

Section I – INTRODUCTION

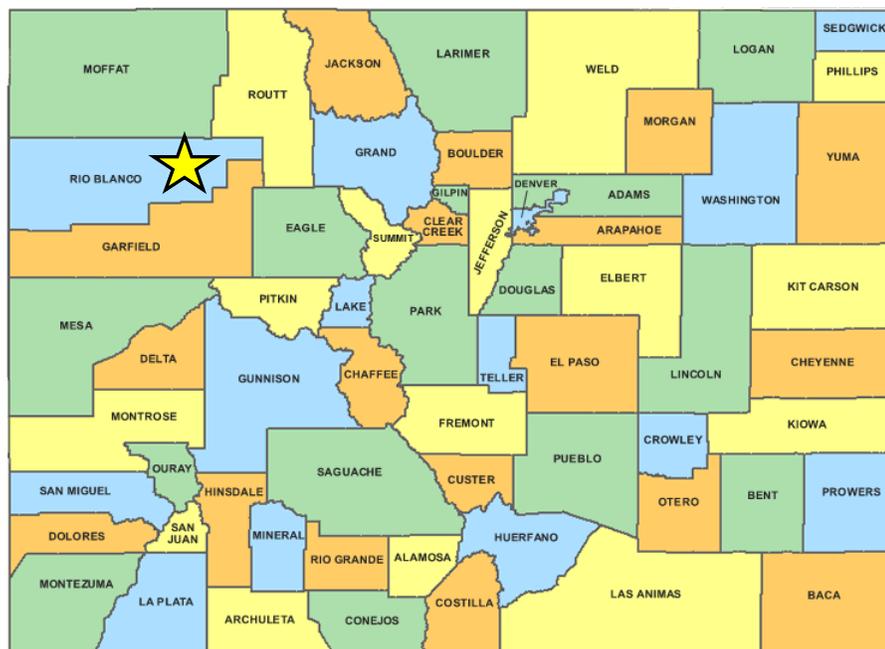
History

Garfield County was founded on February 10, 1883 and named in honor of President James A. Garfield, who was assassinated two years before County formation. Garfield County is one of sixty four counties in Colorado and is located in the western portion of the State.

The oldest known human habitation in Garfield County was on Battlement Mesa where an Indian pit house was discovered that dates back approximately 3,000 years. Along the Colorado River and especially along the Roaring Fork River, was the land of the Tabogauche Utes who enjoyed 7,000 square miles of prime hunting ground and the healing waters of the Glenwood Hot Springs. The first white men who visited Garfield County were two Spanish Franciscan Friars, Silvestre Escalante and Francisco Dominguez who came to Colorado in 1776. The top three nationalities that settled in Garfield County were German, Irish and English.

Prospectors from Leadville had reported carbonate deposits in the area as early as 1870. Several parties entered the territory and built Fort Defiance, 3 ½ miles east of the Vapor Caves. Another camp was made on the Flat Tops and named Carbonate City, which later became the first county seat of Garfield County. Carbonate City is now an abandoned mining camp. In August of 1883 by resolution of the County Commissioners Glenwood Springs was named as the county seat. The first election was held on November 6, 1883.

Garfield County covers 2,958 square miles or 1,893,120 acres. About sixty percent of all Garfield County lands are federally owned – 1) Bureau of Land Management, 615,973 acres, 2) U.S. Forest Service, 515,865 acres and 3) Bureau of Reclamation, 2,335 acres. There are six towns and cities within Garfield County. They are, in order of incorporation, Glenwood Springs, Carbondale, New Castle, Rifle, Parachute and Silt.



