

From: [Randy Barber](#)
To: [City Council](#)
Subject: You are invited to a BVSD Ribbon Cutting on Sept. 28
Date: Saturday, September 19, 2026 11:14:48 AM
Attachments: [image](#)

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Dear Louisville City Council Members,

I would like to invite you to a ribbon cutting to celebrate Bond-funded renovations at Boulder Valley School District's Arapahoe Campus on Monday, September 28, from 6:00-7:30 p.m., at [6600 Arapahoe Rd., Boulder](#).

ArapahoeCampusRibbonCuttingInvitation.png



The project, [funded by the voter approved 2022 Bond](#), includes updated, industry-inspired spaces for career pathways at Apex (BVSD's Career and College Center), updated classrooms, offices and other spaces for Arapahoe Ridge High School and Boulder Universal, and facility improvements for the Transitions program. I want to especially draw your attention to the Apex, as it is a districtwide program that aims to prepare our students for life after post secondary education, including college and career.

[Learn more about the project on the Building for Student Success website.](#)

The ribbon cutting ceremony will be followed by an open house. The event is open to the public.

Randy

--



Randy Barber | [APR](#)

Chief Communications Officer

Office: 720-561-5823 Mobile: 303-

507-6694



From: [Christopher Leh](#)
To: [Mitch Zelenak](#); [City Council](#)
Subject: Re: Short-Term Rentals in Louisville, CO
Date: Friday, September 18, 2026 8:39:49 AM
Attachments: [image-184a231f-6340-469e-a0b9-930911fe9c19.png](#)

No thanks.

Chris Leh, Mayor
City of Louisville (CO)
Louisville City Hall
749 Main Street
Leh@LouisvilleCO.gov
(C) 303.668.3916

From: Mitch Zelenak <mitch.zelenak@granicus.com>
Sent: Friday, 18 September 2026 06:04:10
To: City Council <Council@louisvilleco.gov>
Subject: Short-Term Rentals in Louisville, CO

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Hi there,

I came across Louisville's City Council meeting from March and wanted to connect, given discussions around short-term rentals (STRs).

I understand the meeting covered a STR ordinance and licensing framework, and I'm curious where that conversation is at.

We assist with data collection, rental activity monitoring, and more.

Would you be open to a quick chat? We want to share the data that we are seeing for Louisville — no commitment, just a chance to see what's out there and how others are approaching this.

Thank you for your time,

Mitch Zelenak

Business Development Representative

Chicago, IL

P: +1 (773) 389-5741 | E: mitch.zelenak@granicus.com



[Would you like to opt out?](#)

From: [Mitch Zelenak](#)
To: [City Council](#)
Subject: Short-Term Rentals in Louisville, CO
Date: Friday, September 18, 2026 6:04:24 AM
Attachments: [image-184a231f-6340-469e-a0b9-930911fe9c19.png](#)

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Hi there,

I came across Louisville's City Council meeting from March and wanted to connect, given discussions around short-term rentals (STRs).

I understand the meeting covered a STR ordinance and licensing framework, and I'm curious where that conversation is at.

We assist with data collection, rental activity monitoring, and more.

Would you be open to a quick chat? We want to share the data that we are seeing for Louisville — no commitment, just a chance to see what's out there and how others are approaching this.

Thank you for your time,

Mitch Zelenak

Business Development Representative

Chicago, IL

P: +1 (773) 389-5741 | E: mitch.zelenak@granicus.com



[Would you like to opt out?](#)

From: [Fitzpatrick, Molly](#)
Cc: [Wozniak, Mircalla](#)
Subject: What the Supreme Court's USPS Decision Means for Colorado Voters
Date: Thursday, September 17, 2026 3:59:53 PM

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Dear Community Leaders,

Earlier this week, the Supreme Court ruled on the U.S. Postal Service's new mail-ballot requirements. The Court left in place the lower-court order blocking implementation of those requirements for the November 2026 election.

We know many of you may be hearing questions from the people you serve about what this means for voting by mail in Colorado. The past several months of federal actions, court cases, and conflicting headlines have understandably created confusion.

The Bottom Line

Colorado voters can continue to use Colorado's existing mail ballot system for the November 2026 election. The voting process remains unchanged.

The new USPS mail-ballot requirements will not take effect for the 2026 election. Colorado's established procedures for mailing, returning, verifying, and counting ballots remain in place.

Become an Election Champion

As a community leader, elected official, or other trusted messenger, you may be in a position to help answer questions when they arise. You do not need to be an election expert to become an Election Champion.

Boulder County Elections offers Election Champions Trainings to provide community leaders with accurate, reliable information about how elections are administered and how federal changes can affect local election processes. **Consider these as an Elections 2.0 type of training**, which will provide additional context about federal election activity, its potential impact on local election administration, and where to find reliable information if things change.

Several Election Champion Trainings will be held the week of October 5-9 (mostly evening). Details and registration will be posted in the near future on the [Boulder County Elections Events page](#).

We encourage you to participate and share these opportunities with your staff, volunteers, clients, members, and other people in your community.

If you are hosting an event yourself and would like for me to attend and present some of this information, I would be happy to. Please respond to me directly and we will set it up.

Why did election officials raise concerns?

Earlier this year, the federal government directed the U.S. Postal Service to make changes related to mail ballots. USPS subsequently adopted new requirements involving ballot envelopes, barcodes, voter information, and new processes for handling election mail.

Boulder County Elections, along with election officials across Colorado, raised concerns about whether these changes could be implemented safely and reliably in time for the 2026 election. Among other things, questions remained about how barcode problems would be handled, how the new USPS portal and related systems would operate at election scale, and whether there would be enough time to establish procedures and thoroughly test the new systems.

The concern was whether these changes could be implemented, tested, and made reliable enough to use in a live election on the 2026 timeline. With additional time for development, testing, training, and coordination, some of these challenges could potentially be addressed for a future election.

What happened in the courts?

The new USPS requirements were challenged in federal court, and lower courts blocked their implementation for the 2026 election. The federal government then asked the U.S. Supreme Court to allow the requirements to take effect.

