



**TOWN OF WIGGINS
BOARD MEETING AGENDA**

MAY 28, 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 April 23, 2025
2. Approval of Minutes from the Special Meeting held on May 14, 2025

III. REPORTS

1. Town Staff Report
2. Board of Trustees
3. Approval of Bills May 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. CONSIDERATION OF RESOLUTION NO. 12-2025

A Resolution Approving an Exclusive Right-to-Sell Listing Contract

1. Resolution No. 12-2025

ADJOURNMENT

1. Closing Remarks by Mayor and Adjournment of Meeting



MINUTES OF MEETING
TOWN OF WIGGINS
BOARD OF TRUSTEES MEETING

April 23, 2025 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, April 23, 2025. Mayor Chris Franzen called the meeting to order at 7:00 P.M. The following answered roll call: Mayor Pro-Tem Steven Perrott, and Trustees: Bruce Miller, Berry Tomlinson, Michael Seiber, and Steven Klecka, Trustee Robert McKeighan. Staff present were Craig Miller, Town Manager; Nichole Seiber, Town Clerk/Treasurer; Beau Warden, Public Works Supervisor and Police Chief Jim Parks, Parks/Recreation Coordinator Ashley Sidell.

APPROVAL OF THE AGENDA

- Motion made by Trustee Miller, seconded by Mayor Pro-Tem Perrott. Roll Call: Unanimously approved.

APPROVAL OF CONSENT AGENDA

- Motion made by Trustee Klecka to approve the board meeting minutes from March 26, 2025. Motion was seconded by Trustee Tomlinson. Roll Call: Unanimously Approved.

TOWN STAFF REPORTS

Town Manager:

- Parks/Rec Coordinator Ashley Sidell
- Next work session will be extensive and will include Lauren Benton,
- Meeting with LRE
- 3rd/Chapman paving quotes ready for bid
- Interconnect update
- Mark Carns cottage development
- Knieval house
- Possibly amend open container ordinance
- Non-Pot water rates; Adopt resolution to revise fee
- Teets Field, Kiowa Park water on

Town Clerk:

- Parks/Rec: Update on spring/summer ball and 4th of July

Public Works Supervisor:

- Non-Pot line to be charged
- Lights at Pachek Field
- Arbor Day
- Locates called in for storm drainage projects

BOT:

- Water tank building
- Summer help budgeted
- ARPA funds
- Grants available for augmentation pond
- Prioritization of projects
- Complaints of junk stored around town
- Topper off 150

APPROVAL OF BILLS, APRIL 2025

- Motion to approve bills was made by Mayor Pro-Tem Perrott and seconded by Trustee Miller. Roll Call: Unanimously Approved.

FINANCIALS ACTUAL TO BUDGET

- Motion to approve was made by Mayor Pro-Tem Perrott and seconded by Trustee McKeighan. Roll Call: Unanimously Approved.

PUBLIC COMMENTS

- Brett Reese; Mobile Home Park flooding
- Michael Jones; Plugged culvert at Central Avenue
- Mark Strickland; GIS software; Drainage

CONSIDERATION OF RESOLUTION 10-2025

1. A Resolution Supporting the Filing of an Application with the Public Utilities Commission for a Local Emergency Telephone Charge Increase.
- Motion to approve by Mayor Pro-Tem Perrott, seconded by Trustee Tomlinson. Roll Call: Unanimously Approved.

MOTION TO APPOINT PLANNING AND ZONING COMMISSIONERS

1. Appoint Jesse Borders; Re-appoint Stan Baumgartner.
- Motion made by Trustee Klecka, seconded by Mayor Pro-Tem Perrott.
 - Roll Call: Unanimously Approved.

LIQUOR LICENSE RENEWAL – JUST 1 MORE, LLC

1. Application to renew Liquor License.
- Motion to approve made by Mayor Pro-Tem Perrott, seconded by Trustee Miller
 - Roll Call: Unanimously approved.

ADJOURNMENT

1. Closing Remarks by Mayor and Adjournment of Meeting
 - Meeting adjourned at 7:54 P.M.



MINUTES OF MEETING
TOWN OF WIGGINS
BOARD OF TRUSTEES SPECIAL MEETING

May 14, 2025 at 8:19 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, May 14, 2025. Mayor Pro-Tem Steven Perrott called the meeting to order at 8:19 P.M. The following answered roll call: Mayor Chris Franzen, and Trustees: Bruce Miller, Berry Tomlinson, Michael Seiber, Steven Klecka, Robert McKeighan. Staff present were Craig Miller, Town Manager; Nichole Seiber, Town Clerk/Treasurer.

APPROVAL OF THE AGENDA

- Motion made by Trustee Miller, seconded by Trustee Tomlinson. Roll Call: Unanimously Approved.

CONSIDERATION OF RESOLUTION 11-2025

- A Resolution Adopting Rates And Charges For Non-Potable Water Service
- Motion made by Trustee Klecka to approve Resolution 11-2025. Motion was seconded by Trustee McKeighan. Roll Call: Unanimously Approved.

CONSIDERATION OF MOLD MITIGATION QUOTES

- Motion made by Trustee Miller, seconded by Trustee Tomlinson to accept mold mitigation quote of \$3131.00 from Graham Upholstery for Knievel property. Roll Call: Unanimously Approved

ADJOURNMENT

- Closing Remarks by Mayor Pro-Tem Perrott and Adjournment of Meeting
- Meeting adjourned at 8:24 P.M.

Date 05/27/2025

ANALYSIS - ACTIVITY - DAY

Time 17:28:17

Agency Wiggins Police Dept.

Report CFS24

Dates 04/01/2025

Thru

04/30/2025

Activity	Sun	Mon	Tuse	Wed	Thur	Fri	Sat	Total
911-Welfare Check	1	2	2	0	1	2	1	9
Abandoned Vehicle	0	5	0	0	1	0	0	6
Alarm	0	0	0	0	0	1	0	1
Animal Bite	1	0	0	0	1	0	0	2
Assault-sexual	0	0	0	0	1	0	0	1
Assist Other Agency	3	1	1	1	0	2	1	9
Bar Check	0	0	0	0	0	1	0	1
Building Check	0	0	0	0	0	0	1	1
Civil Issues	0	1	0	0	0	0	0	1
Community Policing	0	4	1	0	0	1	2	8
Disturbance	0	1	1	0	0	0	0	2
Dog At Large	0	0	0	0	1	0	0	1
Domestic Violence	1	0	0	0	0	0	0	1
Driving Complaint	0	1	0	0	0	1	0	2
Drug/narcotics	0	1	0	0	0	0	0	1
Extra Patrol	8	2	2	3	6	5	2	28
Fire Investigation LE	0	1	0	1	1	0	0	3
Follow Up/Investigati	3	8	8	1	3	1	3	27
Harass/threat	1	0	0	0	0	0	0	1
Information	0	0	1	2	1	1	1	6
Keep The Peace	0	1	0	0	0	0	0	1
Local Ordinance Viola	3	2	1	6	4	2	2	20
Lost/found	0	1	0	0	0	0	0	1
Loud Noise	0	0	0	0	0	3	0	3
Medical Assist	0	0	0	0	0	0	1	1
Meet Party	0	0	2	0	4	0	1	7
Motorist Assist	0	0	0	0	0	0	1	1
Registered Sex Offend	0	0	0	0	1	1	0	2
Remove A Party	0	0	0	1	0	0	0	1
Repossession	0	0	0	1	0	0	0	1
Return Phone Call	0	1	2	4	2	1	1	11
Select Enforce Off In	0	2	6	5	10	6	6	35
Susp Pers/veh/inc	0	0	1	0	0	0	1	2
Traffic Contact	1	2	1	2	1	0	1	8
Vehicle Inspection	0	0	0	1	0	0	0	1
Watering Violation	1	0	0	0	0	0	0	1
Welfare Check	0	1	0	2	2	0	1	6
Days Total	23	37	29	30	40	28	26	213



TOWN STAFF'S REPORT

**Board of Trustees Meeting
May 28, 2025**

- Town Manager Updates
- Admin Updates
- Public Works Updates
- Planning and Zoning Updates
- Parks and Rec Updates
- Police Department Updates

TOWN OF WIGGINS - BILLS PAID

MAY 2025

Vendor Name	Description	Amount Paid
A SQUARED INSTRUMENTS AND CONTROLS	Meter Calibration/Backflow Testing	\$1,700.00
AFLAC	Member Benefits	\$227.34
BLAKE ELECTRIC LLC	Underground Wires/Electric for Ballfield	\$9,950.00
BLOEDORN LUMBER	PW Supplies/Non-Pot Line/Parks Shed	\$1,991.98
BLUE LIGHTNING	Phone and internet	\$507.20
BNSF RAILWAY COMPANY	Flood Control Levee at Wiggins	\$425.61
BUILDERS AGGREGATE CO	Non-Pot Line Ocncrete	\$916.00
CASELLE, INC	Support/Human Resources Module	\$4,165.00
CEBT	Health Benefits	\$10,574.40
CIRSA	Worker's Comp Audit	\$8,635.78
CITY OF FORT MORGAN UTILITIES	Glassey Pump #89 (E)	\$8.17
CITY OF WRAY	CML District Meeting/NE CO Housing Grant	\$1,059.33
COLORADO ANALYTICAL LABORATORY	Water Testing x2	\$5,198.00
CORE & MAIN	Non-Pot line	\$33,271.01
COUNTRY HARDWARE	4 Months Statements	\$9,396.05
DAHL OF FORT MORGAN	Culvert Repair/Non-Pot Line	\$48,741.61
DBC IRRIGATION SUPPLY	Teets Ballfield/Non-Pot Line	\$601.55
ECONO SIGNS	Street Signs/Brackets	\$1,512.00
FERGUSON ENERPRISES INC #3325	Meter Software/Harware AGMT	\$2,488.88
FLEMING, LANCE	Umpire Fees	\$90.00
GARRETSON'S SPORT CENTER	Baseball Buckets/L Screen/Baseball Tees	\$1,354.03
GASBARRO, ANATHONY	Umpire Fees	\$390.00
GERTGE TECHNOLOGY, LLC	Parks/Rec Computer/Phones	\$1,413.02
GRAINGER	Non-Pot Line	\$466.68
GREAT COPIER SERVICE	Copier Lease Split	\$86.84
GREELEY-EVANS ELKS YOUTH BASEBALL LEAGUE	2024 Baseball Registrations	\$650.00
HARMAN, STEPHANIE	CIS/NIBRS	\$115.50
HAYES POZNANOVIC KORVER, LLC	Attorney's fees	\$856.00
HE LLC	Non-Pot Line/Shade Sail. Water Well	\$3,504.00
JARVIS	May Subscription Fee	\$175.00
JESS BACKHOE SERVICE LLC	Pot Hole Line/Hydro Vac 5th Ave/Backhoe	\$2,544.00
JG DESIGNS	Sports Hats	\$304.00
JONES IRRIGATION SERVICE	Non-Pot Line	\$108,596.28
KAMMERER, WILLIAM M.	Water Shares Lease/Purch Paymt x2	\$7,020.84
KELLY, PC	Legal Fees	\$2,835.00
KING LEE TECHNOLOGIES	RO Filters	\$1,380.00
KYTE, DERRICK	Umpire Fees	\$360.00
LAW OFFICE OF AMY C. PENFOLD LLC	Prosecuting Attny Fees	\$735.00
LEAF	Copier Lease Split	\$159.00
LRE Water	Engineering Services	\$4,661.75
LYONS GADDIS	Water Legal Fees	\$693.00
M & S ELECTRIC, INC.	Repair motor Booster Station	\$5,520.17
MID-AMERICAN RESEARCH CHEMICAL	Chemicals	\$1,327.47

TOWN OF WIGGINS - BILLS PAID

MAY 2025

MILLER, CRAIG	Mileage/Parking Reimbursement	\$159.39
MILLER'S LANDSCAPING	Teets Park Mountain Granite	\$1,347.72
MORGAN COUNTY	Agate St Culvert	\$1,180.26
MORGAN COUNTY REA	Street Lights	\$10,679.72
NEWCO INC	Pachek Lights/Non-Pot Line/RO Plant	\$8,476.35
OUT EAST CONTRACTING, LLC	Recycled Asphalt	\$7,400.00
PITNEY BOWES	Postage/Lease	\$1,495.20
PRAIRIE MOUNTAIN MEDIA	Planning & Zoning Notice	\$28.52
PROFESSIONAL MANAGEMENT SOLUTIONS	Accounting Fees	\$3,508.75
PROTECTY YOUTH SPORTS	Background Checks	\$238.30
PURCHASING CARD	Training/Travel Expenses/Supplies	\$7,338.32
REFUNDS FOR PAVILION RENTAL	Refund for Pavilion Deposits	\$400.00
REVELATION STEEL, LLC	Ball Fields	\$1,327.56
RH WATER & WASTEWATER, INC.	Water/Sewer/Backflow/Cross Connect	\$980.00
RICK ENGINEERING COMPANY-COLORADO	Completion of COMP Plan	\$11,225.80
RIVAL SERVICES, LLC	Kiowa Park 1083 Johnson Street	\$375.00
RUDER'S HVAC+LLC	Town Hall Furnace Repair	\$473.74
RUDY'S G.T.O.	Tractor Tire Repair	\$43.66
RWT EXCAVATING & DEMOLITION	Crushed Concrete	\$1,898.65
SAFEBUILT LOCKBOX #88135, LLC	Residential Permits	\$245.43
SIDELL, LYNN	Parks/Rec Desk	\$250.00
SIMON MATERIALS	Vault for School Non-Pot	\$1,579.52
SINGLEPOINT LLC	Copier Lease	\$1,782.71
STERLING BASEBALL ORGANIZATION	Tournament	\$350.00
STOCKYARDS RANCH SUPPLY	Metal Sheet 29 Guage/19 Guage	\$2,615.16
STRANGE, MICHAEL	Umpire Pymt	\$60.00
STUB'S LLC	PD/PW & Generator Tanks Fuel	\$4,949.04
TREATMENT TECHNOLOGY	Hypochlorite Solution	\$3,269.20
VIAERO WIRELESS	Phone/Internet	\$1,040.84
Vickers, August	Umpire Fees	\$180.00
Walker Repair Services	PW Vehicle/PD Vehicle	\$1,049.32
WELDON VALLEY DITCH COMPANY	Assessments	\$109.50
WELLER FABRICATION & MACHINE	Non-Pot Old Well/Bulk Water Meters	\$200.00
WEX FLEET UNIVERSAL	PD Fuel/PW Fuel	\$1,284.85
WIGGINS FARM AND AUTO SUPPLY	Retainer/Rocket Switch/PW/PD Vehicle	\$1,687.16
WIGGINS HISTORICAL GROUP	Geraniums	\$432.00
WIGGINS SUPER'S 1846	Employee App/Teets Bathroom/Supplies	\$112.28
Wiggins Tigers Sporting Club	Donation	\$1,000.00
WLS Investments	Spring Newsletter	\$989.38
WOLF WASTE, LLC	Waste Removal x2	\$756.00
XCEL ENERGY	Utilities	\$446.19
XTREME LLC	Culvert 3rd & Karen/Plasma Cutting Svcs	\$1,027.50

