



CITY of NOVI CITY COUNCIL

Agenda Item M
August 12, 2013

SUBJECT: Approval of a revised Good Faith Offer in the amount of \$3,435 for a permanent pathway easement and a temporary grading permit on the Appel property (parcel 22-27-200-010) for the purpose of constructing a pedestrian safety path on the west side of Novi Road between Nine Mile and Ten Mile.

SUBMITTING DEPARTMENT: Department of Public Services, Engineering Division

CITY MANAGER APPROVAL: 

EXPENDITURE REQUIRED	\$ 3,435
AMOUNT BUDGETED	\$203,050
LINE ITEM NUMBER	204-204.00-974.431

BACKGROUND INFORMATION:

The Novi Road Pathway project includes the construction of three pathway segments to fill gaps along the west side of Novi Road between Nine Mile and Ten Mile (see attached location map). Four permanent easements and four temporary easements were required to facilitate the construction and maintenance of this pathway. Of the four properties requiring easements, this one along with another parcel that has the same owner, appears on this agenda for City Council consideration, another has been donated, and another has been acquired for a negotiated price. The original good faith offer for this easement was previously approved by City Council at the January 7, 2013 meeting.

Engineering staff has had multiple meetings and discussions with Denis and Hans Appel, owners of the property at 23675 Novi Road and the vacant parcel to the north, to acquire a pathway easement and temporary grading permits that are required to construct the proposed Novi Road pathway. Mr. Appel has indicated he is not in favor of the project, and would not agree to grant the easements for the calculated value of the easements. Following many discussions with the attorney representing the Appels, they presented a counter offer of \$10,000 for the easements associated with both parcels, or \$3,435 for this parcel (22-27-200-010). The City's original good faith offer was in the amount of \$854 for the permanent and temporary easements over this parcel. The revised offer of \$3,435 has been reviewed and is recommended for approval by the Engineering Division and the City Attorney's office.

It is anticipated that the project would be ready for construction in September 2013. The permit required for the crossing of Chapman Creek and the associated floodplain has already been issued by the Department of Environmental Quality.

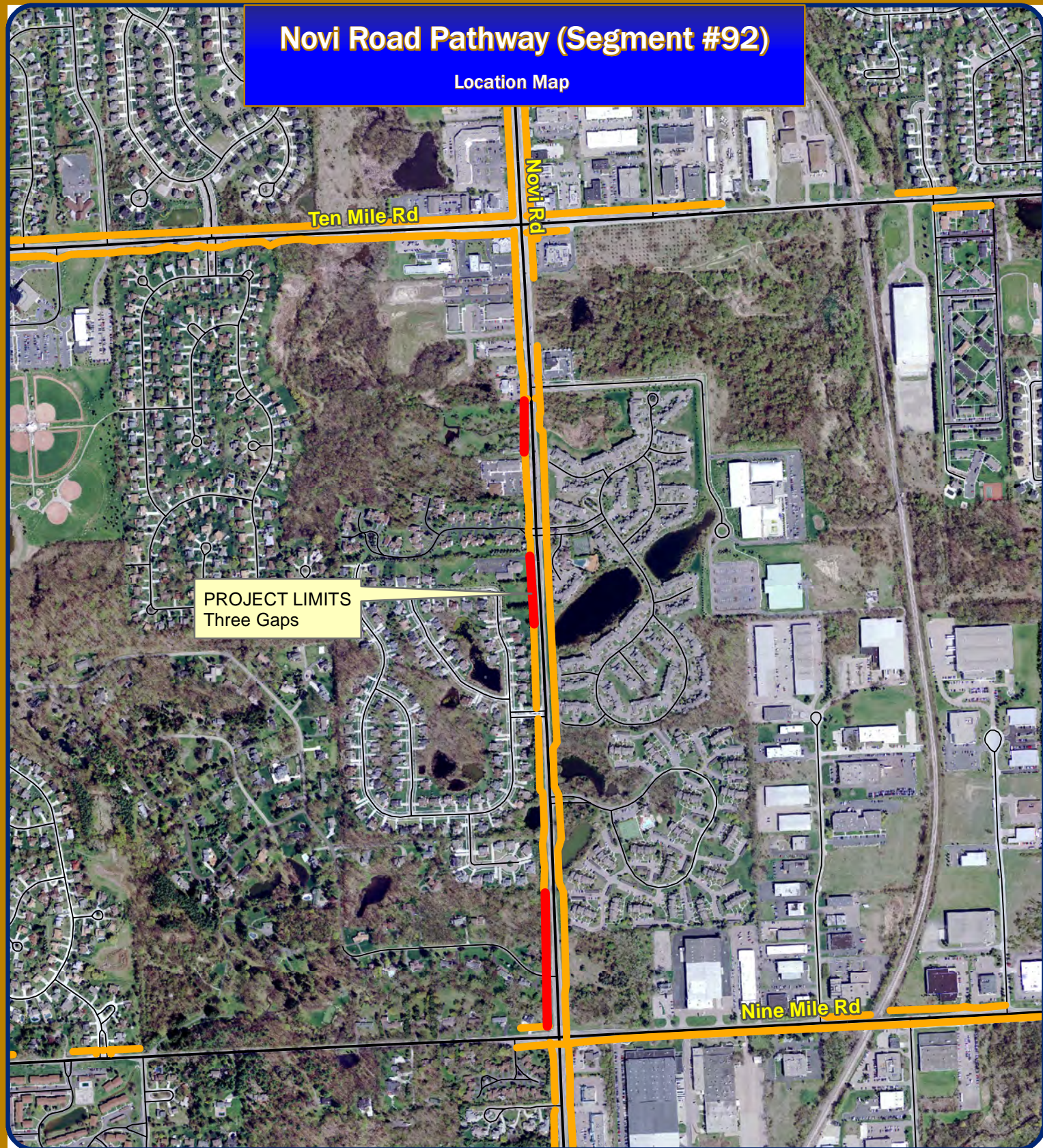
RECOMMENDED ACTION: Approval of a revised Good Faith Offer in the amount of \$3,435 for a permanent pathway easement and a temporary grading permit on the Appel property (parcel 22-27-200-010) for the purpose of constructing a pedestrian safety path on the west side of Novi Road between Nine Mile and Ten Mile.

	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Casey				
Council Member Fischer				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Wrobel				

Novi Road Pathway (Segment #92)

Location Map



PROJECT LIMITS
Three Gaps

Ten Mile Rd

Novi Rd

Nine Mile Rd

Map Author: Croy
Date: 8/2/13
Project: Novi Pathway
Version #: v2.0





City of Novi

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

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 232 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Legend

-  Novi Road Pathway (3 Gaps)
-  Existing Pathway



1 inch = 850 feet

Novi Road Pathway

23675 Ten Mile Rd (22-27-200-010 & -012)

Location Map



Map Author: Croy
 Date: 12/21/12
 Project: Novi Road Sidewalk
 Version #: v3.0

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1 inch = 100 feet



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