



CITY of NOVI CITY COUNCIL

Agenda Item I
February 5, 2018

SUBJECT: Approval of a counteroffer to purchase real property in the amount of \$51,339.32 for sidewalk easements, temporary grading permits, and storm sewer easements for the following parcels: 50-22-04-100-010, 50-22-04-100-034, and 50-22-04-200-011, for the construction of new sidewalk along the south side of Pontiac Trail between Beck Road and West Park Drive and the authorization for the Engineering Division to work with the City Attorney's Office to take all actions required to complete closing on acquisition of easements.

SUBMITTING DEPARTMENT: Department of Public Services, Engineering Division

CITY MANAGER APPROVAL: 

EXPENDITURE REQUIRED	\$ 51,339.32
AMOUNT BUDGETED	\$ 1,004,307.00
LINE ITEM NUMBER	204-204.00-974.446

BACKGROUND INFORMATION: The Pontiac Trail Sidewalk project (Segment 9) requires the acquisition of several easements prior to construction. The segment was ranked 2nd in the 2014 update of the Annual Non-Motorized Prioritization list and is certainly a much needed improvement for the residents and businesses in that area. During the design process, several easements were identified and deemed necessary for the construction of this sidewalk.

Two permanent easements, two temporary easements, and one storm sewer easement were identified across the frontage of the Springs and Portsmouth Apartments, including Parcels 50-22-04-100-010, 50-22-04-100-034, and 50-22-04-200-011. On November 13, 2017, City Council authorized acquisition of the Pathway Easements, Storm Sewer Easement, and Temporary Grading Permits in the amount of \$31,098.93 to be paid to Occidental Development and \$240.39 to be paid to Oakland Development.

The pathway as proposed impacts approximately 25 mature trees on Pontiac Trail along the frontage of the Springs and Portsmouth Apartments. The Pathway was designed with a focus on maintaining a safe distance from the edge of the road consistent with Road Commission of Oakland County standards. Additionally, existing berms and grading impacted the placement of the path from a safety perspective. Furthermore, the pathway design is intended to minimize impacts on existing drainage and roadway impacts.

An agent acting on behalf of the property owners responded to the good faith offers with the enclosed counter-offer dated December 18, 2017 requesting \$20,000 in additional compensation for the removal of the mature trees along the frontage of the Apartments and a more detailed landscape and restoration plan for his review and comment.

The City's Engineering staff and Landscape Architect worked together to confirm the basis of the additional requested compensation for the value of the mature trees and were able to confirm the request is reasonable.

Based on the information provided, it appears reasonable for City Council to approve the additional compensation requested by the property owner.

The construction of the Pontiac Trail sidewalk from Beck Road to West Park Drive is scheduled to occur in the spring of 2018.

RECOMMENDED ACTION: Approval of a counteroffer to purchase real property in the amount of \$51,339.32 for sidewalk easements, temporary grading permits, and storm sewer easements for the following parcels: 50-22-04-100-010, 50-22-04-100-034, and 50-22-04-200-011, for the construction of new sidewalk along the south side of Pontiac Trail between Beck Road and West Park Drive and the authorization for the Engineering Division to work with the City Attorney's Office to take all actions required to complete closing on acquisition of easements.

Pontiac Trail Sidewalk Easement

Occidental Property

Pontiac Trail

Occidental Development
50-22-04-100-010
50-22-04-100-034

Pontiac Trail Sidewalk Easement

Oakland Property

Pontiac Trail

Oakland Development
50-22-04-200-011


Map Author: J. Akers
Date: 1/23/2018

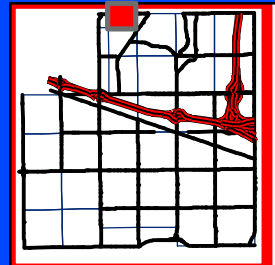
Amended By:
Date:
Department:

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Legend

 Proposed Sidewalk



City of Novi

Engineering Division
Department of Public Services
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org

0 60 120 240 360
Feet

1 inch = 289 feet