APPROVED:



DATED: 05/27/25

T \$370,600.51

TOWN OF WIGGINS
COMBINED CASH INVESTMENT
MAY 31, 2025

COMBINED CASH ACCOUNTS

01-10210	HIGH PLAINS-MAIN CHECKING	193,282.30
01-10211	XPRESS DEPOSIT ACCOUNT	64,245.41
01-10220	HIGH PLAINS-SWEEP ACCOUNT	3,477,671.29
01-10750	UTILITY CASH CLEARING ACCOUNT	(109,421.78)
TOTAL COMBINED CASH		3,625,777.22
01-20200	ACCOUNTS PAYABLE	13,063.09
01-10100	CASH ALLOCATED TO OTHER FUNDS	(3,467,823.80)

TOTAL UNALLOCATED CASH	171,016.51
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CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	1,623,807.63
20	ALLOCATION TO WATER ENTERPRISE	342,040.00
30	ALLOCATION TO SEWER ENTERPRISE	1,314,646.48
40	ALLOCATION TO SALES TAX CAPITAL IMPROVEMENT	(184,193.97)
45	ALLOCATION TO SALES TAX STREETS	358,782.79
50	ALLOCATION TO CONSERVATION TRUST	12,740.87
TOTAL ALLOCATIONS TO OTHER FUNDS		3,467,823.80
ALLOCATION FROM COMBINED CASH FUND - 01-10100		(3,467,823.80)

ZERO PROOF IF ALLOCATIONS BALANCE	.00
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TOWN OF WIGGINS

BALANCE SHEET

MAY 31, 2025

GENERAL FUND

ASSETS

10-10100	CASH IN COMBINED CASH FUND	1,623,807.63	
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	18,966.09	
10-10250	COLOTRUST FUND	122.70	
10-10260	CASH IN USE TAX FUND	267,277.31	
10-10310	CASH W/ COUNTY TREASURER	4,731.65	
10-10500	PROPERTY TAXES RECEIVABLE	713,869.00	
10-11500	ACCOUNTS RECEIVABLE	65,449.11	
10-11510	EMPLOYEE ADVANCES RECEIVABLE	2,908.35	
10-14100	PREPAID EXPENSES	180.27	
TOTAL ASSETS			2,698,161.80

LIABILITIES AND EQUITYLIABILITIES

10-20200	ACCOUNTS PAYABLE	4,896.83	
10-22210	DEFERRED PROPERTY TAX	713,869.00	
10-22705	ACCRUED SALARIES & BENEFITS	20,025.46	
10-22710	FED/ FICA TAXES PAYABLE	12,890.02	
10-22720	STATE W/H TAXES PAYABLE	26,514.42	
10-22740	POLICE PENSION PAYABLE	(1,004.82)	
10-22760	DEFERRED COMP CONTRIB PAYABLE	2,085.59	
10-22770	UNEMPLOYMENT PAYABLE	826.91	
10-22790	GARNISHMENT PAYABLE	(312.40)	
10-22820	HEALTH INSURANCE PAYABLE	(38,233.17)	
10-22825	AFLAC PAYABLE	690.63	
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	1,906,680.87	
TOTAL LIABILITIES			2,651,106.01

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:
REVENUE OVER EXPENDITURES - YTD

8,415.48

BALANCE - CURRENT DATE

8,415.48

TOTAL FUND EQUITY

8,415.48

TOTAL LIABILITIES AND EQUITY

2,659,521.49

TOWN OF WIGGINS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>					
10-30004 GENERAL MISCELLANEOUS	.00	1,569.57	50.00	(1,519.57)	3139.1
10-31100 CURRENT PROPERTY TAX	.00	285,342.33	710,000.00	424,657.67	40.2
10-31200 SPECIFIC OWNERSHIP	.00	13,175.07	50,000.00	36,824.93	26.4
10-31300 1% TOWN SALES TAX	27,849.97	128,604.96	309,750.00	181,145.04	41.5
10-31301 USE TAX	675.00	7,205.31	105,000.00	97,794.69	6.9
10-31420 CIGARETTE TAX	127.58	633.62	1,800.00	1,166.38	35.2
10-31810 SEVERENCE TAX	.00	.00	40,000.00	40,000.00	.0
10-31820 FRANCHISE FEE-MORGAN CTY REA	.00	.00	8,000.00	8,000.00	.0
10-31821 FRANCHISE FEE-XCEL ENERGY	.00	8,205.28	12,000.00	3,794.72	68.4
10-31823 FRANCHISE FEE--BLUE LIGHTNING	.00	1,545.50	2,700.00	1,154.50	57.2
10-31900 PENALTIES & INTEREST	.00	37.10	1,200.00	1,162.90	3.1
10-32110 LIQUOR LICENSE (15%)	75.00	120.00	175.00	55.00	68.6
10-32210 BUILDING PERMITS	849.90	5,748.40	70,000.00	64,251.60	8.2
10-33412 DOLA EIAF 2021	.00	.00	11,000.00	11,000.00	.0
10-33413 DOLA REDI GRANT -ECON DEVEL	.00	.00	11,000.00	11,000.00	.0
10-33430 MISCELLANEOUS FEES	.00	195.52	.00	(195.52)	.0
10-33530 HIGHWAY USERS TAX	.00	24,728.27	.00	(24,728.27)	.0
10-33550 ADDITIONAL MOTOR VEHICLE	.00	2,058.32	.00	(2,058.32)	.0
10-33800 ROAD & BRIDGE	.00	32,558.34	.00	(32,558.34)	.0
10-34210 SPECIAL POLICE SERVICES	25.00	150.00	300.00	150.00	50.0
10-34215 VIN INSPECTIONS	45.00	220.00	750.00	530.00	29.3
10-34220 BUILDING DEVELOPMENT REVIEW	.00	145.10	5,000.00	4,854.90	2.9
10-34221 BUILDING INSPECTION PLAN REV	.00	2,472.24	45,500.00	43,027.76	5.4
10-34281 ADULT ACTIVITIES FEE	.00	.00	700.00	700.00	.0
10-34282 PARKS & REC FEES	.00	3,775.00	4,000.00	225.00	94.4
10-34283 SOFTBALL REG FEES	.00	.00	2,000.00	2,000.00	.0
10-34284 BASEBALL REG FEES	45.00	175.00	9,000.00	8,825.00	1.9
10-34286 VOLLEYBALL REG FEES	.00	.00	1,000.00	1,000.00	.0
10-34287 SOCCER REG FEES	.00	.00	5,000.00	5,000.00	.0
10-35110 COURT FINES-MUNICIPAL	689.50	3,977.00	30,000.00	26,023.00	13.3
10-36000 OTHER MISCELLANEOUS REVENUE	360.00	3,899.14	4,000.00	100.86	97.5
10-36010 DOG LICENSES/CLINIC	50.00	300.00	350.00	50.00	85.7
10-36011 BUSINESS LICENSES	.00	250.00	850.00	600.00	29.4
10-36012 CONTRACTOR LICENSES	75.00	800.00	1,300.00	500.00	61.5
10-36013 GOLF CART LICENSES	.00	75.00	500.00	425.00	15.0
10-36050 CAPITAL CREDITS RECEIVED	.00	2,318.79	5,000.00	2,681.21	46.4
10-36100 INTEREST ON SAVINGS	.00	22,376.45	139,500.00	117,123.55	16.0
10-36310 BUILDING & FARM RENT	.00	5,810.93	6,600.00	789.07	88.0
10-36500 CONTRIBUTIONS/DONATIONS	.00	275.00	.00	(275.00)	.0
10-36501 SPONSORSHIPS	985.00	4,365.00	.00	(4,365.00)	.0
10-36505 TEETS PARK PAVILION FEE & DEP	.00	(200.00)	.00	200.00	.0
10-36512 GRANTS--DUI	.00	200.00	5,500.00	5,300.00	3.6
10-36515 GRANT--C.I.O.T.	.00	.00	2,000.00	2,000.00	.0
 TOTAL FUND REVENUE	 31,851.95	 563,112.24	 1,601,525.00	 1,038,412.76	 35.2

TOWN OF WIGGINS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 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	1,157.89	11,369.70	32,000.00	20,630.30	35.5
10-410-34 CODIFICATION	.00	.00	1,000.00	1,000.00	.0
10-410-35 COPIER LEASE	202.07	1,191.61	2,000.00	808.39	59.6
10-410-40 EMPLOYEE TRAINING	.00	849.00	5,000.00	4,151.00	17.0
10-410-41 TELEPHONE & INTERNET	419.26	1,992.52	500.00	(1,492.52)	398.5
10-410-42 UTILITIES--ELECTRIC	77.69	364.73	1,000.00	635.27	36.5
10-410-43 OFFICE BLDG REPAIRS & MAINT	67.99	7,672.08	5,000.00	(2,672.08)	153.4
10-410-44 POSTAGE METER LEASE	71.93	71.93	1,600.00	1,528.07	4.5
10-410-45 UTILITIES-GAS	.00	2,203.88	2,500.00	296.12	88.2
10-410-46 CELL PHONE	111.18	666.78	1,400.00	733.22	47.6
10-410-48 TRASH	.00	125.00	300.00	175.00	41.7
10-410-52 INSURANCE & BONDS	.00	19,678.91	48,000.00	28,321.09	41.0
10-410-55 POSTAGE & SHIPPING	150.94	601.40	800.00	198.60	75.2
10-410-58 TRAVEL & MEETINGS	50.00	996.67	6,000.00	5,003.33	16.6
10-410-61 OPERATING SUPPLIES	.00	2,621.79	6,000.00	3,378.21	43.7
10-410-68 COPIER EXPENSE	.00	.00	1,500.00	1,500.00	.0
10-410-70 IT SUPPORT	601.79	4,412.49	20,000.00	15,587.51	22.1
10-410-71 COMPUTER SOFTWARE	.00	769.69	3,000.00	2,230.31	25.7
10-410-87 EQUIPMENT	.00	.00	2,000.00	2,000.00	.0
10-410-90 DUES & SUBSCRIPTIONS	.00	4,749.18	2,000.00	(2,749.18)	237.5
10-410-91 NEWSLETTERS & PUBLICATIONS	.00	71.07	500.00	428.93	14.2
TOTAL GENERAL GOVERNMENTAL	2,910.74	60,408.43	149,131.00	88,722.57	40.5

ADMINISTRATION DEPARTMENT

10-411-15 ADMINISTRATION DEPT EMPLOYEES	.00	38,926.59	112,787.00	73,860.41	34.5
10-411-20 EMPLOYEE BENEFITS	.00	2,927.49	10,000.00	7,072.51	29.3
10-411-22 FICA & MEDICARE	.00	3,038.58	8,628.00	5,589.42	35.2
10-411-23 457 RETIREMENT	.00	793.96	5,365.00	4,571.04	14.8
10-411-25 UNEMPLOYMENT INS	.00	64.75	117.00	52.25	55.3
10-411-26 WORKERS' COMPENSATION	.00	1,233.70	5,639.00	4,405.30	21.9
10-411-27 EMPLOYEE APPRECIATION	102.03	394.32	1,500.00	1,105.68	26.3
10-411-28 TA VEHICLE STIPEND	.00	450.04	1,000.00	549.96	45.0
TOTAL ADMINISTRATION DEPARTMENT	102.03	47,829.43	145,036.00	97,206.57	33.0

TOWN OF WIGGINS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>JUDICIAL DEPARTMENT</u>					
10-412-00 CONTRACT-JUDGE	.00	600.00	3,600.00	3,000.00	16.7
10-412-01 CONTRACT-TOWN PROSECUTOR	.00	945.00	5,000.00	4,055.00	18.9
10-412-11 COURT SPANISH INTERPRETOR	.00	.00	500.00	500.00	.0
10-412-35 COPIER LEASE	44.90	264.80	.00	(264.80)	.0
10-412-44 POSTAGE METER LEASE	43.16	43.16	200.00	156.84	21.6
10-412-55 POSTAGE	90.56	360.83	400.00	39.17	90.2
10-412-61 OFFICE SUPPLIES	.00	.00	150.00	150.00	.0
10-412-68 COPIER EXPENSE	.00	.00	100.00	100.00	.0
TOTAL JUDICIAL DEPARTMENT	178.62	2,213.79	9,950.00	7,736.21	22.3
<u>MAYOR & LEGISLATIVE BOARDS</u>					
10-413-10 MAYOR COMPENSATION	.00	1,600.00	.00	(1,600.00)	.0
10-413-11 MAYOR & TRUSTEES COMPENSATION	.00	3,842.31	10,560.00	6,717.69	36.4
10-413-12 BOARD OF TRUSTEES APPRECIATION	.00	.00	500.00	500.00	.0
10-413-22 FICA & MEDICARE	.00	416.49	808.00	391.51	51.6
10-413-25 UNEMPLOYMENT	.00	1.36	.00	(1.36)	.0
10-413-26 WORKERS' COMPENSATION	.00	1,233.68	528.00	(705.68)	233.7
10-413-40 BOARD OF TRUSTEES TRAINING	.00	.00	1,500.00	1,500.00	.0
10-413-51 E & O INSURANCE	.00	.00	1,600.00	1,600.00	.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	850.00	850.00	.0
TOTAL MAYOR & LEGISLATIVE BOARDS	.00	7,093.84	20,046.00	12,952.16	35.4
<u>TREASURER'S OFFICE</u>					
10-415-15 COLLECTIONS (TREASURERS FEE)	.00	5,707.60	14,200.00	8,492.40	40.2
10-415-30 TOWN LEGAL	2,835.00	13,297.50	50,000.00	36,702.50	26.6
TOTAL TREASURER'S OFFICE	2,835.00	19,005.10	64,200.00	45,194.90	29.6
<u>ECONOMIC DEVELOPMENT</u>					
10-416-50 ECONOMIC DEVELOPMENT	1,009.33	1,009.33	75,000.00	73,990.67	1.4
10-416-51 MEMBERSHIP FEE/DUES	.00	.00	2,800.00	2,800.00	.0
TOTAL ECONOMIC DEVELOPMENT	1,009.33	1,009.33	77,800.00	76,790.67	1.3

