

CLEAR CREEK COUNTY

1996 Annual Report to Citizens

From the Board of County Commissioners

Ed Rapp, Chairman, (567-2204)

Nelson Fugate (567-2543)

Bob Poirot (674-7219)

Projects, Partners, and Possibilities

In our 1993 report, we asked that *We Work Together* to bring new jobs and a stronger economy to our county. That is happening slowly. In the *1994 Annual Report*, we tried to show the changes that have taken place over the recent past and the need to maintain the delicate balance between development and quality of life in our rural communities. In 1995, the public debate throughout Colorado focused more sharply on smart growth. This effort is intended to preserve a sense of community and the magnificence of our area without making life and taxes exorbitant for current residents. This report shows that in 1995 we were able to modestly build our savings account, place some additional cash into road surfaces and culverts in spite of the flood damage that occurred in April, May, and June and still be able to temporarily reduce the property tax mill levy for 1996.

Many different people and organizations throughout the County have helped all of us make progress this past few years. They deserve our appreciation:

- to Peggy Stokstad for spearheading the new Day Care facility at Empire.
- to Chester Upham and Ken Abrahamson for pushing the expansion of Loveland thus stimulating other economic action.
- to Peter Kenney for getting the BLM land transferred to local ownership.
- to the Library Boards for adding 18,000 new items to our libraries, complete with new programs for our children.
- to Drs. Kit Brekhus and Rik Santiguida, and others for the partnership to improve health services and expand the Chicago Creek Clinic.
- to Mike Duran for making recycling and waste conversion a reality in the county
- to Henderson Mine for helping the county establish a 12 acre-foot water bank to be used for business and related development.
- to our Road and Bridge crews for all their very early morning efforts.



County Commissioners Bob Poirot, Ed Rapp, and Nelson Fugate

Is There Growth In Clear Creek County?

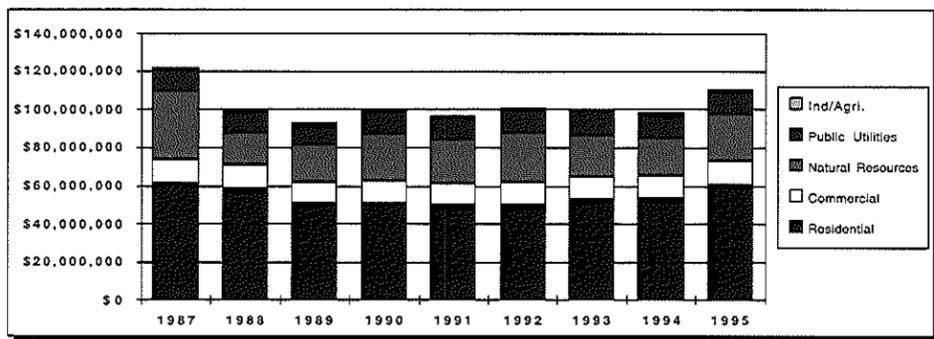
Yes and No are the answers—It depends on what is being measured.

Based on assessed value (the value used to determine how much you pay in property taxes) there hasn't been growth, except for a few property owners whose

property was appraised below the actual market value.

For the last five years, property taxes have been fairly level for most taxpayers although there continues to be some shifting for a few property owners.

History of Assessed Value in Clear Creek County No real growth



The chart below shows the actual value, from the County Assessor, of the different categories of property in Clear Creek County for the last six years.

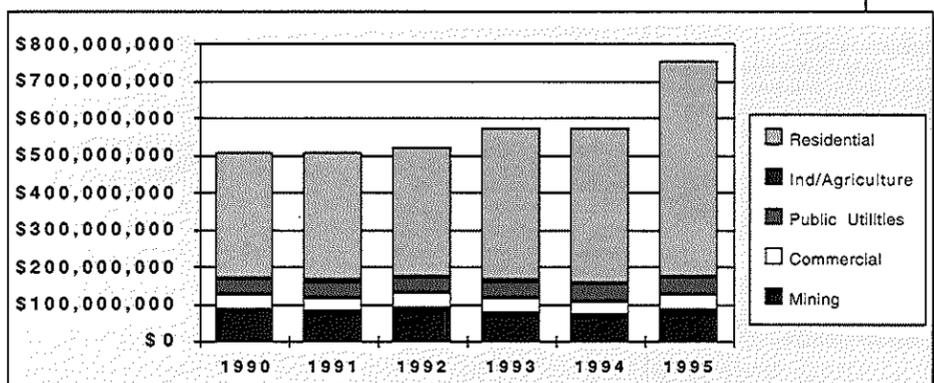
There has been no growth, not even for inflation, except for the value of residential properties. This growth is a combination of new homes being built (300 houses since 1991) and the major

increases we have all seen in the value of our existing homes caused by the high prices people from outside our area have been willing to pay.

For a hard dose of reality, visit your local Realtor and see some of the prices that houses are selling for in your neighborhood.

Actual Value of Properties in Clear Creek County

Minimal growth in the value of property and improvements, except last year.



Inside This Report



If you paid \$1,000 in property taxes this year, who did you really pay it to, and what services did it support?



What kind of new construction are we experiencing and what kind do we think we want?



Can we really turn garbage into compost? We'll find out this summer. Come to the dump and help make it happen.

A humorous look at being on the inside IN JAIL, by one of our employees.



300 new houses have been built in the unincorporated areas of the county in the last five years, with an actual value of nearly \$32 million.

	1991	1992	1993	1994	1995
Houses Built	31	60	66	74	69
Value (000)	\$1,538	\$5,790	\$83,847	\$9,131	\$7,785

School enrollment has see-sawed with no real growth in the last seven years, although the private school on Floyd Hill has grown to about 100 students..

Students in School District	1989	1990	1991	1992	1993	1994	1995
	1,411	1,383	1,434	1,433	1,435	1,348	1,388

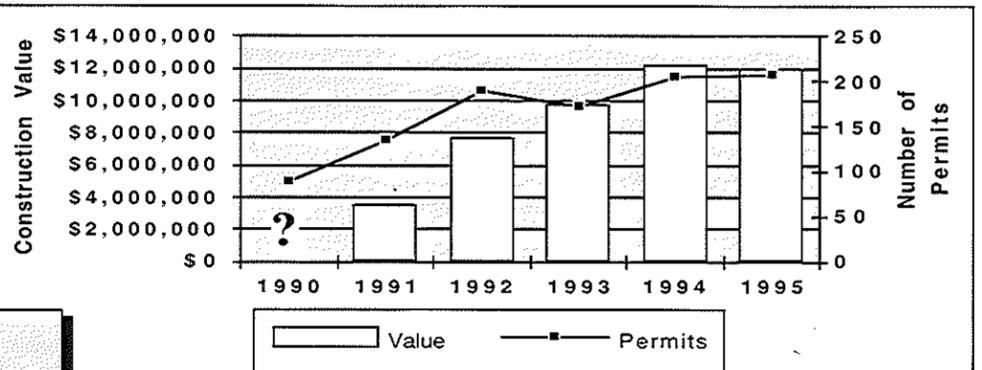
The county's population has been growing between 1.5% and 2.5% each year, depending upon whose figures you use.

Population	1990	1991	1992	1993	1994	1995
DRCOG	7,619	7,650	7,750	7,975	8,050	8,175
Colo. DOLG	7,619	7,652	7,818	7,993	8,398	n/a

DOLG (Colorado Division of Local Government) estimated that more than 8,000 people lived in Clear Creek County in 1990, before the official census figures were released showing this estimate was high. They could be prone to over exaggeration again. DRCOG (Denver Regional Council of Governments) has provided the most accurate estimates in the past.

Building Permits With Actual Value of Construction

There is growth in the actual value of new and remodel construction (chart below).



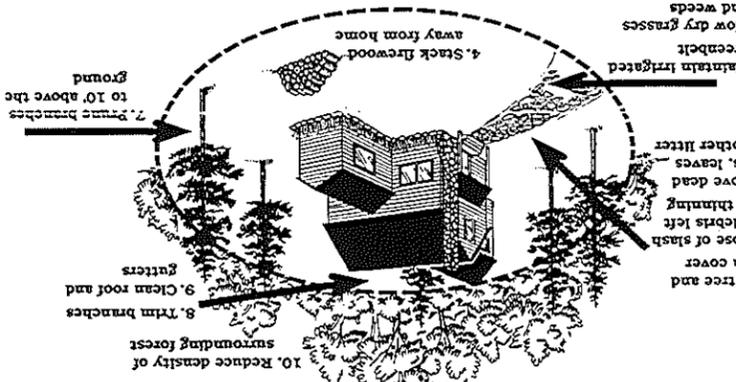
Almost All New Construction is for Residences

The lack of building permits in 1995 for commercial properties provides a perfect example of what's wrong in Clear Creek County. There were only five building permits for commercial construction in the unincorporated areas of Clear Creek County last year, with a total actual value of \$828,234. Three of those permits were for non-profit organizations that pay no property taxes. Only Loveland Ski Area and the new Redi-Mix plant east of Idaho Springs produced new commercial construction in unincorporated areas.

Until there is a real growth in commercial and industrial property and buildings, new houses will be the only growth in the county.