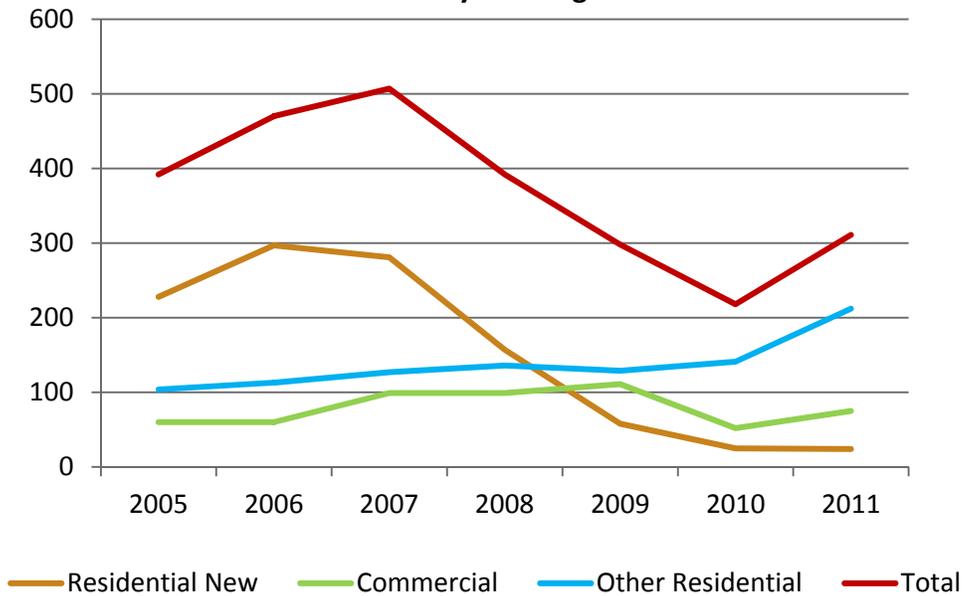
In November 2011 the average hourly wage in Garfield County was \$20.48, 91% of the Colorado average hourly wage. Garfield County ranks as the 8th highest wage in the state.

Source: Colorado Department of Labor and Employment (CDLE), <http://lmigateway.coworkforce.com>

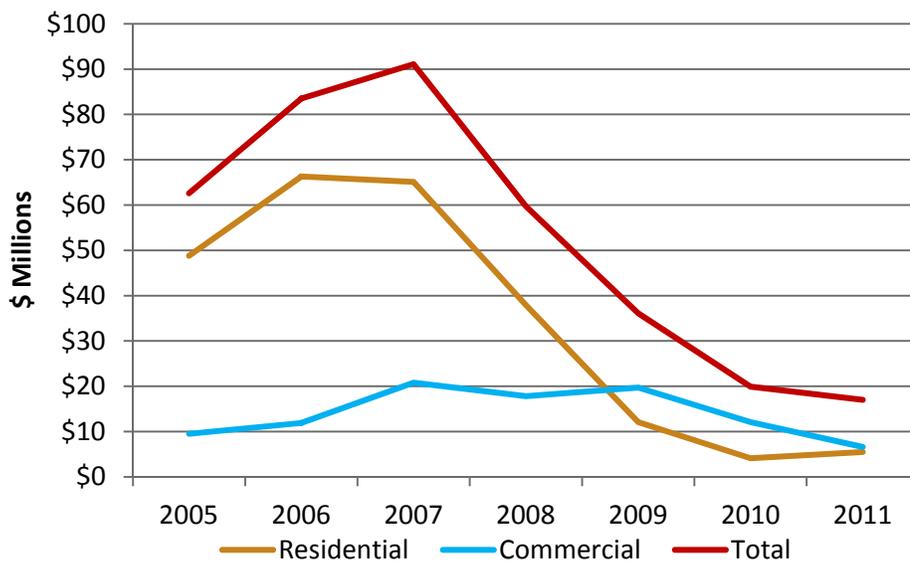
Construction and Real Estate

The number of permits and the value thereof, issued by the Garfield County Building Department, has declined significantly in recent years though 2011 has seen an improvement in the number of building permits issued. The first few weeks of 2012 also show this trend continuing.