TOWN OF WIGGINS
EXPENDITURES WITH COMPARISON TO BUDGET
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GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
10-417-30 COMMUNITY MEETINGS	.00	.00	1,000.00	1,000.00	.0
10-417-35 COPIER LEASE	44.90	264.80	400.00	135.20	66.2
10-417-44 POSTAGE MACHINE LEASE	28.77	28.77	100.00	71.23	28.8
10-417-55 POSTAGE	.00	.00	100.00	100.00	.0
10-417-61 OFFICE SUPPLIES	.00	.00	50.00	50.00	.0
10-417-63 ABATEMENT	.00	.00	3,000.00	3,000.00	.0
10-417-68 COPIER EXPENSE	.00	.00	350.00	350.00	.0
10-417-70 IT SUPPORT	.00	.00	1,000.00	1,000.00	.0
10-417-71 COMPUTER SOFTWARE	.00	.00	100.00	100.00	.0
10-417-85 CODE ENFORCEMENT	.00	.00	1,000.00	1,000.00	.0
10-417-91 NEWSLETTER	.00	989.38	1,000.00	10.62	98.9
TOTAL COMMUNITY DEVELOPMENT	73.67	1,282.95	8,100.00	6,817.05	15.8
<u>PLANNING & ZONING</u>					
10-418-30 LEGAL/ENGINEERING SUPPORT	.00	10,647.50	40,000.00	29,352.50	26.6
10-418-35 COPIER LEASE	44.91	264.77	500.00	235.23	53.0
10-418-40 STAFF TRAINING	.00	.00	2,000.00	2,000.00	.0
10-418-41 TELEPHONE & INTERNET	131.30	627.33	150.00	(477.33)	418.2
10-418-44 POSTAGE MACHINE LEASE	43.16	43.16	200.00	156.84	21.6
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	4.92	100.00	95.08	4.9
10-418-55 POSTAGE	.00	.00	100.00	100.00	.0
10-418-61 OFFICE SUPPLIES	.00	.00	100.00	100.00	.0
10-418-68 COPIER EXPENSE	.00	.00	300.00	300.00	.0
10-418-70 IT SUPPORT	.00	.00	1,000.00	1,000.00	.0
10-418-71 COMPUTER SOFTWARE	.00	.00	300.00	300.00	.0
10-418-93 COMPREHENSIVE PLAN	.00	5,850.57	15,000.00	9,149.43	39.0
10-418-94 ZONING MAP	.00	.00	7,500.00	7,500.00	.0
10-418-97 LAND DEVELOPMENT CODE	.00	.00	125,000.00	125,000.00	.0
10-418-98 IMPACT FEE STUDY	.00	.00	15,000.00	15,000.00	.0
10-418-99 COUNTY FEES	.00	300.00	.00	(300.00)	.0
TOTAL PLANNING & ZONING	219.37	17,738.25	207,850.00	190,111.75	8.5

TOWN OF WIGGINS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 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	1,024.27	5,000.00	3,975.73	20.5
10-419-02 FALL HARVEST FESTIVAL	.00	.00	15,000.00	15,000.00	.0
10-419-05 BUSINESS DIST BEAUTIFICATION	432.00	432.00	3,000.00	2,568.00	14.4
10-419-10 SALARIES & WAGES	.00	1,111.62	4,434.00	3,322.38	25.1
10-419-20 DONATIONS/GRANTS	1,000.00	2,400.00	10,000.00	7,600.00	24.0
10-419-22 FICA P&R	.00	55.55	339.00	283.45	16.4
10-419-25 UNEMPLOYMENT INSURANCE	.00	1.45	9.00	7.55	16.1
10-419-58 COMMUNITY MEETINGS	.00	.00	1,000.00	1,000.00	.0
10-419-61 OFFICE EQUIPMENT LEASES	.00	250.00	200.00	(50.00)	125.0
10-419-62 MAIN STREET PROGRAMS	.00	.00	10,000.00	10,000.00	.0
10-419-65 TREES/TREE PLANTING	.00	1,804.63	10,000.00	8,195.37	18.1
10-419-66 PLANTERS	.00	.00	250.00	250.00	.0
10-419-91 NEWSLETTER/EVENT POSTCARD	.00	.00	1,000.00	1,000.00	.0
10-419-99 OTHER MISCELLANEOUS	.00	.00	1,000.00	1,000.00	.0
TOTAL COMMUNITY PROGRAMS	1,432.00	7,079.52	96,232.00	89,152.48	7.4

TOWN OF WIGGINS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>POLICE DEPARTMENT</u>					
10-421-02 CONTRACT SERVICES	.00	42.00	1,200.00	1,158.00	3.5
10-421-15 POLICE SALARIES	.00	82,189.80	216,254.00	134,064.20	38.0
10-421-20 EMPLOYEE BENEFITS	.00	3,288.00	20,000.00	16,712.00	16.4
10-421-21 VEHICLE/MOBILE EQUIPMENT	.00	8,454.37	10,000.00	1,545.63	84.5
10-421-22 FICA & MEDICARE	.00	1,191.77	3,136.00	1,944.23	38.0
10-421-23 PENSION-FPPA	.00	8,923.71	22,707.00	13,783.29	39.3
10-421-24 DEATH & DISABILITY-FPPA	.00	911.69	4,109.00	3,197.31	22.2
10-421-25 UNEMPLOYMENT INSURANCE	.00	122.42	649.00	526.58	18.9
10-421-26 WORKERS' COMPENSATION	.00	1,233.68	4,500.00	3,266.32	27.4
10-421-28 FARM HOUSE UTILITIES-GAS/ELECT	176.84	1,168.45	2,200.00	1,031.55	53.1
10-421-29 UNIFORMS	.00	310.00	3,000.00	2,690.00	10.3
10-421-30 PROFESSIONAL LEGAL SERVICES	.00	.00	1,000.00	1,000.00	.0
10-421-35 COPIER LEASE	44.90	264.80	400.00	135.20	66.2
10-421-40 TRAINING	.00	.00	4,000.00	4,000.00	.0
10-421-41 TELEPHONE & INTERNET	250.15	1,047.27	700.00	(347.27)	149.6
10-421-42 MC COM CENTER PHONE LINE	.00	.00	1,300.00	1,300.00	.0
10-421-43 REPAIRS AND MAINTENANCE (AUTO)	.00	3,103.90	5,000.00	1,896.10	62.1
10-421-44 UTILITIES-ELECTRIC	77.70	367.75	1,000.00	632.25	36.8
10-421-45 UTILITIES-GAS	.00	.00	1,000.00	1,000.00	.0
10-421-46 CELL PHONE	226.20	1,356.08	2,000.00	643.92	67.8
10-421-48 TRASH	.00	125.00	200.00	75.00	62.5
10-421-49 OTHER MISCELLANEOUS	.00	.00	1,000.00	1,000.00	.0
10-421-52 INSURANCE & BONDS	.00	13,296.57	.00	(13,296.57)	.0
10-421-55 PRINTING	.00	.00	750.00	750.00	.0
10-421-61 OFFICE/GEN OPERATING SUPPLIES	30.19	440.29	500.00	59.71	88.1
10-421-62 FUEL	(46.34)	2,321.55	10,000.00	7,678.45	23.2
10-421-64 CRIME PREVENTION	.00	.00	1,000.00	1,000.00	.0
10-421-68 COPIER EXPENSE	.00	.00	400.00	400.00	.0
10-421-70 IT SUPPORT	.00	.00	2,500.00	2,500.00	.0
10-421-71 COMPUTER SOFTWARE	.00	.00	5,000.00	5,000.00	.0
10-421-72 AMMUNITION	.00	.00	2,500.00	2,500.00	.0
10-421-73 LEXIPOLE	.00	2,904.54	3,000.00	95.46	96.8
10-421-85 ANIMAL CONTROL	.00	.00	1,000.00	1,000.00	.0
10-421-90 MEMBERSHIP DUES	.00	63.00	200.00	137.00	31.5
TOTAL POLICE DEPARTMENT	759.64	133,126.64	332,205.00	199,078.36	40.1
<u>BUILDING INSPECTION DEPARTMENT</u>					
10-424-30 DEVELOPMENT REVIEW MISC EXP	.00	.00	250.00	250.00	.0
10-424-31 COMMERCIAL BUILDING REVIEW	.00	45.00	10,000.00	9,955.00	.5
10-424-32 RESIDENTIAL BUILDING REVIEW	245.43	4,253.90	30,000.00	25,746.10	14.2
10-424-40 EMPLOYEE TRAINING	.00	.00	1,000.00	1,000.00	.0
TOTAL BUILDING INSPECTION DEPARTMEN	245.43	4,298.90	41,250.00	36,951.10	10.4

TOWN OF WIGGINS
EXPENDITURES WITH COMPARISON TO BUDGET
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GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PUBLIC WORKS ADMINISTRATION</u>					
10-430-11 SALARY - PW MAINTENANCE(1)	.00	18,522.27	153,909.00	135,386.73	12.0
10-430-15 SALARY-PW SEASONAL (MOWING)	.00	49.93	.00	(49.93)	.0
10-430-16 PW EMPLOYEES-FULL TIME	360.57	28,005.66	.00	(28,005.66)	.0
10-430-20 EMPLOYEE BENEFITS - PW	.00	5,287.33	18,000.00	12,712.67	29.4
10-430-22 FICA & MEDICARE	.00	3,278.99	11,774.00	8,495.01	27.9
10-430-23 457 RETIREMENT	.00	1,337.03	3,100.00	1,762.97	43.1
10-430-25 UNEMPLOYMENT INSURANCE - PW	.00	75.09	308.00	232.91	24.4
10-430-26 WORKERS' COMPENSATION - PW	.00	1,233.68	6,156.00	4,922.32	20.0
TOTAL PUBLIC WORKS ADMINISTRATION	360.57	57,789.98	193,247.00	135,457.02	29.9
<u>PUBLIC WORKS & STREETS DEPT</u>					
10-431-00 UNIFORMS - PW	.00	.00	2,000.00	2,000.00	.0
10-431-20 REPAIRS-EQUIPMENT & VEHICLES	1,256.28	11,685.63	15,000.00	3,314.37	77.9
10-431-21 STREETS-SIGNS & MATERIAL	63.95	3,766.26	2,000.00	(1,766.26)	188.3
10-431-22 SNOW REMOVAL	.00	.00	25,000.00	25,000.00	.0
10-431-23 EQUIPMENT RENTAL	.00	.00	200.00	200.00	.0
10-431-24 REPAIRS & MAINTENANCE-STREETS	.00	109.73	.00	(109.73)	.0
10-431-25 FARM HOUSE MAINT	.00	1,131.88	5,000.00	3,868.12	22.6
10-431-28 FARM HOUSE UTILITIES	.00	756.22	.00	(756.22)	.0
10-431-35 COPIER LEASE	22.45	132.40	200.00	67.60	66.2
10-431-40 EMPLOYEE TRAINING	.00	.00	2,000.00	2,000.00	.0
10-431-41 UTILITIES - ELECTRIC	100.56	413.47	1,500.00	1,086.53	27.6
10-431-43 BUIDING MAINT	139.63	16,033.22	20,000.00	3,966.78	80.2
10-431-45 UTILITIES-GAS	.00	1,238.21	1,400.00	161.79	88.4
10-431-46 CELL PHONE	145.34	871.34	1,600.00	728.66	54.5
10-431-47 TELEPHONE & INTERNET	142.50	649.71	500.00	(149.71)	129.9
10-431-48 TRASH	.00	478.00	1,000.00	522.00	47.8
10-431-52 INSURANCE - PW	.00	9,573.52	17,000.00	7,426.48	56.3
10-431-55 POSTAGE & SHIPPING-PW	30.18	120.21	100.00	(20.21)	120.2
10-431-60 STREET LIGHTING - PW	1,502.17	4,226.97	17,000.00	12,773.03	24.9
10-431-61 OFFICE SUPPLIES	333.16	392.00	500.00	108.00	78.4
10-431-62 FUEL - PW	62.56	2,504.30	10,000.00	7,495.70	25.0
10-431-63 CONTRACT REFUSE REMOVAL - PW	.00	.00	1,000.00	1,000.00	.0
10-431-65 TREE PROGRAM	.00	.00	3,000.00	3,000.00	.0
10-431-66 PEST/WEED CONTROL - PW	.00	6.61	1,500.00	1,493.39	.4
10-431-68 COPIER EXPENSE	.00	.00	400.00	400.00	.0
10-431-70 IT SUPPORT	.00	.00	2,500.00	2,500.00	.0
10-431-71 COMPUTER SOFTWARE	.00	.00	500.00	500.00	.0
10-431-74 EQUIPMENT- CAPITAL OUTLAY	.00	77,038.00	2,250.00	(74,788.00)	3423.9
10-431-99 OTHER MISCELLANEOUS - PW	.00	5.32	1,000.00	994.68	.5
TOTAL PUBLIC WORKS & STREETS DEPT	3,798.78	131,133.00	134,150.00	3,017.00	97.8