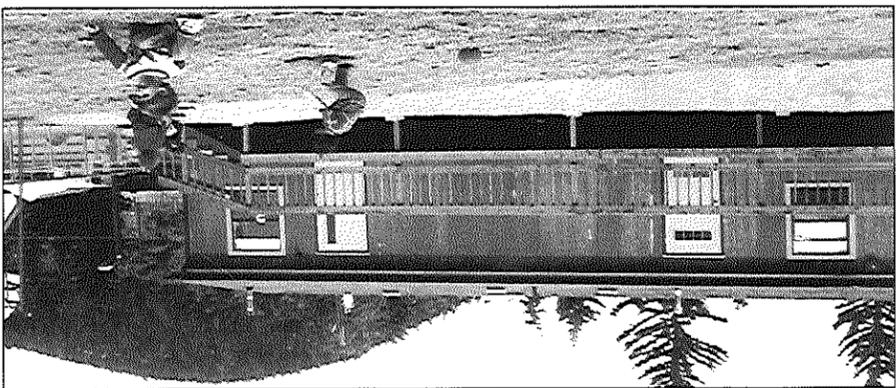
WILDFIRE

Protect Your Property by Being Smart



Annual Fire Safety Checklist

- Thin trees and brush properly within the defensible space.
- Remove trash and debris from the defensible space.
- Remove any trees growing through the porch.
- Clear roof and gutters of leaves and debris.
- Remove branches overhanging chimney and roof.
- Stack firewood uphill or on a contour away from the house.
- Use noncombustible roof materials
- Place shutters, fire curtains, or heavy drapes on windows.
- Place screens on foundation and cave vents.



Through the cooperative efforts of the Clear Creek School District, the Central Rockies Prevention Project, Clear Creek County Commissioners, the Town of Empire, Department of Local Affairs, Headstart, Clear Creek Economic Development Corporation and local businesses and parents, the Empire Child Care Center was created in 1995. The need for affordable, quality child care in the community was a driving force behind the project.

The center meets a variety of the community's child care needs. Twenty-five to forty children can be accommodated on a regular basis with that potential increasing to 60 during the summer due to care - \$2/hour; and (d) drop-in - \$2.50/hour (The charge for services is: a) over six hours - \$21; b) one-half (1/2) day or under six hours - \$10.50; c) before or after school care - \$2/hour; and (d) drop-in - \$2.50/hour. If the Center can help you, call 569-2558.

New Child Care Center Opens in Empire

CLEAR CREEK COUNTY BLM LANDS DEPARTMENT

The Land's Been Transferred — So, What's Happening?

The President of the United States signed the Clear Creek County, Colorado, Public Lands Transfer Act of 1993 (H.R. 1134, 103rd Congress) into law on May 24, 1994. From that date, a ten year countdown began for the County to dispose of 7,400 acres of "part III" land formerly managed by the Bureau of Land Management.

During the course of the land transfer, the Board of County Commissioners adopted 35 geographic "recommendation areas" as a part of the broad recommendation process to review potential applications. This 1989 document was revised in 1995 by the County Commissioners to set priority levels (high, medium, and low) for each year of the ten year window. This document is now serving as a guideline for the disposition process by identifying potential recipients, proposed uses, proposed zoning, and stipulations for conveyance.

The County created the County BLM Lands Department to facilitate the disposal of "part III" lands. This department processes applications using the resources of various county offices to ensure that disposal of these lands not only benefits the County by increasing the local tax base, but also protects the health, safety, and welfare of the County through thoughtful planning. The process for disposal of individual sites includes appraising the property to determine an asking price, researching adjacent ownership and access, analyzing characteristics of each site, following statutory law as it applies to zoning and subdivision, and drawing up such legal documentation as combined lots agreements, contracts to sell, and various types of deeds.

The County BLM Lands Department employs one and one-half land use case managers. Salaries for these employees and the other costs of selling the property are paid from the proceeds of the land sales. Any remaining funds will be returned to the federal treasury at the end of the 10-year period.

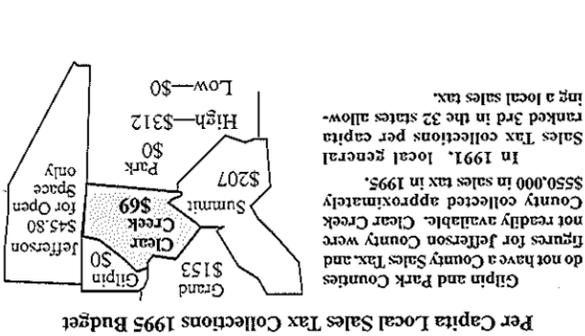
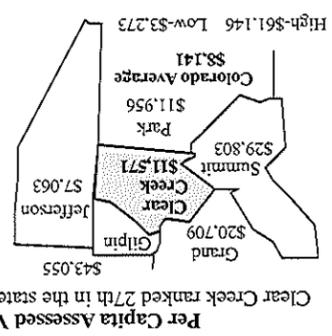
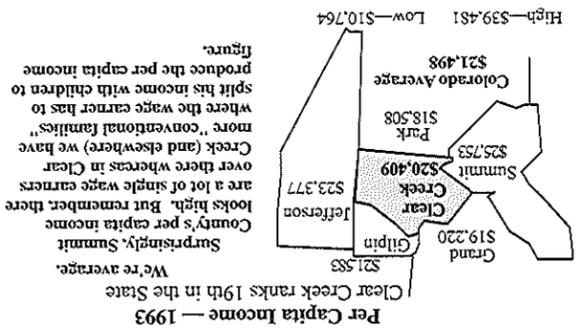
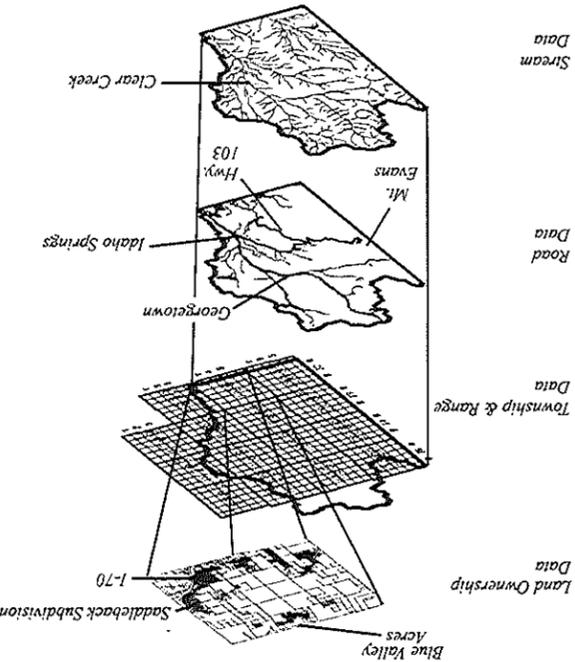
Comparing Clear Creek with other counties can be informative but be careful when you analyze this information. There are too many variables between counties to assume what exists in one county should work in another. Or that the services are the same.

Buck Rogers Technology Will Lead to Better Understanding of Land Uses

The cornerstone project being developed in the Mapping Department is the County's Geographic Information System (GIS). This computer mapping program allows people to analyze large amounts of mapped information and to run "what if" scenarios to assist in all land related decisions. This technology allows elected officials to better understand the impacts of their decisions before they are implemented.

As shown in this illustration, themes of information are shown as "layers" of mapped information. Roads, streams, ownership parcels, and townships and other themes of information can each be a separate map entity in a GIS. The computer can then compare the different layers to better define their relationships. As an example, it is useful to know how the land ownership pattern of the County relates to the streams in order to better understand which properties are impacted by stream activities such as flood impacts or access rights.

The Geographic Information System is a very useful tool for management decisions regarding land use, zoning, floodplain, emergency management, transportation, zoning and building enforcement programs, property appraisal and many other land related programs. It is also valuable to many different public and private agencies. As a result, Clear Creek County is involved in many data sharing relationships to cut down on the development costs of this system.



Per Capita Assessed Values — 1994
Clear Creek County benefits from several properties that have very high valuations but do not generate a high number of residents. One-third of the County's valuation comes from two property owners, the Henderson Mine and Public Service Company. Without these two property owners, Clear Creek would have about \$8,000 in per capita assessed valuation.

Per Capita Local Sales Tax Collections 1995 Budget
Gipin and Park Counties do not have a County Sales Tax, and figures for Jefferson County were not readily available. Clear Creek County collected approximately \$550,000 in sales tax in 1995. In 1991, local general Sales Tax collections per capita ranked 3rd in the 32 states allowing a local sales tax.



Confinement Officer Lynn Granger with Corporal Rick Ball and fellow confinement officer Rebecca Duke.