Garfield County Building Permits

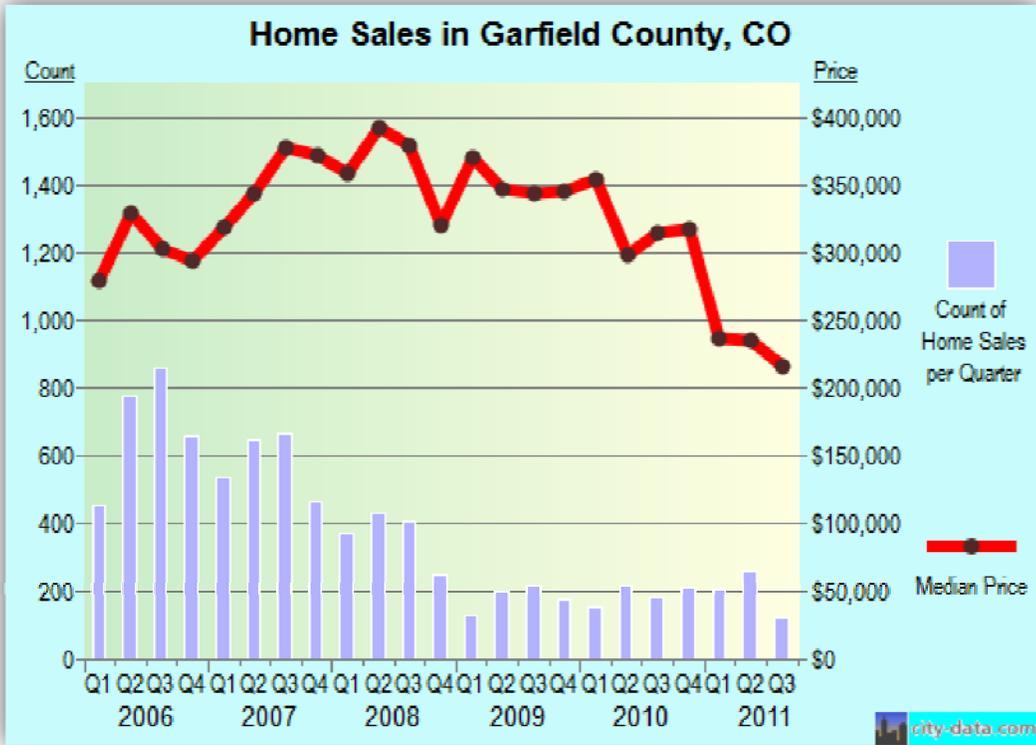


Garfield County Building Permit Valuations



The median single-family home sale price in Garfield County through May 2011 is \$240,000, a decrease of 19 percent over 2010 (Source: Land Title Guarantee Company, Glenwood Springs).

Activity in the real estate market as well as prices has also fallen over the last few years:



Summary

Like much of the rest of the country Garfield County has, and continues to, experience depressed economic conditions. While showing some signs of improvement at the end of 2011, it is expected that the economy will remain sluggish throughout 2012.

Services and Mission Statement

Garfield County provides the full range of services contemplated by State statute. These include:

- General government functions
- Public protection and safety
- Road and bridge operations
- Public health
- Human services
- Culture and recreation
- Planning and zoning
- Solid waste landfill disposal facility
- Airport operations

Garfield County has adopted the following vision, mission and goals which serve as a foundation to and guide the organization in providing these services and meeting the needs and expectations of its citizens in an ever changing environment:

Vision

Provide the highest level of service in an ever changing environment

Mission

Provide quality service through leadership, planning, communication and collaboration

Values

Create quality public service through:

- People – we care about people and actively advocate diversity, safety and growth
- Continuous Improvement – we are committed to excellence and professionalism
- Integrity – we are honest, ethical and have mutual respect for all people.

Governance and Administration

Garfield County is a statutory county, defined as a service arm of the State, and derives its elected official structure and its powers from the State through enabling legislation. It is governed by three elected commissioners and several other elected officials. The Board of County Commissioners (BOCC) serves as the legislative, policy-making and administrative body governing the unincorporated area of Garfield County. Commissioners are elected at large from one of three geographical districts and serve staggered four year terms. In addition to having the power to levy taxes, the authority to represent the County, the responsibility for the care of County property and the management of its affairs, the Board has the exclusive responsibility and power to adopt the annual budget for the operation of County government, including all offices, boards, commissions and other spending agencies funded in whole or in part by County appropriations.

Board of County Commissioners

- **District 1:** Tom Jankovsky, tjankovsky@garfield-county.com
- **District 2:** John Martin, Chair, jmartin@garfield-county.com
- **District 3:** Mike Samson, msamson@garfield-county.com