On September 14, the Supreme Court left the lower-court block in place. As a result, the new USPS requirements will not replace Colorado's existing mail-ballot procedures for the November election.

What does this mean for Colorado voters?

The mail ballot process voters already know remains in place.

Colorado voters should continue to:

- Make sure their [voter registration](#) and mailing address are current.
- Watch for their ballot and contact their county elections office if it doesn't arrive as expected
- Sign up for [BallotTrax](#) to track their ballot.
- Return their ballot by mail early or, when possible, use a [ballot drop box or Vote Center](#).
- Follow the instructions included with their ballot.

We will continue to provide updates as federal activity develops. Visit [Boulder County Elections](#) to find the latest information, including updates on federal legislation and executive actions that could affect voter registration, voting procedures, or voter data.

Thank you for making sure the people in your communities have access to accurate, trustworthy information about voting. Your role as a trusted community leader is an important part of maintaining confidence in our elections.

My best,

Molly Fitzpatrick

Mali-Lai Rael

From: Christopher Leh
Sent: Thursday, September 17, 2026 11:40 AM
To: Deb Fahey
Cc: City Council; Rob Zuccaro; Vanessa Zarate
Subject: Re: Grand Opening Celebration.

Deb — Thanks for offering remarks yesterday at the Instant Imprints grand re-opening!

Chris

Chris Leh, Mayor
City of Louisville (CO)
Louisville City Hall
749 Main Street
Leh@LouisvilleCO.gov
(C) 303.668.3916

From: Instant Imprints - Louisville <louisville@instantimprints.com>
Sent: Thursday, 17 September 2026 08:49:16
To: Christopher Leh <leh@louisvilleco.gov>
Subject: Grand Opening Celebration.

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

The logo for Instant Imprints, featuring the words "INSTANT IMPRINTS" in a bold, red, blocky font with a white outline and a registered trademark symbol.

IT WAS AWESOME!

Congratulations to Gary Solomon and his family on
The Grand Re-Opening Celebration
of Instant Imprints - Louisville
Pictures are below

Thank you, thank you to everyone who attended the social event of the year last evening and participated in Fun, Connection and Community!

A special thanks to **Deb Fahey, Council Member of the City of Louisville**, for her words to the community and her story of how this Instant Imprints store has been a contribution to her.

*And the Chambers of Commerce. **Wow!***

The Louisville Chamber and Executive Director, Gillian Millar, who spoke on behalf of all 4 Chambers. Thank-you Gillian.

The Broomfield Chamber and Digital Specialist , Kat Reisenbigle

The Superior Chamber and Executive Director, Renée Alaniz

The Lafayette Chamber and Executive Director, Kristen Harnass

The ribbon cutting was ribbons from each respective Chamber. Incredible.

There were Chamber Executives. There were Chamber Staff members. There were Chamber Boards of Directors,

The respective Chambers support and promotion of business and community in the whole region is remarkable.

And shout-out and thank-you to the **President and CEO of Instant Imprints, Ralph Askar**, who flew in from San Diego for the celebration.

**Didn't we say there would be Outstanding Food at this event?
These amazing food providers went way beyond expectations:**

**Mudrock's Tap and Tavern
Rush Bowls of Lafayette
Burchild Catering
The Birdie Bar
Lulu's BBQ**

Plus the awesome Door Prize Sponsors. Special thanks to:

Rabbit Hole Recreation Services, Kurt Leinbach

12 Degree Brewing, Jon Hovland

Iron-ton Distillery, Lance Peterson

Murphy's Taphouse, Adam Perkins
The Birdie Bar, Marissa Weaver
Lulu's BBQ, Emily Herrington
Rush Bowls of Lafayette, Jen Heiek
Mudrock's Tap and Tavern, Mark Karpowich
Spavia Day Spa - Louisville, Beth Kroupa

We acknowledge all of the businesses who contributed to this grand re-opening for their support and the difference they make in their respective communities.
Do not hesitate to visit and patronize any of them.

At Instant Imprints, our customers come to us when they want to be more visible to their audience.

Our Mission is to bring communities, businesses and people together through visual marketing.

There is nothing more exciting or fulfilling than being a contribution to another's success, and we get to do that everyday at Instant Imprints. We promise quality, ease and on time; and we look forward to seeing you in the near future

Please be on the look out for some incredible specials next week and the rest of September on Signs and Banners.





















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Elevated Casual Dining, Crafted for Every Occasion

Our **foodie-friendly menu** is designed for sharing, savoring, and pairing with the perfect drink. Whether you're grabbing a bite between rounds or sitting down for a leisurely meal, our menu has something for everyone.

- **Craft Cocktails, Wine & Local Beers:** Sip on expertly mixed drinks, a hand-selected wine list, and Colorado's finest brews.
- **Sharables & Mains:** From gourmet sandwiches to fresh salads and delicious small plates.
- **Kid-Friendly Options:** Bringing the whole family? We have a selection of simple eats for budding foodies.



