



Council and Senior Staff

NEWSBRIEF

July 22, 2016

Turn the page for a list of what's included in this packet.

City of Crystal | 4141 Douglas Dr. N. | Crystal MN 55422
763-531-1000 | www.crystalmn.gov | Monday–Friday | 8 a.m.–4:30 p.m.

(Items are alphabetized)

1. Crystal Arrest and Crime Activity Reports (July 13 – July 20, 2016)
2. Crystal Public Works (July 20, 2016)
3. Legislative Update (July 19, 2016)
4. Local Market Update – (June 2016)
5. METRO Blue Line Extension Final Environmental Impact Statement now available (7/15/16)
6. Pollinator Post (July 5, 2016)
7. Quarterly Report
8. Star Tribune article:
 - a. Inver Grove Heights makes plans to reduce railroad noise
9. Updated layouts for a potential Quiet Zone

Crystal Arrest Report

Date Range: 07/13/2016 06:00:00 AM - 07/20/2016 06:00:00 AM

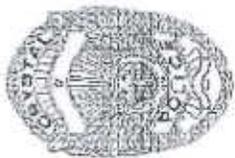
<u>Case Nbr</u>	<u>Juv</u>	<u>Last Name</u>	<u>First</u>	<u>Middle</u>	<u>Sex</u>	<u>Age</u>	<u>Date Arrested</u>
CYAR16-016935	N	LANE	LAURA	ANN	F	54	07/13/2016 11:36 PM
		Address: 3933 SCOTT AV N		ROBBINSDALE	MN	55422	
		Statute: MISWA MISC OFCR WARRANT ARREST					
CYAR16-016995	N	EDWARDS	STEVEN	BERNARD	M	40	07/14/2016 5:44 PM
		Address: 6300 MEDICINE LAKE RD		325 CRYSTAL	MN	55427	
		Statute: 609-14 GOVT-PROBATION VIOLATION					
CYAR16-017014	N	BROWN	STANLEY	MAURICE	M	38	07/14/2016 10:30 PM
		Address: 5920 WEST BROADWAY		CRYSTAL	MN	55428	
		Statute: MISWA MISC OFCR WARRANT ARREST					
CYAR16-017140	N	WHITLEY	ARRIENNA	LANAE	F	18	07/16/2016 5:00 PM
		Address: 36 AV N&XENIA AV N		CRYSTAL	MN		
		Statute: MISWA MISC OFCR WARRANT ARREST					
CYAR16-017158	N	CARPENTER	BREISHA	WICANA	F	26	07/16/2016 9:11 PM
		Address: 5716 TWIN LAKE TE		CRYSTAL	MN	55429	
		Statute: MISWA MISC OFCR WARRANT ARREST					
CYAR16-017158	N	CARPENTER	BREISHA	WICANA	F	26	07/16/2016 9:11 PM
		Address: 5716 TWIN LAKE TE		CRYSTAL	MN	55429	
		Statute: MISWA MISC OFCR WARRANT ARREST					
CYAR16-017158	N	CARPENTER	BREISHA	WICANA	F	26	07/16/2016 9:11 PM
		Address: 5716 TWIN LAKE TE		CRYSTAL	MN	55429	
		Statute: MISWA MISC OFCR WARRANT ARREST					
CYAR16-017167	N	PHOMPHAKDY	SAYCHARITH	ADAM	M	35	07/17/2016 12:24 AM
		Address: 4121 ADAIR AV N		CRYSTAL	MN	55422	
		Statute: 169A-20-1-5 TRAF-DUI 4TH DEG ALCOHOL CONC OVER .08 OR MORE W/ 2 HOURS					
CYAR16-017167	N	PHOMPHAKDY	SAYCHARITH	ADAM	M	35	07/17/2016 12:24 AM
		Address: 4121 ADAIR AV N		CRYSTAL	MN	55422	
		Statute: 169A-27-1 TRAF-DWI-4TH DEGREE-DRIVING WHILE IMPAIRED					
CYAR16-017176	N	MONROE	NIKOS	ROBERT	M	26	07/17/2016 2:25 AM
		Address: 1304 GETTYSBURG AV N		GOLDEN VALLEY	MN	55427	
		Statute: 169A-20-1-5 TRAF-DUI 4TH DEG ALCOHOL CONC OVER .08 OR MORE W/ 2 HOURS					
CYAR16-017176	N	MONROE	NIKOS	ROBERT	M	26	07/17/2016 2:25 AM
		Address: 1304 GETTYSBURG AV N		GOLDEN VALLEY	MN	55427	
		Statute: 169A-27-1 TRAF-DWI-4TH DEGREE-DRIVING WHILE IMPAIRED					
CYAR16-017211	N	PHILPOT	APRIL	DEANNE	F	41	07/17/2016 5:21 PM
		Address:					
		Statute: 609-2242-1 ASSAULT-DOM-MS-INFLT BOD HRM-HNDS-FAM					
CYAR16-017211	N	PHILPOT	APRIL	DEANNE	F	41	07/17/2016 5:21 PM
		Address:					
		Statute: 609-2242-1 ASSAULT-DOM-MS-FEAR BOD HRM-HNDS-FAM					
CYAR16-017211	N	PHILPOT	APRIL	DEANNE	F	41	07/17/2016 5:21 PM
		Address:					
		Statute: 609-72-1 - DISTURB-DISORDERLY CONDUCT					
CYAR16-017240	N	RAMIREZ-SOL	JOSE	FRANCISCO	M	25	07/18/2016 12:45 AM
		Address: 5632 BOONE AV N		23 NEW HOPE	MN	55428	
		Statute: MISWA MISC OFCR WARRANT ARREST					

Arrest Report

Date Range: 07/13/2016 06:00:00 AM - 07/20/2016 06:00:00 AM

<u>Case Nbr</u>	<u>Juv</u>	<u>Last Name</u>	<u>First</u>	<u>Middle</u>	<u>Sex</u>	<u>Age</u>	<u>Date Arrested</u>
CYAR16-017377	N	DOUVILLE	JON	PHILIP	M	26	07/19/2016 3:55 AM
		Address: 1017 81 AV N	BROOKLYN PARK		MN	55444	
		Statute: 169A-20-1-1	TRAF-DUI 4TH DEGREE				
CYAR16-017377	N	DOUVILLE	JON	PHILIP	M	26	07/19/2016 3:55 AM
		Address: 1017 81 AV N	BROOKLYN PARK		MN	55444	
		Statute: 169A-20-1-5	TRAF-DUI 4TH DEG ALCOHOL CONC OVER .08 OR MORE W/I 2 HOURS				
CYAR16-017379	N	CHRISTIANSEN	MICHAEL	ANTHONY	M	41	07/19/2016 5:27 AM
		Address: 2003 FORD RD	MINNETONKA		MN	55305	
		Statute: 152-025-2-1	CONT SUBST-5TH DEG POSS-METHAMPHETAMINE				

