

Business Indicators for Q3

- According to the Secretary of State, new entity filings in Colorado rose 7.2% year-over-year (YoY) in Q3 2025, yet fell 12.9% quarter-over-quarter. The rise suggests business creation remains relatively strong compared with a year ago, but the drop from the previous quarter may indicate a seasonal or momentum weakening.
- Colorado's employment grew 0.6% YoY in August 2025, adding about 18,300 jobs. That growth ranked the state 34th nationally. Unemployment in Colorado ticked down to 4.2% in August, ranking 34th among states. Job growth continues but is modest and the flat labor force growth plus declining participation may constrain Colorado's economic upside.

Business Confidence

- Colorado business leaders remain cautious heading into the fourth quarter of 2025, with the [Leeds Business Confidence Index](#) falling to 36, one of its lowest readings in recent years. Confidence declined across nearly all categories—state and national economic outlooks, sales, profits, hiring, and capital spending—reflecting broad pessimism about near-term conditions. Respondents cited political uncertainty, tariffs, and inflation as top concerns dampening expectations.
- While Colorado's economy continues to grow modestly, up 3.5% quarter-to-quarter, and inflation has eased to around 2–3%, the sentiment among business owners suggests a “holding pattern” rather than expansion.
- Stronger sectors like health care, professional services, and arts and entertainment contrast with weakness in utilities and administrative services, underscoring a patchy recovery and lingering unease about the direction of the broader economy.

Election Update

- Ballots went out on Friday, October 10th for the General Election. Ballots will include two statewide measures, Propositions LL and MM, which would retain additional funds for the K-12 program “Healthy School Meals for All,” initially approved by voters in 2022. If approved, Prop MM will also allow funds to be used for the Supplemental Nutrition Assistance Program (SNAP), which was cut as part of the federal House Resolution 1 passed in July.
- Ballots must be returned by November 4th by mail or at designated drop-off locations. Ballots should not be mailed after October 27.
 - La Plata County Clerk & Recorder, 679 Turner Dr.
 - La Plata County Administration Building, 1101 E 2nd Ave.
 - La Plata County Fairgrounds, 2500 Main Ave.
 - Fort Lewis Concert Hall, 1000 Rim Dr
 - Bayfield Town Hall, 1199 Bayfield Parkway
 - Farmers Fresh Market, 535 Goddard Ave., Ignacio

La Plata County Manager Search Update

- The Board of County Commissioners held a special meeting October 15th to formalize plans for Kevin Hall's departure on November 3rd as Interim County Manager. The County opened the position for a job posting through October 23, 2025 to accept internal applications, as well as a select few external applications from individuals invited to apply. The Board will review applications immediately following the deadline and take next steps towards selecting an interim County Manager.

Durango Utilities Update

- As part of the 2026 budget process, the Durango City Council considered a 10% increase in water rates and 20% increase for sewer rates to take effect on January 1, 2026.
- The city estimates this would be an average monthly increase of \$9.18 for residential sewer customers and \$78.14 for commercial sewer accounts. In addition, an average increase of \$2.80 is estimated for residential water customers and \$16.76 for commercial water accounts.

Durango Land Use Code

- The Durango City Council opted to table a discussion about removing minimum lot sizes for detached accessory dwelling units in established neighborhoods 1, 2, and 3. The council plans to hold a study session on regulatory compliance for ADUs at some point in the coming months and likely a public hearing on ADUs before the Council considers code changes.

Development Projects

- On 10/7/25, Durango City Council authorized the City Manager to accept a donation of land from South Fork Gateway LLC. The land equals about 15 acres in 2 parcels located west of Three Springs on Wilson Gulch Dr. The land is undeveloped, though it has oil and gas on it and contains steep slopes. The city plans to use it for recreation.
- On 10/9/25, the LPC Planning Commission recommended approval of the Grayrock Village Conceptual Plan, a plan for 100 residential lots in the Grayrock Village. The subdivision proposes a split of sixty-six single-family homes and thirty-four multi-family homes, which are anticipated to be developed in four phases.
- On 10/22/25, the Durango City Council approved a resolution regarding a Preliminary Subdivision Plan for the 32nd Street Collective mixed residential development. The project at 364 32nd Street is for eight townhomes and four apartments in a multiplex building. One of the twelve units in the development will be a deed-restricted workforce housing unit which will be sold to a qualified buyer at a rate that is affordable to a household making 125% or less of the Area Median Income.

Meetings attended September 25 to October 23

9/25 - 6 pm LPC Planning Commission	10/9 - 6 pm LPC Planning Commission Meeting
9/29 - 5 pm Special Durango Community Development Commission Meeting	10/13 - 4:30 pm Durango URA Meeting
9/30 - 4:30 pm LAC Meeting	10/13 - 6 pm Vallecito Community Meeting
10/6 - 8 am BOCC Budget Workshop	10/14 - 8 am Alliance Investor Meeting
10/6 - 1 pm BOCC Budget Workshop	10/14 - 10 am BOCC Business Meeting
10/6 - 3 pm Joint Durango City Council & BOCC Joint Sales Tax Meeting	10/15 - 8:30 am BOCC Budget Work Session
10/7 - 2 pm Durango City Council Study Session	10/16 - 2 pm RHA Meeting
10/7 - 5 pm BOCC Public Hearing on the Budget	10/21 - 8:30 am Chamber Board Meeting
10/7 - 5:30pm Durango City Council Meeting	10/21 - 5:30 pm Durango City Council Meeting
	10/22 - 8:30 am BOCC Discussion Time
	10/23 - 4 pm LAC Meeting