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Rush Bowls Lafayette

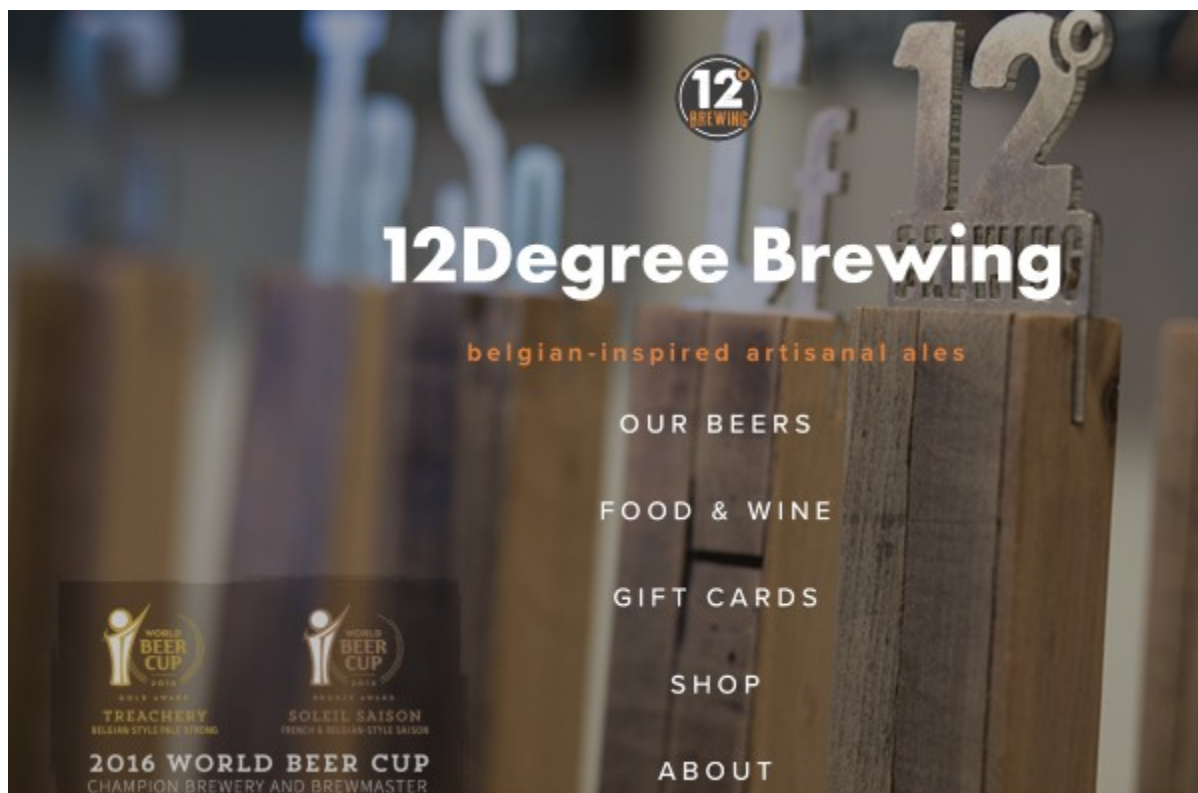
The District – Next to Otis Coffee
1200 W. South Boulder Rd., Ste 1200
Lafayette CO 80026
720-750-8800

Rush Bowls are the perfect blend of **all natural fruits and veggies**, topped with **organic granola**, a **drizzle of honey** and your choice of **fresh fruit and toppers**. Packed with nutrients and fully customizable, Rush Bowls offer healthy, delicious alternative to standard fast casual fare.



Real Fruits & Veggies | No Added Sugars | Nothing Artificial





Your Spa: Louisville, CO

spavia

OUR SPA

TREATMENTS

MEMBERSHIP

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sound pretty good?



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📍 585 McCaslin Blvd, Louisville, CO 80027

GREAT BEER, GREAT FOOD,
AND GREAT FRIENDS

Welcome to the Tap House. We're here to continue serving you, our wonderful Louisville and Boulder County community, Murphy's unique take on comfort food. We are a local, family-owned restaurant featuring 40 world-class beers on tap and an awesome beer garden. We have been proudly serving Boulder County since 1984!

My name is Gary Solomon and I am the new owner of the Instant Imprints in Louisville. I am a local resident with local ties to the community. I am excited to partner with local businesses to bring your branding to life, from concept to finished product. When you work with us, you work with real people invested in getting it right. Please see some information on embroidery below and stay tuned for some incredible specials on signs and banners.

At Instant Imprints, we work with organizations, businesses, associations and people to create visibility five different ways: **Branded Apparel, Signs & Banners, Promotional Products, Custom T-Shirts and Print Services.**

Let's talk embroidery.



Chances are, your embroidered logo will outlast the garment that it's affixed to!

Best of all, your project is completed from start to finish under one roof here in Louisville.

We provide ease, quality and on-time and invite you to call or email or visit our showroom.

Let Us Help You Make
Your Business
More **Visible**



[CLICK HERE FOR MORE INFORMATION](#)



Instant Imprints
1148 W Dillon RD, #3, Louisville, CO 80027
Email: louisville@instantimprints.com | Tel: 303-664-1633

Update your [email preferences](#) to choose the types of emails you receive.
[Click Here](#)

Instant Imprints Louisville 1148 W Dillon Rd, #3 Louisville Colorado 80027 USA

From: ldraper01@gmail.com
To: [City Council](#)
Subject: Marshall Fire Flag
Date: Wednesday, September 16, 2026 4:59:19 PM

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Hello,

Will the Marshall Fire flag being retired on Friday be saved and displayed at the Rec Center?

Thank you,

Laurie

Laurie Draper

"This is a moral moment.

It is not left or right, it is right or wrong." –Sen. Cory Booker

From: [Eric Maes](#)
To: [City Council](#)
Subject: 1145 Pine street.
Date: Tuesday, September 15, 2026 7:20:17 PM

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Hello to City Council we also agree with the following below of the railroad cars and have the same sediment with Barbara Kish, see email below that pretty much sums everything that has been written below we fully agree. This will not only increase everybody's taxes, but isn't a good move for the city. We were unable to attend due to myself just getting off work and my wife having prior plans to voice our opinion, but we fully support the message below once again.

Eric and Amber Maes.

Dear Mayor Leh and Members of the City Council and Staff,

Regarding ordinance 1937 Series 2026, purchasing a smidge of land and the dilapidated rail cars at 1155 Pine, multiple wrongs do not continue to make a right! These cars were placed in this location due to an error. Please do not continue!

Please consider your fiduciary duty to ALL residents, and vote NO on this continued folly. The math still doesn't work on this purchase! Council directed our tax dollars to bail out a private citizen who had a dream that didn't work. Private fundraising efforts failed to support the rail cars, and it's inconceivable that tax dollars have been thrown at this project. To date, the City paid \$150,000 to the family, and then \$10,000/month since February, for what? Where do we all sign up?