End of Report

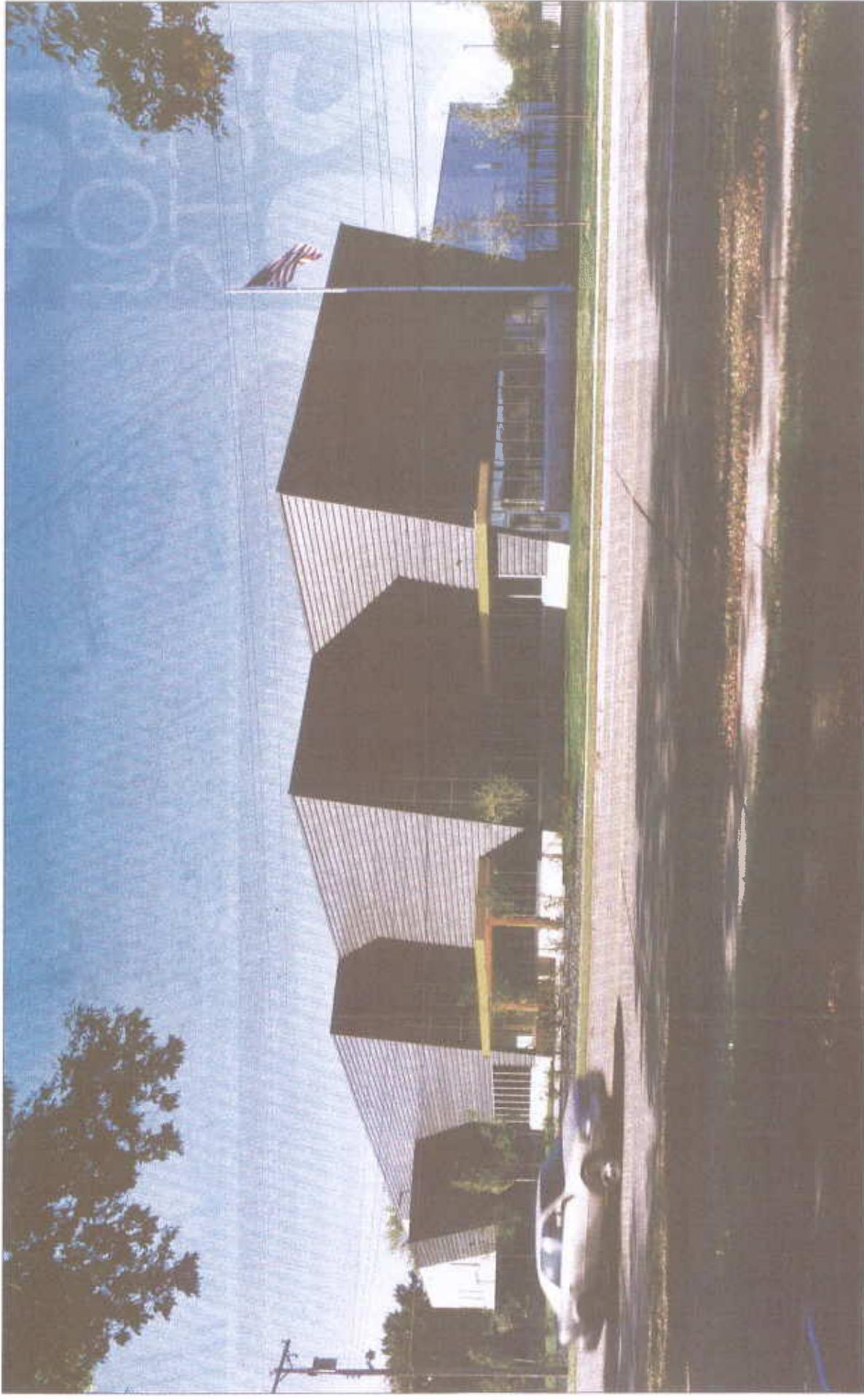


CRYSTAL POLICE DEPARTMENT MEDIA REPORT
CASE ACTIVITY: Previous 7 Days prior to

July 20, 2016 - 12:00:00 AM

CASE NO	LOCATION	OFFENSE	VALUE	PROPERTY DESCRIPTION	DATE OCCURRED
CY16-017211	76-- 32 AV N	ASSAULT-DOM-MS-FEAR BOD			07/17/2016 17:05
CY16-017211	76-- 32 AV N	ASSAULT-DOM-MS-INFLT BOD			07/17/2016 17:05
CY16-017379	35-- KYLE AV N	CONT SUBST-5TH DEG			07/19/2016 04:56
CY16-017406	57-- WEST BROADWAY	CRIMINAL DAMAGE PROP-3RD			07/18/2016 21:30
CY16-017131	2-- WILLOW BEND	CRIMINAL DAMAGE PROP-4TH			07/16/2016 09:00
CY16-017211	76-- 32 AV N	DISTURB-DISORDERLY CONDUCT			07/17/2016 17:05
CY16-016995	63-- MEDICINE LAKE RD	GOVT-PROBATION VIOLATION			07/14/2016 17:30
CY16-017275	32-- UTAH AV N	JUV			07/13/2016 00:00
CY16-017447	41-- ADAIR AV N	JUV			07/19/2016 00:00
CY16-017155	36 AV N&DOUGLAS DR N	LOST PROPERTY			07/16/2016 17:28
CY16-017199	60-- 56 AV N	MISC			07/17/2016 12:55
CY16-017162	32-- VERA CRUZ AV N	MISC			07/16/2016 21:35
CY16-016935	53-- 36 AV N	MISC			07/13/2016 23:15
CY16-017412	31-- FLORIDA AV N	MISC			07/15/2016 11:11
CY16-017411	29-- HAMPSHIRE AV N	MISC			07/18/2016 09:00
CY16-017207	48-- DOUGLAS DR N	THEFT-OTHER PROPERTY	1,950	SET OF THREE STAMPS	07/17/2016 09:45
CY16-017176	47 AV N&CO RD 81	TRAF-DUI 4TH DEG ALCOHOL CONC			07/17/2016 02:17
CY16-017167	WELCOME AV N&WEST	TRAF-DUI 4TH DEG ALCOHOL CONC			07/17/2016 00:16
CY16-017377	CORVALLIS AV N&WEST	TRAF-DUI 4TH DEG ALCOHOL CONC			07/19/2016 03:42
CY16-017377	CORVALLIS AV N&WEST	TRAF-DUI 4TH DEGREE			07/19/2016 03:42
CY16-017176	47 AV N&CO RD 81	TRAF-DWI-4TH DEGREE			07/17/2016 02:17
CY16-017167	WELCOME AV N&WEST	TRAF-DWI-4TH DEGREE			07/17/2016 00:16

End of Report



ESHAU/TECH PHOTOS

The exterior of the Crystal Public Works building includes light-colored precast concrete panels and darker metal panels with textures that emphasize the building's horizontal lines.

Crystal Public Works



Editor's note: This is the fifth installment in Finance & Commerce's Top Projects of 2015 series, which profiles the 26 honorees through Sept. 30. Previous installments can be read at finance-commerce.com.

Digging a car out after a winter storm is a headache for the owner. Digging out a fleet of snowplows before they can clear the streets could spread pain across an entire city.

That was possible before the new Crystal Public Works building opened in September 2015. The building provides heated indoor storage for public works vehicles, snowplows and other equipment, some of which previously sat outside or in unheated storage.

"It would be snowing overnight and they would be out there in the snow finding their plows, finding the cables to hook them up to," said Wayne Houle, who served as Crystal's interim public works director and city engineer during the project's construction.

"Now all that stuff is indoors and they have the plow trucks ready to go when a storm is predicted. They come in and hit the ground running."

The Crystal Public Works building unites the streets, parks and utilities departments and houses the engineering and forestry divisions and a state-of-the-art maintenance garage and shop.

Sustainable features include a solar panel-ready white roof, geothermal heating and cooling, high-efficiency mechanical systems and skylights and large windows to let in natural light, said Houle, Edina's former public works director and city engineer now at the SEH engineering firm. Ponds retain stormwater runoff at two corners of the triangular, 5.3-acre site.

The project, which replaced a blighted building, features an attractive de-

Project cost:

\$8.8 million

Project size:

69,000 square feet

Owner:

City of Crystal

Contractor:

Big D Construction

Architect:

Kodet Architectural Group

Engineer:

Cain Thomas Associates

Online

More photos available with the story at finance-commerce.com.

sign that had to meet a strict budget, architect Ed Kodet of Kodet Architectural Group said. The goal was to make the centrally located building a "good neighbor" to nearby homes, businesses and a cemetery.