It's June 20, 1992, and my first day on the job. Needless to say, I'm excited and a little nervous at the prospect. As I'm being escorted downstairs to the jail area, I can not help but notice a sickening odor in the air. The deputy with whom I was walking and who was to be my training officer, informed me that the odor was caused by an inmate being housed in one of the holding cells. Being new to the job, it never occurred to me that "Vicks Vaporub" would be an occupational staple. My second day on the job turned out to be a lesson in plunging and the operations of a "Roto-roooter". The inmate in the holding cell, the same inmate with the odor problem, was fast becoming a major source of irritation. On my second day, shortly after I arrived at work, my keen sense of observation noticed a large amount of water heading toward us from the holding cell area. Even though this is only my second day on the job, something told me that this was not right. My partner and I decided that it would probably be a good

"The following stories are true. Only the names have been changed to protect the innocent." by Deputy Lynn Granger

Life On The Inside

idea to attempt to locate the source of the water. When we arrived at the holding cell area from where the water appeared to be coming, we immediately noticed that our not-so-favorite inmate was no longer wearing his underwear nor were they in the holding cell. Based upon this observation and process of elimination, it became apparent that he had flushed his underwear down the toilet. Fortunately, the deputy with whom I was working just happened to be familiar with the operations of a "Roto-roooter" - or so I thought. We retrieved our "Roto-roooter" from amongst the cobwebs in the closet and proceeded to the holding cell. I don't recall exactly what happened next; all I remember is that, from the other end of the hall, I heard my partner's screams, followed by a few choice words. I raced to the end of the hall to find my partner standing in the holding cell with the "Roto-roooter" snake in hand and his face and uniform dripping with sewage. Apparently, he had never been told that, prior to removing the snake from the pipe, the power needed to be off. You can just imagine the stench coming from not only the cell, but also my partner! Fortunately, incidents like these don't occur very often.

Managing a jail, in many ways, is similar to managing a business. Our goal is to be financially self-sufficient and also generate a profit for the County. We currently house inmates for Lake and Jefferson Counties and are scheduled to begin housing for a metro area facility as soon as final arrangements are made. Many jails are faced with overcrowding; by selling our bed space, we not only assist them, but also generate income, not only for needed

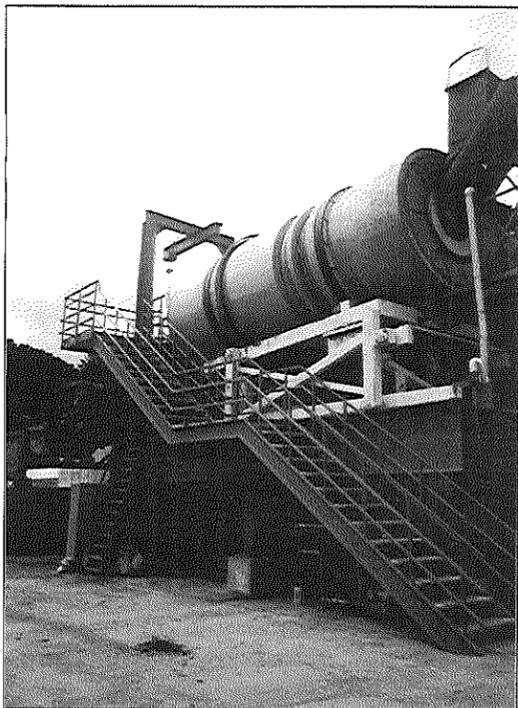
improvements to our facility, but also the Sheriff's Dept. and the County. We are currently in the process of acquiring more beds, enabling us to house more inmates. There are statutory guidelines that must be met regarding the square footage necessary per inmate. We now have the capability of housing 37 inmates, but are hoping to increase this to 52 inmates.

The costs of operating a jail constantly fluctuate. Medical costs, equipment for deputies, supplies and maintenance for the jail, are only a small part of our operating expense. Ambulance runs and hospital transports alone can run into thousands of dollars. We do everything possible to keep expenses down, but, necessary and unavoidable expenses are difficult to control, which is part of why we are determined to be as self-sufficient as possible.

We are often referred to as "glorified baby-sitters" and in many ways, this term is accurate. The inmates rely on us for most all of their needs. We take care of their medical needs, supply their toiletries, take them outside, feed them, and listen to their problems.

Last Thursday, after what seemed to be a very short weekend, I was going downstairs to work, when I noticed a sickening odor. This time I didn't need to ask about the source. When I arrived in the jail, I was informed that the inmate in the holding cell was refusing to shower or eat. The odor was spreading throughout the jail and the upstairs offices. Evacuation was not an option so I was relieved to learn that he was going to be transferred to another jail that afternoon. When the other agency arrived and I pulled the inmate out of the holding cell, I asked him "Why don't you take a shower?" to which he responded "Taking showers is against my beliefs!"

Never a dull moment.



This summer, employees at the County's recycling center will begin serious testing of the process of converting regular household garbage into compost. Unlike other facilities that only compost wood, newspapers, and manure, our people will try to convert the entire mixture of household garbage into compost. The process works at several other similar sized plants in the country but those operations are using custom-made equipment that costs between \$1.2 million and \$1.4 million.

Two state-sponsored grant programs have provided the majority of the \$200,000 that has been spent on the digester (pictured above) that will mix and break down the garbage in the first stage of the new compost operation.

Barbara Boyer Hired as Director of County Tourism Board

Local Volunteers Take Up Tourism Promotion Program

The Clear Creek County Tourism Board had a busy and successful year in 1995 continuing its long-range plans and Image Campaign. New guides were produced for Events, Lodging, Dining, Arts & Antiques and Attractions to become a part of the county promotion brochure. Over 20,000 of those brochures are distributed by the Board to requests that are generated from other promotional advertising. A simplified version of the brochure was also distributed to all the State Welcome Centers. Advertisements were placed in the *Colorado State Vacation Guide*, the *Front Range Vacation Guide* and the *Official Visitors' Guide* last year, as well as local Denver papers.

A new computer information center was placed at the Idaho Springs Visitors' Center last February, allowing visitors to call up information on our area by touching the screen. They can even direct dial lodging establishments and make reservations on the spot! Another center will be installed in Georgetown this year. As in previous years, the Board exhibited the Clear Creek County booth at the 1995 Colorado Ski Expo. Brochures and coupons were distributed to entice some of that I-70 traffic to stop more often.

In July the Board hired Barbara Boyer to serve as a part-time director so that new programs could be developed while maintaining and enhancing the existing ones. One of the first programs she put together was a cooperative ad in the *AAA Tour Guide* for Colorado/Utah. More than 1.2 million copies of the guide will be distributed next winter.



Barbara Boyer

Last November, the Tourism Summit was highly successful. Issues such as infrastructure, open space, recreational opportunities, heritage tourism and marketing were discussed extensively.

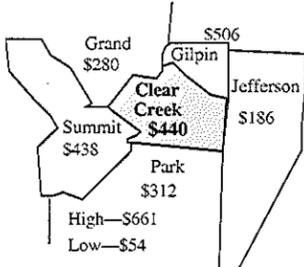
With representation from Empire, Georgetown, Idaho Springs, Silver Plume and the county-at-large, the Tourism Board has continued to evolve with greater success each year in promoting Clear Creek County through cooperative dialogue and action. The Board, appointed by the municipalities and County, meets on the third Thursday of each month at 3:00 P.M., in the Hanchett Building, 1431 Miner Street, Idaho Springs. The meetings are open to the public and participation is encouraged and welcomed. For further information on our programs, how you may wish to participate, questions, or complaints, call Barbara Boyer at the Tourism Office (567-4600).

Trash Reclaimed for Future Use (Volume of materials is in tons)

	1991	1992	1993	1994	1995
Newspaper	116.58	71.73	83.92	79.89	120.39
Plastics	3.50	.99	5.88	3.35	5.62
Special Papers	.47	3.25	3.42	3.51	3.86
Cardboard	26.59	20.54	37.89	27.79	44.44
Magazines	4.43	9.57	12.54	11.73	18.42
Carpet Pad	.08	2.23	1.57	1.82	3.47
Aluminum	.75	1.76	2.84	2.07	5.08
Metals	14.15	105.86	143.48	104.07	148.91
Glass	22.00	16.15	21.47	9.39	36.75
Total	191.11	232.28	313.01	243.62	386.93
Oil (gallons)	973	4,463	2,559	2,593	3,250

Per Capita Property Tax Collections

In 1995 Clear Creek ranked 6th of the 53 non-metro counties



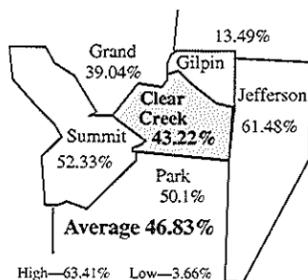
There are three main reasons why our per capita property tax collections are higher than the state average.

1. There are fewer people (and properties) to share the tax burden.
2. It costs more to provide government services in rural areas than it does in more populated areas, like Jefferson County, which means more taxes to provide the same services.
3. We don't have a large number of businesses to produce more sales tax to offset property taxes. Property taxes will continue to be the major source of income for local governments unless commercial growth provides increased sales taxes.

Residential Share of Assessed Valuation 1994

In the early 1980s, residential properties were about 10% of Clear Creek's assessed valuation, with the Henderson Mine providing 80% of the total valuation and property taxes.

Pitkin County (Aspen) has the highest residential share of assessed value (63.41%). Cheyenne County has the lowest residential share (3.66%) because Oil & Gas provides 65% of the county's total assessed valuation.



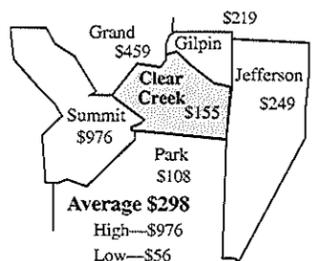
Per Capita State Sales Tax Collections

These figures are the collection of the State's share of sales taxes which is not kept by the counties. The figures provide an indication of the amount of commercial business and retail (taxable) sales that occur in our surrounding counties.