The document states that the railcars in this location will contribute to Economic Vitality of downtown. I attest to you all that my properties on East Pine have devalued since the city began entertaining this project. The zoning of East Pine only allows for redevelopment of high-density units - a "neighborhood center". Neighbors and I had serious interest from developers, including an offer. When the city gave consideration to the railcar project, which was in direct conflict with the zoning, the offer was rescinded.

The questions I raised in February still exist. My letter is included for your reference. How much is the actually costing us? Where else could this money be used?

Between zoning and this bail out, I'm now left with two devalued properties on sizeable lots. Developers are scarce given the mixed messages council has sent, nor can I enhance them as single family home. I am restricted from adding an ADU, putting on an addition, or adding a garage. I offer that the city buy a smidge

of my backlots, for the same terms, and you won't hear from me again.

Best regards, and thankful your re-looking at your fiduciary duty to ALL citizens.

From: [Sylvia Harrop](#)
To: [City Council](#)
Subject: Center lines Polk and Dalia
Date: Tuesday, September 15, 2026 3:49:58 PM

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Dear Louisville City Council,

I am 16 and a new driver in Louisville and I have noticed that Polk and Dahlia street in Louisville are dangerous and confusing to drive on and I am writing to ask you to put in a center line instead of replacing the bike striping that was put in/removed to put in the speed humps.

The lack of a center line means a lot of people drive down the middle of the street and it is scary as a new driver to not have any guidelines and see people coming towards me down the center of the street. I know it is supposed to make it safer for bikers, but this has made it less safe for motorists and I'm not sure it is safer for bikes when cars are confused and driving down the middle of a two lane street.

I have also recently completed driver's ed courses. Nowhere in the courses does it cover a traffic pattern as confusing and uncommon as the one you have in place on Polk and Dahlia. Unless you live on these streets and drive them daily they are confusing and dangerous - it's not a good idea to have street rules that are so odd that they confuse and disorient drivers - the signs are impossible to read in real time to clarify unless you pull over and study them, which means they do not get read at all. This is not just a residential street, this is a main connection to the entire neighborhood and there are lots of delivery trucks who would benefit from a less confusing traffic striping as well as inexperienced driver's or just people from out of town.

As a biker, it's also not better because cars just don't understand what to do. I refuse to ride my bike on that route because it's just a dangerous street now - and the speed humps make that even more true when you're on a bike. Cars are unpredictable when they try to go over the humps and I feel unsafe as a biker on this street now that it's had these changes and the center lane removed. In driver's ed we learned what to do when you encounter bikers and if drivers are following the existing rules, having a normal street with normal striping is much safer and less confusing.

I would like to ask council to consider putting a center divider back on Polk and Dahlia to make it safer for motorists and bikers and reduce confusion.

Sincerely, Sylvia Harrop.

^__^

()/)

From: [Accounts Payable](#)
To: [City Council](#)
Cc: [Ryder Bailey](#); [Julie Glaser](#); [James Franks](#)
Subject: Warrant List Posted
Date: Tuesday, September 15, 2026 12:52:39 PM
Attachments: [Outlook-yqveievd.png](#)

Dear Councilmembers,

The weekly Warrant List is now posted [here](#) for viewing. Please let us know if you have any questions.

Thank you,

City of Louisville - Accounts Payable

749 Main Street
Louisville, CO 80027
AP@LouisvilleCO.gov



From: [Barbara Kish](#)
To: [City Council](#)
Cc: [Diana Langley](#); [Rob Zuccaro](#)
Subject: Ordinance 1937, 1155 Pine St.
Date: Tuesday, September 15, 2026 11:11:59 AM

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Dear Mayor Leh and Members of the City Council and Staff,

Regarding ordinance 1937 Series 2026, purchasing a smidge of land and the dilapidated rail cars at 1155 Pine, multiple wrongs do not continue to make a right! These cars were placed in this location due to an error. Please do not continue!

Please consider your fiduciary duty to ALL residents, and vote NO on this continued folly. The math still doesn't work on this purchase! Council directed our tax dollars to bail out a private citizen who had a dream that didn't work. Private fundraising efforts failed to support the rail cars, and it's inconceivable that tax dollars have been thrown at this project. To date, the City paid \$150,000 to the family, and then \$10,000/month since February, for what? Where do we all sign up?

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The questions I raised in February still exist. My letter is included for your reference. How much is the actually costing us? Where else could this money be used?

Between zoning and this bail out, I'm now left with two devalued properties on sizeable lots. Developers are scarce given the mixed messages council has sent, nor can I enhance them as single family home. I am restricted from adding an ADU, putting on an addition, or adding a garage. I offer that the city buy a smidge of my backlots, for the same terms, and you won't hear from me again.

Best regards, and thankful your re-looking at your fiduciary duty to ALL citizens.

Barb Kish

1125 and 1133 Pine Street

February 2, 2026

Dear Mayor Leh and Members of City Council, and Staff,

I am writing to request a full economic analysis and additional community input be provided PRIOR to approving a lease or purchase of a portion of 1155 Pine St lot, and the Rail Cars.

While no one doubts Mr. Ramos' passion for this project, being unable to 'afford it' is not a valid reason for the city to proceed. I am requesting full and transparent analysis, and open dialog. Many in our community are facing severe financial pressures, and this is an unequitable and dangerous precedent to set.

First, by the Staff's evaluation, the 0.26 entire property, including the house and railcars, is valued between \$443,000 to \$537,000, and was purchased by the Ramos family in 2023 for \$493,000 (see attached Parks and Public Landscaping Board Packet Oct 1, 2025). This begs the question - how was the \$396,000 purchase price derived? The proposal is to purchase 36% of the land, and railcars. The seller would retain the home, and 64% of the land. The math isn't working.

Second, while the railcars may evoke sentimental value for some, they do not meet the minimum requirements for restoration by the Historical Preservation Commission, as recently ruled on September 15, 2025. Specifically, the structures "do not meet the standards for social or architectural significance" AND "the current location provides a false sense of historical significance to Louisville". (See attached staff recommendations from Historic Preservation Commission Packet Sept 15, 2025).