The exterior includes light-colored precast concrete panels and darker metal panels with textures that emphasize the building's horizontal lines, making it appear lower to the ground, and colors that fit the neighborhood.

"It's on a fairly busy road, so it's a visible building and can influence and be a catalyst for other buildings," Kodet said. "It ups the game for everybody to look at what they've got and improve it."

—Todd Nelson



Ponds retain stormwater runoff at two corners of the triangular, 5.3-acre Public Works site.



The new building provides heated indoor storage for public works vehicles, snowplows and other equipment, some of which previously sat outside or in unheated storage.

PROJECT DETAILS

Crystal Public Works

Address:

5001 W. Broadway Ave., Crystal

Anne Norris

From: Lyndon Carlson <rep.lyndon.carlson@house.mn>
Sent: Tuesday, July 19, 2016 3:43 PM
To: Announcements from Representative Lyndon Carlson
Subject: Legislative Update - July 19, 2016

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Minnesota House of Representatives

Rep. Lyndon Carlson Sr. (45A) - Legislative Update

Dear Neighbors,

I hope you are having a good summer. While it's been about two months since the regular legislative session adjourned, a lot has been happening around the Capitol. Below is a summary of some of legislative work that is taking place.

Special Session Possible

Last Friday, negotiations between Gov. Dayton and legislative leaders regarding a possible special session resumed. As you know, the regular session adjourned in late May; however, a number of issues important to Minnesotans were left unfinished. Among the important issues is a tax bill. While the initial bill included some good provisions, such as a student loan tax credit and increases to the working family and child and dependent care credits, it contained a \$100 million error. The Governor vetoed the legislation due to the error. Two additional major issues left unfinished were the bonding bill and a comprehensive transportation package. Both measures are important to the state and needed more discussion and negotiations. Because these issues are important to the people of Minnesota, I am confident that all three of the issues will be resolved in a short special session.

It appears a special session will be called sometime in mid-August. With the work being done now, the special session will most likely be short in duration.

State Budget

Good news came last week from Minnesota Management and Budget. Fiscal Year 2016 concluded on June 30, and revenues exceeded the amount from the February budget forecast by \$230 million. While economic growth has slowed a bit, our economy is still in a solid position, and hopefully we will be entering the 2017 session with another sizable budget surplus.

By being fiscally judicious, we have an opportunity to make key investments that help all Minnesotans, such as education, job

News Items

[Legislative Update - May 11, 2016](#) - (Posted: 2016-05-11)

[Legislative Update - Town Hall April 30th](#) - (Posted: 2016-04-27)

[Town Hall Meeting April 30th](#) - (Posted: 2016-04-21)

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Jr. Blvd.
Saint Paul, Minnesota 55155
651-296-4255

E-mail:
rep.lyndon.carlson@house.mn

Legislative Assistant:
Lill Pohlkamp 651-296-9552

Committee Assignments:
DFL-Lead: [Ways and Means](#)
[State Government Finance](#)
[Taxes](#)

Biographical Information:
Home: Crystal 8216 - 35th Ave.
N., 55427; 763-533-9779
Occupation: Retired teacher

Education: B.S., social studies, graduate work, Minnesota State University, Mankato and University of St. Thomas

Elected: 1972

Term: 22nd

Family: Married, spouse Carole, 3 children

* Prefers interim mail at this address.

creation, and transportation. I look forward to more discussions about this as we approach January.

New Laws

July 1 is the start of Minnesota's Fiscal Year. As a result, many state programs will receive continued funding or increases for vital state services. August 1 is the day many new policy provisions become law.

A summary of selected new laws that took effect July 1, 2016, can be accessed at <http://www.house.leg.state.mn.us/hinfo/leginfo/0716nlrelease.pdf>

A complete summary of all laws passed by the 2016 Legislature is available online from the House Public Information Services Office at <http://www.house.leg.state.mn.us/newlaws/#/search/2016>

Please don't hesitate to contact me with your legislative issues, questions, concerns. I look forward to visiting with you in the District over the coming months.

Sincerely,

Lyndon R. Carlson

State Representative

Local Market Update – June 2016

A RESEARCH TOOL PROVIDED BY THE MINNEAPOLIS AREA ASSOCIATION OF REALTORS®



MINNEAPOLIS AREA Association
of REALTORS®

+ 15.5%

- 11.9%

+ 5.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Crystal

June

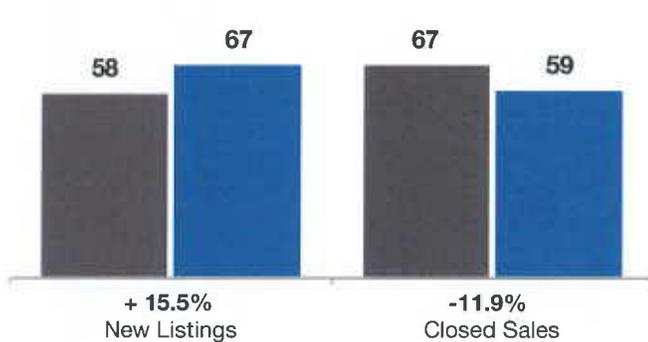
Year to Date

	2015	2016	+ / -	2015	2016	+ / -
New Listings	58	67	+ 15.5%	317	317	0.0%
Closed Sales	67	59	-11.9%	226	228	+ 0.9%
Median Sales Price*	\$175,000	\$185,000	+ 5.7%	\$169,950	\$185,650	+ 9.2%
Average Sales Price*	\$174,381	\$187,078	+ 7.3%	\$170,719	\$186,838	+ 9.4%
Price Per Square Foot*	\$106	\$116	+ 9.2%	\$104	\$114	+ 9.8%
Percent of Original List Price Received*	99.5%	100.4%	+ 0.9%	96.3%	99.0%	+ 2.8%
Days on Market Until Sale	54	39	-27.8%	80	49	-38.8%
Inventory of Homes for Sale	104	74	-28.8%	--	--	--
Months Supply of Inventory	2.9	1.9	-34.5%	--	--	--

* Does not account for seller concessions. † Activity for one month can sometimes look extreme due to small sample size.