Two-thirds of the total State's Sales Taxes were collected in six counties in 1994.

In 1991, Colorado's general Sales Tax collections per capita ranked 43rd in the 45 states having a sales tax.

In 1994, Clear Creek ranked 46th



"Thank goodness for the valuation and property taxes from the Henderson Mine."

—Every property taxpayer in Clear Creek County

We need to start now to accommodate this major change that will come. The goal of the County Commissioners is to replace this lost economy with real growth in commercial businesses and jobs, bringing us closer to the state average.

Growth in residential land use can lead to growth in many other parts of our economy. But that growth has to include the right mix of rental units and affordable housing, and it has to occur in the right areas. Residential growth also creates a demand for more services from government, requiring more tax revenues—so new housing must pay its own share. Our goal is to limit residential growth to no more than 50% of the county's total assessed valuation.

Commercial land uses need to be dramatically increased. Not only is this property and its improvements assessed at a far higher rate than residential, it is also the source of increasing sales tax revenues and, more important, jobs. Our goal should be to reach the state average where commercial assessment is 25% of the county's total assessed value.

It is doubtful that many industrial companies would locate a major facility in our county, and it would take a multitude of smaller companies to provide much of a tax base. Expansions of this land use would be valuable, but it will not be emphasized because of the difficulty to create suitable areas in our county.

Legitimate agricultural land use will never be large in Clear Creek County. It is probable that the mineable ore reserves at Henderson will be increased, but it would be best not to plan for it. It is also possible that other valuable mineral reserves could be developed, although at a far smaller scale than Henderson. We believe that mining and residential are not compatible uses when they are adjacent to each other. For this reason, we are attempting to prevent the known mineral areas from becoming filled with houses and, conversely, we are attempting to remove mining opportunities from existing residential neighborhoods.

The State of Colorado assesses all land uses that support public utilities. While there has been some recent growth with new cellular and telecommunications facilities, the value of this category hasn't even increased to keep up with inflation.

This is vacant, private land, virtually all of which is zoned for residential uses. If all of this land were to be developed as residences, our county would be in a world of hurt. The county is providing incentives to property owners who combine several parcels of land into one building site, and is creating zoning districts that require larger lot sizes, to help reduce the total number of new residences that could be built in some of our more remote areas.

According to Cyrus Amax, the Henderson orebody could be depleted by the year 2020, based on current market conditions. This means that 20% of our County's local property tax base will disappear. It also means that the County has 25 years to find a replacement economy, both for jobs and for taxes that will be lost.

Assessed Value of Different Land Categories

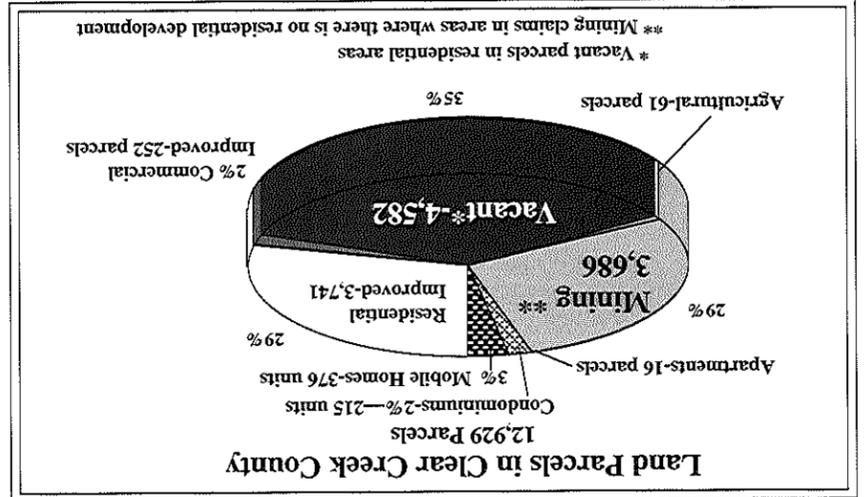
Category	Percentage
Residential	47%
Commercial	11%
Industrial	6%
Agriculture	2%
Natural Resources: Oil & Gas/Mining	5%
Assessed by State: Railroads—Utilities	9%
VACANT LAND	12%
Colorado	43%
Clear Creek	25%

17% of the County's total valuation is exempt from paying property taxes because it is owned by non-profit organizations.

Based on Assessed Value, Not Actual Value
For Taxes Paid in 1995

What if Clear Creek had
 25% commercial valuation, AND
 6% industrial valuation, AND
 20% natural resource valuation?
 Now that would be something.

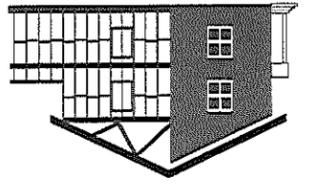
64% of the private land in Clear Creek County (8,268 parcels) is vacant. The majority has the legal right to a residential use.



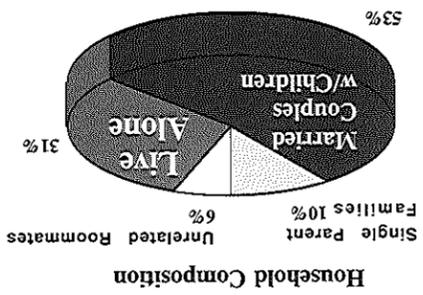
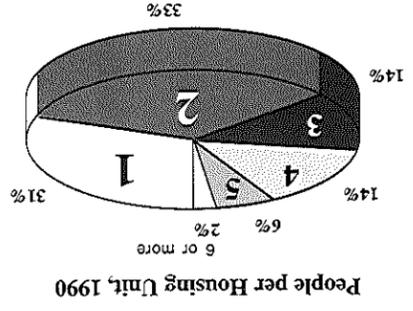
Mix of housing compared with other communities

Community	Single Family	Multi-Family*
Clear Creek (west end)	81%	19%
Summit County	31%	69%
Routt County	56%	44%
Steamboat Springs	33%	67%
City of Boulder	45%	55%
Gunnison County	71%	29%

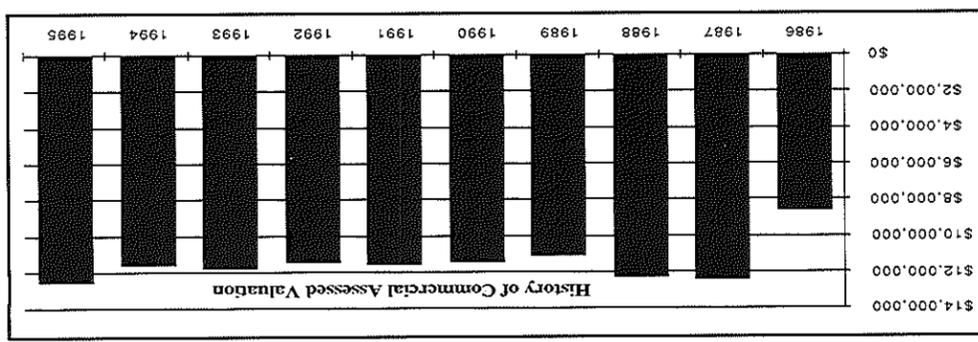
* counts single-family houses and mobile homes



93% of all construction last year in unincorporated Clear Creek County was for residential uses



- A few facts that affect growth and property taxes**
- ✓ The value of commercial property in Clear Creek County is less than half the State average.
 - ✓ We have virtually no industrial properties.
 - ✓ We need to find new businesses and new industries to replace the eventual loss of our largest property taxpayer.
 - ✓ If we do nothing, the number of houses in the county could easily double. Only one-half of residential parcels have structures.
 - ✓ Clear Creek County has the most strict regulations in Colorado when it comes to building residential septic systems.
 - ✓ 77% of the real value of all land, buildings, and personal property in the county is in residential housing, which provides 54% of the property taxes.
 - ✓ A \$100,000 business pays about \$1,000 in county property taxes. A \$100,000 residence pays about \$303 in county property taxes.
 - ✓ Since the passage of Amendment 1 (the Labor Amendment), Clear Creek County has had to reduce services only once, although it affected the following years. The reduction three years ago was caused by the lack of growth since 1987.
 - ✓ 77% of Clear Creek County is public lands, compared to only 23% of Jefferson County.



**If you paid \$1,000 in property taxes, it is important for you to know what that money supports
Every area has different programs that are supported by property taxes**

In Idaho Springs . . .

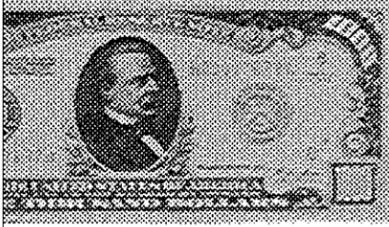
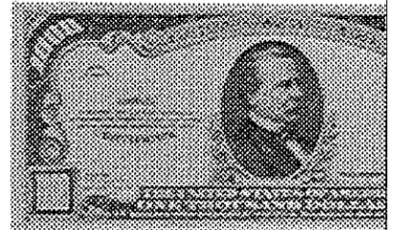
Schools	\$496
County General Fund	\$297
County Road & Bridge	\$ 36
County Solid Waste	\$ 12
County Library	\$ 16
County Social Services	\$ 16
Idaho Springs	\$ 95
Recreation District	\$ 32

In Greystone/Upper Bear . . .