TOWN OF WIGGINS
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GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>STORMWATER</u>					
10-432-59	STORMWATER ENGINEERING/DESIGN	.00	.00	6,000.00	6,000.00	.0
10-432-60	STORMWATER CONSTRUCTION	2,030.26	2,303.87	5,000.00	2,696.13	46.1
10-432-61	RETENTION/DETENTION POND MAINT	.00	7.00	750.00	743.00	.9
10-432-62	CULVERT/DITCH MAINT	.00	1,443.04	6,000.00	4,556.96	24.1
10-432-63	3RD AVE STORM LIFT STATION	.00	.00	500.00	500.00	.0
10-432-64	STREET SWEEPING	.00	.00	1,200.00	1,200.00	.0
10-432-65	LEVEE REPAIR & MAINT	.00	425.61	5,000.00	4,574.39	8.5
	<u>TOTAL STORMWATER</u>	<u>2,030.26</u>	<u>4,179.52</u>	<u>24,450.00</u>	<u>20,270.48</u>	<u>17.1</u>

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EXPENDITURES WITH COMPARISON TO BUDGET
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GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARK & RECREATION</u>					
10-451-11 SALARIES - P&R DIRECTOR (SEAS)	.00	4,446.45	61,014.00	56,567.55	7.3
10-451-12 SALARIES - SUMMER HELP (SEAS)	.00	1,964.66	16,547.00	14,582.34	11.9
10-451-16 SALARIES-PW FULL-TIME	.00	15,564.86	.00	(15,564.86)	.0
10-451-20 EMPLOYEE BENEFITS	.00	3,167.20	10,000.00	6,832.80	31.7
10-451-22 FICA P&R	.00	1,563.23	5,933.00	4,369.77	26.4
10-451-23 RENTS	.00	2,071.94	1,400.00	(671.94)	148.0
10-451-25 UNEMPLOYMENT INSURANCE	.00	40.89	233.00	192.11	17.6
10-451-26 WORKERS' COMPENSATION	.00	1,233.68	2,327.00	1,093.32	53.0
10-451-30 SPECIAL EVENTS - P&R	.00	.00	1,000.00	1,000.00	.0
10-451-38 CELL PHONE	37.70	226.01	400.00	173.99	56.5
10-451-39 TELEPHONE & INTERNET	142.50	649.71	300.00	(349.71)	216.6
10-451-40 TRAINING	.00	.00	1,000.00	1,000.00	.0
10-451-41 UTILITIES - ELECTRIC	644.25	3,158.99	12,000.00	8,841.01	26.3
10-451-42 PARK BUILDING MAINTENANCE	.00	4,376.01	12,000.00	7,623.99	36.5
10-451-43 PARK REPAIR AND MAINTENANCE	225.00	2,742.37	20,000.00	17,257.63	13.7
10-451-44 CAPITAL OUTLAY - PARKS	.00	11,039.63	.00	(11,039.63)	.0
10-451-45 PARKS PAVILION EXPENSE	.00	300.00	.00	(300.00)	.0
10-451-46 TEETS PARK PAVILION DEP REFUN	200.00	800.00	.00	(800.00)	.0
10-451-48 TRASH	.00	581.00	2,000.00	1,419.00	29.1
10-451-55 NEWSLETTERS/POSTCARDS/POSTAGE	43.14	43.14	1,200.00	1,156.86	3.6
10-451-60 BACKGROUND CHECKS	(180.00)	(336.45)	600.00	936.45	(56.1)
10-451-61 OPERATING SUPPLIES - P&R	91.99	473.27	1,200.00	726.73	39.4
10-451-62 PARKS & RECREATION PROGRAMS	175.00	350.00	1,800.00	1,450.00	19.4
10-451-70 IT SUPPORT	.00	.00	1,000.00	1,000.00	.0
10-451-71 COMPUTER SOFTWARE	.00	350.00	1,000.00	650.00	35.0
10-451-81 ADULT ACTIVITIES	.00	.00	600.00	600.00	.0
10-451-83 SOFTBALL	.00	.00	1,000.00	1,000.00	.0
10-451-84 BASEBALL	1,734.21	5,242.83	7,000.00	1,757.17	74.9
10-451-85 BASKETBALL	.00	.00	1,000.00	1,000.00	.0
10-451-86 VOLLEYBALL	.00	.00	500.00	500.00	.0
10-451-87 SOCCER	.00	258.00	2,000.00	1,742.00	12.9
10-451-88 SUMMER ACTIVITY	.00	.00	1,000.00	1,000.00	.0
10-451-90 UNIFORMS & EQUIPMENT P&R	.00	.00	100.00	100.00	.0
10-451-91 MISC FEES	.00	200.66	300.00	99.34	66.9
10-451-92 PARK CONCESSION EXPENSE	.00	.00	2,500.00	2,500.00	.0
10-451-93 MEMBERSHIP/PUBLICATIONS	.00	.00	100.00	100.00	.0
TOTAL PARK & RECREATION	3,113.79	60,508.08	169,054.00	108,545.92	35.8
TOTAL FUND EXPENDITURES	19,069.23	554,696.76	1,672,701.00	1,118,004.24	33.2
NET REVENUE OVER EXPENDITURES	12,782.72	8,415.48	(71,176.00)	(79,591.48)	11.8

TOWN OF WIGGINS

BALANCE SHEET

MAY 31, 2025

WATER ENTERPRISE

ASSETS

20-10100	CASH IN COMBINED CASH FUND	342,040.00	
20-10120	CASH ON HAND	50.00	
20-10210	WATER ENTERPRISE CLEARING ACCT	7,603.69	
20-10250	COLOTRUST-WATER FUND	122.70	
20-10251	HIGH PLAINS WATER ENTPR FUND	184,250.33	
20-10260	COLOTRUST - DEVELOPMENT FEES	122.80	
20-10261	2011 USDA DEBT SERV RESERVE	102,082.06	
20-10262	2013 USDA DEBT SERV RESERVE	155,828.78	
20-10270	COLOTRUST-WATER BOND ACCOUNT	23.46	
20-10271	63.23% BOTW DEBT SERVICE	35,187.78	
20-10273	2020 BOTW LOAN--SINKING FUND	868,106.72	
20-10280	COLOTRUST-WATER BOND RESERVE	123.86	
20-10281	BANK OF THE WEST WTR RESRVS	21,021.99	
20-10282	2020 BOTW LOAN--D.S. RESERVE	255,864.69	
20-10290	OPERATION & MAINTENANCE FUND	122.79	
20-11500	ACCOUNTS RECEIVABLE	97,554.60	
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	317,400.29	
20-16400	PLANT EQUIPMENT	7,706,959.65	
20-16401	OTHER EQUIPMENT	28,834.06	
20-16410	ACCUMULATED DEPRECIATION	(2,258,817.76)	
TOTAL ASSETS			14,682,010.48

LIABILITIES AND EQUITYLIABILITIES

20-20200	ACCOUNTS PAYABLE	1,143.92	
20-20300	ACCRUED COMPENSATED ABSENCES	17,875.23	
20-20301	ACCR'D COMP ABS--CURR. PORTION	4,468.81	
20-20400	ACCRUED INTEREST PAYABLE	30,954.30	
20-22530	2013 USDA	438,974.98	
20-22540	REVENUE BOND PAYABLE-REA	2,517,836.50	
20-22550	BOTW LOAN--63.23% WATER	1,827,739.03	
20-22600	CAPITAL LEASES PAYABLE	147,725.55	
20-22650	2017 CWCB NOTE PAYABLE	2,408,850.00	
20-22705	ACCRUED SALARIES & BENEFITS	4,065.54	
20-22900	CUSTOMER DEPOSIT LIABILITY	66,358.85	
TOTAL LIABILITIES			7,465,992.71

FUND EQUITY

20-27900	RETAINED EARNINGS	7,236,103.32	
UNAPPROPRIATED FUND BALANCE:			
REVENUE OVER EXPENDITURES - YTD		61,641.66	
BALANCE - CURRENT DATE			61,641.66

TOWN OF WIGGINS
BALANCE SHEET
MAY 31, 2025

WATER ENTERPRISE

TOTAL FUND EQUITY	7,297,744.98
TOTAL LIABILITIES AND EQUITY	14,763,737.69

TOWN OF WIGGINS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

WATER ENTERPRISE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>					
20-34000 WATER SALES	.00	282,909.48	1,073,518.00	790,608.52	26.4
20-34002 BULK WATER SALES	10.00	10.00	.00	(10.00)	.0
20-34440 TAP FEES & ACQUISITION FEES	.00	.00	840,000.00	840,000.00	.0
20-34442 WATER METER SALES	.00	305.00	7,320.00	7,015.00	4.2
20-34450 MISCELLANEOUS WATER INCOME	.00	5,232.76	10,000.00	4,767.24	52.3
20-36001 RENTAL INCOME	523.00	10,562.00	42,000.00	31,438.00	25.2
20-36005 WIGGINS NORTH LAND RENT	.00	.00	2,500.00	2,500.00	.0
20-36012 GLASSEY REVENUE	.00	.00	100,000.00	100,000.00	.0
20-36100 INTEREST EARNED	.00	262.72	1,288.00	1,025.28	20.4
TOTAL FUND REVENUE	533.00	299,281.96	2,076,626.00	1,777,344.04	14.4

TOWN OF WIGGINS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

WATER ENTERPRISE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PROFESSIONAL SERVICES</u>					
20-410-13 FINANCIAL AUDIT	.00	.00	6,531.00	6,531.00	.0
20-410-30 LEGAL SERVICE	.00	2,013.00	5,000.00	2,987.00	40.3
20-410-31 WATER RIGHTS EXPENSES (LEGAL)	150.00	6,683.00	80,000.00	73,317.00	8.4
20-410-32 PROFESSIONAL SERVICES WATER	1,192.98	33,897.46	100,000.00	66,102.54	33.9
20-410-33 POSTAGE	150.94	601.40	1,200.00	598.60	50.1
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	28.77	28.77	120.00	91.23	24.0
20-410-59 DESIGN/SYSTEM ENGINEERING	.00	.00	60,000.00	60,000.00	.0
20-410-68 COPIER EXPENSE	.00	.00	200.00	200.00	.0
TOTAL PROFESSIONAL SERVICES	1,522.69	43,223.63	268,051.00	224,827.37	16.1
<u>WATER ADMINISTRATION</u>					
20-411-12 EMPLOYEE SALARY-ADMINISTRATION	.00	28,386.99	.00	(28,386.99)	.0
20-411-15 SALARIES & WAGES	.00	.00	82,459.00	82,459.00	.0
20-411-20 EMPLOYEE BENEFITS	.00	2,017.60	5,016.00	2,998.40	40.2
20-411-22 FICA & MEDICARE	.00	2,248.67	6,308.00	4,059.33	35.7
20-411-23 457 RETIREMENT	.00	415.46	2,916.00	2,500.54	14.3
20-411-25 UNEMPLOYMENT INSURANCE	.00	41.66	165.00	123.34	25.3
20-411-26 WORKERS' COMPENSATION	.00	1,233.68	165.00	(1,068.68)	747.7
TOTAL WATER ADMINISTRATION	.00	34,344.06	97,029.00	62,684.94	35.4
<u>PUBLIC WORKS ADMINISTRATION</u>					
20-430-11 SALARY-PW MAINTENANCE	180.29	21,679.77	56,221.00	34,541.23	38.6
20-430-20 EMPLOYEE BENEFITS	.00	2,326.00	7,084.00	4,758.00	32.8
20-430-22 FICA & MEDICARE	.00	1,525.35	4,301.00	2,775.65	35.5
20-430-23 457 RETIREMENT	.00	626.25	1,528.00	901.75	41.0
20-430-25 UNEMPLOYMENT INSURANCE	.00	34.61	106.00	71.39	32.7
20-430-26 WORKERS' COMPENSATION	.00	.00	1,013.00	1,013.00	.0
TOTAL PUBLIC WORKS ADMINISTRATION	180.29	26,191.98	70,253.00	44,061.02	37.3
<u>SUPPLIES</u>					
20-431-22 EQUIPMENT REPAIRS AND MAINT	.00	.00	4,500.00	4,500.00	.0
20-431-62 FUEL	.00	816.08	2,000.00	1,183.92	40.8
20-431-75 VEHICLE REPAIR	.00	.00	1,500.00	1,500.00	.0
TOTAL SUPPLIES	.00	816.08	8,000.00	7,183.92	10.2