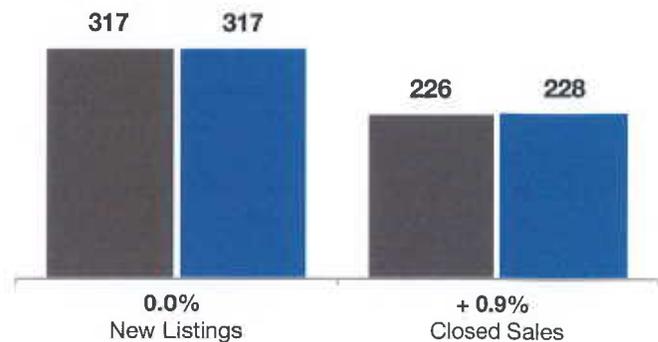
June

■ 2015 ■ 2016

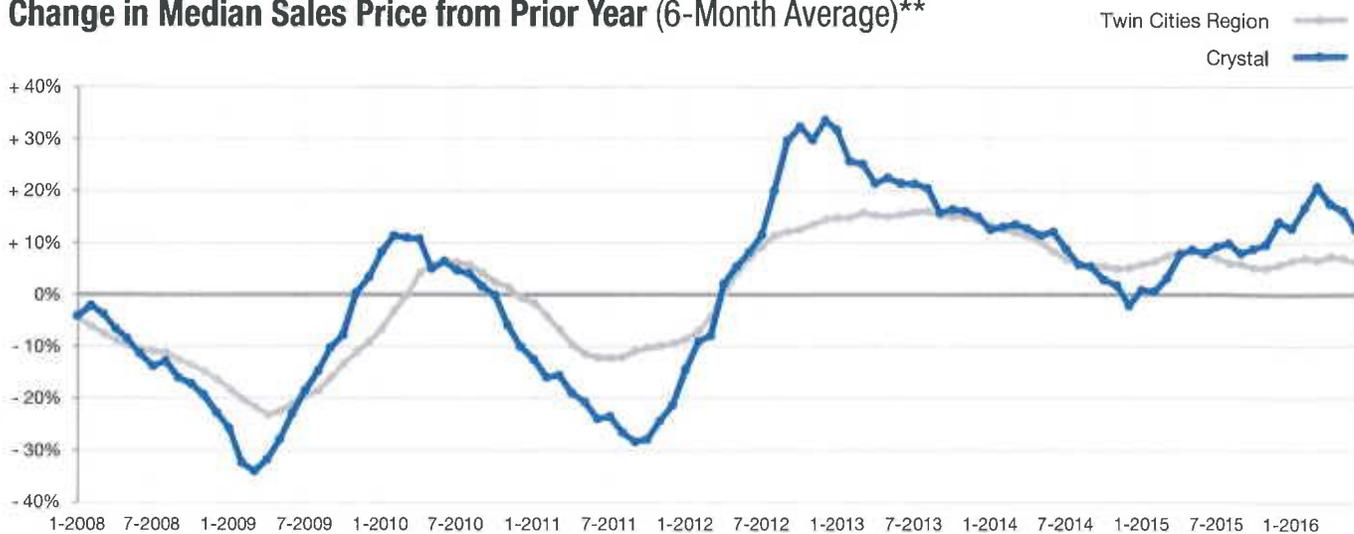


Year to Date

■ 2015 ■ 2016



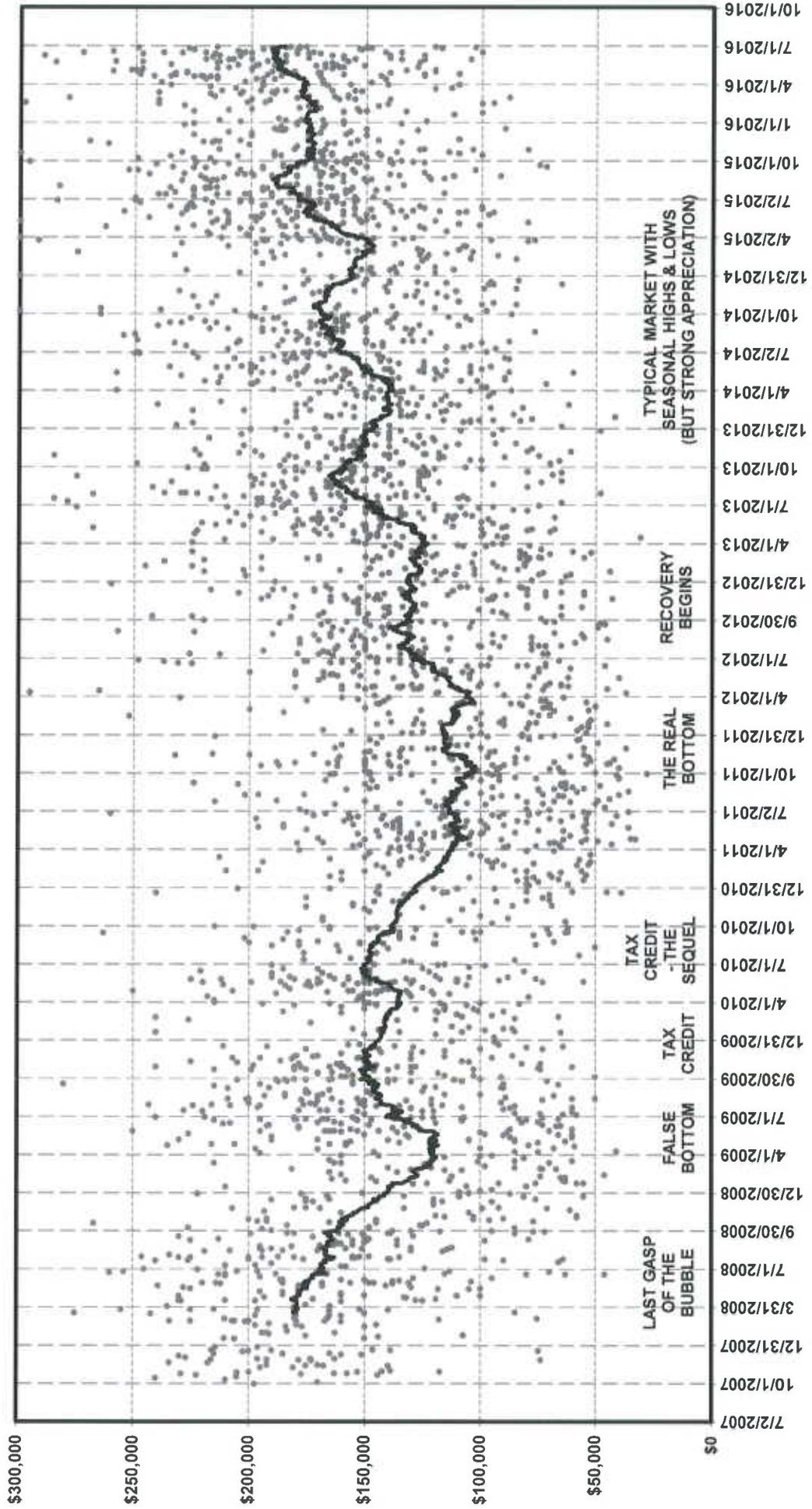
Change in Median Sales Price from Prior Year (6-Month Average)**



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. † Current as of July 17, 2016. Accounts from RealtorAFLS. ‡ Powered by ShowingTime IQ.

Sales of Existing Single Family Homes in Crystal By Sale Price and Date of Sale October 1, 2007 - Present

Each point indicates one house sale. Trendline shows a 90-day moving average.
Excluded are sales in excess of \$300,000, new construction and houses demolished for redevelopment.



Area median home sales price at all-time high

BY HANK LONG

Staff Writer

It took 10 years since the last housing boom, but the median home sales price in June reached an all-time high in the 13-county Twin Cities area, according to a report released Tuesday by the Minneapolis Area Association of Realtors.

The median sales price for new and existing homes rose to \$242,000 last month, breaking the previous record of \$238,000 in 2006 – more than a year before the recession hit. It's also a 5.3 percent increase from June 2015 when the median sales price was \$229,000. In May 2016, the median sales price was \$236,826.

"No month of any year has exceeded what this June has seen in terms of median home sales prices," said David Arbit, director of research and economics at MAAR. "The thing to keep in mind, however, is this is a measurement of nominal home sale prices, not compared to inflation adjusted prices.

"But we can say with certainty that for any month of any year going back to the 1960s we do not show a higher median sales price for the (Twin Cities) metro," Arbit added.

The steady climb is indicative of a Twin Cities housing market that has more than recovered from the recession, said Cotty Lowry, MAAR president-elect.

"The forces behind this recovery are far more sustainable than last time," Lowry said in a prepared statement Tuesday. "Clearly the Twin Cities economy is booming, even though buyers are still eager for more listings."

In June buyers closed on 7,094 homes, the highest volume of closed sales for any



THINKSTOCK PHOTO

The median sales price for new and existing homes in the Twin Cities area rose to \$242,000 in June, breaking the previous record of \$238,000 in 2006.

June 2016 home sales

The median sales price in June is the highest on record for new and existing homes in the 13-county Twin Cities market.

