | .00              | 15,000.00           | 15,000.00           | .0            |
| <b>TOTAL CAPITAL PROJECTS</b>            | <b>.00</b>       | <b>.00</b>       | <b>575,000.00</b>   | <b>575,000.00</b>   | <b>.0</b>     |
| <u>DEPARTMENT 431</u>                    |                  |                  |                     |                     |               |
| 45-431-22 REPAIRS & MAINTENANCE-STREETS  | 490.61           | 490.61           | 50,000.00           | 49,509.39           | 1.0           |
| 45-431-24 SNOW REMOVAL                   | .00              | .00              | 15,000.00           | 15,000.00           | .0            |
| <b>TOTAL DEPARTMENT 431</b>              | <b>490.61</b>    | <b>490.61</b>    | <b>65,000.00</b>    | <b>64,509.39</b>    | <b>.8</b>     |
| <b>TOTAL FUND EXPENDITURES</b>           | <b>490.61</b>    | <b>490.61</b>    | <b>640,000.00</b>   | <b>639,509.39</b>   | <b>.1</b>     |
| <b>NET REVENUE OVER EXPENDITURES</b>     | <b>( 490.61)</b> | <b>( 490.61)</b> | <b>( 25,000.00)</b> | <b>( 24,509.39)</b> | <b>( 2.0)</b> |

TOWN OF WIGGINS  
 BALANCE SHEET  
 JANUARY 31, 2025

CONSERVATION TRUST

ASSETS

|          |                               |           |                  |
|----------|-------------------------------|-----------|------------------|
| 50-10100 | CASH IN COMBINED CASH FUND    | 20,738.09 |                  |
| 50-10250 | COLOTRUST FUND                | 121.14    |                  |
| 50-10251 | HIGH PLAINS CNSRVTN TRST FUND | 14,326.57 |                  |
|          | TOTAL ASSETS                  |           | <u>35,185.80</u> |

LIABILITIES AND EQUITY

LIABILITIES

|          |                   |           |           |
|----------|-------------------|-----------|-----------|
| 50-25320 | FUND BALANCE      | 28,185.69 |           |
|          | TOTAL LIABILITIES |           | 28,185.69 |

FUND EQUITY

|  |                                 |             |                    |
|--|---------------------------------|-------------|--------------------|
|  | UNAPPROPRIATED FUND BALANCE:    |             |                    |
|  | REVENUE OVER EXPENDITURES - YTD | ( 3,384.63) |                    |
|  | BALANCE - CURRENT DATE          | ( 3,384.63) |                    |
|  | TOTAL FUND EQUITY               |             | <u>( 3,384.63)</u> |
|  | TOTAL LIABILITIES AND EQUITY    |             | <u>24,801.06</u>   |

TOWN OF WIGGINS  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 1 MONTHS ENDING JANUARY 31, 2025

CONSERVATION TRUST

|                                     | PERIOD ACTUAL | YTD ACTUAL | BUDGET    | UNEARNED  | PCNT |
|-------------------------------------|---------------|------------|-----------|-----------|------|
| <u>REVENUES</u>                     |               |            |           |           |      |
| 50-33501 CT - ST PROCEEDS (LOTTERY) | .00           | .00        | 20,000.00 | 20,000.00 | .0   |
| 50-36100 INTEREST EARNED            | .00           | .00        | 30.00     | 30.00     | .0   |
| <br>                                |               |            |           |           |      |
| TOTAL FUND REVENUE                  | .00           | .00        | 20,030.00 | 20,030.00 | .0   |

TOWN OF WIGGINS  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

CONSERVATION TRUST

|  | PERIOD ACTUAL | YTD ACTUAL  | BUDGET       | UNEXPENDED   | PCNT   |
|--|---------------|-------------|--------------|--------------|--------|
| <u>DEPARTMENT 430</u>                    |               |             |              |              |        |
| 50-430-17 CAPITAL OUTLAY -BLEACHER SHADE | .00           | .00         | 12,000.00    | 12,000.00    | .0     |
| 50-430-18 CAPITAL OUTLAY-SPRY PAD        | .00           | .00         | 50,000.00    | 50,000.00    | .0     |
| 50-430-19 CAPTAL OUTLAY-K PARK PG SOD    | .00           | .00         | 5,000.00     | 5,000.00     | .0     |
| TOTAL DEPARTMENT 430                     | .00           | .00         | 67,000.00    | 67,000.00    | .0     |
| <u>PARK OPERATIONS</u>                   |               |             |              |              |        |
| 50-452-60 REPAIRS AND MAINTENANCE        | 3,384.63      | 3,384.63    | 2,500.00     | ( 884.63)    | 135.4  |
| TOTAL PARK OPERATIONS                    | 3,384.63      | 3,384.63    | 2,500.00     | ( 884.63)    | 135.4  |
| TOTAL FUND EXPENDITURES                  | 3,384.63      | 3,384.63    | 69,500.00    | 66,115.37    | 4.9    |
| NET REVENUE OVER EXPENDITURES            | ( 3,384.63)   | ( 3,384.63) | ( 49,470.00) | ( 46,085.37) | ( 6.8) |



STAFF SUMMARY

BOARD OF ADJUSTMENTS  
JANUARY 22, 2025

---

**DATE:** January 20, 2025

**TOPIC:** 318 Karen Street – Variance Request – Minimum Setback Reduction

**FROM:** Diana Evans, Planning & Zoning Administrator

---

**BACKGROUND:**

Milton Beydler approached the Planning & Zoning Department in October 2024 requesting authorization to build a carport on his property at 318 Karen Street, specifically in the front of his home, to cover a portion of his driveway. Former Planning & Zoning Administrator, Hope Becker met with Mr. Beydler several times to discuss the requirements needing to be met.

The Land Development Code (LDC) requires all structures to meet minimum setbacks. Mr. Beydler has referred to this garage as portable, but the building code requires for these structures to be permanently placed and tied down. This prevents the structure from being blown away and twisted away when the Town experiences the micro-bursts or heavy winds. LDC defines structure as:

- Anything constructed or made, the use of which requires permanent location on the ground, or attached to something having more or less permanent location on the ground, except utility poles, flag poles, or walls and fences less than four feet (4') high. The word "structure" shall include the word "building."
- The setbacks for 318 Karen Street is: Front- 25 feet, Rear-3 feet (without rear entry garage), and 15 feet (with rear entry garage), and side- 7 feet
- Setbacks are measured from the front of the structure's front elevation. So, if the garage were to be placed beside his house but stick further out towards the street past the front of the house then the measuring would start from front of the new structure to the house. If I recall correctly, the front of his house is already at 20-25 feet from the road.

Hope Becker did suggest the following alternatives:

- He could possibly do a rear entry garage from the alley. He would have to have a 15-foot setback from the rear property line. He stated it would be too expensive to move the existing shed he just had placed and he has a well-established tree in the south corner that he could not chop down.
- Another alternative would be to possibly downsize the garage to possibly fit the side of his house, but if I recall there still was not going to be room for a 3-foot setback.
- He could possibly make a single car drive on the north side of the yard and place the carport next to the shed in the backyard but then that would mess up the overlook of the front yard and take up more space.



A variance is authorized only for height, area and size of structure, or size of yards and open spaces. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or adjoining zoning districts.

- The issues he is experiencing are not due to unique problems that existed before he arrived. He can still develop the carport; he just might have to move something in his backyard in order to be in compliance with the LDC.

Per the Wiggins LDC § 02.14.L3 a variance may be granted by the Board of Adjustment if it concludes that strict enforcement of the Ordinance would result in practical difficulties or unnecessary hardship for the applicant and that, by granting the variance, the spirit of the Ordinance will be observed, public safety and welfare secured, and substantial justice done. It may reach these conclusions if it finds that:

- a. If the applicant complies strictly with the provisions of this chapter, he or she can make no reasonable use of his or her property;
- b. The hardship of which the applicant complains is one suffered by the applicant rather than by neighbors or the general public;
- c. The hardship relates to the applicant's land, rather than the personal circumstances;
- d. The hardship is unique and unusual, or nearly so, rather than one shared by many surrounding properties;
- e. The variance requested is the minimum that will afford relief and the least possible modification of the requirements of this chapter;
- f. The hardship is not the result of the applicant's own actions; and/or
- g. The variance will neither result in the extension of a nonconforming situation in violation nor authorize the initiation of a nonconforming use of land, nor conflict with the goals and policies of the comprehensive plan.

### **SUMMARY:**

The purpose of our Land Development Code is to have a set of parameters to guide the town in making consistent decisions for development that not only enforce the Town's ideals as laid out in our Comprehensive Plan, but that are best for the citizens it serves. Our goal should be to create a safe, desirable town that allows function and protection for the residents, while giving leeway to the Board to make allowances for certain circumstances.