TOWN OF WIGGINS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

WATER ENTERPRISE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATIONS</u>					
20-432-00 LINE MAINTENANCE	654.20	10,481.75	50,000.00	39,518.25	21.0
20-432-05 UTILITY LOCATE EXPENSE	.00	209.89	400.00	190.11	52.5
20-432-30 CONTRACT OPERATOR	.00	2,180.00	6,000.00	3,820.00	36.3
20-432-35 COPIER LEASE	22.45	132.40	600.00	467.60	22.1
20-432-37 ANALYTICAL/SAMPLING EXPENSE	.00	8,376.00	25,000.00	16,624.00	33.5
20-432-40 TELEPHONE & INTERNET	507.59	2,587.66	2,500.00	(87.66)	103.5
20-432-41 UTILITIES-ELECTRIC	5,811.60	20,557.32	70,000.00	49,442.68	29.4
20-432-45 UTILITIES-GAS	.00	994.93	2,000.00	1,005.07	49.8
20-432-46 CELL PHONE	.00	.00	764.00	764.00	.0
20-432-48 TRASH	.00	50.00	100.00	50.00	50.0
20-432-49 UTILITIES-PROPANE	.00	.00	6,000.00	6,000.00	.0
20-432-50 PERMIT FEES	.00	.00	27,500.00	27,500.00	.0
20-432-52 INSURANCE AND BONDS	.00	5,318.63	8,000.00	2,681.37	66.5
20-432-53 BOOSTER STATION MAINTENANCE	.00	964.62	4,000.00	3,035.38	24.1
20-432-54 WATER MAIN INSTALLATION EXP	.00	.00	2,000.00	2,000.00	.0
20-432-55 METER INSTALL EXPENSE	.00	2,666.38	7,000.00	4,333.62	38.1
20-432-56 MAINTENANCE (PLANT) RO	1,546.89	12,732.17	80,000.00	67,267.83	15.9
20-432-57 TREATMENT/OPERATING SUPPLIES	.00	2,492.90	22,000.00	19,507.10	11.3
20-432-59 WATER WELL MAINTENANCE	96.00	97.99	6,000.00	5,902.01	1.6
20-432-61 OFFICE SUPPLIES	.00	.00	500.00	500.00	.0
20-432-68 COPIER EXPENSE	.00	.00	500.00	500.00	.0
20-432-70 IT SUPPORT	601.61	2,828.08	5,000.00	2,171.92	56.6
20-432-75 SYSTEM REPAIR & MAINTENANCE	.00	.00	2,000.00	2,000.00	.0
20-432-76 EMERGENCY SUPPLY VAULT	.00	900.00	.00	(900.00)	.0
20-432-85 WATER LEASES	109.50	3,038.00	85,000.00	81,962.00	3.6
20-432-87 EQUIPMENT	.00	.00	15,000.00	15,000.00	.0
20-432-99 OTHER MISCELLANEOUS EXPENSE	.00	90.64	1,000.00	909.36	9.1
TOTAL OPERATIONS	9,349.84	76,699.36	428,864.00	352,164.64	17.9
<u>DEBT SERVICE</u>					
20-471-09 LOAN PMT-CWCB	.00	.00	400,000.00	400,000.00	.0
20-471-11 LOAN PAYMENT-USDA	.00	10,223.00	147,072.00	136,849.00	7.0
20-471-12 LEASE/PURCHASE PMT-KAMMERER	3,510.42	21,062.52	42,125.00	21,062.48	50.0
20-471-14 BOTW INTEREST PAYMENT	.00	25,079.67	133,000.00	107,920.33	18.9
20-471-18 OTHER INTEREST EXPENSE	.00	.00	15,560.00	15,560.00	.0
20-471-50 LOAN ISSUANCE COSTS	.00	.00	20,000.00	20,000.00	.0
TOTAL DEBT SERVICE	3,510.42	56,365.19	757,757.00	701,391.81	7.4
TOTAL FUND EXPENDITURES	14,563.24	237,640.30	1,629,954.00	1,392,313.70	14.6
NET REVENUE OVER EXPENDITURES	(14,030.24)	61,641.66	446,672.00	385,030.34	13.8

TOWN OF WIGGINS
BALANCE SHEET
MAY 31, 2025

SEWER ENTERPRISE

ASSETS

30-10100	CASH IN COMBINED CASH FUND	1,314,646.48	
30-10250	COLOTRUST FUND	122.70	
30-10251	HIGH PLAINS SEWER ENTPR FUND	64,155.18	
30-10260	COLOTRUST SEWER PROJECT	122.70	
30-10271	36.77% BOTW DEBT SERVICE	20,463.11	
30-10273	2020 BOTW LOAN--SINKING FUND	504,827.78	
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	59,926.04	
30-16100	LAND	821,659.00	
30-16200	BUILDINGS	130,310.00	
30-16300	CONSTRUCTION IN PROGRESS	36,921.15	
30-16400	EQUIPMENT	2,711,925.91	
30-16401	OTHER EQUIPMENT	25,098.72	
30-16410	ACCUMULATED DEPRECIATION-EQ	(928,651.58)	
TOTAL ASSETS			4,923,085.46

LIABILITIES AND EQUITY

LIABILITIES

30-20200	ACCOUNTS PAYABLE	515.01	
30-20300	ACCRUED COMPENSATED ABSENCES	17,681.97	
30-20301	ACCR'D COMP ABS--CURR. PORTION	4,420.49	
30-20400	ACCRUED INTEREST PAYABLE	6,752.60	
30-22550	BOTH 36.77% SEWER LOAN	1,062,880.97	
30-22705	ACCRUED SALARIES & BENEFITS	3,810.93	
30-22900	CUSTOMER DEPOSIT LIABILITY	5,926.90	
30-22905	DEVELOPER PERFORMANCE DEPOSIT	11,750.00	
TOTAL LIABILITIES			1,113,738.87

FUND EQUITY

30-27900	RETAINED EARNINGS	3,873,883.84	
UNAPPROPRIATED FUND BALANCE:			
REVENUE OVER EXPENDITURES - YTD		35,821.98	
BALANCE - CURRENT DATE		35,821.98	
TOTAL FUND EQUITY			3,909,705.82
TOTAL LIABILITIES AND EQUITY			5,023,444.69

TOWN OF WIGGINS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

SEWER ENTERPRISE

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>REVENUES</u>					
30-34000	SEWER SALES	.00	163,431.81	482,908.00	319,476.19	33.8
30-34440	TAP FEES	.00	.00	240,000.00	240,000.00	.0
30-34450	MISCELLANEOUS SEWER INCOME	.00 (30.00)	.00	30.00	.0
30-36100	INTEREST EARNED	.00	39.50	400.00	360.50	9.9
	TOTAL FUND REVENUE	.00	163,441.31	723,308.00	559,866.69	22.6

TOWN OF WIGGINS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

SEWER ENTERPRISE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PROFESSIONAL SERVICES</u>					
30-410-13 FINANCIAL AUDIT	.00	.00	6,531.00	6,531.00	.0
30-410-30 LEGAL SERVICE	.00	.00	2,000.00	2,000.00	.0
30-410-32 PROFESSIONAL SERVICES	1,157.88	4,836.13	15,000.00	10,163.87	32.2
30-410-33 POSTAGE	150.94	601.40	1,000.00	398.60	60.1
30-410-35 COPIER LEASE	22.45	132.40	125.00	(7.40)	105.9
30-410-40 TRAINING	.00	.00	2,000.00	2,000.00	.0
30-410-44 POSTAGE MACHINE LEASE	28.77	28.77	105.00	76.23	27.4
30-410-67 OFFICE SUPPLIES	.00	.00	100.00	100.00	.0
30-410-68 COPIER EXPENSE	.00	.00	200.00	200.00	.0
TOTAL PROFESSIONAL SERVICES	1,360.04	5,598.70	27,061.00	21,462.30	20.7
<u>SEWER ADMINISTRATION</u>					
30-411-14 EMPLOYEE SALARIES-ADMIN	.00	28,387.08	.00	(28,387.08)	.0
30-411-15 ADMINISTRATION DEPT EMPLOYEES	.00	.00	82,459.00	82,459.00	.0
30-411-20 EMPLOYEE BENEFITS	.00	2,017.60	5,015.00	2,997.40	40.2
30-411-22 FICA & MEDICARE	.00	2,248.63	6,308.00	4,059.37	35.7
30-411-23 457 RETIREMENT	.00	415.46	2,873.00	2,457.54	14.5
30-411-25 UNEMPLOYMENT INSURANCE	.00	41.70	45.00	3.30	92.7
30-411-26 WORKERS' COMPENSATION	.00	.00	165.00	165.00	.0
30-411-70 IT SUPPORT	601.60	2,828.10	4,400.00	1,571.90	64.3
30-411-72 UTILITY SOFTWARE EXPENSE	.00	.00	1,000.00	1,000.00	.0
TOTAL SEWER ADMINISTRATION	601.60	35,938.57	102,265.00	66,326.43	35.1
<u>PUBLIC WORKS ADMINISTRATION</u>					
30-430-11 SALARIES & WAGES	.00	.00	47,943.00	47,943.00	.0
30-430-12 SALARY-PW MAINTENANCE	180.29	18,609.03	.00	(18,609.03)	.0
30-430-20 EMPLOYEE BENEFITS	.00	1,994.67	6,404.00	4,409.33	31.2
30-430-22 FICA & MEDICARE	.00	1,308.10	3,668.00	2,359.90	35.7
30-430-23 457 RETIREMENT	.00	541.57	1,404.00	862.43	38.6
30-430-25 UNEMPLOYMENT	.00	28.93	96.00	67.07	30.1
30-430-26 WORKERS' COMPENSATION	.00	1,233.68	100.00	(1,133.68)	1233.7
TOTAL PUBLIC WORKS ADMINISTRATION	180.29	23,715.98	59,615.00	35,899.02	39.8

TOWN OF WIGGINS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 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	6,500.00	6,500.00	.0
30-431-59 ENGINEERING DESIGN	.00	.00	14,000.00	14,000.00	.0
30-431-62 FUEL	.00	1,757.94	800.00	(957.94)	219.7
30-431-74 CAPITAL OUTLAY WWTP	.00	.00	25,000.00	25,000.00	.0
30-431-75 VEHICLE REPAIRS	.00	.00	4,000.00	4,000.00	.0
TOTAL WWTP	.00	1,757.94	53,576.00	51,818.06	3.3
<u>OPERATIONS</u>					
30-432-00 LINE MAINTENANCE	.00	125.98	6,500.00	6,374.02	1.9
30-432-05 UTILITY LOCATE EXPENSE	.00	148.07	500.00	351.93	29.6
30-432-30 CONTRACT OPERATOR	.00	1,200.00	6,500.00	5,300.00	18.5
30-432-41 UTILITIES-ELECTRIC	2,297.08	9,943.42	29,000.00	19,056.58	34.3
30-432-42 TELEPHONE/INTERNET	226.92	1,176.47	1,000.00	(176.47)	117.7
30-432-45 UTILITIES --GAS	.00	111.54	500.00	388.46	22.3
30-432-46 CELL PHONE	.00	.00	300.00	300.00	.0
30-432-48 TRASH	.00	153.00	500.00	347.00	30.6
30-432-50 PERMIT FEES	.00	.00	3,500.00	3,500.00	.0
30-432-51 ANALYTICAL/SAMPLING EXPENSE	.00	1,213.00	8,000.00	6,787.00	15.2
30-432-52 INSURANCE AND BONDS	.00	5,318.63	9,000.00	3,681.37	59.1
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	31.99	500.00	468.01	6.4
30-432-56 GENERAL MAINTENANCE OF PLANT	.00	2,461.74	17,500.00	15,038.26	14.1
30-432-57 GENERAL MAINT JOHNSON LT ST	.00	6,516.85	5,000.00	(1,516.85)	130.3
30-432-59 ENGINEERING DESIGN	.00	.00	5,000.00	5,000.00	.0
30-432-60 TREATMENT OPERATIONS	.00	7,035.20	8,500.00	1,464.80	82.8
30-432-61 OFFICE SUPPLIES	.00	77.94	200.00	122.06	39.0
30-432-75 CAPITAL OUTLAY - LINES	.00	.00	60,000.00	60,000.00	.0
30-432-99 OTHER MISCELLANEOUS EXPENSE	.00	14.65	100.00	85.35	14.7
TOTAL OPERATIONS	2,524.00	35,528.48	182,600.00	147,071.52	19.5
<u>DEBT SERVICE</u>					
30-471-14 BOTW INTEREST PAYMENT	.00	25,079.66	105,000.00	79,920.34	23.9
TOTAL DEBT SERVICE	.00	25,079.66	105,000.00	79,920.34	23.9
TOTAL FUND EXPENDITURES	4,665.93	127,619.33	530,117.00	402,497.67	24.1

TOWN OF WIGGINS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

SEWER ENTERPRISE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
NET REVENUE OVER EXPENDITURES	(4,665.93)	35,821.98	193,191.00	157,369.02	18.5

TOWN OF WIGGINS
BALANCE SHEET
MAY 31, 2025

SALES TAX CAPITAL IMPROVEMENT

ASSETS

40-10100	CASH IN COMBINED CASH FUND	(184,193.97)	
40-10250	COLOTRUST FUND		122.70	
40-10251	HIGH PLAINS 1% TAX FUND		15,895.82	
40-11500	ACCOUNTS RECEIVABLE		53,509.85	
	TOTAL ASSETS		(114,665.60)

LIABILITIES AND EQUITY

LIABILITIES

40-20200	ACCOUNTS PAYABLE	(2,294.30)	
40-25320	FUND BALANCE	(203,711.32)	
	TOTAL LIABILITIES		(206,005.62)

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:
REVENUE OVER EXPENDITURES - YTD

96,540.17

BALANCE - CURRENT DATE

96,540.17

TOTAL FUND EQUITY

96,540.17

TOTAL LIABILITIES AND EQUITY

(109,465.45)

TOWN OF WIGGINS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

SALES TAX CAPITAL IMPROVEMENT

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>REVENUES</u>					
40-31300	1% TOWN SALES TAX	27,849.97	128,604.97	321,264.00	192,659.03	40.0
40-36100	INTEREST EARNED	.00	559.26	76.00	(483.26)	735.9
40-36503	GRANT--DOLA	.00	.00	46,000.00	46,000.00	.0
	TOTAL FUND REVENUE	27,849.97	129,164.23	367,340.00	238,175.77	35.2

TOWN OF WIGGINS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 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	11,269.32	32,624.06	105,000.00	72,375.94	31.1
40-430-22 CIP-ENTRY SIGN IMPROVEMENTS	.00	.00	10,000.00	10,000.00	.0
TOTAL CAPITAL PROJECTS	11,269.32	32,624.06	192,500.00	159,875.94	17.0
TOTAL FUND EXPENDITURES	11,269.32	32,624.06	192,500.00	159,875.94	17.0
NET REVENUE OVER EXPENDITURES	16,580.65	96,540.17	174,840.00	78,299.83	55.2

TOWN OF WIGGINS
BALANCE SHEET
MAY 31, 2025

SALES TAX STREETS

ASSETS

45-10100	CASH IN COMBINED CASH FUND	358,782.79	
45-11500	ACCOUNTS RECEIVABLE	53,509.86	
	TOTAL ASSETS		412,292.65

LIABILITIES AND EQUITY

LIABILITIES

45-20200	ACCOUNTS PAYABLE	.01	
45-25320	FUND BALANCE	313,669.20	
	TOTAL LIABILITIES		313,669.21

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
REVENUE OVER EXPENDITURES - YTD	124,574.76		
BALANCE - CURRENT DATE		124,574.76	
TOTAL FUND EQUITY			124,574.76
TOTAL LIABILITIES AND EQUITY			438,243.97