Sentiment is not reason enough to pull \$396,000, or 3.3% of the balance, from the general fund. Our city has many needs. A full cost/benefit is required. Do residents want to pay for railcars, or more open space fire mitigation? Let's have a discussion.

Third, while this proposal is limited to purchasing the railcars and triangle of land, the results are long-term commitment of taxpayer funds for preservation and maintenance. By the seller's own estimate, the cost to renovate the rail cars is more than \$355,000 (see attached Grant Request for railcar renovation submitted to the Historical Preservation Commission on Sept 15, 2025). Some work is complete, however it's evident that the rail cars need a great deal more attention.

Fourth, the purchase also includes unspecified costs for a survey, plat, subdivision and closing costs, including title insurance, fees and taxes. In addition, this doesn't account for additional costs to landscape, irrigate and maintain this new public space, signage, insurance and security. Other than the sidewalk which dead-ends on Hwy 42, this is not a pedestrian friendly area and offers no public parking lot. How much additional unbudgeted money will be spent from the General Fund to cover these costs?

Lastly, my home on Pine Street is just west of 1155 Pine. It is subject to the same zoning rules/requirements. I also own an adjacent property on Pine St. as well.

The current zoning and intended use of East Pine Street area is crystal clear, as is the intent of the Proposed Comprehensive Plan and Highway 42 Revitalization Area Comprehensive Plan Amendment. As an owner of 2 properties on East Pine, I fully

support East Pine Street zoning as a “Neighborhood Center”. This last-minute proposal to purchase the rail cars and land, and retain them in this location, is in direct conflict with every single plan and policy.

I stayed silent during previous public hearings because I trusted that the established process would follow the long-established rules and guidelines. The result is that this project, in its location, does not comply with Zoning and Strategic Intent, and is outside the Historical Preservation guidelines for the railcars. In addition, the Parks Advisory Board and Open Space Board had declined the option of acquiring a portion of the lot in lieu of fees. Both Parks and Open Space Boards agreed that adding land to the existing city parcel “did not provide clear public benefit in this location”. (See attached Park and Public Landscaping Advisory Board report Oct 1, 2025)

Since the inception of this project, Mr. Ramos has diligently worked to fundraise this project, including a recent piece on the evening news. It appears that the local community is not interested in large-scale or ongoing financial support for the project.

I am speaking now because it appears that, despite all established processes, rules, and input from staff, boards and commissions, and lack of public financial support of the railcar project, the process may be going sideways. Please honor your fiduciary responsibility to all citizens.

Because of my concerns, I have submitted a Public Record Request for the background of this purchase. If needed, I will also pursue a Referendum Petition to recall this Ordinance so that it may be fully studied before a lease or sale is implemented.

In closing, I respectfully request that any lease or purchase in relation to 1155 Pine lot and rail cars be paused until a full economic analysis is complete, and additional community input is considered.

Thank you for your attention and due diligence.

Best Regards,

Barbara Kish

Excerpt from Parks and Public Landscaping Advisory Board Meeting dated 2025 10 01 for 1155 Pine St.

Staff has evaluated the applicant’s request for on-site public land dedication against the criteria set forth in LMC Sec. 16.16.060. Based on this evaluation, **staff finds that dedication of public land on this property would not satisfy the intent of the code.**

The subject property is 9,812 square feet in size and is being developed under a PUD and Plat that establishes a live-work use and related site improvements. The property contains existing features, including a caboose and rail car which are sited directly adjacent to the City-owned property to the east, which are not proposed to be relocated as part of this application. As a result, dedicating a portion of this property to expand the City-owned parcel to the east would create a property with an odd and irregular configuration that provides no clear public benefit in this location. Further, an expansion of City-owned property would generate additional maintenance and cost obligations that the Parks Division is not willing to accept in this location.

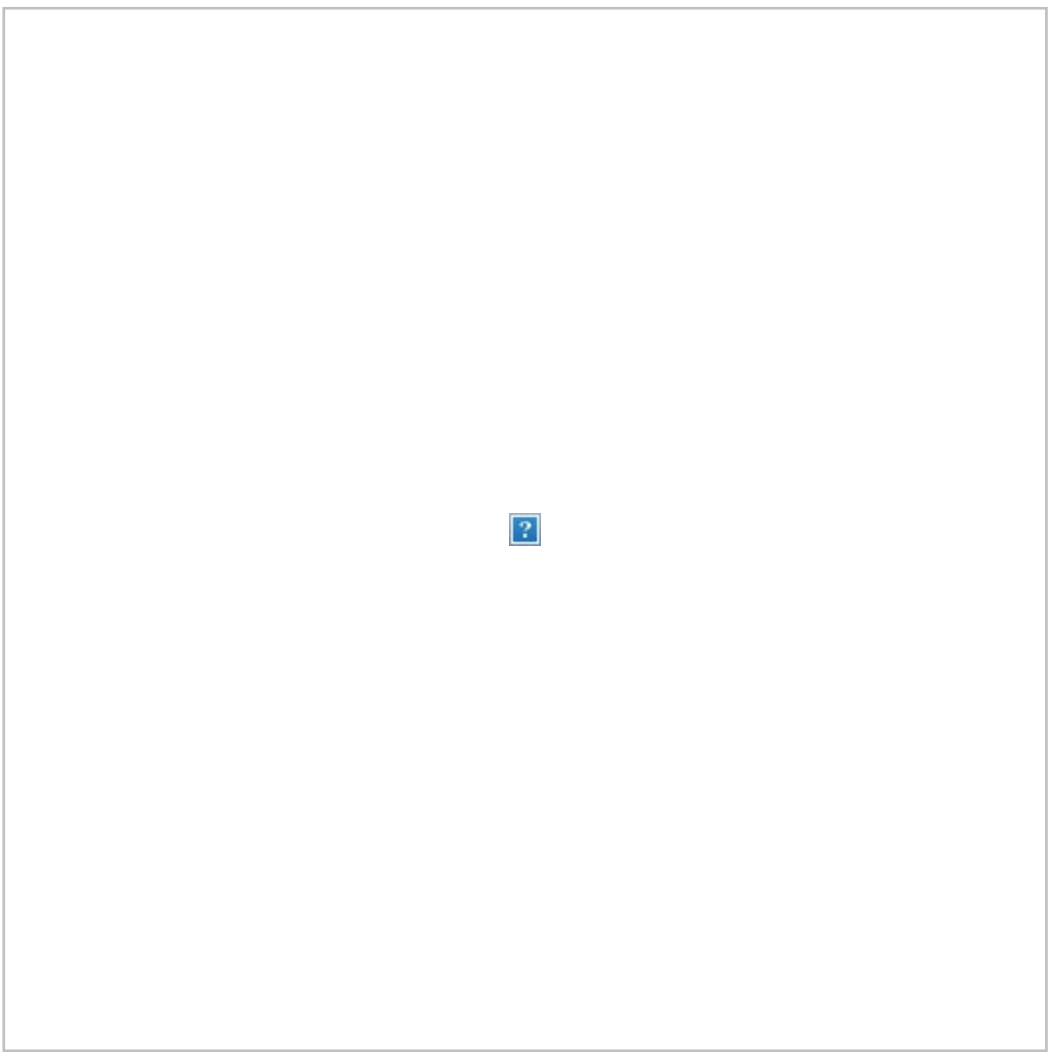
Based on the practical difficulties associated with accepting additional public land dedication on this site, staff recommend that the City accept a fee in lieu of public land dedication. The fee in lieu shall be calculated based on the appraised value of the land to be subdivided, which equates to twelve percent (12%) of the appraised value.