Mr. Beydler is attempting to protect his property (vehicles) from damage during inclement weather. He has stated that the structure will be secured to the concrete. While the adjusted setbacks create a shorter distance from the road to the structure, Karen Street is a fairly wide road, and I do not see a hazard in allowing the change in setbacks. A carport would not be any more of an eyesore than a garage placed in the same position at any home. With the alternative recommendations given to Mr. Beydler, he has stated that it would cost an exorbitant amount of money to place the carport in his backyard rather than the front yard, due to having to remove a tree, lay more concrete, possibly move a shed and fencing. Requiring all this work to be done so he can have a carport seems very unreasonable.

It is the opinion of the Planning and Zoning Department that while a carport would be better suited in the backyard of the residence to comply with our Code, it would be unreasonable to request the homeowner to make the adjustments necessary to do so. I do believe that "strict enforcement of the Ordinance would result in practical difficulties or unnecessary hardship for the applicant" and recommend approval of the variance proposed by Milton Beydler at 318 Karen Street.





**PLANNING AND ZONING DEPARTMENT**  
304 E. CENTRAL AVENUE, WIGGINS, CO 80654 970-483-6161  
[diana.evans@wigginsco.com](mailto:diana.evans@wigginsco.com) [townofwiggins.colorado.gov](http://townofwiggins.colorado.gov)

**OPTIONS AVAILABLE TO TOWN TRUSTEES:**

- The Board may take the opportunity to discuss the parameters of the situation.
- The Board may make a motion for the approval of the variance.
- The Board may request additional information.
- The Board may decide that a variance request is not in sync with the Wiggins LDC Variance requirements and choose to motion and vote against the variance approval.



**Town of Wiggins**  
**Planning & Zoning Department**  
 304 E Central Avenue \* Wiggins, CO 80654  
 Phone: (970) 483-6161 \* Fax: (970) 483-7364  
[www.wigginsco.com](http://www.wigginsco.com)

### LAND USE APPLICATION

*Please fill form out completely. Incomplete applications will not be processed.*

|                       |                 |            |
|-----------------------|-----------------|------------|
| <b>STAFF USE ONLY</b> |                 |            |
| FILE NAME:            |                 |            |
| FILE NO:              | DATE SUBMITTED: | FEES PAID: |

Project Name: PORTABLE <sup>METAL</sup> ~~CARPORT~~ <sup>MB</sup>

Project Physical Address (if applicable):

**Project Description:**

Mount a metal portable 2 car carport roof only totally open sides on concrete driveway that is already poured. It will be 10' from the front of the house. 18'W x 20L x 7'H, plus this does meet all of the state codes on wind and snow. There will be no utility hook ups. This will be located 10' from south property line x 12' or 13' front property line and 45' from north property line. I have attached copy of invoice, description and copy of your Schedule of Requirements.

**Legal Description:** (Attach legal description if Metes & Bounds)

**Subdivision Name:** (if applicable)

Filing No. \_\_\_\_\_ Lot No. \_\_\_\_\_ Block No. \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

| PROPERTY OWNER (Attach separate sheets if multiple)       | AUTHORIZED REPRESENTATIVE                                |
|---|--|
| Name/Company: Milton Beydler                              | Company/Firm: N/A  |
| Contact Person: Milton Beydler                            | Contact Person: N/A                                      |
| Address: Karen St   | Address: N/A   |
| City/State/Zip: Wiggins, Co 80654                         | City/State/Zip: N/A                                      |
| Phone: 970-380-8192                                       | Phone: N/A   |
| Email: mrbeydler@gmail.com                                | Email: N/A   |
| MINERAL RIGHTS OWNER (Attach separate sheets if multiple) | MINERAL LEASE OWNER (Attach separate sheets if multiple) |
| Name/Company: N/A   | Name/Company: N/A  |
| Address: N/A  | Address: N/A   |
| City/State/Zip: N/A                                       | City/State/Zip: N/A                                      |
| LAND-USE & SUMMARY INFORMATION                            |  |
| Present Zoning: N/A                                       | Gross Site Density (du/ac): N/A                          |
| Proposed Zoning: N/A                                      | # Lots/Units Proposed: N/A                               |
| Gross Acreage: N/A  |  |

| SERVICE PROVIDERS           |                             |
|-----------------------------|-----------------------------|
| Electric:                   | Gas:                        |
| Special District:           | Fire District:              |
| Water: (If other than Town) | Sewer: (If other than Town) |

| DEVELOPMENT REVIEW FEES                                |  |   |             |
|--|--|---|-------------|
| ANNEXATION   |  | SITE SPECIFIC (COMMERCIAL)                                |             |
| <input type="checkbox"/> Annexation                    | \$3,500.00   | <input type="checkbox"/> Commercial Infill Final Dev Plan | \$3,500.00  |
| <input type="checkbox"/> Disconnection                 | \$500.00   |   |             |
| MAJOR SUBDIVISION                                      |  | ZONING/REZONING/SPECIAL REVIEW                            |             |
| <input type="checkbox"/> Preliminary Development Plan  | \$3,500.00   | <input type="checkbox"/> Rezoning                         | \$3,500.00  |
| <input type="checkbox"/> Final Development Plan (Res)  | \$3,000.00   | <input type="checkbox"/> Special Use                      | \$250.00    |
| <input type="checkbox"/> Final Development Plan (Comm) | \$4,000.00   | <input type="checkbox"/> Conditional Use                  | \$250.00    |
| MINOR SUBDIVISION                                      |  | VACATION  |             |
| <input type="checkbox"/> Minor Subdivision             | \$ 2,500.00  | <input type="checkbox"/> Vacation of Easement/R.O.W.      | \$ 1,000.00 |
| VARIANCE   |  | BOUNDARY LINE/LOT MERGERS                                 |             |
| <input checked="" type="checkbox"/> Residential        | <input checked="" type="checkbox"/> Residential Variance Application | <input type="checkbox"/> Boundary Line Adj / Lot Merger   | \$350.00    |
| <input type="checkbox"/> Commercial                    | <input type="checkbox"/> Commercial Variance Application             |   |             |

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understands that the application must be found to be complete by the Town of Wiggins before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Wiggins. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Property Owner Signature: *Milton Baydler* Date: 10/22/24

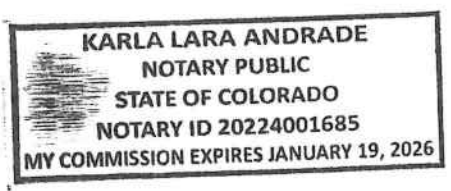
Property Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

STATE OF COLORADO )  
 ) ss.  
 County of Logan )  
 The foregoing instrument was acknowledged before me this 22 day of October, 2024.

By *Milton Baydler*

My commission expires: Jan. 19, 2026

Witness my hand and official seal.



*Karla Lara Andrade*  
 Notary Public



**Panhandle Metals**  
12721 I-27 S Amarillo Tx, 79119.

Business: 806-553-3026  
Toll Free: 1-800-227-5846

Finances:  RTO   
Ready:   
Not Ready:   
Date Ready: \_\_\_\_\_  
Order # ODR-006835

Dealer: Coast To Coast Carpents - Jerry Veg County: \_\_\_\_\_ Phone: (866) 681-7846 Date: 08/26/2024  
Buyer Name: Milton Beydler  
Buyer Address: 318 Karen St City: Wiggins State: CO Zip: 80654  
Phone (Day) \_\_\_\_\_ (Cell) (970) 880-8192 (Email) mibeydler@gmail.com  
Unit Location (if different from above): \_\_\_\_\_ *Recommended as an added source of communication.*

|         |   |  |                                 |                                   |   |  |             |   |            |         |
|---------|---|--|---------------------------------|-----------------------------------|---|--|-------------|---|------------|---------|
| GAUGE   | 14 Ga. <input checked="" type="checkbox"/>  | 12 Ga. <input type="checkbox"/>          | WIDTH                           | 18                                | LENGTH  | 20                                     | HEIGHT      | 7 | ROOF STYLE | Regular |
| COLORS  | ROOF: White                                 |  | SIDES/ENDS: White               |                                   | WAINSCOTTING:                                 |  | TRIM: Black |   |            |         |
| OPTIONS | CARPENT <input checked="" type="checkbox"/> | UTILITY CARPORT <input type="checkbox"/> | CARAGE <input type="checkbox"/> | RED BARN <input type="checkbox"/> | CERTIFIED <input checked="" type="checkbox"/> | NON-CERTIFIED <input type="checkbox"/> |             |   |            |         |

|   |            |   |
|---|------------|---|
| 18X20' (Roof 21') Regular Roof  | \$2,195.00 | <b>All Orders C.O.D.</b><br>Sale Price \$3,244.50<br>Tax @ 5.9% \$191.42<br>Document fee<br>Total \$3,440.92<br>Down Payment Before Taxes 10% \$554.09<br><i>Order WILL NOT be processed if dealer collects more than allowed commission.</i><br><b>Payment Options.</b><br><input type="checkbox"/> Check<br><input type="checkbox"/> Money order<br><input type="checkbox"/> Cash or check<br><input type="checkbox"/> Credit Card with 2.5% processing fee<br>Balance Due At Installation \$2,886.91<br>30% Of Balance To Be Paid At Time Of Scheduling And A Form Of Payment Needs To Be On File (ACH/Credit Card).<br>Service for CO, TX, KS, OK, UT, WY, NE |
| 7' Height (4ft on center)   | \$110.00   |   |
| Gauge 14  | \$6.00     |   |
| 40 PSF Snow Load Certified  | \$0.00     |   |
| Front Wall Certified Gable Horizontal   | \$350.00   |   |
| Back Wall Certified Gable Horizontal  | \$350.00   |   |
| Manufacturer Discount   | \$360.50   |   |
| ELECTRICITY AVAILABLE YES <input type="checkbox"/> NO <input type="checkbox"/> GROUND <input type="checkbox"/> OTHER <input type="checkbox"/> INST. CEMENT SIZE 18 X 20 X 7 |            |   |