Schools	\$392
County General Fund	\$235
County Road & Bridge	\$ 28
County Solid Waste	\$ 9
County Library	\$ 12
County Social Services	\$ 13
Evergreen Fire Dist	\$ 46
Upper Bear San Dist	\$265

In Georgetown . . .

Schools	\$483
County General Fund	\$289
County Road & Bridge	\$ 35
County Solid Waste	\$ 11
County Library	\$ 15
County Social Services	\$ 16
Georgetown	\$119
Recreation District	\$ 32



In Pine Valley . . .

Schools	\$515
County General Fund	\$308
County Road & Bridge	\$ 37
County Solid Waste	\$ 12
County Library	\$ 16
County Social Services	\$ 17
Recreation District	\$ 34
Evergreen Fire Dist	\$ 61



In Silver Plume . . .

Schools	\$449
County General Fund	\$269
County Road & Bridge	\$ 33
County Solid Waste	\$ 11
County Library	\$ 14
County Social Services	\$ 15
Silver Plume	\$181
Recreation District	\$ 28

In the Dumont area . . .

Schools	\$438
County General Fund	\$262
County Road & Bridge	\$ 32
County Solid Waste	\$ 10
County Library	\$ 14
County Social Services	\$ 14
Recreation District	\$ 29
Emergency Services	\$ 40
Central Clear Creek San	\$161

In Brook Forest . . .

Schools	\$533
County General Fund	\$319
County Road & Bridge	\$ 39
County Solid Waste	\$ 13
County Library	\$ 17
County Social Services	\$ 17
Evergreen Fire Dist	\$ 62

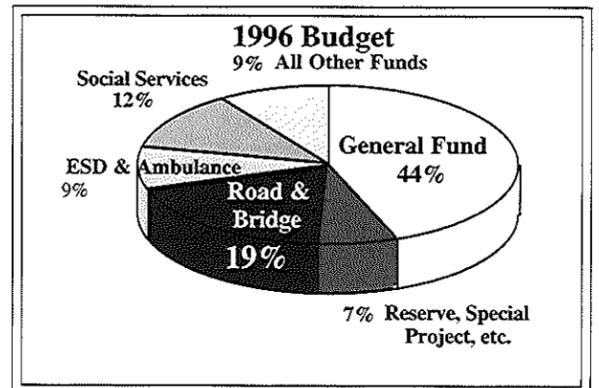
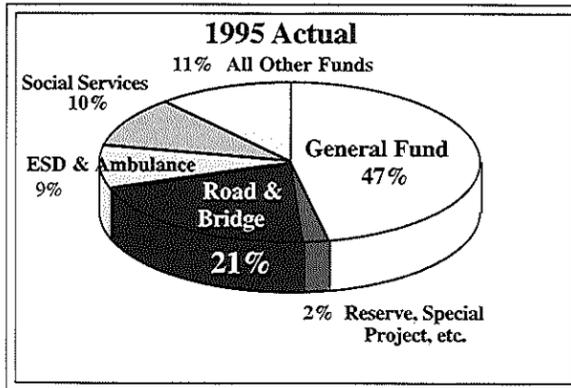
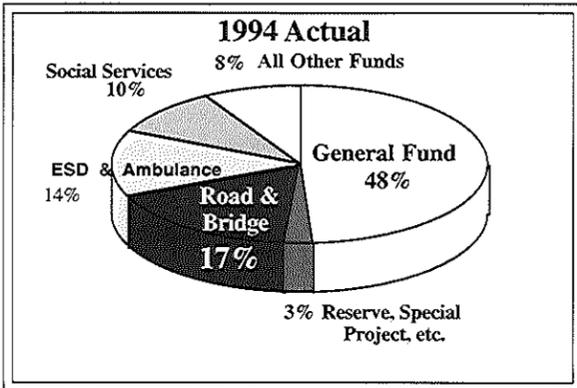
In St. Mary's Glacier . . .

Schools	\$335
County General Fund	\$200
County Road & Bridge	\$ 24
County Solid Waste	\$ 8
County Library	\$ 10
County Social Services	\$ 11
Emergency Services	\$ 31
St. Mary's Water & San	\$216
St. Mary's Metro Dist	\$165

In Empire . . .

Schools	\$482
County General Fund	\$288
County Road & Bridge	\$ 35
County Solid Waste	\$ 11
County Library	\$ 15
County Social Services	\$ 16
Empire	\$121
Recreation District	\$ 32

— Total County Expenditures by Fund — All County spending is recorded in different funds, as required by law.



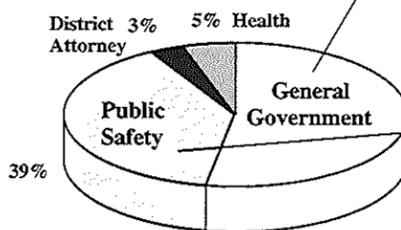
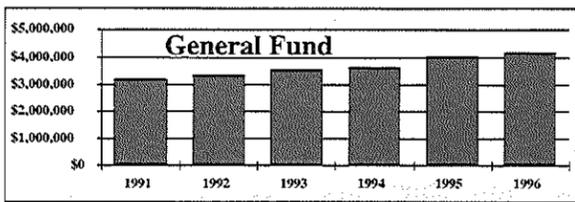
The pie charts above provide an indication of shifts in emphasis that the commissioners are funding, including major capital purchases (ESD in 1994), major road & bridge costs in 1995 (recovering from the floods and drainage improvements), and adding to the reserve (1996).

The table at the right shows the actual monies spent in the different funds. These annual expenditures usually vary greatly year to year because of major equipment purchases (Road & Bridge, Solid Waste, Emergency Services), and because of large grants that have been received (such as the Contiguous County Gaming Grants spent in the General and Road & Bridge Funds in 1995 and expected in 1996). The major increase in Public Lands transfer expenses will be offset by income from selling that property.

The County received more than \$711,000 from grants in 1995, compared to \$623,000 in 1994 and \$410,000 in 1993.

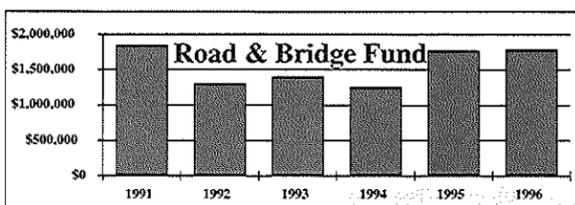
Fund	Actual 1994	Actual 1995	Budget 1996
General Fund	\$3,651,554	\$4,026,555	\$4,171,634
Road and Bridge	\$1,249,935	\$1,770,511	\$1,789,893
Solid Waste	\$ 182,488	\$ 472,634	\$ 213,148
Sales Tax	\$ 49,417	\$ 151,369	\$ 203,030
Library	\$ 181,104	\$ 162,615	\$ 177,657
Emergency Services	\$ 608,384	\$ 367,733	\$ 405,621
Ambulance	\$ 402,823	\$ 400,269	\$ 434,311
Revolving Loan Fund	\$ 207,149	\$ 193,115	\$ 291,500
Social Services	\$ 718,389	\$ 872,089	\$1,115,148
Public Lands Transfer -former BLM	\$ 11,634	\$ 48,556	\$ 187,801
Reserve/Spec.Proj/Lodging Tax/Cons.Trst.	\$ 195,820	\$ 195,823	\$ 624,834
Total By Fund	\$7,458,697	\$8,661,269	\$9,614,577

What's in the General Fund?



General Government	\$2,212,989	Land Use	\$373,442
Treasurer/Public Trustee	\$130,918	Planning	\$189,596
Assessor	\$198,954	Mapping	\$101,437
Clerk/Recorder/Elections	\$198,031	Building Insp.	\$ 82,409
Commissioners	\$141,031	Central Services	\$195,353
Administration	\$120,708	Operating	\$ 47,682
Central Services	\$195,353	Telephone	\$ 32,188
Land Use	\$373,442	Prop. & Liability Ins.	\$115,483
Support Services	\$789,717	Support Services	\$789,717
Human Services	\$ 64,835	Archives	\$ 42,430
Public Safety	\$1,622,933	Information Svcs.	\$149,877
Sheriff/Patrol	\$801,159	Finance/Budget	\$ 91,305
Communications	\$220,081	Maintenance	\$241,200
Confinement	\$489,699	County Attorney	\$132,059
Animal Control	\$ 78,644	Clerical Staff	\$132,846
Coroner	\$ 33,350		
Judicial/Dist. Atty.	\$ 135,717		
Health	\$ 199,995		

What's in the Road & Bridge Fund?



Expenses in Five Main Categories

Construction	\$299,836
Maintenance of Condition	\$931,851
Snow and Ice Removal	\$262,188
Administration	\$177,907
New Equipment	\$118,111*

Major Revenue for Road & Bridge

Gas Taxes (HUTF)	\$510,000
Property Taxes	\$366,249
Vehicle (Lisc.) Taxes	\$284,041
State Gaming Grant	\$200,000
Fed. Forest Reserve	\$160,000
Special Permits	\$32,860

Road & Bridge Fund 1996 Budget — \$1,789,893

Major fluctuations occur year-to-year because of the purchase of new equipment.