TOWN OF WIGGINS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

SALES TAX STREETS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>REVENUES</u>					
45-31300	1% TOWN SALES TAX (2022)	27,849.97	128,604.96	320,556.00	191,951.04	40.1
45-36100	INTEREST EARNED	.00	.00	17,905.00	17,905.00	.0
	TOTAL FUND REVENUE	27,849.97	128,604.96	338,461.00	209,856.04	38.0

TOWN OF WIGGINS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

SALES TAX STREETS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>CAPITAL PROJECTS</u>					
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
	TOTAL CAPITAL PROJECTS	.00	.00	565,000.00	565,000.00	.0
	<u>DEPARTMENT 431</u>					
45-431-22	REPAIRS & MAINTENANCE-STREETS	1,898.65	4,030.20	50,000.00	45,969.80	8.1
45-431-24	SNOW REMOVAL	.00	.00	15,000.00	15,000.00	.0
	TOTAL DEPARTMENT 431	1,898.65	4,030.20	65,000.00	60,969.80	6.2
	TOTAL FUND EXPENDITURES	1,898.65	4,030.20	630,000.00	625,969.80	.6
	NET REVENUE OVER EXPENDITURES	25,951.32	124,574.76	(291,539.00)	(416,113.76)	42.7

TOWN OF WIGGINS
BALANCE SHEET
MAY 31, 2025

CONSERVATION TRUST

ASSETS

50-10100	CASH IN COMBINED CASH FUND	12,740.87	
50-10250	COLOTRUST FUND	122.70	
50-10251	HIGH PLAINS CNSRVTN TRST FUND	14,339.07	
	TOTAL ASSETS		27,202.64

LIABILITIES AND EQUITY

LIABILITIES

50-20200	ACCOUNTS PAYABLE	720.95	
50-25320	FUND BALANCE	26,737.47	
	TOTAL LIABILITIES		27,458.42

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
REVENUE OVER EXPENDITURES - YTD	(3,836.87)		
BALANCE - CURRENT DATE	(3,836.87)		
TOTAL FUND EQUITY		(3,836.87)	
TOTAL LIABILITIES AND EQUITY			23,621.55

TOWN OF WIGGINS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

CONSERVATION TRUST

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	REVENUES					
50-33501	CT - ST PROCEEDS (LOTTERY)	.00	4,803.81	17,100.00	12,296.19	28.1
50-36100	INTEREST EARNED	.00	9.37	54.00	44.63	17.4
	TOTAL FUND REVENUE	.00	4,813.18	17,154.00	12,340.82	28.1

TOWN OF WIGGINS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

CONSERVATION TRUST

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>DEPARTMENT 430</u>					
50-430-16	TOWN PARKS IMPROVEMENTS	.00	1,641.60	10,000.00	8,358.40	16.4
50-430-17	CAPITAL OUTLAY -BLEACHER SHADE	2,208.00	4,623.82	10,000.00	5,376.18	46.2
	TOTAL DEPARTMENT 430	2,208.00	6,265.42	20,000.00	13,734.58	31.3
	<u>PARK OPERATIONS</u>					
50-452-60	REPAIRS AND MAINTENANCE	.00	2,384.63	.00	(2,384.63)	.0
	TOTAL PARK OPERATIONS	.00	2,384.63	.00	(2,384.63)	.0
	TOTAL FUND EXPENDITURES	2,208.00	8,650.05	20,000.00	11,349.95	43.3
	NET REVENUE OVER EXPENDITURES	(2,208.00)	(3,836.87)	(2,846.00)	990.87	(134.8)



STAFF SUMMARY

Board of Trustees Meeting MAY 28, 2025

Date: May 23, 2025

ADGENDA ITEM NUMBER:

TOPIC: Consideration of Resolution 12-2025 - A Resolution Approving an Exclusive Right-to-Sell Listing Contract

Responsible Staff Member: Craig Miller, Town Manager

BACKGROUND

The Town purchased the Glassey property for water rights and the potential use of the land for water recharge operations.

SUMMARY

The Town wishes to sell a portion of the property to a local developer to better serve its purposes. The Town will consider using a more convenient location for water recharge operations; thus, not all of the property will be needed. This sale will be for approximately 40 acres of land fronting Highway 34 in Fort Morgan.

FISCAL IMPACT

Adoption of this Resolution has a positive impact on the budget, allowing for the repayment of loans to purchase the property and the use of the proceeds to support infrastructure projects.

APPLICABILITY TO TOWN OBJECTS AND GOALS TO PROVIDE SERVICES

This supports the Board's desire to be fiscally responsible.

OPTIONS AVAILABLE TO THE BOARD OF TRUSTEES

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

MOTION FOR APPROVAL

I make a motion to adopt Resolution 12-2025 - A Resolution Approving an Exclusive Right-to-Sell Listing Contract.

ACTION REQUESTED

MOTION, SECOND, ROLL-CALL VOTE

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



Colorado Land Company
Kent A. Lindell
Ph: 970-370-2660

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (LC50-8-24) (Mandatory 8-24).

THIS IS A BINDING CONTRACT. THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

Compensation charged by brokerage firms is not set by law and is fully negotiable.

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE BUYER AGENCY, SELLER AGENCY, OR TRANSACTION-BROKERAGE.

EXCLUSIVE RIGHT-TO-SELL LISTING CONTRACT

☐ SELLER AGENCY ☒ TRANSACTION-BROKERAGE

Date: 5/1/2025

1. AGREEMENT. Seller and Brokerage Firm enter into this exclusive, irrevocable contract (Seller Listing Contract) and agree to its provisions. Broker, on behalf of Brokerage Firm, agrees to provide brokerage services to Seller. Seller agrees to pay Brokerage Firm as set forth in this Seller Listing Contract.

2. BROKER AND BROKERAGE FIRM.

☒ **2.1. Multiple-Person Firm.** If this box is checked, Broker (as defined below) is the individual designated by Brokerage Firm to serve as the broker of Seller and to perform the services for Seller required by this Seller Listing Contract. If more than one individual is so designated, then references in this Seller Listing Contract to Broker include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm, or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **2.2. One-Person Firm.** If this box is checked, Broker (as defined below) is a brokerage firm with only one licensed person. References in this Seller Listing Contract to Broker or Brokerage Firm mean both the licensed person and brokerage firm who serve as the Broker of Seller and perform the services for Seller required by this Seller Listing Contract.

3. DEFINED TERMS.

3.1. Seller: Town of Wiggins

3.2. Brokerage Firm: Colorado Land Company

3.3. Broker: Kent A. Lindell

3.4. Property. The Property is the following legally described real estate in the County of Morgan, Colorado:

SW4NW4NW4 Sec 3 T3N R57W (approximately 39 acres)

known as No. TBD US Hwy 34 Fort Morgan, CO 80701,

together with the interests, easements, rights, benefits, improvements and attached fixtures appurtenant thereto, and all interest of Seller in vacated streets and alleys adjacent thereto, except as herein excluded.

☐ **3.5. Affordable Housing.** If this box is checked, Seller represents, to the best of Seller's actual knowledge, the Property **IS** part of an affordable housing program. If this box is **NOT** checked, Seller represents that Property is **NOT** part of an affordable housing program.

3.6. Sale; Lease.

3.6.1. A "Sale" of the Property is the voluntary transfer or exchange of any interest in the Property or the voluntary creation of the obligation to convey any interest in the Property, including a contract or lease. It also includes an agreement to transfer any ownership interest in an entity which owns the Property.

☐ **3.6.2.** If this box is checked, Seller authorizes Broker to negotiate a lease of the Property. "Lease of the Property" or "Lease" means any agreement between the Seller and a tenant to create a tenancy or leasehold interest in the Property.

3.7. Listing Period. The Listing Period of this Seller Listing Contract begins on 5/16/2025, and continues through the earlier of (1) completion of the Sale or, if applicable, Lease of the Property or (2) 12/31/2025, and any written extensions (Listing Period). Broker must continue to assist in the completion of any Sale or Lease of the Property for which compensation is due and payable to Brokerage Firm under § 7 of this Seller Listing Contract.

3.8. Applicability of Terms. A check or similar mark in a box means that such provision is applicable. The abbreviation "N/A" or the word "Deleted" means not applicable. The abbreviation "MEC" (mutual execution of this contract) means the date upon which both parties have signed this Seller Listing Contract.

3.9. Day; Computation of Period of Days, Deadline.

3.9.1. Day. As used in this Seller Listing Contract, the term "day" means the entire day ending at 11:59 p.m., United States Mountain Time (Standard or Daylight Savings as applicable).

3.9.2. Computation of Period of Days, Deadline. In computing a period of days, when the ending date is not specified (e.g., three days after MEC), the first day is excluded and the last day is included. If any deadline falls on a Saturday, Sunday, or federal or Colorado state holiday (Holiday), such deadline ☒ **Will** ☐ **Will Not** be extended to the next day that is not a Saturday, Sunday, or Holiday. Should neither box be checked, the deadline will not be extended.

4. BROKERAGE RELATIONSHIP.

4.1. If the Seller Agency box at the top of page 1 is checked, Broker represents Seller as Seller's limited agent (Seller's Agent). If the Transaction-Brokerage box at the top of page 1 is checked, Broker acts as a Transaction-Broker.

4.2. In-Company Transaction – Different Brokers. When Seller and buyer in a transaction are working with different brokers within the Brokerage Firm, those brokers continue to conduct themselves consistent with the brokerage relationships they have established. Seller acknowledges that Brokerage Firm is allowed to offer and pay compensation to brokers within Brokerage Firm working with a buyer.

4.3. In-Company Transaction – One Broker. If Seller and buyer are both working with the same Broker, Broker must function as:

4.3.1. Seller's Agent. If the Seller Agency box at the top of page 1 is checked, the parties agree the following applies:

4.3.1.1. Seller Agency Unless Brokerage Relationship with Both. Broker represents Seller as Seller's Agent and must treat the buyer as a customer. A customer is a party to a transaction with whom Broker has no brokerage relationship. Broker must disclose to such customer the Broker's relationship with Seller. However, if Broker delivers to Seller a written Change of Status that Broker has a brokerage relationship with the buyer then Broker is working with both Seller and buyer as a Transaction Broker. If the box in § 4.3.1.2. (**Seller Agency Only**) is checked, § 4.3.1.2. (**Seller Agency Only**) applies instead.

☐ **4.3.1.2. Seller Agency Only.** If this box is checked, Broker represents Seller as Seller's Agent and must treat the buyer as a customer.

4.3.2. Transaction-Broker. If the Transaction-Brokerage box at the top of page 1 is checked, or in the event neither box is checked, Broker must work with Seller as a Transaction-Broker. A Transaction-Broker must perform the duties described in § 5 and facilitate sales transactions without being an advocate or agent for either party. If Seller and buyer are working with the same Broker, Broker must continue to function as a Transaction-Broker.

5. BROKERAGE DUTIES. Broker, on behalf of Brokerage Firm as either a Transaction-Broker or a Seller's Agent, must perform the following **"Uniform Duties"** when working with Seller:

5.1 Broker must exercise reasonable skill and care for Seller, including, but not limited to the following:

5.1.1. Performing the terms of any written or oral agreement with Seller;

5.1.2. Presenting all offers to and from Seller in a timely manner regardless of whether the Property is subject to a contract for Sale;

5.1.3. Disclosing to Seller adverse material facts actually known by Broker;

5.1.4. Advising Seller regarding the transaction and advising Seller to obtain expert advice as to material matters about which Broker knows but the specifics of which are beyond the expertise of Broker;

5.1.5. Accounting in a timely manner for all money and property received; and

5.1.6. Keeping Seller fully informed regarding the transaction.

5.2. Broker must not disclose the following information without the informed consent of Seller:

5.2.1. That Seller is willing to accept less than the asking price for the Property;

5.2.2. What the motivating factors are for Seller to sell the Property;

5.2.3. That Seller will agree to financing terms other than those offered;

5.2.4. Any material information about Seller unless disclosure is required by law or failure to disclose such information would constitute fraud or dishonest dealing; or

5.2.5. Any facts or suspicions regarding circumstances that could psychologically impact or stigmatize the Property.

5.3. Seller consents to Broker's disclosure of Seller's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Seller, or use such information to the detriment of Seller.

5.4. Brokerage Firm may have agreements with other sellers to market and sell their properties. Broker may show alternative properties not owned by Seller to other prospective buyers and list competing properties for sale.

5.5. Broker is not obligated to seek additional offers to purchase the Property while the Property is subject to a contract for Sale.

5.6. Broker has no duty to conduct an independent inspection of the Property for the benefit of a buyer and has no duty to independently verify the accuracy or completeness of statements made by Seller or independent inspectors. Broker has no duty to conduct an independent investigation of a buyer's financial condition or to verify the accuracy or completeness of any statement made by a buyer.

5.7. Seller understands that Seller is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Seller.

5.8. When asked, Broker ☒ **Will** ☐ **Will Not** disclose to prospective buyers and cooperating brokers the existence of offers on the Property and whether the offers were obtained by Broker, a broker within Brokerage Firm, or by another broker. If Broker wishes to disclose the terms of any offer, Broker must first obtain the Seller's written consent.

6. ADDITIONAL DUTIES OF SELLER'S AGENT. If the Seller Agency box at the top of page 1 is checked, Broker is Seller's Agent, with the following additional duties:

6.1. Promoting the interests of Seller with the utmost good faith, loyalty and fidelity;

6.2. Seeking a price and terms that are set forth in this Seller Listing Contract; and

6.3. Counseling Seller as to any material benefits or risks of a transaction that are actually known by Broker.

7. COMPENSATION TO BROKERAGE FIRM; COMPENSATION TO BUYER BROKERAGE FIRM. Seller agrees that any Brokerage Firm compensation that is conditioned upon the Sale of the Property will be earned by Brokerage Firm as set forth herein without any discount or allowance for any efforts made by Seller or by any other person in connection with the Sale of the Property.