**Things you should know...**

Please inform installers of any underground cables, gas lines, or any other utility lines. If utilities are not marked, we will not be liable for damage. Buyer is responsible for permits or restrictions. **LOT MUST BE LEVEL OR UNIT WILL BE INSTALLED "AS IS" ON LOT**  
**\*\*A lift is required on all structures 13' or taller. The customer will be responsible for providing such lift if needed\*\***  
 If land is not level or additions are to be made to carport, a \$100.00 service charge and any additional material costs will be added to the balance. PANHANDLE METALS WILL ABSOLUTELY NOT BE RESPONSIBLE FOR REFUNDS OF THE CUSTOMER'S DEPOSIT COLLECTED BY THE DEALER. PANHANDLE METALS IS NOT LIABLE FOR ANY DAMAGES AS A RESULT FROM INCLEMENT WEATHER. IF YOU ARE TAX EXEMPT, A TAX EXEMPT CERTIFICATE MUST BE ATTACHED TO YOUR ORIGINAL ORDER(S), OTHERWISE, APPLICABLE TAX WILL BE ADDED. NO EXCEPTIONS. Our ground anchors are temporary only. For permanent anchors ask your Dealer or Sales Representative. I have read the terms and conditions of this contract, by signing this contract, I agree to all conditions set forth herein and should I fail to make payment in full at time of delivery I understand and agree to allow PANHANDLE METALS, to pick up the carport and I will be liable for all applicable charges and fees associated with the initial setup and delivery as well as any legal fees incurred by PANHANDLE METALS. Please keep original invoice for legal matters. PANHANDLE METALS RESERVES THE RIGHT TO CANCEL ANY ORDERS.  
**NOTE:** Frame is 1 ft. shorter than roof length on horizontal metal. Vertical buildings have no overhang and are 1 ft. shorter than horizontal.  
**NOTE:** If you are needing a special drawing for your building there will be an additional charge, that is NON-REFUNDABLE.  
**NOTE:** Buyer is not allowed to alter unit in anyway, such as additions or repairs. Unit will remain property of PANHANDLE METALS, until balance is paid in full.  
**NOTE:** there are no refunds on deposits on cancelled orders.  
**NOTE:** Cost of building permits obtained by the contractor, will be added to the price.

**COMMERCIAL (CLEAR SPAN) ON SITE SPECIFIC BUILDINGS REQUIRE A FOUR-PAYMENT SCHEDULE AS FOLLOWS:**

- 1. Payment: 25% Due at purchase (Dealer will collect a portion and PANHANDLE METALS, will collect the remainder).
- 2. Payment: 25% Due before installation.
- 3. Payment: 25% Due at shipping/scheduling.
- 4. Final Payment: 25% Due at installation.

All payments must be made per this schedule

**NOTE:** A customer provided lift is required on all Commercial Buildings. Freight and/or Engineered Site Specifications may also be required at additional cost.

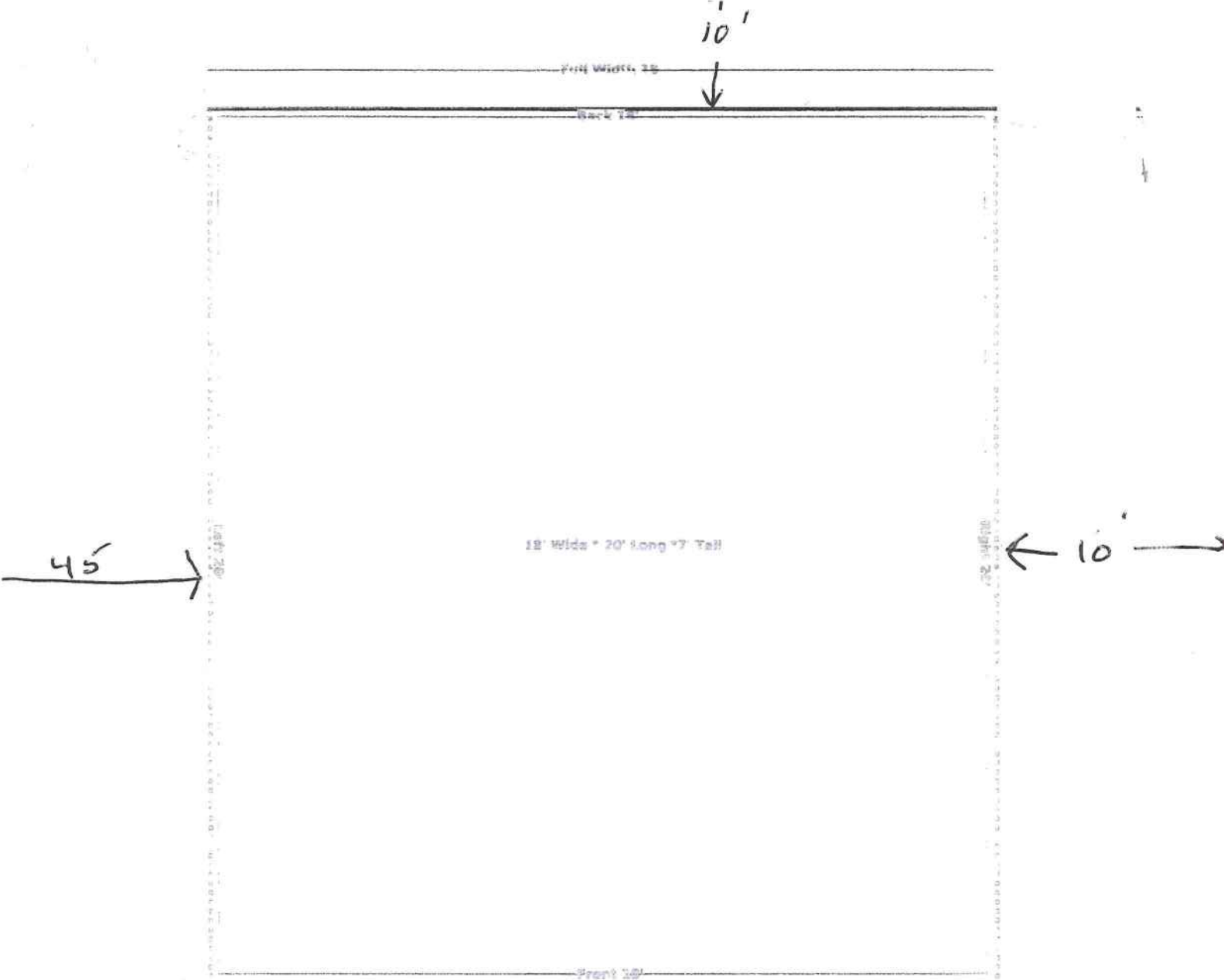
**BUYER MUST INITIAL WARRANTY SELECTION**

Two colored warranty Explanations on Reverse Side

14 GAUGE - Workmanship Only \_\_\_\_\_ 12 GAUGE - Workmanship & Rust-Through \_\_\_\_\_ Certified \_\_\_\_\_ Non-certified \_\_\_\_\_

If accepted below by PANHANDLE METALS (Seller) at its office in AMARILLO, TX, this order becomes a contract between Seller and the Buyer named below as follows, subject to the terms above and SUBJECT TO THE TERMS AND CONDITIONS ON THE REVERSE SIDE. Seller and Buyer agree that the Seller will sell to Buyer the metal building (Unit) described above and install it at the address stated above and that Buyer will obtain all required permits, prepare the site for installation, purchase the Unit and pay the price as stated above.