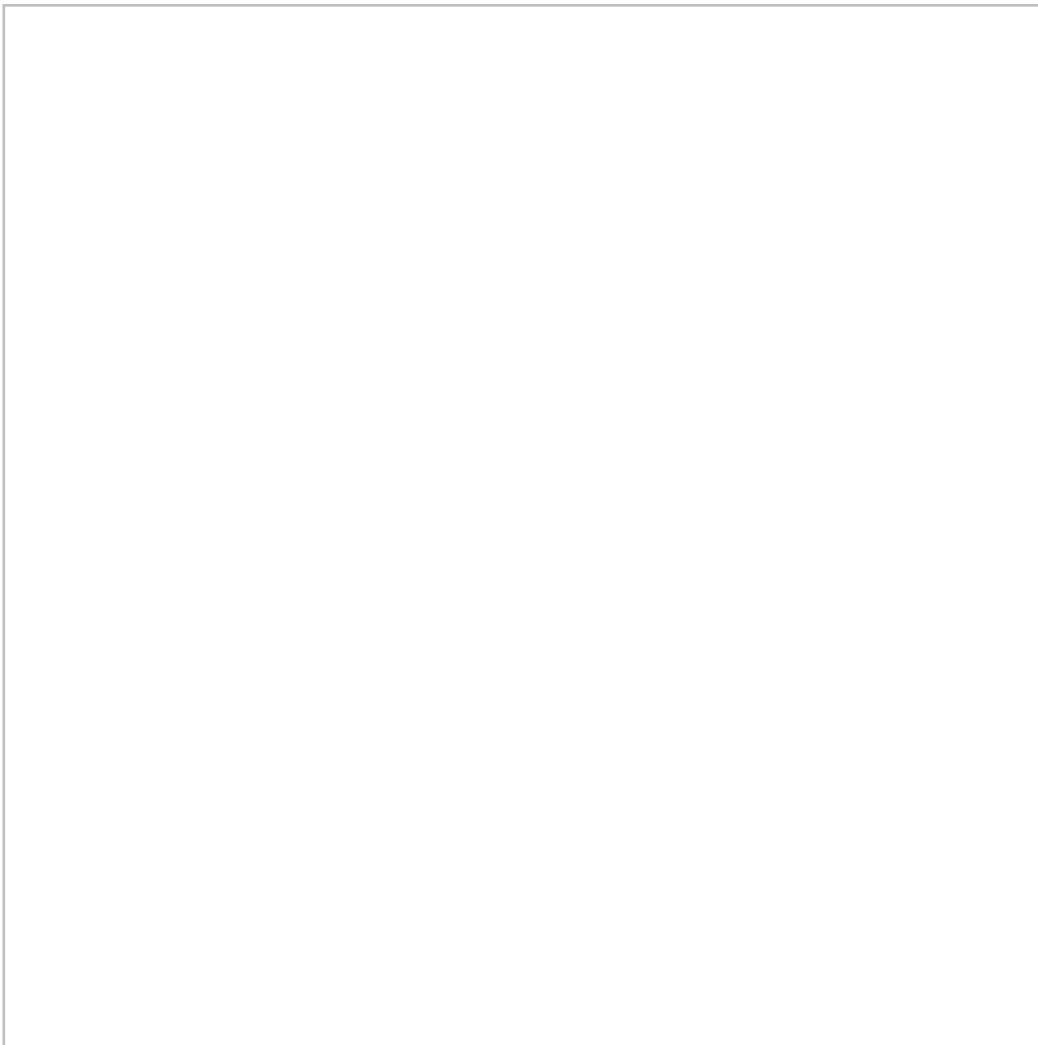
For reference, Redfin currently estimates the value of the property at 1155 Pine Street between \$443,000 and \$537,000, and the property most recently sold in 2023 for \$493,000. Using this valuation range, the estimated fee in lieu would likely range from \$53,160 to \$64,400.

The final fee in lieu will be based on an appraisal, which the applicant must supply. The fee will be placed into a general fund and may be utilized for the acquisition of land for public purposes, or other public purposes as determined by the City Council.

Link: <https://laserfiche.louisvilleco.gov/WebLink/PDF10/2df6b64b-fe3d-4738-b471-bd173aaf92b9/1044392>

Excerpt from Historic Preservation Committee Meeting dated 2025 09 15 for 1155 Pine St.