7.1. Amount. In consideration of the services to be performed by Broker, Seller agrees to pay

Brokerage Firm as follows:

7.1.1. Sale Compensation. (1) 4.5 % of the gross purchase price or (2) n/a, in U.S. dollars.

7.1.1.1. If buyer's brokerage firm: (i) procures a buyer; and (ii) the transaction results in a closing of the Sale of the Property to such buyer, Seller's Brokerage Firm may enter into a compensation agreement with buyer's brokerage firm to contribute from the Sale Compensation an amount of n/a% of the gross purchase price or \$n/a, in U.S. dollars to buyer's brokerage firm.

7.1.1.2. If Seller agrees to pay the buyer's brokerage firm pursuant to the contract between buyer and Seller, Seller's compensation to Seller's Brokerage Firm will be reduced by that amount not to exceed the buyer's brokerage firm compensation set forth in §7.1.1.1.

7.1.2. Lease Compensation. If the box in § 3.6.2. is checked, Brokerage Firm will be paid a fee equal to (1) n/a % of the gross rent under the lease, or (2) n/a, in U.S. dollars, payable as follows: n/a. Brokerage Firm agrees to contribute from the Lease Compensation to tenant's brokerage firm an amount of n/a % of the gross rent or n/a, in U.S. dollars if: (i) tenant's brokerage firm procures the tenant; and (ii) the tenant enters into a lease with owner or owner's agent for the Property.

7.1.3. Other Compensation.

n/a

7.2. When Earned. Such compensation is earned upon the occurrence of any of the following:

7.2.1. Any Sale of the Property within the Listing Period by Seller, by Broker or by any other person;

7.2.2. Broker finding a buyer who is ready, willing and able to complete the Sale or Lease as specified in this Seller Listing Contract; or

7.2.3. Any Sale (or Lease if § 3.6.2. is checked) of the Property within 30 calendar days after the Listing Period expires (Holdover Period) (1) to anyone with whom Broker negotiated and (2) whose name was submitted, in writing, to Seller by Broker during the Listing Period (Submitted Prospect). However, Seller ☒ **Will** ☐ **Will Not** owe the compensation to Brokerage Firm under this § 7.2.3. if a compensation is earned by another licensed brokerage firm acting pursuant to an exclusive agreement entered into during the Holdover Period and a Sale or Lease to a Submitted Prospect is consummated. If no box is checked in this § 7.2.3., then Seller does not owe the compensation to Brokerage Firm.

7.3. When Applicable and Payable. The compensation obligation applies to a Sale made during the Listing Period or any extension of such original or extended term. The compensation described in § 7.1.1. is payable at the time of the closing of the Sale, or, if there is no closing (due to the refusal or neglect of Seller) then on the contracted date of closing, as contemplated by § 7.2.1. or § 7.2.3., or upon fulfillment of § 7.2.2. where the offer made by such buyer is not accepted by Seller.

8. LIMITATION ON THIRD-PARTY COMPENSATION. Neither Broker nor Brokerage Firm, except as set forth in § 7, will accept compensation from any other person or entity in connection with the Property without the written consent of Seller. Additionally, neither Broker nor Brokerage Firm is permitted to assess or receive mark-ups or other compensation for services performed by any third party or affiliated business entity unless Seller signs a separate written consent for such services.

9. OTHER BROKERS' ASSISTANCE, MULTIPLE LISTING SERVICES (MLS) AND MARKETING. Seller has been advised by Broker of the advantages and disadvantages of various marketing methods, including advertising and the use of multiple listing services (MLS) and various methods of making the Property accessible by other brokerage firms (e.g., using lock boxes, by-appointment-only showings, etc.) and whether some methods may limit the ability of another broker to show the Property. After having been so advised, Seller has chosen the following:

9.1. MLS/Information Exchange.

9.1.1. The Property ☒ **Will** ☐ **Will Not** be submitted to one or more MLS and ☒ **Will** ☐ **Will Not** be submitted to one or more property information exchanges. If submitted, Seller authorizes Broker to provide a copy of this Seller Listing Contract to the MLS or information exchange, if requested, timely provide notice of any listing status change (e.g.: active, under contract, pending, sold) to such MLS and information exchanges, and, upon transfer of deed from Seller to buyer, provide all required sales

information to such MLS and information exchanges.

9.1.2. Seller authorizes the use of electronic and all other marketing methods except:

No exceptions

9.1.3. Seller further authorizes use of the data by MLS and property information exchanges, if any.

9.1.4. The Property Address ☒ **Will** ☐ **Will Not** be displayed on the Internet.

9.1.5. The Property Listing ☒ **Will** ☐ **Will Not** be displayed on the Internet.

9.2. Property Access.

9.2.1. Broker may access the Property by:

☐ Electronic Lock Box ☐ Manual Lock Box

☒ **vacant land**

Other instructions:

n/a

9.2.2. Other than Broker, Seller further authorizes the following persons to access the Property using the method described in § 9.2.1.

☒ Actively Licensed Real Estate Brokers ☒ Licensed Appraisers

☐ Unlicensed Broker Assistants ☐ Unlicensed Inspectors

☐ Other: **n/a**

9.3. Broker Marketing.

9.3.1. The following specific marketing tasks will be performed by Broker:

Listing Broker will market the property on two MLS systems specifically, coloproperty.com, recolorado.com, ires.com, metrolist.com. Listing Broker will use ListHub as a syndication service to reach many other websites that are highly rated by Consumers. The Listing Broker will market on websites such as www.realtor.com, www.zillow.com, www.trulia.com, LandWatch, Lands of America and any other websites that the Broker feels will fit the property specifications. Listing Broker will market on Social Media platforms. The Broker will design a 2 page full color brochure & install a yard sign. Broker will do direct marketing to Buyers.

9.3.2. Seller authorizes videos and pictures of both the interior and exterior of the Property except:
N/A

9.4. **Marketing Termination.** Broker and Brokerage Firm may discontinue using any marketing materials if, in Brokerage Firm's sole discretion, Broker or Brokerage Firm receives a credible threat of litigation or a complaint regarding the use of such marketing material. Upon expiration of the Listing Period and request from Seller, Broker will use reasonable efforts to remove information submitted to the MLS and/or information exchanges. Seller understands that information submitted to either the MLS or information exchanges may be difficult, if not impossible, to remove from syndicators and the Internet and releases Broker from any liability for Broker's inability to remove the information.

10. SELLER'S OBLIGATIONS TO BROKER; DISCLOSURES AND CONSENT.

10.1. **Negotiations and Communication.** Seller agrees to conduct all negotiations for the Sale or Lease of the Property only through Broker and to refer to Broker all communications received in any form from real estate brokers, prospective buyers, tenants, or any other source during the Listing Period of this Seller Listing Contract.

10.2. **Advertising.** Seller agrees that any advertising of the Property by Seller (e.g., Internet, print, and signage) must first be approved by Broker.

10.3. **No Existing Listing Agreement.** Seller represents that Seller ☐ **Is** ☒ **Is Not** currently a party to any listing agreement with any other broker to sell the Property. Seller further represents that Seller ☐ **Has** ☒ **Has Not** received a list of "Submitted Prospects" pursuant to a previous listing agreement to sell the

Property with any other broker.

10.4. Ownership of Materials and Consent. Seller represents that all materials (including all photographs, renderings, images, videos, or other creative items) supplied to Broker by or on behalf of Seller are owned by Seller, except as Seller has disclosed in writing to Broker. Seller is authorized and grants to Broker, Brokerage Firm, and any MLS (that Broker submits the Property to) a nonexclusive irrevocable, royalty-free license to use such material for marketing of the Property, reporting as required as well as the publishing, display, and reproduction of such material, compilation, and data. This license survives the termination of this Seller Listing Contract. Unless agreed to otherwise, all materials provided by Broker (photographs, renderings, images, videos, or other creative items) may not be used by Seller for any reason.

10.5. Colorado Foreclosure Protection Act. The Colorado Foreclosure Protection Act (Act) generally applies if (1) the Property is residential, (2) Seller resides in the Property as Seller's principal residence, (3) buyer's purpose in purchase of the Property is not to use the Property as buyer's personal residence, and (4) the Property is in foreclosure or buyer has notice that any loan secured by the Property is at least thirty (30) days delinquent or in default. If all requirements 1, 2, 3, and 4 are met and the Act otherwise applies, then a contract between buyer and Seller for the sale of the Property that complies with the provisions of the Act is required. If the transaction is a Short Sale transaction and a Short Sale Addendum is part of the Contract between Seller and buyer, the Act does not apply. It is recommended that Seller consult with an attorney.

11. PRICE AND TERMS. The following Price and Terms are acceptable to Seller:

11.1. Price. U.S. \$ 1,560,000

11.2. Terms. ☒ Cash ☒ Conventional ☐ FHA ☐ VA ☐ Other: n/a

11.3. Loan Discount Points.

n/a

11.4. Buyer's Closing Costs (FHA/VA). Seller must pay closing costs and fees, not to exceed \$ n/a, that Buyer is not allowed by law to pay, for tax service and n/a.

11.5. Earnest Money. Minimum amount of earnest money deposit U.S. \$ 20,000 in the form of cash, check, no notes unless 1031

11.6. Seller Proceeds. Seller will receive net proceeds of closing as indicated: ☐ Cashier's Check at Seller's expense; ☒ Funds Electronically Transferred (Wire Transfer) to an account specified by Seller, at Seller's expense; or ☐ Closing Company's Trust Account Check. Wire and other frauds occur in real estate transactions. Any time Seller is supplying confidential information such as social security numbers or bank account numbers, Seller should provide the information in person or in another secure manner.

11.7. FIRPTA. Pursuant to the Foreign Investment in Real Property Tax Act (FIRPTA), the Internal Revenue Service (IRS) may require a substantial portion of Seller's proceeds be withheld after Closing when Seller is a foreign person. If the box in this Section is checked, Seller represents that Seller ☐ IS a foreign person for purposes of U.S. income taxation and authorizes Broker to disclose such status. If the box in this Section is not checked, Seller represents that Seller is not a foreign person for purposes of U.S. income taxation.

11.8. Colorado Withholding. If Seller is not exempt, the Colorado Department of Revenue may require a portion of the Seller's proceeds be withheld after Closing when Seller will not be a Colorado resident after Closing.

12. DEPOSITS. Brokerage Firm is authorized to accept earnest money deposits received by Broker pursuant to a proposed contract for the Sale of the Property. Brokerage Firm is authorized to deliver the earnest money deposit to the closing agent, if any, at or before the closing of the contract for the Sale of the Property.

13. INCLUSIONS AND EXCLUSIONS.

13.1. Inclusions. The Purchase Price includes the following items (Inclusions):

13.1.1. Inclusions – Attached. If attached to the Property on the date of this Seller Listing

Contract, the following items are included unless excluded under §13.2. (Exclusions): lighting, heating, plumbing, ventilating and air conditioning units, TV antennas, inside telephone, network and coaxial (cable) wiring and connecting blocks/jacks, plants, mirrors, floor coverings, intercom systems, built-in kitchen appliances, sprinkler systems and controls, built-in vacuum systems (including accessories) and garage door openers (including n/a remote controls). If checked, the following are owned by the Seller and included (leased items should be listed under §13.1.6. (Leased Items)): ☒ None ☐ Solar Panels ☐ Water Softeners ☐ Security Systems ☐ Satellite Systems (including satellite dishes). If any additional items are attached to the Property after the date of this Seller Listing Contract, such additional items are also included.

13.1.2. Inclusions – Not Attached. If on the Property, whether attached or not, on the date of this Seller Listing Contract, the following items are included unless excluded under §13.2. (Exclusions): storm windows, storm doors, window and porch shades, awnings, blinds, screens, window coverings and treatments, curtain rods, drapery rods, fireplace inserts, fireplace screens, fireplace grates, heating stoves, storage sheds, carbon monoxide alarms, smoke/fire detectors, and all keys.

13.1.3. Other Inclusions. The following items, whether fixtures or personal property, are also included in the Purchase Price:

None

13.1.4. Encumbered Inclusions. Any Inclusions owned by Seller (e.g., owned solar panels) must be conveyed at Closing by Seller free and clear of all taxes (except personal property and general real estate taxes for the year of Closing), liens and encumbrances, except:

None

13.1.5. Personal Property Conveyance. Conveyance of all personal property will be by bill of sale or other applicable legal instrument.

13.1.6. Leased Items.

13.1.6.1. The following leased items are part of the transaction:

None

13.1.6.2. Lease Documents. Seller agrees to supply to buyer, as will be set forth in the final contract between Seller and buyer, the documents between Seller and Seller's lessor regarding the lease, leased item, cost, and other terms including requirements imposed upon a buyer if buyer is assuming the leases.

13.2. Exclusions. The following are excluded (Exclusions):

The sale and transfer of the property from Seller to Buyer shall not include any oil, gas, and mineral rights, all of which shall be retained and reserved by the Seller its successors and assigns, which reservation of mineral rights shall appear in the general warranty deed from Seller to Buyer

13.3. Trade Fixtures. The following trade fixtures are included:

n/a

The Trade Fixtures to be conveyed at closing must be conveyed by Seller, free and clear of all taxes (except personal property taxes for the year of closing), liens and encumbrances, except n/a. Conveyance will be by bill of sale or other applicable legal instrument.

13.4. Parking and Storage Facilities. The use or ownership of the following parking facilities:

n/a; and the use or ownership of the following storage facilities:

n/a

13.5. Water Rights/Well Rights.

☐ **13.5.1. Deeded Water Rights.** The following legally described water rights:

n/a

Seller agrees to convey any deeded water rights by a good and sufficient n/a deed at Closing.

☐ **13.5.2. Other Rights Relating to Water.** The following rights relating to water not included in §§ 13.5.1., 13.5.3., and 13.5.4.:

n/a

☐ 13.5.3. **Well Rights.** The Well Permit # is n/a.

☐ 13.5.4. **Water Stock Certificates.** The water stock certificates are as follows:

n/a

13.6. **Growing Crops.** The following growing crops:

All 2025 crops and FSA payments to be the property of Seller through time of harvest; Seller reserves the right to the away-going crop, including ingress and egress for harvest of the same.