**NO REFUNDS ON SPECIAL ORDERS**

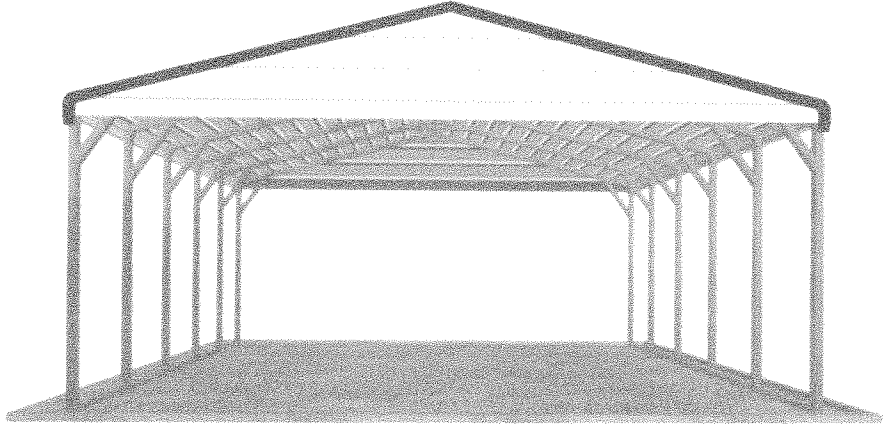


**LEGENDS**

- Garage Floor
- Garage Door Frameout
- Window Floor
- Walk in Door Frameout
- Windows
- Windows Frameout
- Open Wall
- Chess Wall
- Distr...
- Storage Length (25ft)
- Cupole

12'-13'

BUILDING VIEW



FRONT

# SCHEDULE OF REQUIREMENTS

## RESIDENTIAL DISTRICTS (SEE NOTE #1)

| STANDARD   | E-R    | R-1   | R-2   | R-R    | MHPD  |
|--|--------|-------|-------|--------|-------|
| Minimum lot area (square feet)                             | 43,560 | 8,750 | 8,750 | 43,560 | 5,000 |
| Minimum dwelling space (square feet)<br>(see note #2)      | 1,200  | 864   | 864   | 864    | 480   |
| Max building or structure height (ft)<br>(see notes #3, 4) | 40     | 40    | 40    | 40     | 30    |
| Maximum height of accessory uses (ft)                      | 25     | 20    | 20    | 25     | 20    |
| Maximum number of stories                                  | 3      | 3     | 3     | 3      | 1     |
| Minimum lot width (ft)                                     | 150    | 70    | 70    | 150    | 50    |

### YARD REQUIREMENTS (feet) Front yard setback from all roads: (See Notes #5,6)

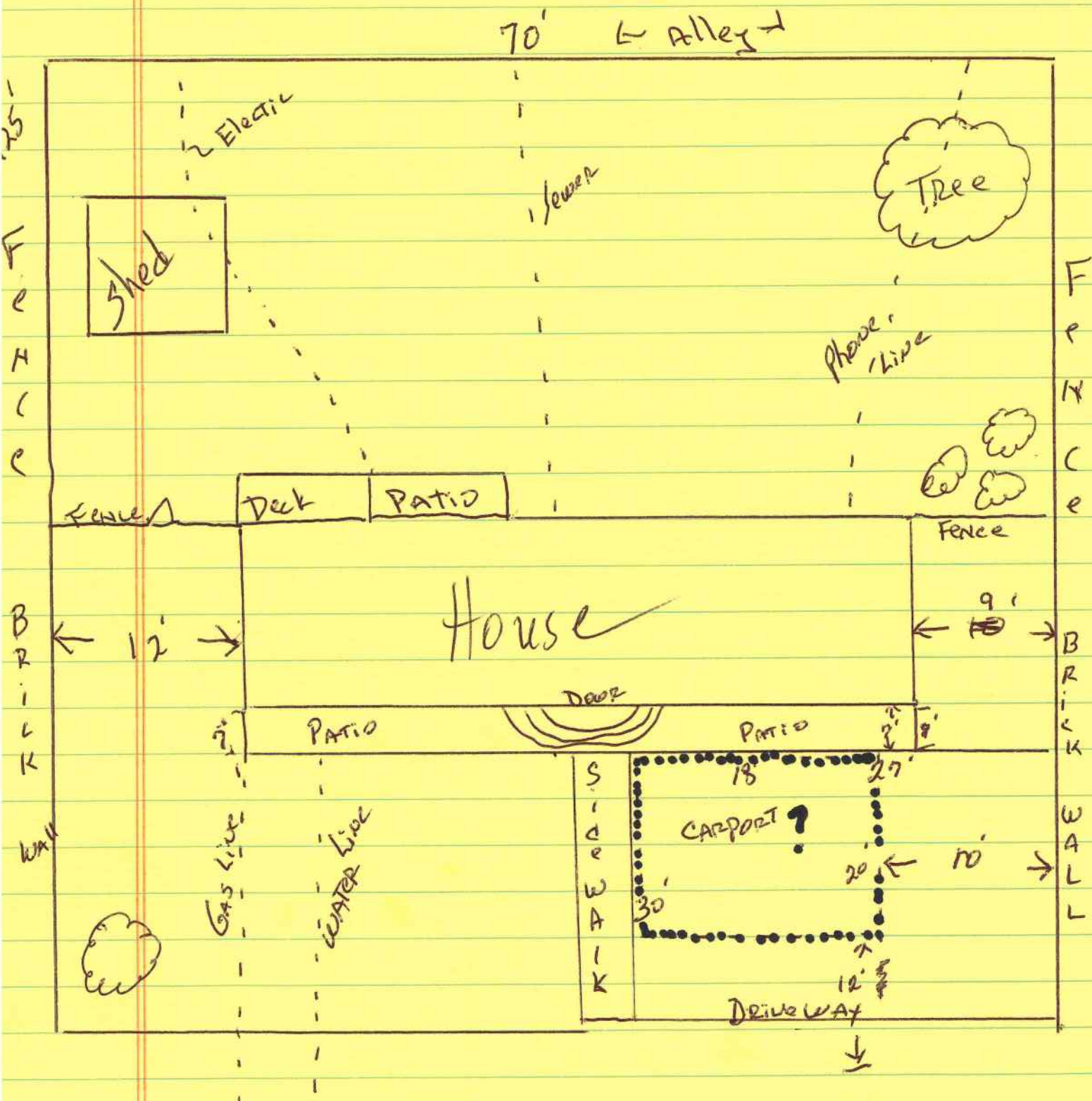
|  |         |      |     |         |     |
|--|---------|------|-----|---------|-----|
| * Local                                  | 25      | 25 * | 25  | 25      | 25  |
| * Side Yard (accessory use)              | 3       | 3    | 3   | 3       | 3   |
| Side Yard (principal use): (see note #6) | 25      | 7    | 7   | 25      | 7   |
| Rear Yard (Principal uses)               | 50      | 3    | 3   | 50      | 15  |
| * Rear Yard                              | 50      | 3    | 3   | 50      | 3   |
| Rear Entry Garages                       | 50      | 15   | 15  | 50      | 15  |
| Maximum Lot Area                         | 5 acres | ---  | --- | 5 acres | --- |
| Maximum Lot Coverage                     | 20%     | ---  | --- | 20%     | --- |
| Minimum Landscaped Open Space            | ---     | 20%  | 30% | ---     | 30% |

#### NOTES:

- 1) All requirements subject to Uniform Building Code standards for specific type of construction.
- 2) Dwelling space as measured by interior walls.
- 3) Number of stories does not include a crawlspace nor a basement.
- 4) Subject to Uniform Building Code restrictions regarding type of construction.
- 5) Where lots comprising 25% or more of the frontage of any block are developed with buildings having a predominate setback, no building hereafter erected shall project beyond the predominate setback so established, provided that no setback shall be greater than 50 feet.
- 6) For all residential corner lots, the front and the street-facing side of the building shall comply with the setback requirement of the street upon which the front of the building faces.

475 4<sup>th</sup> St - Doesn't meet requirements  
MBS

# Site Plan Milton Boydler



318 Karen St



### Photograph Addendum

|                  |                     |        |       |       |    |          |       |
|------------------|---------------------|--------|-------|-------|----|----------|-------|
| Borrower         | Milton & Rita       |        |       |       |    |          |       |
| Property Address | 318 Karen           |        |       |       |    |          |       |
| City             | Wiggins             | County | Moran | State | CO | Zip Code | 80652 |
| Lender/Client    | Veritas Funding LLC |        |       |       |    |          |       |



**Street View**



**Across the Street**



**Side of Home**



**HUD Tag**



**Alt Side of House**



**Backyard**

### Subject Photo Page

|                  |                     |  |        |        |       |    |          |       |
|------------------|---------------------|--|--------|--------|-------|----|----------|-------|
| Property Address | 318 Karen St        |  | County | Morgan | State | CO | Zip Code | 80601 |
| City             | Wiggins             |  |        |        |       |    |          |       |
| Lender/Client    | Veritas Funding LLC |  |        |        |       |    |          |       |



#### Subject Front

318 Karen St  
 Sales Price  
 Gross Living Area 1,312  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View Residential  
 Site 8,750 sf  
 Quality Average/Q5+  
 Age 30