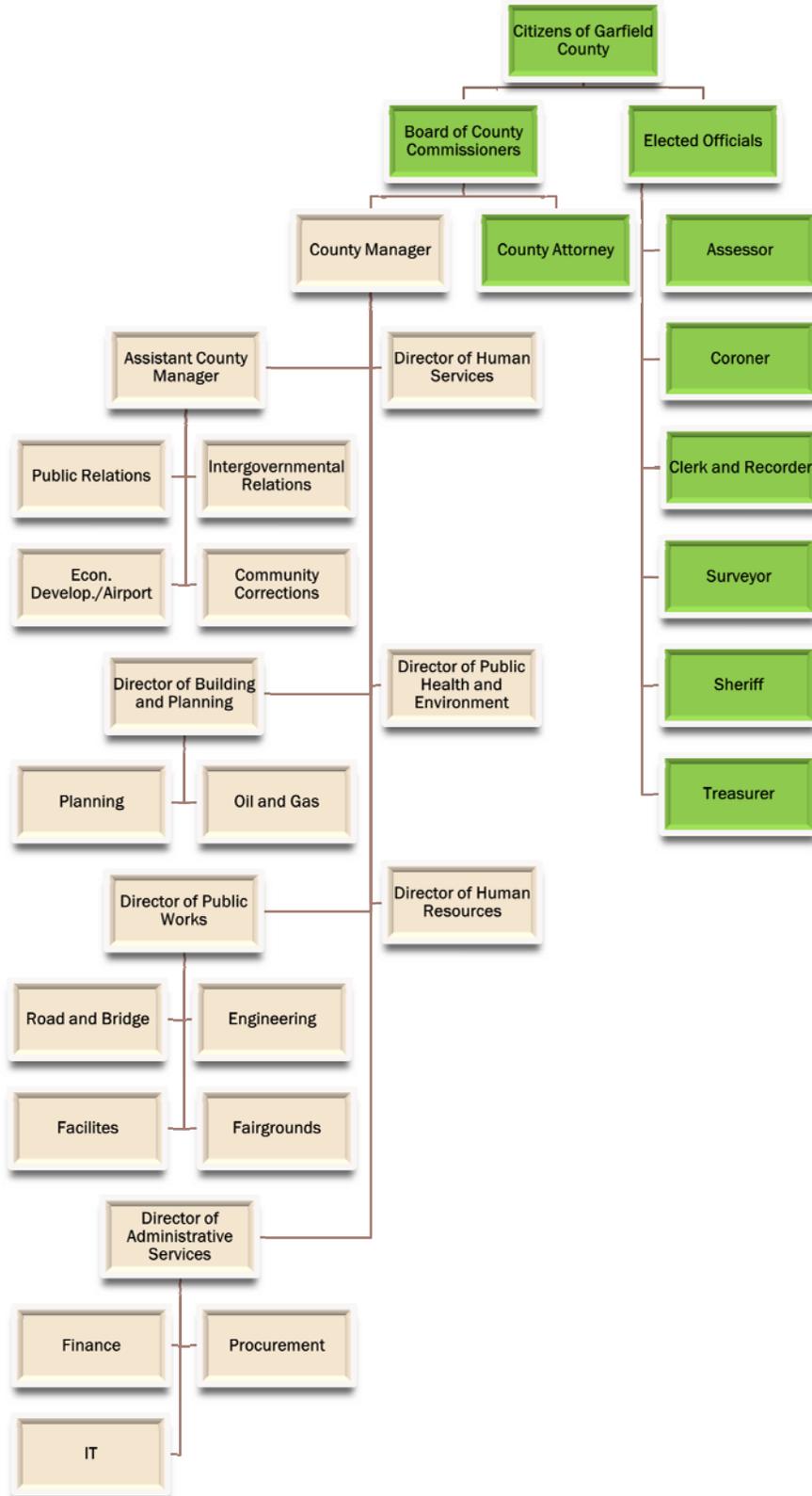


From L to R: Commissioners Martin, Jankovsky and Samson

Elected Officials

- **Assessor,** Jim Jellico, jjellico@garfield-county.com
- **Coroner,** Trey Holt, farnumholt@sopris.net
- **Clerk and Recorder,** Jean Alberico, jalberico@garfield-county.com
- **Surveyor,** Scott Aibner, saibner@garfield-county.com
- **Sheriff,** Lou Vallario, lvallario@garcosheriff.com
- **Treasurer,** Georgia Chamberlain, gchamberlain@garfield-county.com