* Since the budget was approved, this amount has increased to \$ 880,000 to finance four new graders, a front-end loader, and service trucks.

Clear Creek County maintains 202 miles of roads with 20 full-time employees (including 12 equipment operators).

Almost Everyone Talks About Taxes

Almost No One Likes To Pay Them

County Commissioners Continue Conservative Financial Management

Clear Creek County ended 1995 with continued strength in its financial position. Fund reserves increased \$567,730 in 1995. County revenues exceeded budget by 3.04%. Overall county spending was 7.07% under budget, saving over \$730,000. Approximately \$541,000 of this savings is reserved for future spending in special funds and not general operating expenses. The balance of \$189,000 is operational savings for future budgetary needs and emergencies. The County relied on property taxes for funding approximately 50% of the budget in 1994 and 43% of the budget in 1995. Property tax collections have remained substantially unchanged for the last three years while vehicle license and ownership taxes and sales taxes have shown slight increases. Total county debt at the end of 1995 was less than \$350,000. Debt service in 1995 was \$121,738. All outstanding county government debt will be retired by 1999. The county will generally lease equipment over its expected useful life. Additions to debt in 1995 were \$131,250 for solid waste equipment.

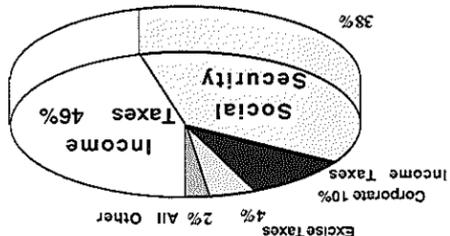
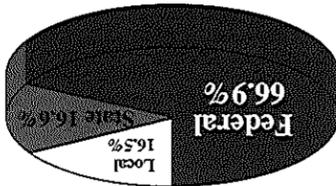
The Problem with Property Taxes

Income Taxes Paid a little bit at a time
Social Security Paid a little bit at a time
Gasoline taxes Paid a little bit at a time
Property taxes Paid all at once

Where do your taxes go?

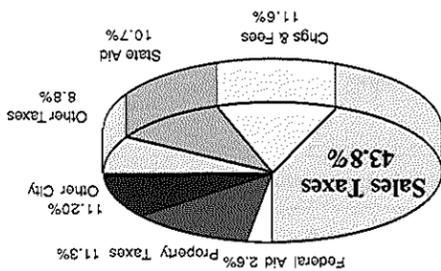
Information from the Legislative Council report, State Tax Structure

• Coloradans pay nearly 30% of their income in federal, state, and local taxes.

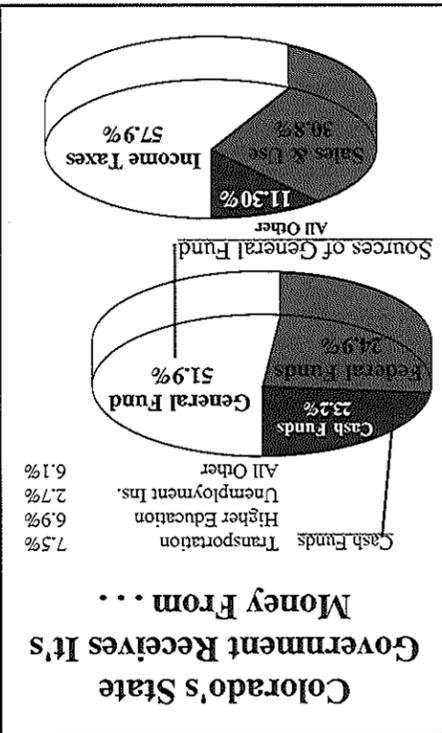
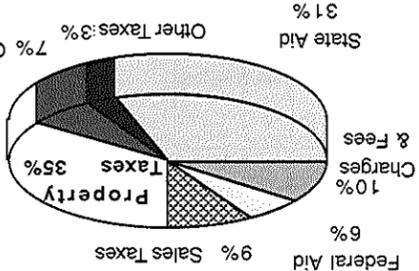


Local Governments

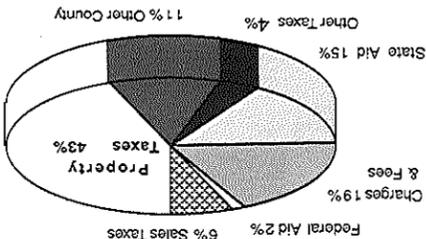
Average 1993 Municipal Government Revenues by Source (Including Denver)



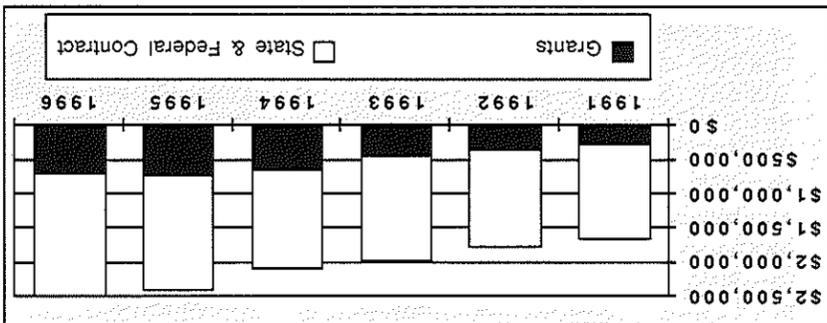
Average 1993 County Government Revenues by Source (excluding Denver)



1995 Clear Creek County Revenues by Source



State & Federal Government Grants and Contracts Provide 25% of County's Revenue

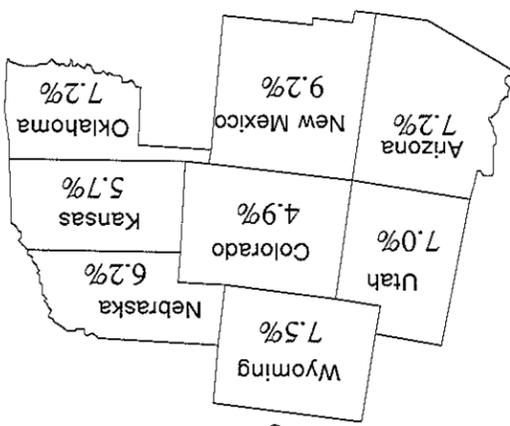


The County expects to receive nearly \$2.5 million from grants and contracts with the State and Federal governments to provide special services. This is \$70,000 more than was received last year.

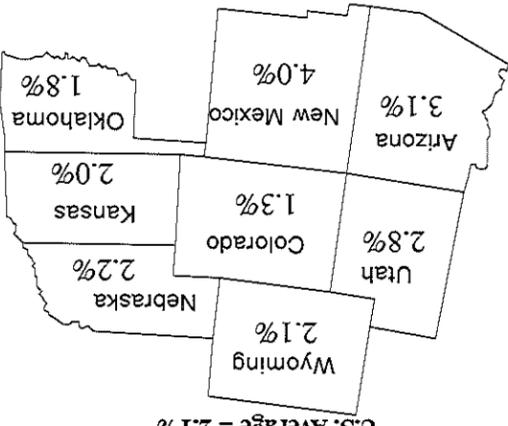
Last year, \$711,000 was received in grants, compared to an estimated \$670,000 this year. The majority of this money is received through competition with other governments in Colorado, and virtually all of it must be spent on specific programs and projects. In 1995, our county received about \$330,000 from the State's taxes on the gaming industry. This year we have projected \$250,000 in revenue from those funds, the majority of which will continue to be used by the Road & Bridge Department for maintenance and improvements on Virginia Canyon and the road to Central City.

Contracts and Funding (pass-through money) from the State and Federal governments should provide nearly \$1.8 million this year. Nearly half of this money supports the programs and services from the Social Services department. As a general rule, approximately 80% of the total cost of the programs in Social Services is paid with state and federal dollars. The other largest share of these pass-through funds is dedicated to the Road & Bridge department—an estimated \$511,000 this year. The source of this money is the gas taxes we all pay when we buy fuel. This funding, from the Highway Users Trust Fund, provides more money for the Road and Bridge department than is received from property taxes (\$366,000 this year).

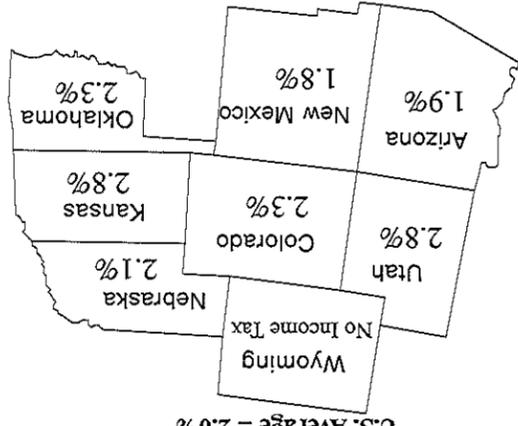
Total State Revenues as a Percentage of Personal Income, FY 1992



State Sales Tax Revenues as a Percentage of Personal Income, FY 1992



State Individual Income Tax Revenues as a Percentage of Personal Income, FY 1992



Colorado's state taxes tend to be lower than surrounding states and the rest of the nation because Colorado is one of the few states that practices the philosophy that "the government that needs the taxes should collect them itself." Rather than having the state government collect taxes that are then passed through to county and municipal governments, local governments are responsible for collecting those taxes themselves, usually.