14. TITLE AND ENCUMBRANCES.

14.1. **Seller Representation.** Seller represents that title to the Property is solely in Seller's name.

14.2. **Delivery of Documents.** Seller must deliver to Broker true copies of all relevant title materials, leases, improvement location certificates and surveys in Seller's possession and must disclose all easements, liens, and other encumbrances, if any, on the Property, of which Seller has knowledge.

14.3. **Conveyance.** In case of Sale, Seller agrees to convey the Property, by a good and sufficient:

☐ special warranty deed ☒ general warranty deed ☐ bargain and sale deed ☐ quit claim deed
☐ personal representative's deed ☐ n/a deed. If title will be conveyed using a special warranty deed or a general warranty deed, unless otherwise specified in § 28 (Additional Provisions) below, title will be conveyed "subject to statutory exceptions" as defined in § 38-30-113, C.R.S. Seller's conveyance of the Property to a buyer will convey only that title Seller has in the Property.

14.4. **Monetary Encumbrances.** Property must be conveyed free and clear of all taxes, except the general taxes for the year of closing. All monetary encumbrances (such as mortgages, deeds of trust, liens, financing statements) must be paid by Seller and released except as Seller and buyer may otherwise agree. Existing monetary encumbrances are as follows:

n/a

If the Property has been or will be subject to any governmental liens for special improvements installed at the time of signing a contract for the Sale of the Property, Seller is responsible for payment of same, unless otherwise agreed.

14.5. **Tenancies.** The Property will be conveyed subject to the following leases and tenancies for possession of the Property:

Joel Degenhart is currently leasing the Property for the 2025 crop year

15. **EVIDENCE OF TITLE.** Seller agrees to furnish buyer, at Seller's expense unless the parties agree in writing to a different arrangement, a current commitment and an owner's title insurance policy in an amount equal to the Purchase Price as specified in the contract for the Sale of the Property, or if this box is checked, ☐ **An Abstract of Title** certified to a current date.

16. **ASSOCIATION ASSESSMENTS.** Seller represents that the amount of the regular owners' association assessment is currently payable at approximately \$n/a per n/a and that there are no unpaid regular or special assessments against the Property except the current regular assessments and except n/a. Seller agrees to promptly request the owners' association to deliver to buyer before date of closing a current statement of assessments against the Property.

17. **POSSESSION.** Possession of the Property will be delivered to buyer as follows: At Closing and Delivery of Deed

, subject to leases and tenancies as described in § 14.

18. MATERIAL DEFECTS, DISCLOSURES AND INSPECTION.

18.1. **Broker's Obligations.** Colorado law requires a broker to disclose to any prospective buyer all adverse material facts actually known by such broker including but not limited to adverse material facts pertaining to the title to the Property and the physical condition of the Property, any material defects in the

Property, and any environmental hazards affecting the Property which are required by law to be disclosed. These types of disclosures may include such matters as structural defects, soil conditions, violations of health, zoning or building laws, and nonconforming uses and zoning variances. Seller agrees that any buyer may have the Property and Inclusions inspected and authorizes Broker to disclose any facts actually known by Broker about the Property.

18.2. Seller's Obligations.

18.2.1. Seller's Property Disclosure Form. Seller ☐ Agrees ☒ Does Not Agree to provide on or before the sale contract's respective deadline a Seller's Property Disclosure form completed to Seller's current, actual knowledge. Colorado law requires Seller to disclose certain facts regardless of whether Seller is providing a Seller's Property Disclosure form. Typically, the contract requires disclosure of adverse material facts actually known by Seller.

18.2.2. Lead-Based Paint. Unless exempt, if the improvements on the Property include one or more residential dwellings for which a building permit was issued prior to January 1, 1978, a completed Lead-Based Paint Disclosure (Sales) form must be signed by Seller and the real estate licensees, and given to any potential buyer in a timely manner.

18.2.3. Carbon Monoxide Alarms. Note: If the improvements on the Property have a fuel-fired heater or appliance, a fireplace, or an attached garage and one or more rooms lawfully used for sleeping purposes (Bedroom), Seller understands that Colorado law requires that Seller assure the Property has an operational carbon monoxide alarm installed within fifteen feet of the entrance to each Bedroom or in a location as required by the applicable building code, prior to offering the Property for sale or lease.

18.2.4. Condition of Property. The Property will be conveyed in the condition existing as of the date of the contract for Sale or Lease of the Property, ordinary wear and tear excepted, unless Seller, at Seller's sole option, agrees in writing to any repairs or other work to be performed by Seller.

19. DEFAULT; RIGHT TO CANCEL. If any obligation is not performed timely as provided in this Contract or waived, the non-defaulting party has the following remedies:

19.1. If Broker is in Default. In the event the Broker fails to substantially perform under this Seller Listing Contract, Seller has the right to cancel this Seller Listing Contract, including all rights of Brokerage Firm to any compensation. Any rights of Seller to damages, if any, that accrued prior to cancellation will survive such cancellation.

19.2. If Seller is in Default. In the event the Seller fails to substantially perform under this Seller Listing Contract to include Seller's or occupant's failure to reasonably cooperate with Broker, Brokerage Firm may cancel this Seller Listing Contract upon written notice to Seller. Any rights of Brokerage Firm that accrued prior to cancellation will survive such cancellation, to include Brokerage Firm's damages, if any.

19.3. Additional Rights of Brokerage Firm to Cancel. Brokerage Firm may cancel this Seller Listing Contract upon written notice to Seller that title is not satisfactory to Brokerage Firm. Although Broker has no obligation to investigate or inspect the Property and no duty to verify statements made, Brokerage Firm has the right to cancel this Seller Listing Contract if any of the following are unsatisfactory: (1) the physical condition of the Property or Inclusions, (2) any proposed or existing transportation project, road, street or highway, (3) any other activity, odor or noise (whether on or off the Property) and its effect or expected effect on the Property or its occupants, or (4) any facts or suspicions regarding circumstances that could psychologically impact or stigmatize the Property. In the event Brokerage Firm exercises its right to cancel under this provision, Brokerage Firm waives all rights to pursue damages.

20. FORFEITURE OF PAYMENTS. In the event of a forfeiture of payments made by a buyer, the sums received will be: (1) ☒ paid to Seller in its entirety; (2) ☐ divided between Brokerage Firm and Seller, one-half to Brokerage Firm but not to exceed the Brokerage Firm compensation agreed upon herein, and the balance to Seller; (3) ☐ Other: n/a If no box is checked in this Section, choice (1), paid to Seller in its entirety, applies. Any forfeiture of payment under this Section will not reduce any Brokerage Firm compensation owed, earned and payable under § 7.

21. COST OF SERVICES AND REIMBURSEMENT. Unless otherwise agreed upon in writing, Brokerage

Firm must bear all expenses incurred by Brokerage Firm, if any, to market the Property and to compensate buyer's brokerage firms, if any. Neither Broker nor Brokerage Firm will obtain or order any other products or services unless Seller agrees in writing to pay for them promptly when due (e.g., surveys, radon tests, soil tests, title reports, engineering studies, property inspections). Unless otherwise agreed, neither Broker nor Brokerage Firm is obligated to advance funds for Seller. Seller must reimburse Brokerage Firm for payments made by Brokerage Firm for such products or services authorized by Seller.

22. DISCLOSURE OF SETTLEMENT COSTS. Seller acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors, and title companies).

23. MAINTENANCE OF THE PROPERTY. Neither Broker nor Brokerage Firm is responsible for maintenance of the Property nor are they liable for damage of any kind occurring to the Property, unless such damage is caused by their negligence or intentional misconduct.

24. NONDISCRIMINATION. The parties agree not to discriminate unlawfully against any prospective buyers because of their inclusion in a "protected class" as defined by federal, state, or local law. "Protected classes" include, but are not limited to, race, creed, color, sex, sexual orientation, gender identity, marital status, familial status, physical or mental disability, handicap, religion, military status, hair style/texture, national origin, or ancestry of such person. Seller authorizes Broker to withhold any supplemental information about the prospective buyer if such information would disclose a buyer's protected class(es). However, any financial, employment or credit worthiness information about the buyer received by Broker will be submitted to Seller. Seller understands and agrees that the Broker may not violate federal, state, or local fair housing laws.

25. RECOMMENDATION OF LEGAL AND TAX COUNSEL. By signing this document, Seller acknowledges that Broker has advised that this document has important legal consequences and has recommended consultation with legal and tax or other counsel before signing this Seller Listing Contract.

26. MEDIATION. If a dispute arises relating to this Seller Listing Contract, prior to or after closing, and is not resolved, the parties must first proceed in good faith to submit the matter to mediation. Mediation is a process in which the parties meet with an impartial person who helps to resolve the dispute informally and confidentially. Mediators cannot impose binding decisions. The parties to the dispute must agree, in writing, before any settlement is binding. The parties will jointly appoint an acceptable mediator and will share equally in the cost of such mediation. The mediation, unless otherwise agreed, will terminate in the event the entire dispute is not resolved within 30 calendar days of the date written notice requesting mediation is delivered by one party to the other at the other party's last known address.

27. ATTORNEY FEES. In the event of any arbitration or litigation relating to this Seller Listing Contract, the arbitrator or court must award to the prevailing party all reasonable costs and expenses, including attorney and legal fees.

28. ADDITIONAL PROVISIONS. (The following additional provisions have not been approved by the Colorado Real Estate Commission.)

28.1. After three (3) months the Town of Wiggins has the right to terminate the Exclusive Right to Sell Listing Contract.

28.2. Colorado Land Company will assist the Town of Wiggins with a sub division exemption with Morgan County.

28.3. If Broker is in default in the performance of its obligations hereunder and fails to cure such default within 15 days after written notice thereof from Seller, then Seller, in addition to any other remedies available at law or in equity, shall have the right to terminate this agreement by written notice to Broker at any time after the expiration of such 15-day period if

the default remains uncured. Such termination shall be effective on the date stated in such notice.

28.4. Any proposed sale contract for a Sale shall be in form and substance acceptable to the Seller in its sole discretion. Without limiting the preceding sentence, no proposed sale contract shall include any indemnification obligations of Seller, and Seller may require that any proposed sale contract provide that the Property is being sold on an "as is" basis, with the language of such "as is" provision acceptable to Seller in its sole discretion."

29. ATTACHMENTS. The following are a part of this Seller Listing Contract:

n/a

30. NO OTHER PARTY OR INTENDED BENEFICIARIES. Nothing in this Seller Listing Contract is deemed to inure to the benefit of any person other than Seller, Broker, and Brokerage Firm.

31. NOTICE, DELIVERY AND CHOICE OF LAW.

31.1. Physical Delivery and Notice. Any document or notice to Brokerage Firm or Seller must be in writing, except as provided in § 31.2. and is effective when physically received by such party, or any individual named in this Seller Listing Contract to receive documents or notices for such party.

31.2. Electronic Notice. As an alternative to physical delivery, any notice may be delivered in electronic form to Brokerage Firm or Seller, or any individual named in this Seller Listing Contract to receive documents or notices for such party, at the electronic address of the recipient by facsimile, email or internet, CTM econtracts.

31.3. Electronic Delivery. Electronic Delivery of documents and notice may be delivered by: (1) email at the email address of the recipient, (2) a link or access to a website or server provided the recipient receives the information necessary to access the documents, or (3) facsimile at the facsimile number (Fax No.) of the recipient.

31.4. Choice of Law. This Seller Listing Contract and all disputes arising hereunder are governed by and construed in accordance with the laws of the state of Colorado that would be applicable to Colorado residents who sign a contract in Colorado for real property located in Colorado.

32. MODIFICATION OF THIS SELLER LISTING CONTRACT. No subsequent modification of any of the terms of this Seller Listing Contract is valid, binding upon the parties, or enforceable unless made in writing and signed by the parties.

33. COUNTERPARTS. This Seller Listing Contract may be executed by each of the parties, separately, and when so executed by all the parties, such copies taken together are deemed to be a full and complete contract between the parties.

34. ENTIRE AGREEMENT. This agreement constitutes the entire contract between the parties and any prior agreements, whether oral or written, have been merged and integrated into this Seller Listing Contract.

35. COPY OF CONTRACT. Seller acknowledges receipt of a copy of this Seller Listing Contract signed by Broker, including all attachments.

Brokerage Firm authorizes Broker to execute this Seller Listing Contract on behalf of Brokerage Firm

Seller:

Date: _____

Seller: **Town of Wiggins**
By: Chris Franzen, Mayor

Brokerage Firm:



Date: **5/1/2025**

Broker's Name: **Kent A. Lindell**

Brokerage Firm's Name: **Colorado Land Company**

Brokerage Firm Address: **902 Main Street Fort Morgan, CO 80701**

Broker Phone No.: **970-370-2660** Broker Fax No.:

Broker Email Address: **kent@coloradolandco.com**

LC50-8-24 EXCLUSIVE RIGHT-TO-SELL LISTING CONTRACT

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**WIGGINS, COLORADO
RESOLUTION NO. 12-2025**

A RESOLUTION APPROVING AN EXCLUSIVE RIGHT-TO-SELL LISTING CONTRACT

WHEREAS, a listing contract has been proposed between the Town of Wiggins and Colorado Land Company for the sale of Town-owned property; and

WHEREAS, the Board of Trustees desires to approve such contract.

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

Section 1. The Exclusive Right-to-Sell Listing Contract between the Town of Wiggins and Colorado Land Company (the "Agreement") is hereby approved in essentially the same form as the copy of such Agreement accompanying this Resolution.

Section 2. The Mayor is authorized to execute the Agreement in substantially the same form as the copy attached hereto; further, the Mayor is hereby granted the authority to negotiate and approve such revisions to the Agreement as determined necessary or desirable for the protection of the Town, so long as the material terms and conditions of the Agreement are not altered.

INTRODUCED, ADOPTED AND RESOLVED THIS 28th DAY OF MAY, 2025.

TOWN OF WIGGINS, COLORADO

Chris Franzen, Mayor

ATTEST:

Nichole Seiber, Town Clerk