Organizational Chart

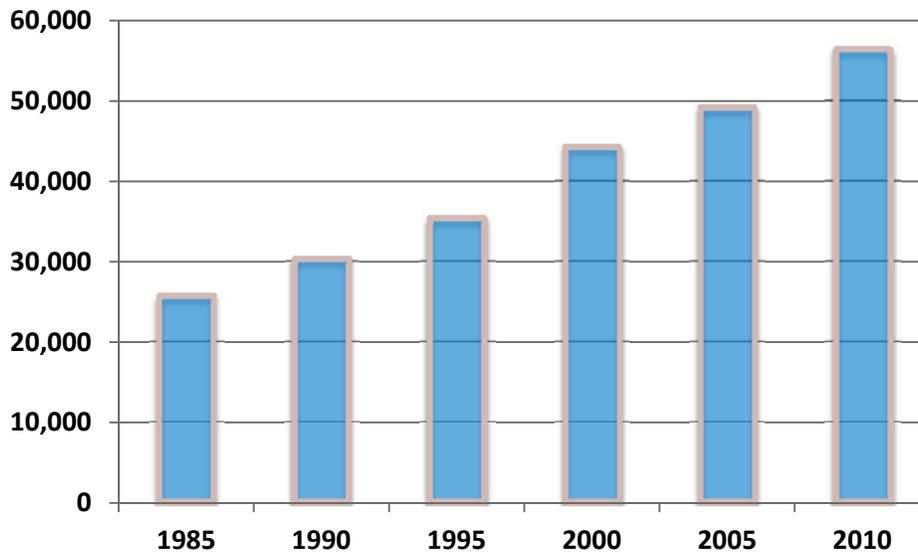


Demographics

Population

Garfield County has experienced a steady increase in population during the past decade. Forecasts indicate that the population of Garfield County will continue on an upward trend but at a slower pace than previously forecasted. The population is estimated at 59,192 for 2012. The US Census Bureau reported a population of 56,389 in 2010. In 2010 Garfield County was the 12th most populous in the state of Colorado.

Population of Garfield County



Source: Colorado Division of Local Government (DOLA), <https://dola.colorado.gov>

Population of Cities and Towns within Garfield County, 2010

Area	Population
Carbondale	6,394
Glenwood Springs	9,566
New Castle	4,494
Parachute	1,079
Rifle	9,131
Silt	2,919
Unincorporated Area	22,556
Total	56,139

Source: Colorado Division of Local Government (DOLA), <https://dola.colorado.gov>

Ethnic Diversity, 2010

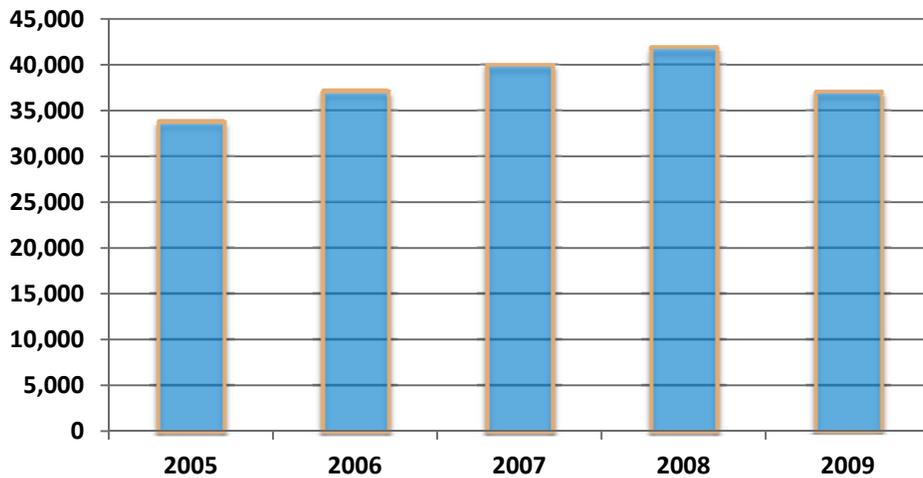
Ethnicity or Race	Percent of population
Caucasian or White	82%
Hispanic	13%
Other	5%
Total	100%

Source: Colorado Division of Local Government (DOLA), <https://dola.colorado.gov>

Income

Steady growth in per capita personal incomes has taken place over the past decade. However after peaking in 2008 at \$41,890, per capita personal income for Garfield County declined in 2009 (the latest year for which data is available) to \$37,099.