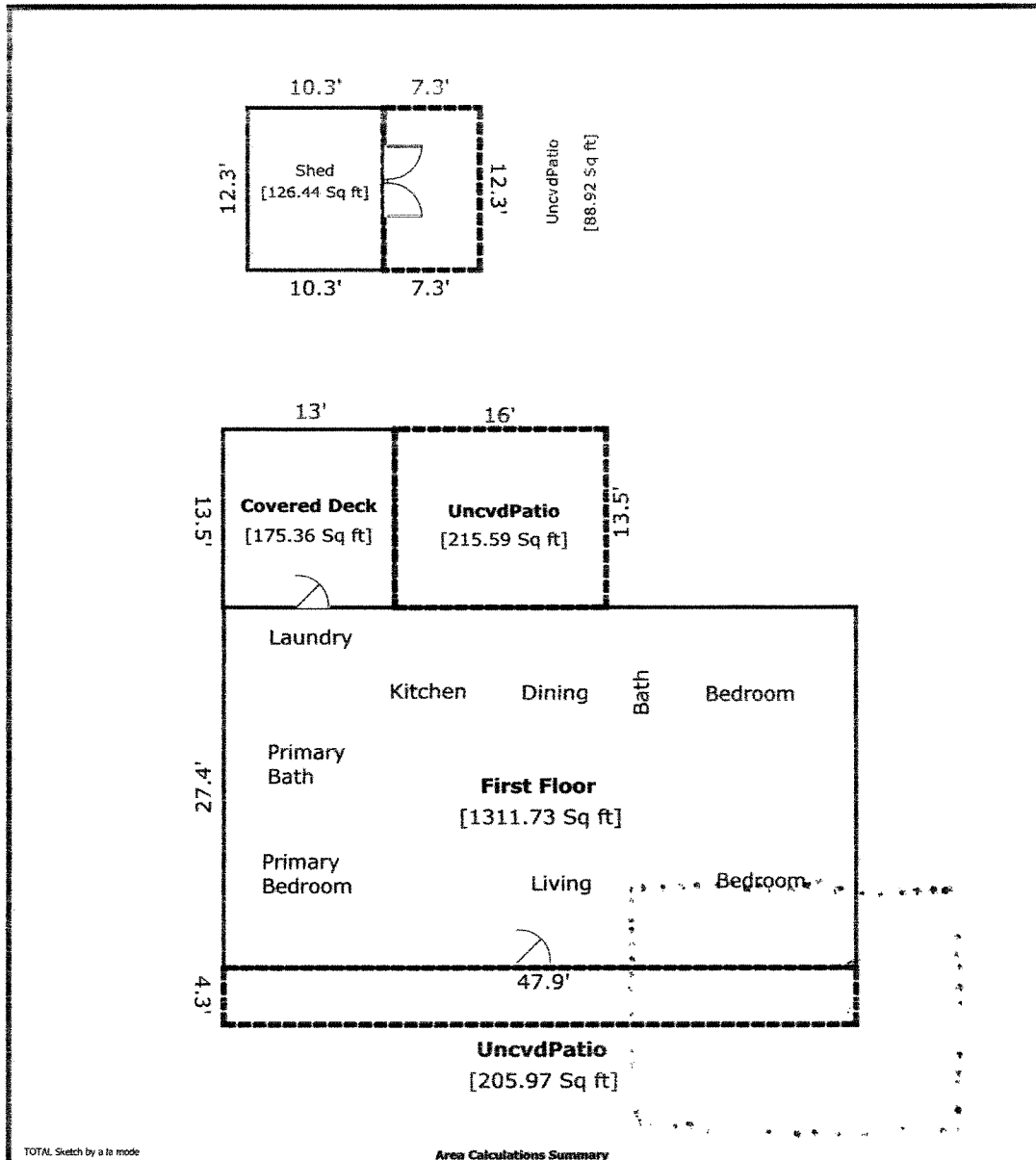
#### Subject Rear



#### Subject Street

### Building Sketch

|                  |                      |        |       |       |    |
|------------------|----------------------|--------|-------|-------|----|
| Borrower         | Milton & Rita Benson |        |       |       |    |
| Property Address | 318 Kasey St         |        |       |       |    |
| City             | Wiggins              | County | Moran | State | CO |
| Zip Code         | 80857                |        |       |       |    |
| Lender/Client    | Veritas Funding LLC  |        |       |       |    |



TOTAL Sketch by a la mode

#### Area Calculations Summary

| Living Area                         | Area              | Calculation Details  |
|-------------------------------------|-------------------|----------------------|
| First Floor                         | 1311.7 Sq ft      | 27.4 × 47.9 = 1311.7 |
| <b>Total Living Area (Rounded):</b> | <b>1312 Sq ft</b> |                      |
| <b>Non-living Area</b>              |                   |                      |
| Uncvdpatio                          | 206 Sq ft         | 47.9 × 4.3 = 206     |
| Uncvdpatio                          | 215.6 Sq ft       | 13.5 × 16 = 215.6    |
| Uncvdpatio                          | 88.9 Sq ft        | 12.3 × 7.2 = 88.9    |
| Covered Deck                        | 175.4 Sq ft       | 13 × 13.5 = 175.4    |
| Shed                                | 126.4 Sq ft       | 10.3 × 12.3 = 126.4  |

### Neighborhood/Market Area Boundaries



**WIGGINS BOARD OF ADJUSTMENT**

**RESOLUTION NO. BOA 1-2025**

**A RESOLUTION APPROVING A VARIANCE FOR THE PROPERTY LOCATED AT 318 KAREN STREET**

**WHEREAS**, there has been submitted to the Board of Adjustment of the Town of Wiggins a request for approval of a variance to the applicable setbacks to allow the construction of a 18’W x 20’L x 7’H carport at 318 Karen Street; and

**WHEREAS**, Section 153.043(L)(3)(b) of the Wiggins Land Development Code authorizes the Board of Adjustment to vary or modify zoning provisions applicable to property if it finds that:

- If the applicant complies strictly with the provisions of this chapter, he or she can make no reasonable use of his or her property;
- The hardship of which the applicant complains is one suffered by the applicant rather than by neighbors or the general public;
- The hardship relates to the applicant’s land, rather than personal circumstances;
- The hardship is unique and unusual, or nearly so, rather than one shared by many surrounding properties;
- The variance requested is the minimum that will afford relief and the least possible modification of the requirements of this chapter;
- The hardship is not the result of the applicant’s own actions; and/or
- The variance will neither result in the extension of a nonconforming situation in violation nor authorize the initiation of a nonconforming use of land, nor conflict with the goals and policies of the comprehensive plan; and

**WHEREAS**, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Board of Adjustment finds that the requested variance meets the criteria enumerated in Section 153.043(L)(3)(b) of the Wiggins Land Development Code, and therefore, should be approved.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT OF THE TOWN OF WIGGINS, COLORADO:**

**Section 1.** In accordance with the above findings, the Board of Adjustment of the Town of Wiggins hereby approves the requested variance to the applicable setbacks to allow the construction of a 18’W x 20’L x 7’H carport at 318 Karen Street

**INTRODUCED, ADOPTED AND RESOLVED THIS 22<sup>nd</sup> DAY OF JANUARY, 2025.**

TOWN OF WIGGINS, COLORADO

\_\_\_\_\_  
Chris Franzen., Mayor

ATTEST:

\_\_\_\_\_  
Nichole Seiber, Town Clerk



## STAFF SUMMARY

### Board of Trustees Special Meeting January 22, 2025

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**Date:** January 21, 2025

**ADGENDA ITEM NUMBER:** 8

**TOPIC:** Consideration of Resolution 1-2025- A Resolution Designating the Place for Posting of Notices of Public Meetings and Establishing the Calendar for Work Sessions and Regular monthly Board Meetings of the Town of Wiggins Board of Trustees for the Year 2025

**Responsible Staff Member:** Nichole Seiber, Town Clerk/Treasurer

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#### **BACKGROUND**

The Town is required to designate the public place or places for posting of notices of the Board's public meetings.

#### **SUMMARY**

The Town of Wiggins sets the meetings to occur on the second and fourth Wednesday of each month. The first meeting of the month is planned to be a work session and the second meeting of the month is planned to be a regular Board meeting. The meeting dates may be adjusted and/or postponed by the Board due to scheduling conflicts such as holidays or as necessary. The board may determine that work session items and/or regular Board business may occur on each meeting date as needed.

#### **FISCAL IMPACT**

Adoption of this resolution will not negatively impact the adopted 2025 budget. The continued lease benefits the Town financially as we currently do not have the equipment to do such.

#### **APPLICABILITY TO TOWN OBJECTS AND GOALS TO PROVIDE SERVICES**

Continued maintenance of property supports the Town's goal to be good stewards of our resources.

#### **OPTIONS AVAILABLE TO TOWN TRUSTEES**

The Board of Trustees could adopt this Resolution as presented, request an amendment, or not adopt the Resolution.

**MOTION FOR APPROVAL**

I make a motion to adopt Resolution No. 1-2025 – A Resolution Designating the Place for Posting of Notices of Public Meetings and Establishing the Calendar for Work Sessions and Regular monthly Board Meetings of the Town of Wiggins Board of Trustees for the Year 2025.