	June 2016	% change from June 2015	Year-to-date 2016	% change from 2015
Median sales price	\$242,000	5.3	\$230,000	5.5
Closed sales	7,094	0.2	28,144	5.1
Pending sales	6,175	-0.7	32,220	5.3
Days on market	55	-16.7	71	-15.5
% of original price received	98.7	1	97.6	1
Inventory of homes for sale	14,214	-18.2	N/A	N/A

Source: Minneapolis Area Association of Realtors

month since June 2004 and a 0.2 percent increase from a year ago. Buyers also signed 6,175 purchase agreements last month, a 0.7 percent decrease from last year. But the level is still strong number considering that new listings rose 0.5 percent to 8,727 since last June, MAAR said.

The high volume of sales and small increase in new listings have led to an 18.2 percent reduction in inventory of homes for sale and resulted in stronger offers and home selling quickly, MAAR said.

The market had a 2.9-month inventory of homes for sale in June, a 23.7 percent

decrease from one year ago and the lowest June figure since 2003. A five-to six-month supply is considered a balanced market.

The typical home is spending 55 days on the market before it is sold, a 16.7 percent decrease from June 2015 and the shortest amount of time since June 2007. In May 2016, sold homes had been on the market for an average of 60 days.

Sellers are recovering about 98.7 percent of their original list price, the highest figure for any month since May 2005, according to MAAR. Those conditions are encouraging more sellers to bring their homes to market, but not at a high enough increase to feed the demand from prospective buyers, MAAR said. But both buyers and sellers shouldn't fear the return to pre-recession median home sales prices, said Judy Shields, president for MAAR.

"This market is grounded in good fundamentals: supply and demand, smarter lending standards, job and wage growth, population growth, healthier household finances and rising rents," Shields said in a prepared statement. "In the lead-up to 2006, home prices were driven by irrational exuberance and lax lending standards."

A healthy jobs market has been aiding the housing recovery, MAAR said. While the national unemployment rate is at 4.9 percent, it's at 3.1 percent in the Twin Cities metro, the third-lowest unemployment rate of any major metropolitan area, according to the latest report from the U.S. Bureau of Labor Statistics.

The share of transactions that were foreclosures or short sales decreased to 5.1 percent, the lowest level since 2006, also a factor in the housing market recovery, MAAR said.

Twin Cities home prices reach all-time high, a decade after they last did

By Jim Buchta (<http://www.startribune.com/jim-buchta/10644536/>) Star Tribune

JULY 19, 2016 — 9:24PM

Twin Cities home prices reached an all-time high last month, precisely a decade after they last peaked.

The median price of all closings was \$242,000 in June, the Minneapolis Area Association of Realtors said Tuesday. That's 5.3 percent higher than last June and nearly 2 percent more than the previous all-time high of \$238,000 in June 2006.

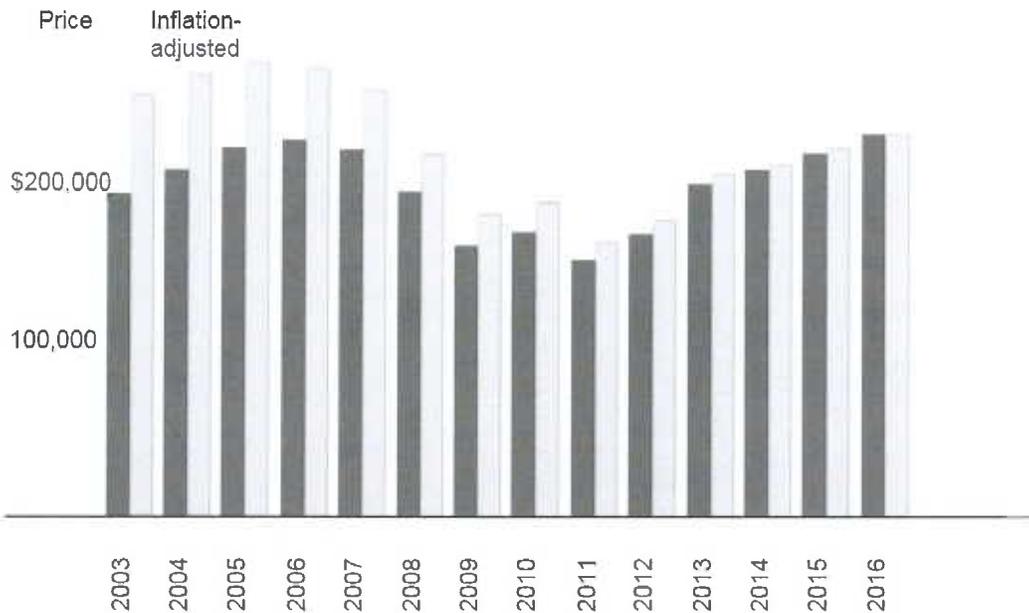
"We're back to where we were, or probably better," said Herb Tousley, director of the Shenhon Center for Real Estate at the University of St. Thomas. He added, "I think this thing has a little bit more gas in it."

While the latest peak is a milestone, it's a déjà vu moment for those who watched their home equity evaporate when prices plummeted in 2008 and 2009.

No such drop is on the horizon today. For one thing, the association's data isn't adjusted for inflation. A \$238,000 house 10 years ago would be worth about \$285,000 in today's dollars. Based on the current rate of increase, it would take about three years for Twin Cities home values to hit that inflation-adjusted peak.

Twin Cities median home sale price during the month of June, 2003-2016

June typically sees the highest median sale price, but this figure reached a record in 2016, surpassing a 2006 high. Adjusting for inflation, however, paints a slightly different picture.



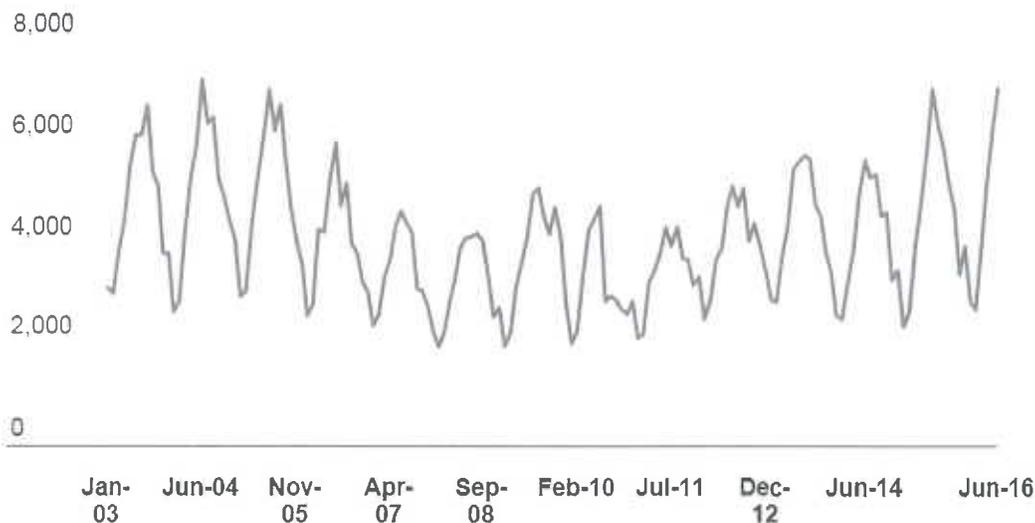
Source: Minneapolis Area Association of Realtors // By CJ Sinner, Star Tribune [Get the data](#)

As well, market fundamentals are radically different from a decade ago, when predatory lending, lax underwriting standards and rampant speculation fueled sales and appreciation. Homebuilders were also flooding the market with new houses, causing inventory to increase at about the same pace as prices.