This philosophy means that our local taxes (like property taxes) are very probably higher than in other states with which you may be familiar. Overall, state and local taxes (combined) place Colorado about 24th in the nation, almost exactly in the middle when it comes to total tax burden.

Commissioners Increase 1996 Manpower— Now Why Would They Do Something Like That?

When the Taxpayer's Bill of Rights (Amendment 1) became law four years ago, many local governments were concerned as to how they could continue to provide the various services that residents need and want. Our County was no different, and the Commissioners began an aggressive campaign to "downsize" its workforce by cutting services and programs. Some of these cuts were almost brutal, but the Commissioners at the time believed it was extremely important to maintain the financial integrity of the county and ensure that there were sufficient savings in reserve to withstand future downturns in the local economy.

But the 1996 county budget is different—more than nine full time equivalent employees (FTE's) were added to the payroll. This doesn't mean that nine

new employees were hired. One FTE means that 40 hours of work (by one or more employees) has been added. In our case this means that four new employees will be hired and 11 employees will have their hours increased.

Some people will insist that any increase in the number of county employees is wrong, and that the Commissioners responsible should be "drawn and quartered." But sometimes there are good reasons, and we would like to share those reasons with you. Some of the earlier job eliminations were wrong and cut services too much. Some of the smaller departments haven't been able to do their jobs adequately because there has been way too much work for one or two people to accomplish.

In preparing the 1996 budget, the

commissioners gave particular attention to public safety, roads, and enforcement of existing regulations. For those complaining about animal control, .6 FTE (24 hrs./week) has been added to provide better protection and enforcement. The Sheriff's department received .5 FTE in administrative and patrol services, and .65 FTE for the jail operations. The Road & Bridge crews will receive one FTE, spread between two positions and increased overtime for plowing snow.

The Social Services, Nursing, and Youth Services departments have all experienced increased demand because of growth in the county, and their manpower has been raised by 1.6 FTE's.

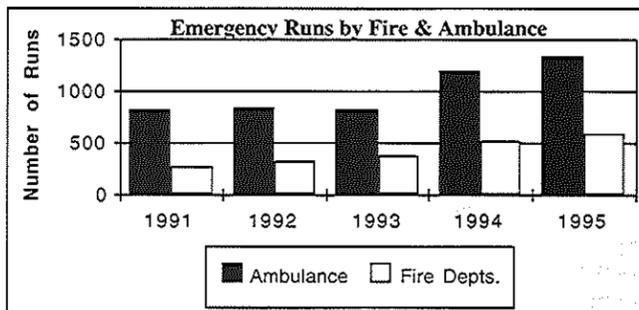
People moving to our county and building houses have caused major workload increases and the Commissioners

approved one FTE for the Building department, .9 FTE to be added to the Planning department, .5 FTE to the Clerk & Recorder's staff, and .5 FTE to the Public Lands staff. All of these increases occurred because more people cause more demand—including .5 FTE to the county attorney's staff because of the need for additional legal guidance before decisions are made.

Not counted in these manpower increases is an additional prosecutor that the Commissioners are funding in the District Attorney's budget, to ensure that we can have timely investigations and trials in the District and County Courts.

These are some of the reasons why the Commissioners chose to increase the number of county employees. Obviously not everyone will agree with our decisions but we believe they were proper.

25% of all highway accidents that required our local volunteers to respond, involved vehicles with out of state license plates.



Health Inspections Require Continual Reviews

The Environmental Health Department has two major functions—health inspections at restaurants and other food service businesses, and the inspection of all individual sewer and septic systems.

At the end of 1995 there were 76 licensed food service establishments and more than 149 inspections of these facilities were provided. Most food businesses are inspected twice each year, but some will

be inspected more and some only once. Retail markets, child care centers, summer camps and schools are also inspected for health considerations.

There were 87 Individual Sewage Disposal System permits issued in 1995. The majority of these were for new construction, but approximately 20 were for repair or replacement of failing systems.

New Building Permits Tied Those In Record Year

The number of building permits issued in 1995 was equal to the record number received in 1994, with building valuations of nearly \$12,000,000 constructed last year. A corresponding record number of inspections (1,300) were required, along with the coordination of requirements of other departments necessary prior to issuing the Certificate of Occupancy.

The entire building permit process was streamlined. The sheer volume of permits issued in 1995, and the carry-over permits from 1994, required further revisions in the process to increase efficiency and to make the process easier for applicants and contractors.

The Building Department also headed a task force for the development and adoption of a Wildfire Hazard Mitigation Plan. The task force was comprised of local contractors, interested community groups, and other county departments.

In 1995, the Building Department staff was comprised of one building inspector and two secretaries, shared with the Environmental Health and Mapping departments.

Road & Bridge Crews Hampered by Flood Damage, Drainage and Other Special Projects

Infrastructure improvements: Last year Road and Bridge crews installed culverts in 11 key locations in the Evergreen West area which greatly improved the drainage, especially during heavy rains. Road improvements were also made along with drainage improvements at the intersection of Mary Beth Rd. and Echo Lake Drive to channel the water away from homes to the south. Marion Drive was raised to accommodate culverts and improve the driving surface of the road.

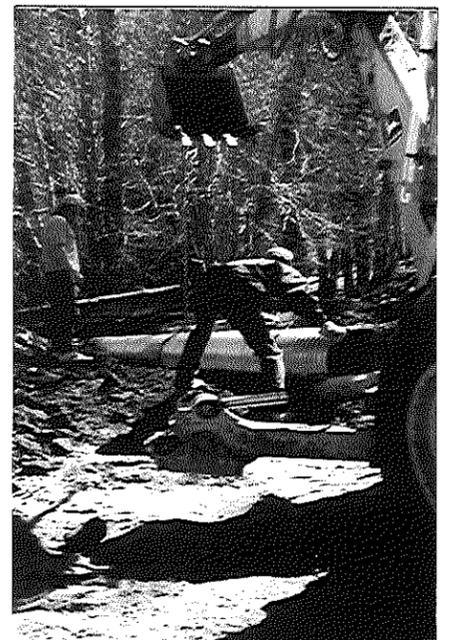
Drainage: A drainage survey was done in the Snyder Mountain area and key drainage problems were identified. Steps are being taken to install several new culverts on the county road and in several driveways. Drainage was improved in three locations in the Pine Valley subdivision—two on Blue Bell Lane and one on Circle Drive.

Flooding: Improvements were made at the west end of Lawson and the east end of Georgetown Lake on County Road 306 after the flooding that occurred during the spring. The Department spent more than 1,745 man-hours working on flooding or flood-related problems from May 5th through June 30, 1995.

Gaming Impacts: The top 7/10 of a mile of Virginia Canyon Road was paved and guard rail was installed. Engineering was completed and funding awarded for road improvements at the 3-mile marker. A geotextile wall will be installed and the road widened to accommodate a 24-foot driving surface.

Weed Management: Several releases of biological weed control insects occurred throughout the county for control of Canada thistle, musk thistle, knapweed and leafy spurge. Jeffco Youth provided two workers for two weeks to clean up some of the clematis that was growing along Alvarado Rd. During the clean-up workers removed several truck loads of clematis between the Georgetown and the Handicamp intersection.

Lancaster Bike Path: Work on the Lancaster Bike Trail, from the intersection of I-70 at the Hidden Valley interchange, was put on hold during the summer months due to high water. By October work was started to build up the low areas. A 300-foot section will be raised nearly five feet and armored along the banks to avoid damage by high water. When completed, the finish grading and paving can begin.

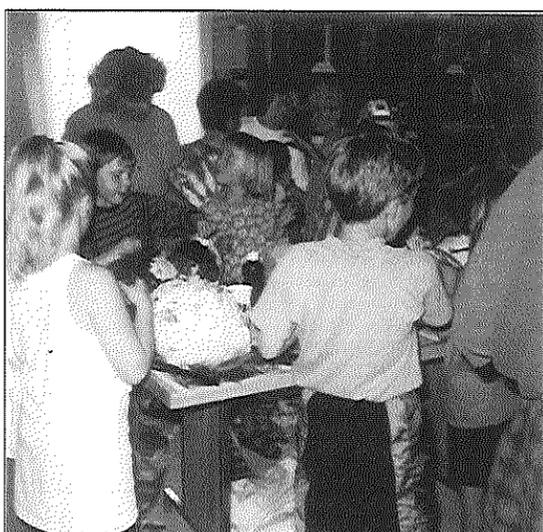


Drainage improvements throughout the County's road system are expected to provide major benefits to the condition of the roads everywhere.

Public Libraries—Volunteers and staff encourage children, local history, building improvements, and new technology

Idaho Springs Librarian Chris Flenniken and Georgetown Librarian Laura Bennhoff

The Idaho Springs Public Library is proud of the fact that it has accomplished its main goal for last year, to enter all 18,000 books, cassette tapes, cd roms, and books



on tape into the circulation program of the computer system. Other accomplishments included: training of the new library assistant, and new library clerk in the use of the computer system; receiving a grant from the State Historical Society to refurbish the heating system, remodel the downstairs bathroom, correct ground water drainage problems, and repair water damaged walls; conducting classes on use of the Internet; receiving a grant for a new computer for on-line services; conducting our most successful Summer Reading Program to date (averaging 90 children per session); and publishing a new brochure provided by volunteer and board member David McIntyre.