**ACTION REQUESTED**

MOTION, SECOND, ROLL-CALL VOTE

*(Resolutions require affirmative votes from the majority of Trustees present)*



**TOWN OF WIGGINS, COLORADO  
RESOLUTION NO. 01 -2025**

**A Resolution Designating the Place for Posting of Notices of Public Meetings and Establishing the Calendar for Work Sessions and Regular Monthly Meetings of the Town of Wiggins Board of Trustees for the Year 2025**

**WHEREAS**, C.R.S. § 24-6-402(2)(c) requires the Board of Trustees to designate the public place or places for posting of notices of the Board’s public meetings.

**WHEREAS**, the Town of Wiggins sets the meetings to occur on the second and fourth Wednesday of each month; and

**WHEREAS**, the first meeting of the month is planned to be a work session and the second meeting of the month is planned to be a regular Board meeting; and

**WHEREAS**, the meeting dates may be adjusted and/or postponed by the Board due to scheduling conflicts such as holidays or as necessary; and,

**WHEREAS**, the board may determine that work session items and/or regular Board business may occur on each meeting date as needed.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF WIGGINS, COLORADO:**

**Section 1.** Pursuant to Section 24-6-402(2)(c), C.R.S., notices of meetings of the Board of Trustees of the Town of Wiggins shall be posted on the Town of Wiggins website at [townofwiggins.colorado.gov](http://townofwiggins.colorado.gov) and/or in the display case located at the front of the Wiggins Town Hall, 304 Central Avenue, Wiggins, CO 80654.

**Section 2:** For the calendar year 2025, the Board of Trustees shall meet on the second Wednesday for a work session and the fourth Wednesday of the month for its regular meeting as follows:

**Work Session**

January 8, 2025  
February 12, 2025  
March 12, 2025  
April 9, 2025  
May 14, 2025  
June 11, 2025  
July 9, 2025  
August 13 2025  
September 10, 2025  
October 8, 2025  
November 12, 2025  
December 10, 2025

**Regular Meeting**

January 22, 2025  
February 26, 2025  
March 26, 2025  
April 23, 2025  
May 28, 2025  
June 25, 2025  
July 23, 2025  
August 27, 2025  
September 24, 2025  
October 22, 2025  
November 26, 2025  
December 24, 2025

**Section 3:** Meeting dates may be adjusted by a week due scheduling conflicts such as holidays.

**Section 4:** The Board may call a special meeting as provided by law. If there is a special meeting or other information regarding the meetings, it shall be posted 24 hours in advance on the Town’s website and/or in the display case on the front of Town Hall, 304 Central Avenue, Wiggins, Colorado.

**INTRODUCED, READ, and ADOPTED THIS 22<sup>nd</sup> DAY OF JANUARY, 2025.**

TOWN OF WIGGINS, COLORADO

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Christopher Franzen, Mayor

ATTEST:

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Nichole Seiber, Town Clerk



## STAFF SUMMARY

Board of Trustees Meeting  
January 22, 2025

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**DATE:** January 21, 2025

**AGENDA ITEM NUMBER:** 7

**TOPIC:** Resolution 2-2025 – A Resolution Authorizing Changes to the Authorized Signers for the Town’s Accounts

**Staff Member Responsible:** Nichole Seiber, Town Clerk/Trustee

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**BACKGROUND:**

The Town has commercial checking, savings and credit accounts and safe deposit boxes with High Plains Bank, BMO, and ColoTrust.

**SUMMARY:**

With the Wiggins 2024 General Election a new Mayor Pro-tem was elected. It is in the Town’s best interest to add Steven Perrott to the Town’s commercial checking, savings and credit accounts and safe deposit boxes with High Plains Bank, BMO, and ColoTrust. Mayo Chris Franzen, Town Manager Craig Miller and Town Clerk/Treasurer shall remain as signers on the accounts.

**FISCAL IMPACT:**

This action has no negative impact on the Town’s adopted budget.

**APPLICABILITY TO TOWN OBJECTIVES AND GOALS TO PROVIDE SERVICES:**

This action supports the Board of Trustees goal of financial safety and security by updating the Authorized signers for the Town of Wiggins accounts as employees and staff change.

**OPTIONS AVAILABLE TO THE BOARD OF TRUSTEES:**

The Board of Trustees may approve the Resolution, approve the Resolution with modification, or not approve the Resolution.

**MOTION FOR APPROVAL:**

I make the motion to approve Resolution 2-2025 – A Resolution Authorizing Changes to the Authorized Signers for the Town’s Accounts.

**ACTION REQUESTED:**

Motion, Second, Roll-Call Vote.

*(Resolutions require affirmative votes from the majority of the Trustees present.)*

**TOWN OF WIGGINS, COLORADO  
RESOLUTION NO. 02-2025**

**A RESOLUTION AUTHORIZING CHANGES TO THE AUTHORIZED SIGNERS FOR  
THE TOWN'S BANKING ACCOUNTS**

**WHEREAS**, the Town of Wiggins has commercial checking, savings and credit accounts with High Plains Bank, BMO, ColoTrust, other financial institutions, and a safe deposit box; and

**WHEREAS**, Steven Perrott was recently appointed Mayor Pro-Tem.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF WIGGINS, COLORADO:**

**Section 1.** The Board of Trustees hereby authorizes Steven Perrott, Mayor Pro-Tem as a signatory agent for all checking, savings, credit accounts, and safe deposit box effective immediately.

**Section 2.** The Board of Trustees hereby authorizes Mayor Christopher Franzen, Town Manager Craig Miller, and Town Clerk/Treasurer, Nichole Seiber remain as signatory agents for all checking, savings, credit accounts, and safe deposit box effective immediately.

**Section 2.** The Town Manager and Town Clerk/Treasurer is hereby authorized to execute and deliver any and all documents necessary to effect the change.

**INTRODUCED, ADOPTED AND RESOLVED THIS 22<sup>nd</sup> DAY OF JANUARY 2025.**

TOWN OF WIGGINS, COLORADO

\_\_\_\_\_  
Christopher Franzen, Mayor

ATTEST:

\_\_\_\_\_  
Nichole Seiber, Town Clerk



## **STAFF SUMMARY**

**Board of Trustees Meeting  
January 22, 2025**

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**DATE:** January 21, 2025

**AGENDA ITEM NUMBER:** 8

**TOPIC:** 2024 Year End Financials Audit

**STAFF MEMBER RESPONSIBLE:** Nichole Seiber, Town Clerk/Treasurer

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### **BACKGROUND:**

Prospective Business Solutions, LLC (PBS) previously completed the 2020, 2021, 2022 and 2023 Audits and was retained by the Board of Trustees to complete the 2023 Audit for the Town. Prospective Business Solutions did the field work portion of the audit in April of this year and provided the draft to the Town in July.

### **SUMMARY:**

Ms. Uli Keeley of Prospective Business Solutions will present her firm's findings from the Audit performed on the 2024-year end financials for the Town of Wiggins. After the presentation, Lorraine Trotter with Professional Management Solutions, the Town's outside accounting consultant will present the financial statements information to the Board.

### **FISCAL IMPACT:**

The presentation of the 2024 Audit will not impact the adopted 2025 budget as the 2024-year end audit is a budgeted item.

### **APPLICABILITY TO TOWN OBJECTIVES AND GOALS TO PROVIDE SERVICES:**

Having an annual audit of the Town's finances supports the Town of Wiggins goals of being a good steward of financial resources and providing transparency in government.

**TOWN OF WIGGINS  
RESOLUTION NO. 01-2025**

**A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND TOWN MANAGER TO SIGN THE ENGAGEMENT LETTER FOR THE 2024 YEAR END AUDIT OF THE TOWN OF WIGGINS FINANCIALS**

**WHEREAS**, the Town of Wiggins is required to have a yearly audit of Town Finances each year; and

**WHEREAS**, the Town of Wiggins is required to submit the results of this year end audit to the Colorado Office of the State Auditor by July, 31<sup>st</sup> of each year; and

**WHEREAS**, Prospective Business Solutions, LLC submitted the most responsive proposal in response to the Town’s Request for Proposals (RFP) for Audit Services in 2021; and

**WHEREAS**, Prospective Business Solutions, LLC successfully performed the audit for the Town of Wiggins for several years since 2021; and

**WHEREAS**, the Board of Trustees, by this resolution desires to authorize the Mayor and Town Manager to sign the Engagement Letter attached to this resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF WIGGINS, COLORADO:**

**Section 1.** The Board of Trustees hereby approves the Audit Engagement Letter presented by Prospective Business Solutions, LLC and authorizes the Mayor and Town Manager to sign such Engagement Letter.

**Section 2.** The Town Manager, Town Clerk and Town staff are further authorized to do all things necessary on behalf of the Town to perform the obligations of the Town related to such Audit.