Link: <https://laserfiche.louisvilleco.gov/WebLink/DocView.aspx?id=1044347&dbid=0&repo=Louisville>

Excerpt from 1155 Pine Railcar Grant Request to the Historic Preservation Commission
2025 9 15



Link: <https://laserfiche.louisvilleco.gov/WebLink/DocView.aspx?id=1044347&dbid=1&repo=Louisville>

**Excerpt from the Historic Preservation Commission Agenda and Packet 2025 05 19 for
1155 Pine Street Landmark & Alteration Certificate Request**

STAFF RECOMMENDATION: Staff recommend that the application be tabled by the

Historic Preservation Commission until the Planned Unit Development (PUD) application is reviewed and decided by City Council. Reasons for this recommendation include:

- Inconsistency between the development plan and the intent of the **Mixed-Use – Residential (MU-R)** zone district, which states “Areas zoned MU-R should be used predominantly for higher density multi-family residential, with subsidiary commercial uses and civic uses that cater to the needs of residents and transit commuters.”
- The number and type of waivers requested with the proposed development plan demonstrate that the development does not meet the intent of the **Mixed-Use Development Design Standards and Guidelines (MUDDSG)**, and thus, does not implement the intent of Mixed-Use zone district.
- Inconsistency with the policies of the **Highway 42 Revitalization Area Comprehensive Plan Amendment**.
- **RTD and the State** have renewed planning efforts, established additional funding sources for rail, and are exploring significant investments in providing rail service to Louisville, for which the City has established land use policies through the Mixed-Use zoning overlay district and Highway 42 Revitalization Area Comprehensive Plan Amendment to support transit-oriented development in support of the rail service.

-
- The Mixed-Use zoning overlay excludes the Little Italy and Minor’s Field residential areas due to their historic value, but explicitly calls for rezoning and redevelopment of the residential properties fronting Pine Street between the railroad tracks and Highway 42. By extension, this policy has already prioritized redevelopment of the properties fronting Pine Street instead of having historic significance. Landmarking any properties fronting Pine Street would eliminate the ability for redevelopment per established code and policy.
 - While the home has some level of architectural integrity and significance, staff does not find that it has such unique or valuable significance to override the ordinances and policies of the Mixed-Use zoning overlay and policies of the Highway 42 Revitalization Area Comprehensive Plan Amendment.

If the application is not tabled for future consideration, staff recommend denial as presented. Due to the unresolved status of the PUD and conflict with city policies and ordinances mentioned above, staff cannot support granting landmark designation at this time. Additionally, staff finds that some criteria for the alternation certificate are not met by the current design.

Further, staff does not support the landmark designation of the home in isolation vs. the landmark status extending to the whole parcel. Doing so does not reflect best practice for historic preservation. The purpose of extending landmark status to an entire parcel is to ensure that all

Link: <https://laserfiche.louisvilleco.gov/WebLink/DocView.aspx?id=1026410&dbid=0&repo=Louisville>

Maili-Lai Rael

From: Audrey DeBarros <audrey@commutingsolutions.org>
Sent: Tuesday, September 15, 2026 7:33 AM
To: City Council
Subject: Superior's E-Bike Share Program Powered by BCycle is Here!

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[View this email in your browser](#)

Commuting
Solutions



The Town of Superior is joining other communities in offering a convenient, affordable, and sustainable new way to travel throughout the Town - electric bike share! Superior

community members can make their next transit connection, coffee run, trip to the store, or recreational ride with an e-bike.

The [Regional E-Bike Share Program powered by BCycle](#) is a community-focused transportation system that makes cycling more accessible and convenient. It provides e-bikes for short-term, on-demand rentals from self-serve stations.

Bikes are unlocked through a mobile app and returned to any designated network location across the Superior community or broader region. This sustainable transportation option is designed to make it easier to connect to transit, commute to work and school, shop and run errands, explore local destinations, and enjoy recreational rides. Signing up to participate in e-bike share is simple by downloading the BCycle e-bike share mobile app at commutingsolutions.org/bike-share.

Superior's fleet currently includes 38 docking stations featuring 20 e-bikes. Docking stations are available in the following locations;

- Founders Park | 7725 Coal Creek Drive
- Community Park | 1350 Coalton Road
- Superior Civic Space | 2250 Main Street
- Superior Commons Park | 2375 Creek View Way
- *Coming Soon!* US 36 / McCaslin RTD Station

Ribbon Cutting and Welcome Ride Event on Oct. 4

Community members are invited to celebrate the official launch event for the Town of Superior e-bike share network at a Ribbon Cutting and Welcome Ride on Sunday, October 4 during the [Superior Mural Festival & Fall Market](#) celebration. Attendees will have the opportunity to learn more about the new e-bikes and take a free introductory ride.

Ribbon Cutting and Welcome Ride at the Superior Mural Festival & Fall Market

 Sunday, October 4

 1-4 p.m.

 Superior Commons Park | 2375 Creek View Way

Those interested in participating in the free rides are encouraged to bring their own bike helmets.

About the Regional E-Bike Share Program powered by BCycle

The Town of Superior is part of a phased regional implementation made possible through a \$1.5 million Community Accelerated Mobility Project (CAMP) Grant from the Colorado Energy Office. Participating communities across the northwest Front Range corridor collaborated on planning and deployment efforts as part of the shared vision for a connected regional bike share network. The regional approach provides greater connectivity, flexibility, and long-term sustainability than any one community is able to achieve alone.

In addition to Superior, the regional network currently includes the cities of Boulder and Longmont and will welcome the City of Westminster later this year. Additional locations are anticipated to join in 2027.

BCycle, one of the country's leading bicycle sharing companies with a presence in more than 30 U.S. cities, was selected as the regional e-bike share operator. BCycle has managed the City of Boulder's electric bike share system for over 15 years and has been instrumental in executing the merging of the Boulder network with the new regional partners.