“We’ve had good household formation and good job creation,” Tousley said. “I don’t see anything that’s going to slow it down.”

During June there was a 0.5 percent increase in new listings, and closings were on par with last year, rising 0.2 percent — the most since June 2004 and a 12-year high.

Monthly closed home sales in the Twin Cities, January 2003 - June 2016

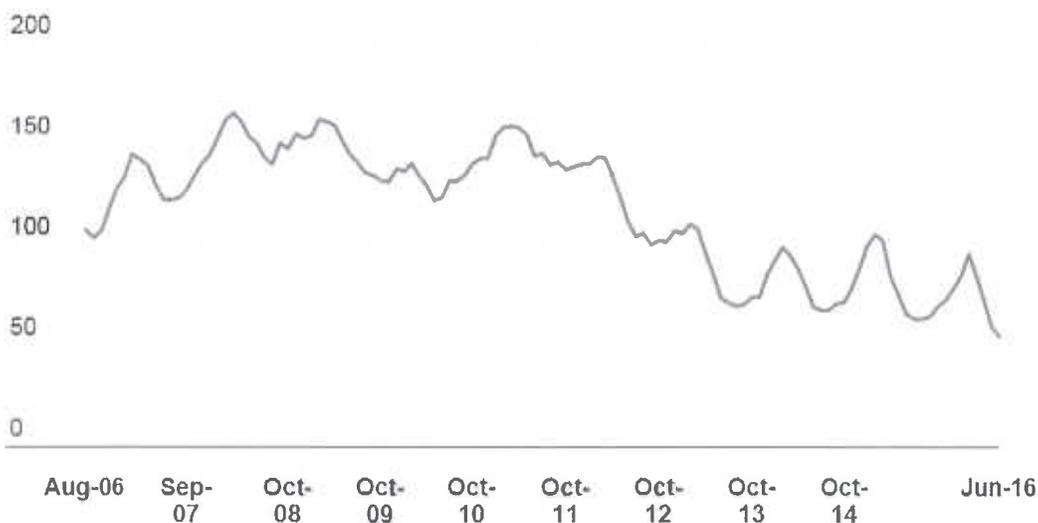


Source: Minneapolis Area Association of Realtors // By CJ Sinner, Star Tribune [Get the data](#)

Though the number of new listings has been on the rise, demand has outpaced supply, and homebuilders still aren't producing at a sufficient pace to meet the needs of buyers.

By one estimate, housing construction is happening at about half the pace of household formation. At the current sales pace, there are enough houses on the market to last 2.9 months. That's 24 percent lower than last year and the lowest June figure since the beginning of 2003. And houses are selling in just 55 days on average, the quickest in nearly a decade.

Average number of days that homes in the Twin Cities spent on the market, August 2006 - June 2016



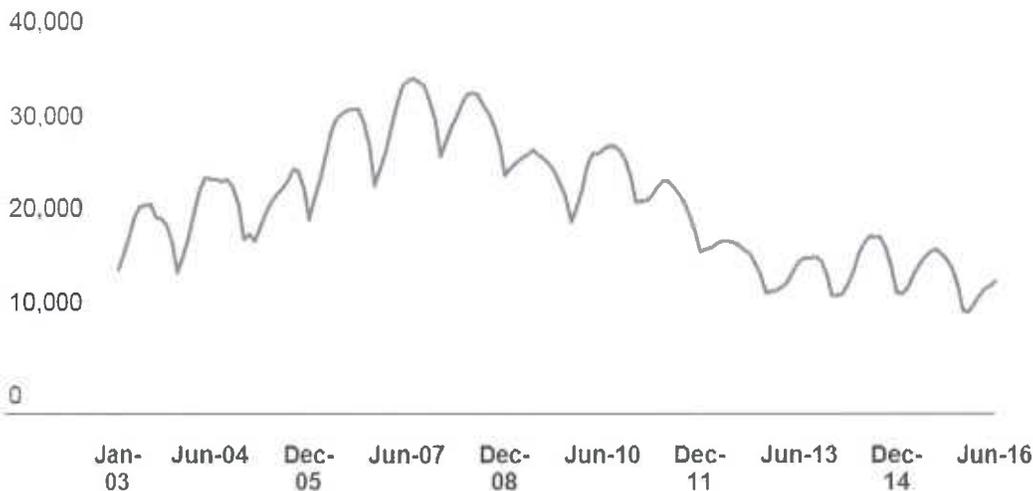
Source: Minneapolis Area Association of Realtors // By CJ Sinner, Star Tribune [Get the data](#)

Much of this demand is being fueled by a strengthening economy, deepening consumer confidence and mortgage interest rates that are near all-time lows.

Last Tuesday, a weekly survey by HSH.com showed that national mortgage rates slipped slightly to within a half percentage point of all-time lows.

Agents say that many buyers today are renters who hadn't planned to buy but decided to take advantage of low rates. And that's why demand is outstripping supply in many parts of Minneapolis and the inner-ring suburbs.

Inventory of homes for sale in the Twin Cities, January 2003 - June 2016



Source: Minneapolis Area Association of Realtors // By CJ Sinner, Star Tribune [Get the data](#)

“I’ve watched the market fanatically for the last couple of years and I felt I was well-versed on what it was going to take,” said Justin Dering, a financial planner who just bought a house in Minneapolis. “It was still a stressful, intense experience.”

Dering and his wife, Maggie, were among several bidders for a 2,515 square-foot stucco bungalow built in 1925 near the popular 50th and France shopping area on the border of Minneapolis and Edina, one of the most affluent parts of the metro area. Knowing there was lots of competition, they paid \$25,000 more than asking price.

Dering said his family made it a ritual to go and see open houses on the weekend and regularly drive through the neighborhoods where they had an interest. They saw close to 50 houses before seeing the one they bid on during a pre-list showing.

“It wasn’t perfect, but the perfect home in Linden Hills doesn’t exist in our price range. We were particularly excited about this home because it had so many of the features we were looking for,” he said. “We were encouraged by the fact that we were going to be the first to bid on the home — we felt we could get out in front of the anticipated flood of other offers that were sure to come.”

Despite reaching the new peak, the Twin Cities housing market still has some challenges. The imbalance between buyers and sellers is putting constraints on sales, and rising prices are putting the squeeze on entry-level buyers at a time when rents are also on the rise.

Sale price data from the Realtors' association is based on the median of all closings during the month — where half the homes sold lower and half sold higher, but by other price methodologies the housing market in the Twin Cities has yet to peak. For instance, the latest S&P/Case-Shiller Home Price Index, which compares repeat sales of the same house, for the Twin Cities was 149.49. That figure, from April, was still 12 percent below a high of 171.12 set in September 2006.

David Blitzer, managing director and chairman of the Index Committee at S&P Dow Jones Indices, said that when it comes to most accurately tracking home values, he favors the repeat-sale approach because it eliminates the statistical variations that can happen when there have been an unusual number of sales at opposite ends of the price spectrum.

According to his index, which does not include new construction, there are a few metro areas that have reached new highs, including Dallas, Denver and Portland. The national index, which is a composite of 20 major metro areas, is still about 5 percent below peak. At the current rate of appreciation, he said, he expects the national index to break that record in about a year.

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612-673-7376

Anne Norris

From: Hennepin County <hennepin@public.govdelivery.com>
Sent: Friday, July 15, 2016 2:16 PM
To: Anne Norris
Subject: Notice of Availability - METRO Blue Line Extension Final Environmental Impact Statement



Hennepin County

Final Environmental Impact Statement now available

You have signed up to receive information from Hennepin County about the METRO Blue Line Extension.