**Section 3.** This Resolution shall be in full force and effect from and after the date of its passage and approval.

**INTRODUCED, ADOPTED AND RESOLVED THIS 22<sup>nd</sup> DAY OF JANUARY, 2025.**

TOWN OF WIGGINS, COLORADO

\_\_\_\_\_  
Christopher Franzen, Mayor

ATTEST:

\_\_\_\_\_  
Nichole Seiber, Town Clerk



## STAFF SUMMARY

### Board of Trustees Special Meeting January 22, 2025

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**Date:** January 21, 2025

**ADGENDA ITEM NUMBER:** 9

**TOPIC:** Consideration of Ordinance 1-2025- An Ordinance Approving a Lease Agreement for a Portion of the Knievel Property

**Responsible Staff Member:** Nichole Seiber, Town Clerk/Treasurer

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#### **BACKGROUND**

The Town has previously entered into a Dryland Farm Lease Agreements with Michael K. Miller and Carey R. Miller. Michael K. Miller and Carey R. Miller would like to lease the property again this year. Leasing this portion of the property helps the Town by eliminating the need for the Town to maintain the land.

#### **SUMMARY**

Michael K. Miller and Carey R. Miller will continue to maintain the property under their control as leased.

#### **FISCAL IMPACT**

Adoption of this resolution will not negatively impact the adopted 2025 budget. The continued lease benefits the Town financially as we currently do not have the equipment to do such.

#### **APPLICABILITY TO TOWN OBJECTS AND GOALS TO PROVIDE SERVICES**

Continued maintenance of property supports the Towns goal to be good stewards of our resources.

#### **OPTIONS AVAILABLE TO TOWN TRUSTEES**

The Board of Trustees could adopt this Ordinance as presented, request an amendment, or not adopt the Ordinance.

#### **MOTION FOR APPROVAL**

I make a motion to adopt Ordinance No. 1-2025 – An Ordinance Approving a Lease Agreement for a Portion of the Knievel Property.

**ACTION REQUESTED**

MOTION, SECOND, ROLL-CALL VOTE

*(Resolutions require affirmative votes from the majority of Trustees present)*



**PASTURE LAND LEASE AGREEMENT WITH HUNTING PRIVILEGES  
(Knieval Property)**

**THIS DRYLAND FARM LEASE AGREEMENT** (“Lease”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between TOWN OF WIGGINS, COLORADO, a Colorado municipal corporation (“Landlord”), and MICHAEL K. MILLER AND CAREY R. MILLER (collectively, the “Tenant”).

NOW, THEREFORE, Landlord and Tenant agree as follows:

1. Leased Property. Landlord hereby leases to Tenant the following real property, as legally described on **Exhibit A** attached hereto, (hereinafter the “Leased Property”) located in the W 1/2 , Section 22, Township 4N, Range 60W of the 6<sup>th</sup> Principal Meridian. The Leased Property is approximately 270 acres as depicted in **Exhibit B**.

2. Term; Rent. The term of this Lease shall commence on the date first written above and ending on December 31, 2030, unless sooner terminated by the mutual written consent of the Landlord and Tenant or as provided in as provided in this Lease. As consideration for this Lease, Tenant shall pay Landlord rent in the amount of \$3,510.00 (\$13 acre x 270 acres), which such amount shall be due on or before January 31 of each year of this Lease.

3. Condition of Leased Property; Risk of Loss. Prior to signing this Lease, Tenant has inspected the Leased Property and leases it in an “as is” condition. No additional representation, statement or warranty, express or implied, has been made by or on behalf of the Landlord as to the condition of the Leased Property. In no event shall the Landlord be liable for any defect in the Leased Property or for any limitation on its use for farmland. Tenant assumes the risk of loss or damage to any crops or Tenant property, whether from windstorm, fire, earthquake, snow, flood, water run-off, soil conditions, or any other causes whatsoever. Tenant expressly recognizes that Landlord and other entities intend to store, recharge and use water adjacent to the Leased Property and hereby agrees it will not hold the Town or such other entities liable for any damages caused to the Tenant’s crops or other property by the storage, recharge and use of water adjacent to the Leased Property, including, but not limited to, any damage caused by a rise in the water table, flooding, or other damages or inconveniences which are a reasonably foreseeable consequence of Landlord’s and the other entities’ intended uses of the property adjacent to the Leased Property.

4. Permitted and Required Uses. Tenant may occupy and use the Leased Property for the following uses and practices:

a. Agricultural uses, including the open growing of crops and keeping of livestock, the types of which shall be approved by the Landlord in advance, but which approval by Landlord shall not be unreasonably withheld, delayed or conditioned, and at levels consistent with applicable zoning ordinances and regulations for the Leased Property, and with any soil and conservation plans applicable to the Leased Property. **This Lease is a dry land lease. Tenant shall not be entitled to use any water on the Leased Property for irrigation during the term of the Lease.**

b. Use of agrichemicals, including but not limited to, fertilizers and biocides, but only in those amounts and with that frequency of application necessary to accomplish Tenant’s permitted agricultural uses.

c. Control by legally authorized techniques of predatory animals and problem species which have caused or are likely to cause damage to crops or other property of Tenant.

d. Tenant shall be permitted, in Tenant's reasonable discretion to harvest the crops on the Leased Property and to use the buildings, corrals, storage bins and units, and business equipment necessary to complete the harvest and sale of the crops that are on the Leased Property as of the date of this Lease and that may be grown any time after the date of this Lease.

e. For hunting purposes during the season established and in accordance with the laws, rules and regulations of the State of Colorado and County of Morgan.

f. There shall be no principal use of the Leased Property other than for the uses described herein.

5. Limitation on Hunting Privileges.

a. Tenant and their guests shall have and possess valid Colorado hunting licenses that cover the species the Tenant intends to hunt on the Lease Property.

b. Tenant and their shall comply with all Colorado, federal and local hunting laws and regulations. Should Tenant or any guest violate applicable laws and regulations, Landlord may immediately terminate this Lease.

c. While on the Leased Property, Tenant and their guests shall: (1) maintain safe gun handling practices; (2) never shoot in the direction of any people, buildings or livestock; (3) leave all gates as Tenant finds them; (4) use proper care in crossing fences; (5) operate vehicles only on established roadways or lanes; (6) not use alcohol or unlawful drugs; and (7) build no fires.

d. Tenant agrees that the Leased Property shall be kept free of litter at all times and that litter or trash will be removed by Tenant.

e. Tenant may allow guests to use the Leased Property when accompanied by Tenant, but Tenant is prohibited from charging a fee or requiring remuneration in exchange for granting permission to anyone to hunt on the Leased Premises. Further, no commercial hunting, fishing or guide activities may occur on the property by the Tenant or his guests.

f. Tenant recognizes the inherent dangers associated with hunting, both natural and human- created. Tenant recognizes that accidents involving firearms, ammunition, falling trees, hidden ground openings, poisonous plants and animals and various other dangers may forcibly occur on the Leased Property. Tenant acknowledges his recognition of these dangers and the possible existence of dangerous physical conditions upon the premises such as, but not limited to, those described on the enclosed map. With the aforementioned recognitions in mind, Tenant agrees to indemnify and hold harmless Landlord, its officials, officers, employees and agents from all claims, suits, losses, personal injuries, deaths, property liability and all other liability resulting directly or indirectly from or on account of hunting activities engaged in by Tenant or Tenant's guests on the Leased Property, said obligation to indemnify extending to the reimbursement of Landlord for all expenses and suits including but not limited to, judgments, attorney fees and court costs

6. Maintenance. Landlord shall have no obligation to repair, replace, improve or maintain any portion of the Leased Property. Tenant shall at all times during the term of this Lease and at Tenant's sole expense maintain the Leased Property in a reasonably good and safe condition. Tenant shall use reasonable care to prevent waste, damage or injury to the Leased Property, and shall conduct agricultural operations in accordance with prevailing standards of husbandry. Tenant, and Tenant's agents and employees, may not cut or damage trees, roads, water facilities, ponds or dwellings, fences, buildings or other property on the Leased Property without the prior written consent of Landlord, which consent shall not be unreasonably conditioned, delayed or withheld by Landlord. Tenant, and Tenant's agents and employees, agree to repair any material damage Tenant, or Tenant's agents and employees, may cause on the Leased Property and to return the Leased Property to Landlord in the condition a reasonable person would expect the Leased Property to be in after the completion by Tenant, and Tenant's agents and employees, of the Permitted and Required Uses in Section 4 of this Lease excepting ordinary wear and tear and damage by acts of God. Tenant, and Tenant's agents and employees, shall comply with all applicable ordinances, resolutions, rules and regulations in its use and occupancy of the Leased Property. If Tenant fails to comply with its obligations under this Section, Landlord may at its option terminate this Lease as provided herein or take such measures as it determines necessary to bring the Leased Property into compliance with the terms of this Lease, and the cost of such measures shall be paid by Tenant. Upon termination of this Lease, Tenant shall return the Leased Property to Landlord in the condition a reasonable person would expect the Leased Property to be in after the completion by Tenant, and Tenant's agents and employees, of the Permitted and Required Uses in Section 4 of this Lease excepting ordinary wear and tear and damage by acts of God.