Additional information

Community members interested in learning more about the expanding regional bike share program are encouraged to visit commutingsolutions.org/bike-share for updates and information about upcoming launch opportunities throughout the region.

Regional E-Bike Share Program website



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You are receiving this email because you opted in to receive transportation news and event happenings in Colorado's northwest metro region.

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From: [Mike Deborski](#)
To: [City Council](#)
Cc: [Diana Langley](#)
Subject: FW: 1155 Pine Street
Date: Monday, September 14, 2026 3:09:22 PM
Attachments: [image002.png](#)
[image003.png](#)

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Respected City Council Members,

Stated below is an e-mail I sent on February 03, 2026 regarding the purchase of the Caboose at 1155 Pine Street. My concerns today stand as they did over six months ago. Please give a read, I'd like to hear your thoughts when this next comes to council's plate.

My greatest concerns lie with the unintended consequences of the city inflating the CC zoned dirt value by more than double. Thus, raising the property tax values for our already struggling businesses.

In addition, I am not aware of a plan or budget to rehab the caboose and rail car that are scabbed together with OSB and Plywood. While on topic, I believe the coal cart located in front of the caboose is a greater representation of our coal mining history and heritage. It truly deserves investment by any funding means to present the best and most proper image of our community pride in our hard working coal mining heritage.

I'll stay tuned....

Best regards,

Mike

Mike Deborski
Office # 303-666-8240
Cell # 720-312-5285
miked@oldstylesausage.com

From: Mike Deborski
Sent: Tuesday, February 3, 2026 7:51 AM
To: Diana Langley <dlangley@louisvilleco.gov>
Subject: RE: 1155 Pine Street

Thanks Diana,

This is very helpful. I was not able to access either map or get clarification via the city website. At .095 acres, less the 300 sq foot, it appears we are going to pay about \$107/sq foot for a land locked and snookered piece of dirt? If the city and council has compelling reasons for this deal, then so be it.

However, my concern is in the zoning of this land and the city inflating the cost per sq ft. If it is zoned as CC, Community Commercial. It will set precedent from a tax assessment standpoint by which the county can and will use as a comp to further inflate our already high taxes on our commercial property and ultimately our small businesses via triple net leases.

I spent many of days in the 1970's and 80's in the Coal Creek Junction Caboose. In fact, both of my sister's and very close friends worked there. It has no real historic significance to me. Is the city aware of the rot and deterioration that exist on the box car? I hope there is a budget to re-hab it and the caboose. They both seem to be in pretty shabby shape. They have been scabbed

together with OSB and or Plywood that appears to needs extensive work to replace with the original wood planks.

On that note, is there a plan to reconstruct the coal cart that sits in front of the train? That to me, is the true representation of Louisville's heritage. We as a community should want that coal car to proudly represent our culture and heritage.

I appreciate your time and consideration.

Mike

From: Diana Langley <dlangley@louisvilleco.gov>
Sent: Monday, February 2, 2026 4:20 PM
To: Mike Deborski <Miked@oldstylesausage.com>
Subject: RE: 1155 Pine Street

Hi Mike,

It was good to see you at the open house. I'm glad you were able to attend.

Thank you for your questions regarding 1155 Pine Street. Responses are as follows:

- Would it include all the property?
 - No. The City would be purchasing the easterly triangular piece that the railcars sit on shown in dark red below.
- What would be the total square footage of the land parcel to be acquired?
 - The portion to be acquired by the City is approximately .095-acres. However, the City would also be dedicating approximately 300 sf at the southwest corner of the existing park property to the Ramos Family to square off the remaining property with the house.
- Is the property zoned commercial or residential?
 - It is currently zoned Commercial Community.
- Are maps or plats available?
 - The attached Exhibit is part of the Lease-Purchase Agreement and shows the area to be conveyed to the City and the area to be conveyed to the Ramos Family.

Please let me know if you have any additional questions.



Diana Langley (she/her)

City Manager

303.335.4530 (office)

720.762.7488 (cell)

dlangley@LouisvilleCO.gov

LouisvilleCO.gov



From: Mike Deborski <Miked@oldstylesausage.com>

Sent: Monday, February 2, 2026 2:00 PM

To: Diana Langley <dlangley@louisvilleco.gov>

Subject: 1155 Pine Street

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Hi Diana,

It was real good to see you at the open house last week. I'm looking at the proposed 1155 Pine Street acquisition. Some folks are asking me questions on it.

Perhaps I'm missing something. Would it include all the property? The little house and all the dirt? Or, just a portion? What would be the total square footage of the land parcel to be acquired? Is that zoned commercial or residential? Do we have maps and or

plats available?

Mike Deborski

Office # 303-666-8240

Cell # 720-312-5285 - post 3P

miked@oldstylesausage.com

MaiLi-Lai Rael

From: Lisa Hughes <lphughes57@gmail.com>
Sent: Monday, September 14, 2026 8:17 AM
To: Judi Kern; Christopher Leh; City Council
Subject: What Boulder County's proposed childcare tax would fund — and what it would cost

Follow Up Flag: Follow up
Flag Status: Completed

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Is the Council planning to come out in support of this as Longmont and Boulder have done? This is directly related to our affordable and attainable housing goals for the City.

Lisa

Boulder County childcare tax: What the 2026 ballot measure would fund

<https://boulderreportinglab.org/2026/09/13/boulder-county-voters-will-decide-a-30-million-a-year-childcare-tax-heres-what-it-would-do/> https://boulderreportinglab.org/2026/09/13/boulder-county-voters-will-decide-a-30-million-a-year-childcare-tax-heres-what-it-would-do/?utm_medium=email&utm_campaign=%F0%9F%91%B6+Boulder+County+voters+take+up+the+childcare+crisis&utm_source=a38ac5fe19&npnl=MTI1NTEzfGQxNjA3MmU2YTc1NTE1ZDUzMTY0OWZiYTY2YTZiYzRjODNjM2QwODY4Nzg5NDdkNjRiN2Q3MWE0ZmM3ZmlxZmM&mc_cid=b24d3685b4&mc_eid=51e6d3542d