Highlights of 1995 at the John Tomay Memorial Library included the formation of a new Twentieth Century Study group and a new Local History Committee, as well as providing public access to the Internet for the first time. The Twentieth Century Study group, with 18 members, began meeting monthly in 1995 to study in depth each decade of the twentieth century. The group covers each decade over a three-month period, and has completed the 1900 to 1910 decade and is in the process of studying 1910-1920.

The new Local History Committee began in 1995, and is gathering data on local organizations, taping oral histories, indexing and organizing historic photographs and preparing to purchase additional historic photos, and researching areas of Clear Creek County on which there is little published information.

The Tomay Library's Summer Reading program for elementary school students served 59 youth during the 1995 summer, under the leadership of Chris Craig. The participants read a total of 1,251 hours at home during the 10-week program.

Capital improvements to the Tomay Library in 1995 included the installation of a lawn and garden sprinkler system, the paving of the staff parking area, and the laying of a flagstone patio in the rear of the library behind the children's wing.

The Friends of the Library raised and donated nearly \$5,000 to the library to fund the Summer Reading program, new magazine racks, a new encyclopedia set, a North American biographies set, and other library materials, as well as funding the library's newsletter.

Child Care, Housing, Loans, Training, and More All Part of Economic Development

After twelve years, the Clear Creek Economic Development Corporation continues to assist new and expanding businesses in Clear Creek and Gilpin Counties with information and research assistance to small businesses in all stages of development: pre-venture, start-up, operating and growth.

Affordable housing in our communities is critical to helping local businesses hire and keep employees. The Development Corporation recently completed a housing market study which discovered a need for approximately 230 units to house primarily people already employed in the County but who have to commute from outside the area to work. The County, CCEDC and the municipalities are discussing strategies to address this lack of housing while CCEDC is proactively looking at potential sites that might accommodate four to six-plex units.

CCEDC has also participated with many agencies and individuals in the County to increase the availability of quality child care, especially in the west end. With a Community Development Block Grant and additional public/private sector funding the Empire Play Care Center opened at the Empire School site in March.

The Clear Creek Economic Development Corporation is located in Georgetown, above the Post Office. Peggy Stokstad, Director, or Gayle Johnson, Office. Peggy Stokstad, Director, or Gayle Johnson, Office. Peggy Stokstad, Director, or Gayle Johnson, Office.

The Development Corporation and the Small Business Development Center offer a program to provide free and minimum charge consulting services for new and existing businesses in the County. These services are available either through CCEDC or at the Red Rocks College campus. The SBDC is a program designed to provide counseling, training, information and research assistance to small businesses in all stages of development: pre-venture, start-up, operating and growth.

The major focus of the Clear Creek Economic Development Corporation in 1996 will be to capitalize on the business expansion activities of the past few years taking place throughout the County. The goal of the Corporation is to assist in insuring a diverse economy through a commercial base not dependent on one sector.

Since 1984 CCEDC has loaned \$2,182,843, creating 287 jobs and leveraging approximately \$6,300,000 in private sector investments. The Development Corporation administers three different loan programs, providing loans up to \$100,000, to meet the needs of small to medium size businesses. The newest loan program is the Microenterprise Program and is directed at businesses of five or fewer employees. These loans cannot exceed \$25,000 and can be used for traditional business purposes: working capital, equipment purchases, inventory as well as technical assistance and general support services.

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When the automatic recording starts, punch in the extension you need.

Clear Creek County Telephone Extensions
Local-569-3251 Metro-534-5777 - Fax-569-0731
(303-Area Code)

ADMINISTRATION	0	BILAU, IDA - Secretary
	202	PAGANO, MARILYN - County Administrator
	203	BAGANO, MARILYN - Admin. Assl.
	355	WEAVER, BERT - Community Development
ADVOCATES	326	BROWN, JUDI - Coordinator
AGENDA INFORMATION - 319		
ANIMAL SHELTER	298	GITLIN, MARTIN - Chief Officer
		Open 12:00 - 4:00 p.m.
ARCHIVES	257	BRADLEY, CHRISTINE - Archivist
ASSESSOR	222	
	215	KINGSTLEY, CHARLOTTE - Secretary
	216	CUNNINGHAM, TERESA - Appraiser
	218	PHINNEY, RICHARD - Licensed Appraiser
	219	CANDLIN, JODI - Appraiser
	221	SETTLE, DIANE - County Assessor
	223	FOLEY, TAMMY - Chief Appraiser
BLM	334	ROSENTHAL, CHRISTINE - Case Manager
BUDGET/FINANCE	205	MARXUACH, MARILYN - Secretary
	213	SMALL, CARL - Chief Accountant
BUILDING DEPT.	233	GOODE, JENETTE - Secretary
	243	KELSEY, LYNETTE - Coordinator/Enforcement
	244	KIRKHAM, DEBBIE - Building Inspector
	330	MUELLER, LINDA - Secretary
CLERK & RECORDER	239	VALDEZ, MARY - Vehicle Records Supervisor
	237	BILLINGER, GEN - Deputy Clerk
	238	BROWN, JOAN - Deputy Clerk & Recorder
	240	SAFE, ARLA - Chief Deputy Clerk
	241	PHIPPS, PAM - County Clerk
COMMISSIONERS	210	HEARING ROOM
	212	HAWKES, BOBBIE - Secretary
COUNTY ATTORNEY	226	BALLET, BRAD - Attorney
	226	TURNHAM, DEBBIE - Secretary
	214	CONFERENCE ROOM
NURSING	201	ROSS, JUDY - Secretary
	258	ROSS, DEB - Director
	259	BARTA, JEAN - Nurse
	259	SAGE, SARA - WIC Educator
	206	GEORGETOWN
	567-4619	IDAHO SPRINGS OFFICE
LIBRARY	GEORGETOWN - 569-2620 FAX - 569-3003	IDAHO SPRINGS - 567-2020
	233	GOODE, JENETTE - Secretary
	251	GIS WORK STATION
	256	HEMENWAY, NANCY - GIS Coordinator
	330	MUELLER, LINDA - Secretary
MAPPING	264	HIGGINS, JULIE - Bookkeeper
	265	WERLIN, POLLY - Secretary
	266	BELL, MICHELLE - Income Tech
	267	DICKEN, CINDY - Foster Care
	269	KAWA, VIVIAN - Caseworker
	270	BLUM, SHARON - Caseworker
	271	RICHARDS, KEVIN - Director
	272	MEIER, ANNE - Caseworker Supervisor
TREASURER	227	SMITH, SHANNON - Deputy Treasurer
	229	KINCADE, IRENE - Chief Deputy Treasurer
	230	THOMPSON, GERRI - County Treasurer
YOUTH SERVICES	299	KREWSON, TODD - Director
PLANNING DEPT. - 328	335	DAVID MATTISON - Case Mgr./BLM
	260	SENIOR PLANNER
	261	WISE, CAROL - Zoning Specialist
	262	LEBEN, LISA - Case Manager
	328	DIERKING, APRIL - Secretary
PROBATION	250	KLINKERFUES, KEVIN - Probation
	273	CARLSON, TIA - Secretary
	274	LAMONT, LAUREL - Probation & DUI
	275	BENNHOF, TOM - Chief Probation Officer
	290	MARTIN, ANN - Useful Public Svc.
	356	YATES, JENNIFER - Probation
	372	CULP, SCOTT - Probation & Dom. Violence
	307	MOORE, GLENDA - Secretary
ROAD & BRIDGE	224	SANCHEZ, JOHN - Shop Foreman
	234	CANNADY, JIM - Supervisor
	234	BUSHKOVSKI, JANICE - Secretary
	674-1310	EVERGREEN SHOP
SHERIFF	276	BABSON, PAM - Secretary
	277	MOSCH, PAT - Records Clerk
	278	MCGUIRE, JOE - Undersheriff
	279	KRUEGER, DON - Sheriff
	280	ALBERS, RICK - Patrol Sergeant
	282	OMAN, LAURA - OEM Coordinator
	288	SAFE, LARRY - Detective
	291	DOUGLAS, MARK - Detective Sgt.
	297	HIGGINS, RAY - Confinement Sgt.
	311	YORDT, KIMBERLY - Secretary
	284	CONFERENCE ROOM
	285	TRAINING ROOM
	286, 287, 289	PATROL ROOM
	293, 294	DISPATCH
	295, 296	CONFINEMENT
SOCIAL SERVICES	252	WOODCOCK, TERRY - Income Tech
	264	HIGGINS, JULIE - Bookkeeper
	265	WERLIN, POLLY - Secretary
	266	BELL, MICHELLE - Income Tech
	267	DICKEN, CINDY - Foster Care
	269	KAWA, VIVIAN - Caseworker
	270	BLUM, SHARON - Caseworker
	271	RICHARDS, KEVIN - Director
	272	MEIER, ANNE - Caseworker Supervisor
TREASURER	227	SMITH, SHANNON - Deputy Treasurer
	229	KINCADE, IRENE - Chief Deputy Treasurer
	230	THOMPSON, GERRI - County Treasurer
YOUTH SERVICES	299	KREWSON, TODD - Director