The Metropolitan Council has made the final environmental impact statement available. This document includes:

- Purpose and need for the proposed BLRT Extension project;
- Alternatives considered;
- Anticipated impacts that will result from implementing the proposed BLRT Extension project, including avoidance, minimization and mitigation measures;
- Description of the proposed BLRT Extension project's public involvement and agency coordination;
- The proposed BLRT Extension project's proposed finance plan; and
- Responses to comments received during the Draft EIS comment period.

The document is available online or in paper format at numerous libraries and city halls. Comments on the adequacy of the Final EIS may be submitted through August 15, 2016.

Learn more from the electronic notice from the Metropolitan Council <https://content.govdelivery.com/accounts/MNORGMETC/bulletins/15596c2>

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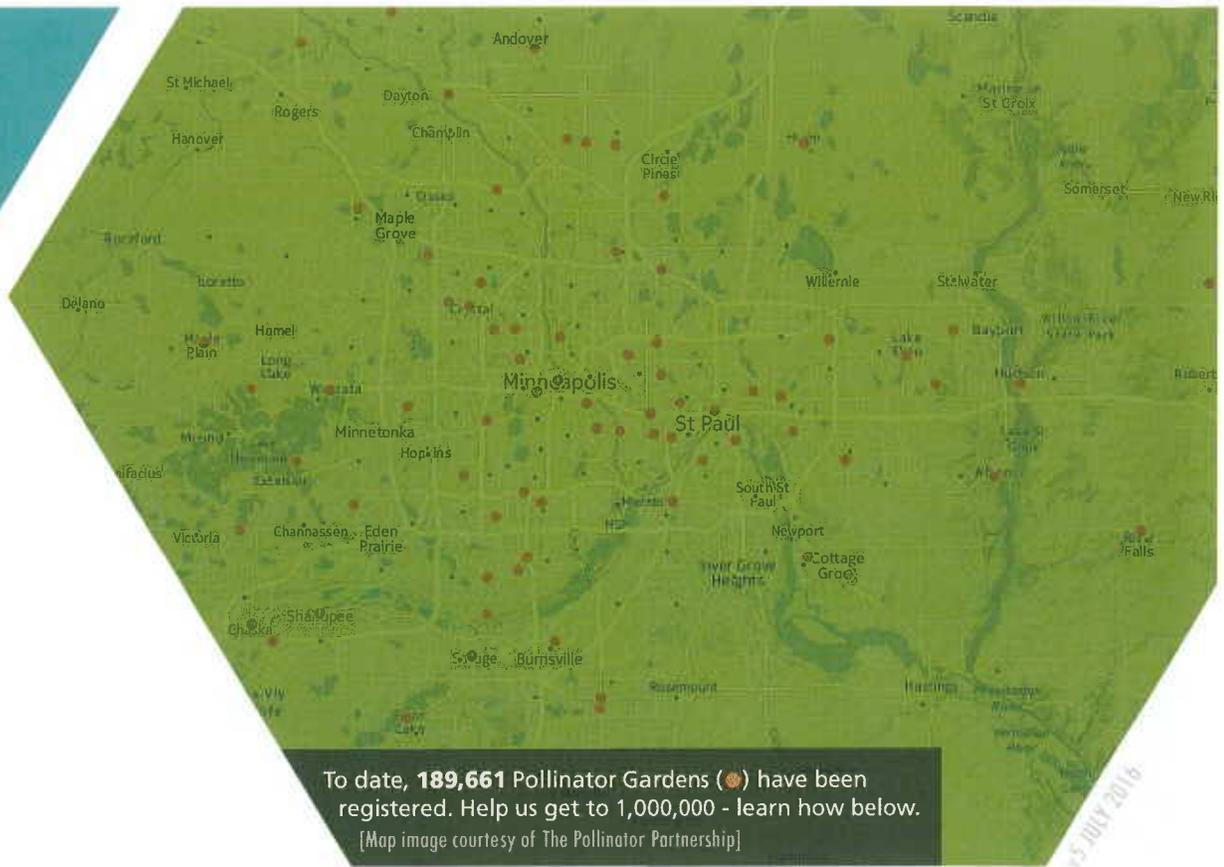
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This email was sent to anne.norris@ci.crystal.mn.us using GovDelivery, on behalf of: Hennepin County · 300 South Sixth Street · Minneapolis, MN 55487 · 612-348-3000





POLLINATOR POST

AN URBAN LAND INSTITUTE - MINNESOTA PERIODIC NEWSLETTER

fostering a conversation with MSP community leaders about pollinators

#HealthyBeesHealthyCommunities

GARDEN MAPPING

The **MILLION POLLINATOR GARDEN CHALLENGE** is a nationwide call to action to preserve and create landscapes that help revive the health of all pollinators across North America. **Let's promote our efforts in supporting pollinators and participate in something even grander!** Register your pollinator garden [HERE](#). (map shows dots for gardens registered in the MSP region)

ULI Minnesota
Regional Council of Mayors

EDUCATION EVENT

The Minnesota Landscape Arboretum is hosting its 2nd annual **POLLINATOR SUMMIT**. Designers, land managers, agency staff, parks & public works staff, planners, officials, educators, business owners and others are invited to attend to learn about current research and best practices in planting design and management of both public and private lands. **JOIN US ON AUGUST 8TH.**

THE BEE LAWN

Did you know that traditional lawns provide no food for pollinators? **Consider converting underutilized lawns in your community into BEE LAWNS.** A Bee Lawn is a flowering carpet of low-growing plants with the appearance of a traditional lawn. These pollinator-supporting lawns stay low, require very little mowing, take heavy foot traffic, and are drought tolerant.

Questions/ideas/feedback for this newsletter? CONTACT allyson.czechowicz@stantec.com

CRYSTAL, MN 2016 CRYSTAL FORECLOSURES Properties sold at Sheriff's Sale

Key:

- ▲ Q1
- Q2
- Q3
- + Q4



CITY OF CRYSTAL
FORECLOSURE RATE
Existing Single Family and Duplex Properties
Annualized Average, Jan. 1, 2007 - June 30, 2016

CITYWIDE DATA:		Existing SF/Duplex Properties Foreclosed from Jan. 1, 2007 to June 30, 2016	CITYWIDE ANNUALIZED AVERAGE FORECLOSURE RATE	BENCHMARK 25% ABOVE CITYWIDE AVERAGE	BENCHMARK 25% BELOW CITYWIDE AVERAGE
		7,419	1.47%	1.83%	1.10%
DATA BY NEIGHBORHOOD:					
	Name of Neighborhood	Number of Existing Single Family or Duplex Properties in the Neighborhood	SF/Dup Properties Foreclosed from Jan. 1, 2007 to June 30, 2016	ANNUALIZED AVERAGE FORECLOSURE RATE	NEIGHBORHOOD RANK (from highest rate to lowest rate)
>25% ABOVE CITYWIDE AVG.	Lions Park	405	80	2.08%	1
	Lee Park	353	66	1.97%	2
WITHIN 25% OF CITYWIDE AVERAGE	Twin Oaks	510	88	1.82%	3
	Welcome Park	673	115	1.80%	4
	Broadway	356	59	1.74%	5
	Skyway	557	87	1.64%	6
	Forest	1,030	157	1.60%	7
	Becker	383	58	1.59%	8
	Cavanagh Oaks	443	64	1.52%	9
	Fair	300	37	1.30%	10
	Winnetka Hills	548	55	1.06%	11
	Basset Creek	499	49	1.03%	12
>25% BELOW CITYWIDE AVERAGE	Brownwood	588	54	0.97%	13
	Valley Place	774	65	0.88%	14

Annualized Average Foreclosure Rate Existing Single Family & Duplex Properties January 1, 2007 to June 30, 2016