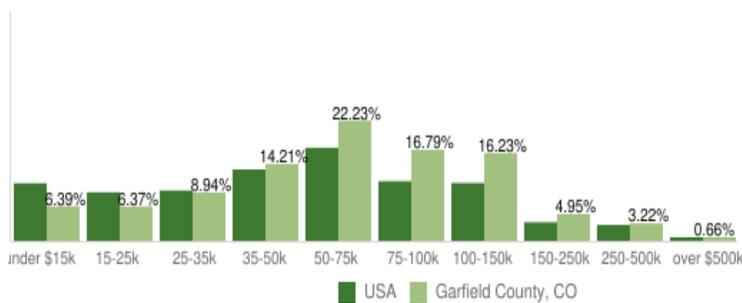
Per Capita Personal Income



Source: U.S. Bureau of Economic Analysis www.bea.gov

The median household income of Garfield County is \$60,456 in 2010 (U.S. Census Bureau), higher than the state median of \$54,411 and the national median of \$50,046. The distribution is as follows:

Median Household Income

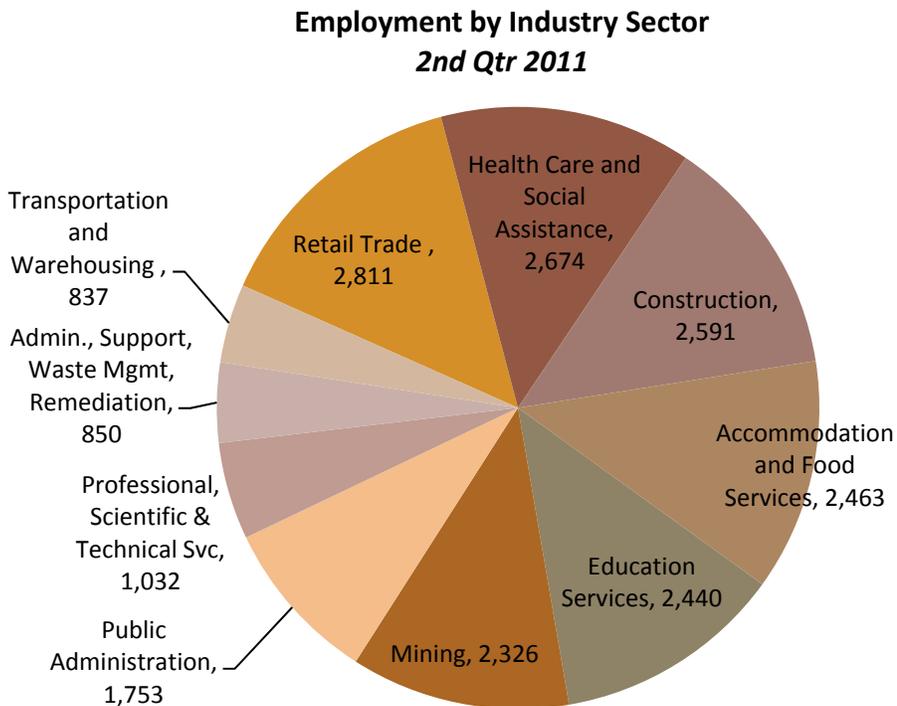


Source: www.bestplaces.net

Economic Conditions

Industry Sectors

Thriving industries within the County include energy development especially natural gas production, tourism, ranching and farming.



Source: Colorado Department of Labor and Employment (CDLE), <http://lmigateway.coworkforce.com>

The oil and gas industry has a significant impact on the local economy as well as County taxes and revenues. In 2011, 73% of total property tax assessed values were accounted for by the oil and gas industry.



The County's top ten taxpayers are in the oil and gas industry.

Company	2010 Assessed Value
Williams Production	\$877,643,020
Encana	\$366,842,110
Bill Barrett Corporation	\$153,967,320
Petroleum Development	\$68,926,510
Bargath	\$72,829,530
Oxy USA	\$57,977,080
Noble Energy	\$53,073,370
Enterprise GasProc.	\$52,473,310
Chevron	\$48,358,220
Antero Resources	\$31,414,070

Labor Force and Employment

Garfield County has seen strong job growth and historically low unemployment rates over the last decade. However, with the onset of the global recession in 2009, the County's employment outlook began to change drastically with a significant reduction in both jobs and the available labor force (approximately 14% over a two year period). Simultaneously the unemployment rate spiked, reaching a peak of 11.7% in March 2010. Since then there has been a steady drop in unemployment and as of November 2011 Garfield County's unemployment rate was 7.2%, lower than both the State at 7.8% and the nation at 8.6%. It is expected this rate will continue to decline albeit at a slow pace.