7. Utilities, Supplies & Equipment. During the term of the Lease, Tenant shall be solely responsible for payment of all utility services for the Leased Property (if any). Tenant shall promptly pay all utility charges as they become due. Tenant shall be solely responsible for the costs of all labor, machinery, fertilizer, chemicals, seed and other items needed for farming, and shall promptly pay for all labor and materials furnished at the instance of Tenant.

8. Alterations and Improvements. Tenant shall not place, build, expand, alter or add to any structures or other improvements on the Leased Property without the Landlord's prior written consent, which consent may not be unreasonably conditioned, delayed or withheld by Landlord.

9. Non-liability of Landlord. Landlord shall have no responsibility, liability, or obligation with respect to the safety or security of any personal property placed or located on, at, or in the Leased Property, it being acknowledged and understood by Tenant that the safety and security of any such property is the sole responsibility and risk of Tenant.

10. Right of Entry; Reserved Uses. Upon prior notice to Tenant, Landlord shall at all times have the right to enter the Leased Property to inspect, improve, maintain, alter or utilize the Leased Property at reasonable times and in any reasonable manner authorized to Landlord and which does not unreasonably interfere with Tenant's use and enjoyment of the Leased Property. In the exercise of its rights pursuant to this Lease, Tenant, and Tenant's agents and employees, shall use reasonable efforts to avoid any material damage or material interference with any Landlord installations, structures, utilities, or improvements on, under, or adjacent to the Leased Property.

11. Tenant Liability. Tenant shall be solely responsible for any reasonable and documented material damages suffered by Landlord as a result of Tenant's use and occupancy of the Leased Property. Tenant agrees to indemnify and hold Landlord, its officers, agents, and employees harmless from and against all reasonable and documented liability, claims, damages, losses, and expenses, including but not limited to reasonable attorneys' fees, arising out of, resulting from, or in any way connected with (a) Tenant's use and occupancy of the Leased Property; (b) any mechanics liens claimed or recorded against the Leased Property as a result of Tenant's use or occupancy thereof; or (c) the rights and obligations of Tenant under this Lease.

Tenant agrees to hold harmless and make no claim against Landlord, its officers, agents, and employees for any damages which may be caused by the acts of Landlord, its officers, agents, and employees, to Tenant's crops, property or improvements located upon the Leased Property; however, this shall not apply with respect to the grossly negligent, wanton and willful acts of Landlord, and Landlord's agents and employees.

12. Insurance. Tenant shall purchase and maintain for the full term of this Lease farm liability and general liability insurance, with minimum coverage of not less than \$350,000 for any injury to one person in any single occurrence, and \$1,000,000 for any injury to two or more persons in any single occurrence. The general liability insurance policy shall include coverage for bodily injury, property damage, and personal injury. Tenant shall also maintain workers compensation and employers liability insurance if and as required by the provisions of the Workers Compensation Act, as amended, of the State of Colorado. Before commencement of activities under this Lease, Tenant must present evidence of the required coverages to the Landlord. The required coverages shall be maintained for the term of this Lease, and Tenant shall notify the Landlord of any material reduction or exhaustion of aggregate policy limits. If Tenant fails to purchase or maintain the insurance coverage stated required herein, the Landlord shall have the right to procure such insurance coverage at Tenant's expense.

13. Non-Waiver of CGIA. The parties understand and agree that Landlord is relying on and does not waive or intend to waive by any provision of this Lease the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101 et seq. ("CGIA") as from time to time amended, or otherwise available to Landlord its officers, or its employees.

14. Breach; Remedies; Termination. At Landlord's option, it shall be deemed a breach of this Lease if Tenant defaults in the performance of any term of this Lease. In the event Landlord elects to declare a breach, Landlord shall give Tenant twenty (20) days written notice requiring compliance with the specified terms and conditions of this Lease, or delivery of the possession of the Leased Property. In the event any default remains uncorrected after twenty-one (21) days written notice, Landlord, at Landlord's option, may declare the Lease term ended, repossess the Leased Property and expel Tenant without being deemed guilty of a trespass or of a forcible entry and detainer and without prejudice to any other remedies to which Landlord may be entitled. In addition to the foregoing, Landlord may immediately terminate this Lease if Landlord determines in its reasonable discretion that Tenant's use of the Leased Property poses a material human health, safety or welfare hazard or violates applicable laws, regulations, ordinances or water court decree, which such hazard or violation cannot be remedied. Further, the Landlord may terminate this Lease upon sixty (60) days' written notice to Tenant in the event Landlord determines to develop or use all or a portion of the Leased Property in a manner Landlord determines will be incompatible with the continuation of this Lease, or if Landlord determines that all or a portion of the Leased Property is needed for the exclusive use of Landlord.

15. Notice. Any notices or communication required or permitted hereunder shall be given in writing and shall be personally delivered, or sent by United States mail, postage prepaid, registered or certified mail, return receipt requested, addressed to the recipient party and its address set forth in the first paragraph of this Lease. Notices shall be effective upon mailing.

16. Non-Waiver. Waiver by Landlord of any breach of any term of this Lease shall not be deemed a waiver of any subsequent breach of the same or any other term or provision thereof.

17. No Sublease. The Lease granted herein is personal to the parties hereto, and Tenant may not sublease or assign any of its interest in the Lease without the Landlord's prior written consent. The foregoing shall not preclude a lender's interest in crops.

18. Status of Tenant. Tenant acting under this Lease is not an employee, agent or joint venture of the Landlord. Tenant's operations will not be supervised by any employee or official of the Landlord, nor will Tenant exercise supervision over any employee or official of the Landlord. Tenant shall not represent that Tenant is an employee, agent or joint venture of the Landlord. Tenant shall supply all personnel, equipment and materials at Tenant's sole expense. **Tenant is not entitled to Workers' Compensation benefits from the Landlord, and is obligated to pay federal and state income tax on money earned pursuant to this Lease.**

**IN WITNESS WHEREOF**, the parties have entered into this Dryland Farm Lease Agreement on the date first above written.

LANDLORD: TOWN OF WIGGINS

By: \_\_\_\_\_  
Chris Franzen, Mayor

ATTEST:

\_\_\_\_\_  
Nichole Seiber, Town Clerk

TENANT:

By: \_\_\_\_\_  
Michael K. Miller

By: \_\_\_\_\_  
Carey R. Miller

**EXHIBIT A**

**LEGAL DESCRIPTION OF LEASED PROPERTY**

That property north of the Bijou canal and consisting of the E  $\frac{1}{2}$  of the W  $\frac{1}{2}$  of Section 15, Township 4 North, Range 60 West of the 6<sup>th</sup> and the NE  $\frac{1}{4}$  of the W  $\frac{1}{2}$  of Section 22, Township 4 North, Range 60 West of the 6<sup>th</sup> as further depicted on the attached drawing.

**EXHIBIT B**  
**DEPICTION OF LEASED PROPERTY**





**TOWN OF WIGGINS  
ORDINANCE NO. 1-2025**

**AN ORDINANCE APPROVING A LEASE AGREEMENT FOR A PORTION OF THE KNieVEL PROPERTY**

WHEREAS, the Board of Trustees has the power pursuant to Section 31-15-713(1)(c), C.R.S. to lease real estate owned by the municipality when deemed by the Board of Trustees to be in the best interest of the Town; and

WHEREAS, any lease for a period of over one year must be approved by ordinance of the Board of Trustees; and

WHEREAS, the Town is the owner of that certain real property known as the Knievel Property in the W ½ of Section 22 and the W ½ of Section 15, Township 4N, Range 60W of the 6<sup>th</sup> Principal Meridian (the “Property”); and

WHEREAS, Michael and Carey Miller desire to lease a portion of the Property for the purpose of dryland farming; and

WHEREAS, the Board of Trustees has determined it is in the best interest of the Town and its citizens to enter into the Lease Agreement contemplated herein.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF WIGGINS, COLORADO:**

**Section 1.** The proposed Dryland Farm Lease Agreement (“Agreement”), between the Town and Michael K. Miller and Carey R. Miller for the lease of a portion of the Town-owned property located in the W ½, Section 22, Township 4N, Range 60W of the 6<sup>th</sup> Principal Meridian, is hereby approved in essentially the same form as the copy of such Lease accompanying this Ordinance.

**Section 2.** The Mayor is hereby authorized to execute the Lease, except that the Mayor is hereby further granted the authority to negotiate and approve prior to execution thereof such revisions to said Lease as are determined necessary or desirable for the protection of the Town, so long as the term of the lease is not extended, and the other essential terms and conditions of the Lease are not altered.

**Section 3.** If any article, section, paragraph, sentence, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Board of Trustees hereby declares it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

**Section 4.** All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED BY TITLE ONLY  
this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

TOWN OF WIGGINS, COLORADO

\_\_\_\_\_  
Chris Franzen, Mayor

ATTEST:

\_\_\_\_\_  
Nichole Seiber, Town Clerk