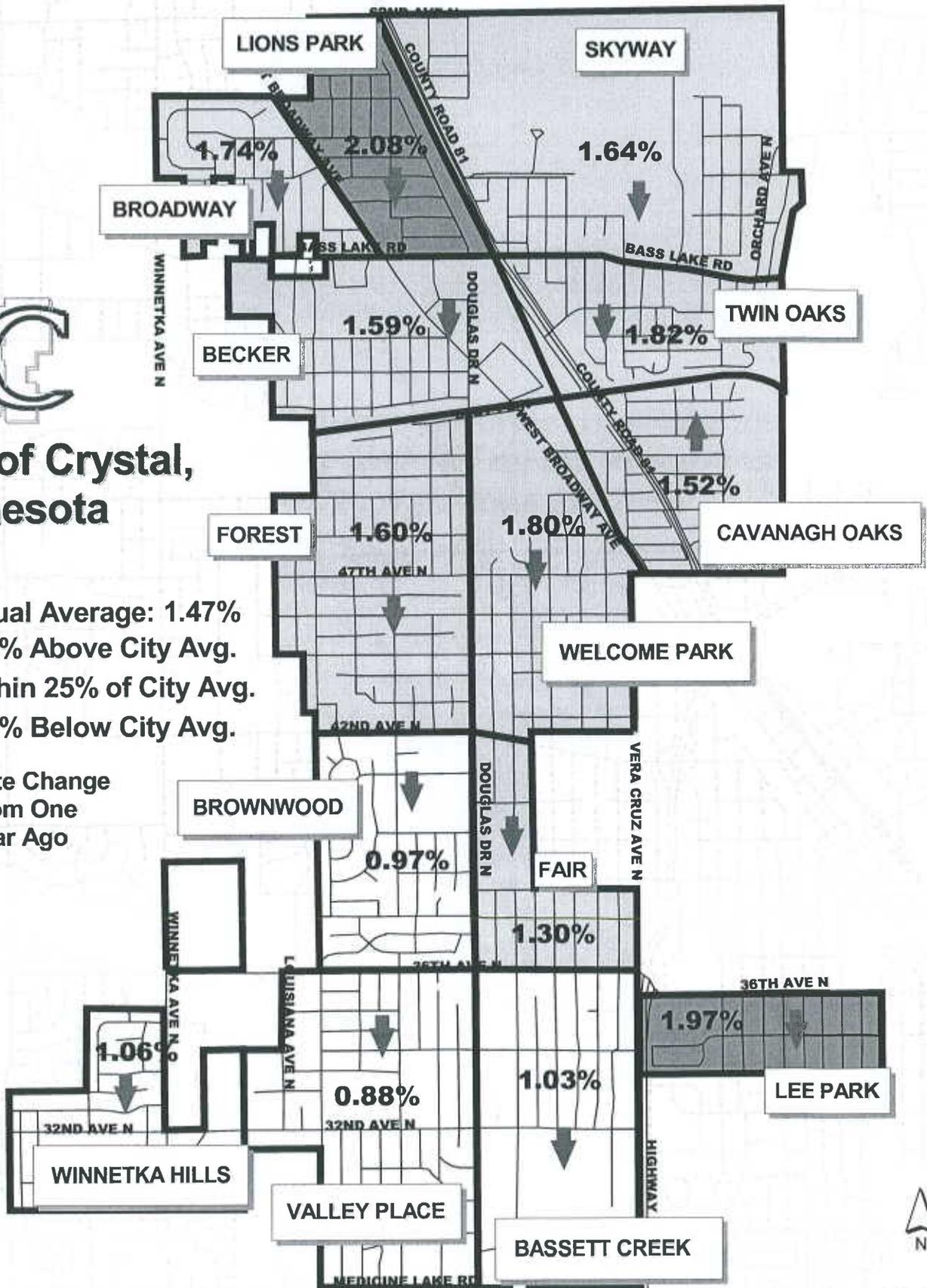


City of Crystal, Minnesota

City Annual Average: 1.47%

- >25% Above City Avg.
- Within 25% of City Avg.
- >25% Below City Avg.

Rate Change
From One
Year Ago



SOUTH METRO

Inver Grove Heights makes plans to reduce railroad noise

The city may implement "quiet zones" at up to seven railroad crossings as it redevelops areas.

By Emma Nelson (<http://www.startribune.com/emma-nelson/261800211/>) Star Tribune

JULY 16, 2016 — 6:21PM

Inver Grove Heights' oldest neighborhood, located along the Mississippi River, was built on rail. Today, the trains are still traveling through — and residents wish they weren't quite so loud.

Now, with redevelopment planned for the area, the city is considering "quiet zones" along the Union Pacific railroad, limiting train horns in favor of other safety improvements at rail crossings.

Like other communities built around rail lines, Inver Grove has found itself at odds with the trains. Development has brought residents closer to the tracks, and economic factors have increased the number of trains that pass through every day. In cities across the metro, more trains mean more noise — and more complaints.

"It is probably the single biggest issue we've dealt with," said Joel Hanson, city administrator in Little Canada. "We had more calls on this just because people were just so irritated by the constant whistle-blowing at all hours of the day and night."

To ease the irritation, officials have implemented quiet zones at railroad crossings in recent years, limiting how often engineers can sound train horns. Minnesota has more than 60 quiet zones, according the Federal Railroad Administration.

Inver Grove Heights' quiet zones are in the early planning stages. The next step will be a quiet zone "concept analysis," followed by a feasibility report; the combined cost could exceed \$100,000.

Quiet zones will either include the seven public at-grade crossings across the entire city or will be limited to the three in the historic Concord Boulevard neighborhood. The neighborhood has been targeted for new development, including residential, commercial, industrial and park uses.

Reducing train noise would benefit both current and future residents, said Community Development Director Tom Link.

"We are anticipating some new residential growth down there with the redevelopment," he said. "With the quiet zones, it'll just make it that much more attractive."

Based on conversations with other cities, Inver Grove Heights officials estimate crossing upgrades could cost between \$200,000 and \$300,000 each.

Train horns are used at railroad crossings as a safety precaution, and engineers must use them as trains cross public intersections. In a quiet zone, engineers don't routinely sound train horns but are allowed to use them in an emergency.

Safety upgrades — such as crossing gates, signals and medians — are often required in a quiet zone, ensuring that crossings are still safe without regular horn use.

Rosemount officials spent about \$1 million implementing quiet zones at seven crossings — something they planned for more than a decade.

With the added safety measures, Rosemount's crossings are now safer than they were when the horns were allowed, said City Administrator Dwight Johnson.

"It's probably one of the better things we've done in recent years for the quality of life of the community," he said.

StarTrib
7-17-16



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To: Resident or Business near the Canadian Pacific Railroad crossings

From: John Sutter, Community Development Director

Date: July 22, 2016

Subject: Updated layouts for a potential Quiet Zone

You may recall an April 5 letter from the city with preliminary layouts of a potential quiet zone where Douglas Drive and West Broadway cross the Canadian Pacific. Since then, the city has worked with other agencies to update the layouts to meet each agency's requirements. **Please see the general area map below and the updated layouts on the other side of this sheet. Please also note that some traffic movements would have to be prohibited for a quiet zone to be established in this location.** If you desire more detailed information, please see "Potential CPRR Quiet Zone" under "What's Happening" on the home page at www.crystalmn.gov.

The city is again seeking input from you about the potential Quiet Zone and the roadway changes necessary for its implementation. You can email me at john.sutter@crystalmn.gov or Community Development, City of Crystal, 4141 Douglas Dr N, Crystal MN 55422. You may also call me at (763) 531-1130. Please provide any comments no later than Monday, August 15. Thank you.

GENERAL AREA MAP SHOWING TRAFFIC MOVEMENT IMPACTS OF THE POTENTIAL QUIET ZONE:



