



CITY OF NOVI
Administrative ePacket
December 19, 2024

Council Action/Attention

Departmental Updates

[Code Compliance Building Abatement/Demolition Update - Gibbons & Riley](#)

[Outdoor Gathering Event Permit Challenges - Boulard, Hanson, & Zinser](#)

[Priority Waste 6-Month Update - Chojnacki](#)

[Public Safety Year-to-Date Statistics Report](#)

[Shop with a Hero 2024 - Gruenwald](#)

[The Buzz Report](#)

For Your Information

[Road Commission for Oakland County \(RCOC\) Road Report - 4th Qtr 2024](#)

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: MARIO GIBBONS, CODE COMPLIANCE OFFICER
BRIAN RILEY, CODE COMPLIANCE OFFICER
SUBJECT: PROPERTY MAINTENANCE OF VACANT / UNMAINTAINED BUILDINGS
DATE: DECEMBER 19, 2024

Code Compliance Officers have continued to make a priority of addressing Property Maintenance issues on vacant structures. As in the past, initial efforts are to secure the assistance and cooperation of the property owner to repair the structure. In cases where a building is functionally obsolete, or the expense of repair exceeds the potential value of the structure, owners have often chosen to remove the buildings at their own expense.

In cases where a building owner is non-responsive or uncooperative, Court action may be required. In cases reaching this stage of the process, the expense to repair has been well beyond the value of any structures and the City Attorney's office has secured Court Orders requiring the owners to remove the blighted structure(s) and authorize demolition by the City if the owners fail to do so. Code Compliance Officers arrange for hazardous material evaluation prior to bidding and any necessary abatement is required to be included in the competitive bidding to maintain a single point of responsibility. All expenses to the City are billed to the property owner and placed as a lien on the parcel.

The below inventory of recently demolished properties were abated through compliance efforts by Officers resulting in removal of the structures without the aforementioned court process.

2023-Current

Residential Properties:

- 27070 Taft – Demolition of barn and grain silo (03/08/2023)
- 22422 Napier Rd – Demolition of house, 2 outbuildings and grain silo (09/18/2023)
- 27510 Taft – Demolition of house and shed due to fire (09/21/2023)
- 1275 East Lake Dr – Demolition of pull barn due to fire (11/03/2023)
- 45833 Twelve Mile Rd – Demolition of house and shed (10/16/2024)
- 26255 Beck Rd – Demolition of house, barn and 3 out-buildings (05/17/2024)

Commercial Properties:

- 40799 Grand River Ave – Demolition of Glenda's Nursery and accessory structures (09/07/2023)
- 46844 Twelve Mile Rd – Demolition of building and accessory structures (03/13/2024)

- 43455 Ten Mile Rd – Demolition of former White Hall Senior Living (03/15/2024)

Manufactured Homes:

- Country Cousin (Haggerty) – 2 units and accessory structures removed due to fire (01/2024)
- Highland Hills Estates (Seeley) – 1 unit removed due to fire (10/2024); 2 units removed due to uninhabitable conditions (03/2024 & 12/2024)

Current Efforts/Demolition Application in Process:

- Best Buy/Wolf Properties – 27768 Novi Rd & 27772 Novi Rd
- DICE – 24555 Novi Rd



45833 Twelve Mile Rd



45833 Twelve Mile



40799 Grand River Ave



40799 Grand River Ave



46844 Twelve Mile Rd



46844 Twelve Mile RD

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: CHARLES BOULARD, COMMUNITY DEVELOP. DIR
ERICK ZINSER, DIRECTOR OF PUBLIC SAFETY
CORTNEY HANSON, CITY CLERK
SUBJECT: OUTDOOR GATHERING PERMIT CHALLENGES
DATE: DECEMBER 19, 2024

Mayor and Council –
FYI on some revisions
City staff is working
on regarding the
outdoor gathering
permit process.
- Victor

Background:

Outdoor Assembly events, whether public fairs, high school festivals, or private cultural celebrations, are important and valuable for the City and our residents. Chapter 24, Article II of the Novi Code of Ordinances: Permit for Outdoor Assembly requires an application, review and issuance of a permit prior to any event exceeding 200 persons (200-person threshold by policy). As outlined in the Ordinance, the application is required to include information including details and layout of the property to be utilized, measures to assure public safety including but not limited to security and fire protection, water supply and sanitation, medical facilities, access and parking, and waste disposal. Insurance and/or bonding are also required. Tents typically require verification of anchoring, clearances to adjacent structures and fire-retardant treatment as well. Complete applications are required at least 10 days prior to the start of the event.

Challenges:

Recently there has been a significant reduction in both the completeness and timeliness of applications. In some cases, promoters and sponsors of events have submitted incomplete applications just a few days before the scheduled event. In a number of cases, there have also been significant last-minute changes to the scope and event activities, including added tents, layout changes, open-fire features, and vendor /entertainment components. This situation has arisen even with annual events.

City staff from the Clerk's Office, Public Safety and Community Development have worked diligently to secure missing information, review and respond to applications, and last-minute changes to accommodate these events wherever possible in an accommodating, but unsustainable fashion. Based on the current trend some events will simply not be able to be approved.

Moving forward:

To further assist event organizers an expanded and revised application with additional information and a more comprehensive checklist with an emphasis on timeliness and completeness has been implemented.

The Administrative team is reviewing the potential to bring forward proposed update amendments to Chapter 24 of the City Code to Ordinance Review for consideration at a future date.

Please let us know if we can provide additional information.



NOVI CITY CLERK'S OFFICE
45175 TEN MILE ROAD
NOVI, MI 48375
(248) 347-0456
Fax (248) 347-0577

OUTDOOR GATHERING PERMIT APPLICATION

Chapter 24 – Article II

APPLICATION MUST BE MADE AT LEAST 10 DAYS
PRIOR TO THE DATE OF THE PROPOSED ASSEMBLY

Business name: _____

Address: _____ Business Phone #: _____

Location of event: _____

Name of applicant: _____ Applicant's age: _____

Applicant's address: _____ Phone #: _____

Email address: _____

Property owner name: _____

Property owner email address _____ Phone #: _____

If applicant is a partnership, corporation, or other association, list names, addresses, phone numbers of partners, directors, as well as agent in charge of operation of the gathering:

Statement of the kind, character, and type of proposed assembly:

Legal description and proof of ownership of the site at which the proposed outdoor assembly is to be conducted. Where ownership is not vested in the prospective permittee, an affidavit from the owner shall be submitted indicating his/her consent to the use of the site for the proposed assembly:

The dates and hours during which the proposed outdoor assembly is to be conducted:

Estimate the maximum number of attendants expected at the assembly for each day it is conducted (*An Outdoor Gathering Permit is not required for events with less than 200 attendants*):

Give a detailed explanation of the evidence of admission to be used and of the sequential numbering or other method which will be used for counting attendance, i.e., tickets, etc. Also, please state if attendance will not be counted.

Each application shall be accompanied by a detailed explanation, including dimensioned plans and diagrams where applicable, of the prospective permittee's plans to provide for the items listed below. If you are not providing an item which is listed below, you must state the reason.

1. The size or area of the property to be used: _____
Must include a dimensioned map depicting the location of any equipment, tent or any temporary structures including, tents and membrane structures, stages and stage canopies, bleachers and platforms to be used during event. (Building and Electrical Permits many be required)
2. Police and fire protection: _____
If you requested police security through the Novi Police Department, you must include a copy of the signed "Security Agreement".
3. Food and water supply and facilities: _____
Will there be any heat source used under a tent, including the preparation of food? ☐ yes ☐ no
4. Health and sanitation facilities: _____
5. Medical facilities and services including emergency vehicles and equipment: _____
6. Vehicle access and parking facilities including temporary Barrier Free parking if permanent Barrier Free parking will be unavailable: _____
You must have a signed letter from the property owner indicating they give permission to the applicant to utilize offsite parking areas. Zoning approval may also be required.
7. Camping and trailer facilities: _____
8. Illumination facilities including fixture type, hours, and generator locations (if applicable): _____
9. Communications facilities: _____
10. Noise control and abatement measures including hours and level of amplified sound: _____
11. Duration of the outdoor assembly: _____
12. Facilities for cleanup and waste disposal: _____
13. Insurance and bonding arrangements: _____

Applications without the following attachments will be considered incomplete and WILL NOT be accepted by the City Clerk's Office:

- ☐ A copy of the front and back of the applicant's current driver's license.
- ☐ Map of event location including a detailed site plan. Any changes made to the site plan must be submitted to the City Clerk's office immediately for approval.
- ☐ Copy of Certificate of Liability Insurance. Guidelines for insurance shall be as follows (types of coverages required may vary depending on the specific event and activities):
 - A. Commercial General Liability Insurance on an occurrence basis with limits of liability not less than one million dollars (\$1,000,000.00) per occurrence and two million dollars (\$2,000,000.00) aggregate combined single limit for Personal Injury, Bodily Injury, and Property Damage.
 - B. Workers' Compensation & Employers' Liability Insurance, Michigan Statutory Limits of Liability.
 - C. Motor Vehicle Liability Insurance, including Michigan No-Fault Coverage, with limits of liability not less than one million dollars (\$1,000,000.00) per occurrence combined single limit for Bodily Injury and Property Damage. Coverage shall include all owner vehicles, all non-owned vehicles, and all hired vehicles.
 - D. Liquor liability, if applicable, in an amount of one million dollars (\$1,000,000) per occurrence, of one million dollars (\$1,000,000) aggregate.
 - E. **All certificates of insurance, other than Workers' Compensation & Employers' Liability Insurance, shall name the City as an additional insured through a separate Additional Insured Endorsement page.**

Such coverages shall be procured and maintained with forms and insurers acceptable to the City. Certificates of insurance acceptable to the City shall be submitted prior to commencement of the gathering or assembly.

Such insurance shall remain in full force and effect in the specified amounts for the duration of the permit. The insurance shall include an endorsement to the effect that the insurance company shall notify the City Clerk in writing at least ten (10) days before the expiration or cancellation of the insurance.

- ☐ Application Fee:

Estimated Attendants	License Fee
200 or more	\$110.00
500 or more	\$210.00
2,500 or more	\$360.00
5,000 or more	\$510.00

The following items may also be required:

- ☐ Security Agreement with Novi Police Department for use of officers.
- ☐ Letter granting permission for use of property.
- ☐ Flame resistance paperwork for a tent.
- ☐ Building permit for a tent.
- ☐ All outdoor power receptacles must be GFI protected.
- ☐ All electrical generators are required to have GFI protection.

The undersigned hereby applies for a license to hold an Outdoor Gathering in excess of 200 persons under the provisions of the City Code, Chapter 24, Sections 1-25 of the City of Novi, and represents that the statements hereinafter contained are true, and undertakes and promises to comply with the provision of the laws of the United States of America, the laws of the State of Michigan, and the ordinances of the City of Novi in conducting the Outdoor Gathering. It is understood that any license issued shall be revocable in accordance with the provision of said Chapter 24, Sections 1-25 in the City Code.

APPLICANT'S SIGNATURE

DATE

FOR OFFICE USE ONLY

Date Submitted _____ Receipt Number _____ Map _____
Copy of Applicant's Driver's License _____ Certificate of Liability Insurance _____

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: EZEKIEL CHOJNACKI, GRADUATE MANAGER
SUBJECT: PRIORITY WASTE MISSED PICKUPS
DATE: JULY 18, 2024

Mayor and Council –
A brief update on the trash collection services provided by Priority Waste.
- Victor

This correspondence aims to provide an analysis of missed solid waste pickups since Priority Waste assumed responsibility for solid waste collection on July 1, 2024. The data represented below is from their start to date. Furthermore, the report highlights trends in missed pickups, early issues with recycling and trash collection that have since stabilized, and ongoing challenges with yard waste collection. Staff will continue to track the performance issues experienced by residents and work with our colleagues with the Resource Recovery and Recycling Authority of South Oakland County (RRRASOC) to ensure they are resolved moving forward. Priority Waste continues to share its complications tied to the acquisition of GFL. However, they have not provided a timeline for when they anticipate a return to optimal service delivery.

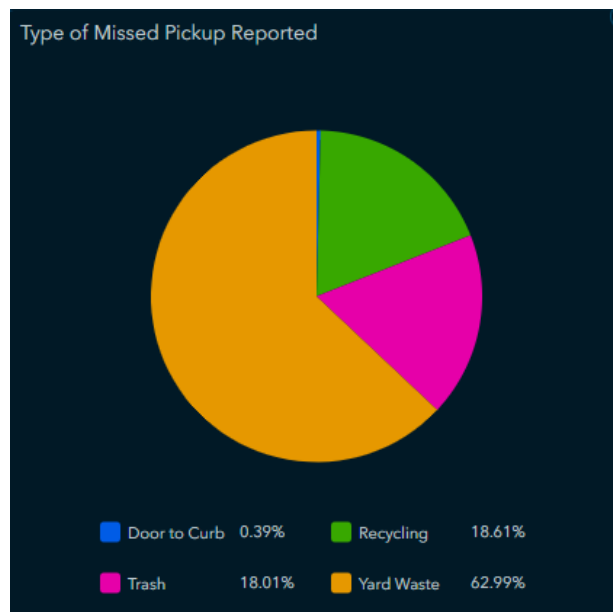
MISSED PICKUP OVERVIEW

Total Missed Pickups

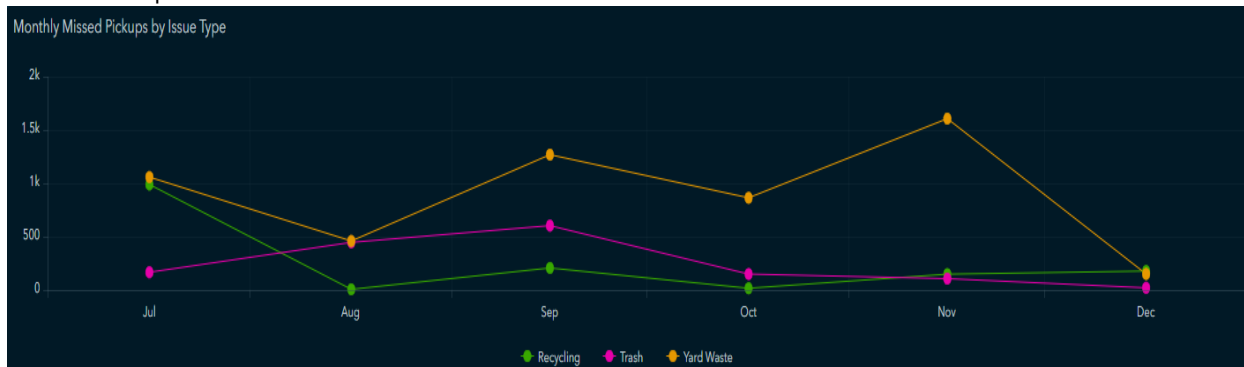
8,705 missed pickups have been reported since July 1, representing **0.75%** of the **1,154,436 total scheduled pickups** year-to-date.

Collection Types

Missed pickups are heavily concentrated in **yard waste**, which accounts for **62.99%** of reported issues.



Key Insight: Early issues with **recycling collection** were largely resolved after **July**, and missed pickups for trash fell to normal levels beginning in **October**. Yard waste, however, remains a persistent issue.



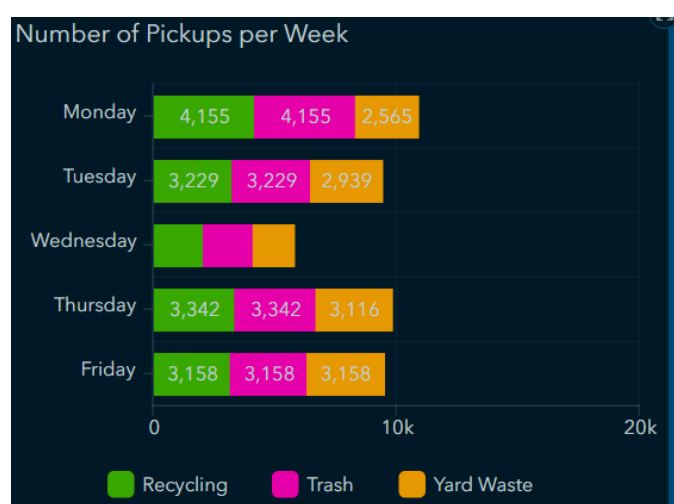
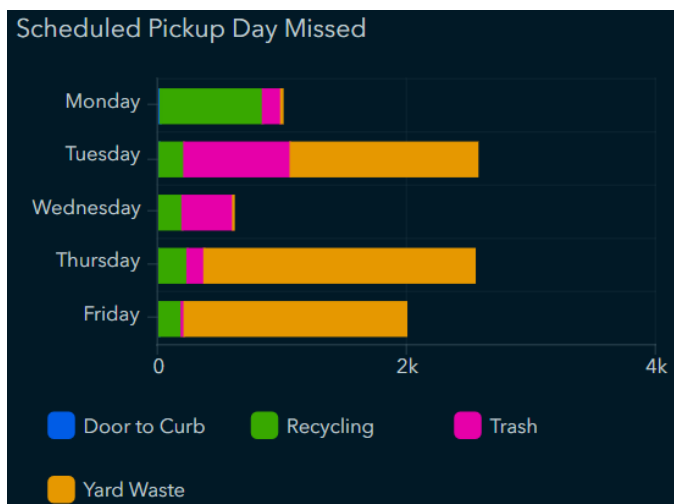
WEEKLY AND SEASONAL TRENDS

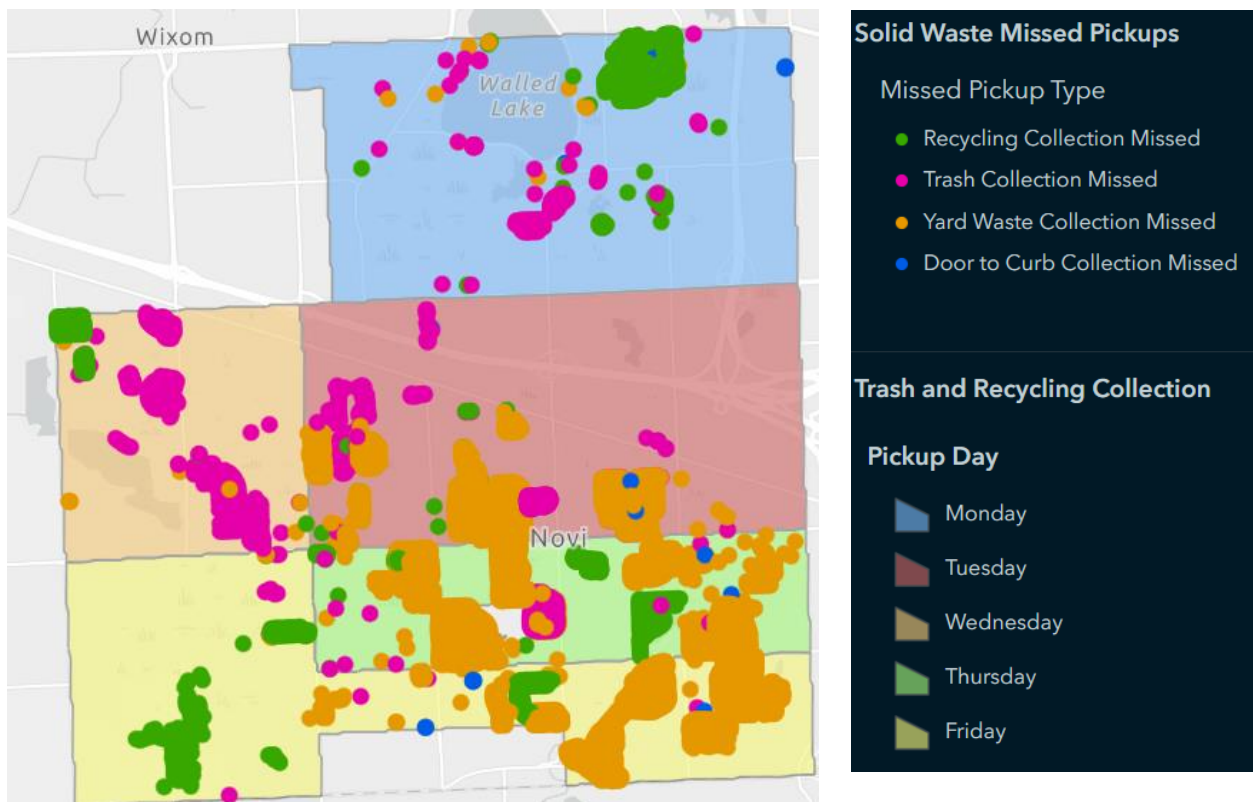
Pickup Days

Most missed pickups occur on Tuesdays and Thursdays, particularly for yard waste. This suggests a strain on collection resources during peak days but could also reflect the city's residents' distribution. For example, Wednesdays are markedly less, but they also have the smallest land area.

Monthly Trends

One notable trend not seen on the dashboard is the slight uptick around holidays as Priority works to move collection days around.





CONCLUSION

After addressing initial challenges, Priority Waste has achieved stability in recycling and trash collection. However, yard waste collection proved to be a challenge; collection ended last week. They can further enhance waste collection reliability and resident satisfaction by allocating resources to high-demand days, optimizing route schedules, and utilizing dashboard insights for proactive planning.

Novi Public Safety

Police and Fire Departments 2024 v. 2023 Year-to-Date Statistics
January – November

December 2024



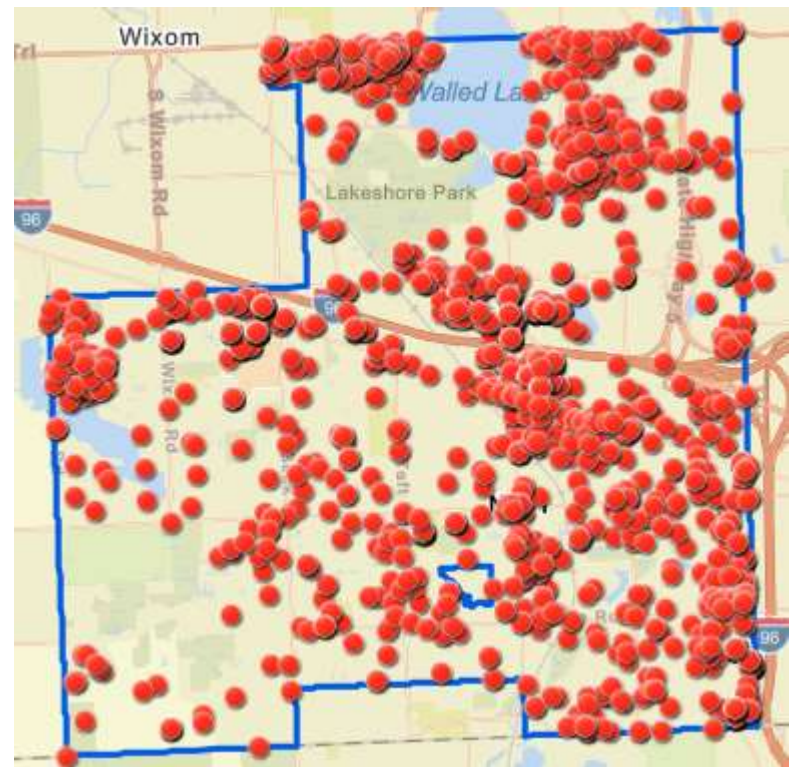
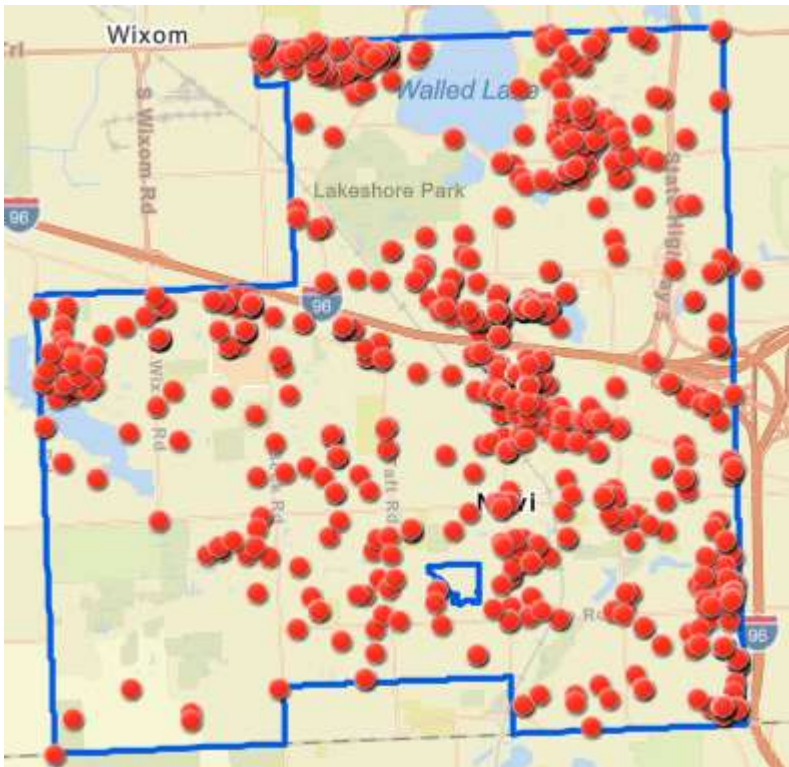
Part A

2024

1038

2023

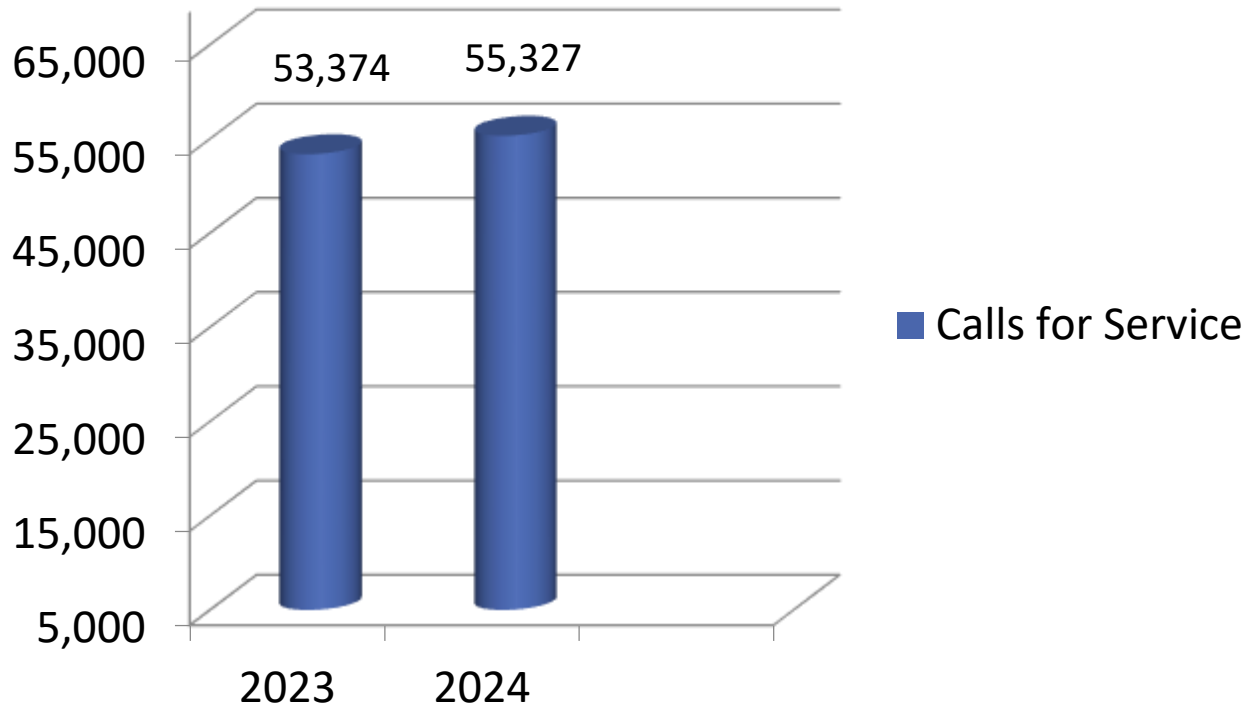
1206



Part A	YTD 2024	YTD 2023	Percent Changed
AGGRAVATED/FELONIOUS ASSAULT	39	40	-2.50%
ANIMAL CRUELTY	2	0	100.00%
BURGLARY -ENTRY WITHOUT FORCE (Intent to Commit)	7	9	-22.22%
BURGLARY -FORCED ENTRY	21	25	-16.00%
DAMAGE TO PROPERTY	57	104	-45.19%
EMBEZZLEMENT	16	19	-15.79%
EXTORTION	1	1	0.00%
FORGERY/COUNTERFEITING	13	7	85.71%
FRAUD -CREDIT CARD	31	31	0.00%
FRAUD -FALSE PRETENSE	64	59	8.47%
FRAUD - IDENTITY THEFT	18	43	-58.14%
FRAUD -WELFARE FRAUD	1	0	100.00%
FRAUD -WIRE FRAUD	7	0	100.00%
PURCHASING PROSTITUTION	1	0	100.00%
INTIMIDATION/STALKING	26	23	13.04%
LARCENY -OTHER	57	83	-31.33%
LARCENY -PURSESNAATCHING	1	0	100.00%
LARCENY -THEFT FROM BUILDING	27	26	3.85%
LARCENY -THEFT FROM MOTOR VEHICLE	40	70	-42.86%
LARCENY -THEFT OF MOTOR VEHICLE PARTS	15	47	-68.09%
MOTOR VEHICLE, AS STOLEN PROPERTY	3	2	50.00%
MOTOR VEHICLE FRAUD	1	2	-50.00%
MOTOR VEHICLE THEFT	48	76	-36.84%
MURDER/NONNEGLIGENT MANSLAUGHTER	1	0	100.00%
NARCOTIC EQUIPMENT VIOLATIONS	20	10	100.00%
NONAGGRAVATED ASSAULT	230	217	5.99%
OBSCENITY	1	1	0.00%
RETAIL FRAUD -MISREPRESENTATION	1	1	0.00%
RETAIL FRAUD -REFUND/EXCHANGE	2	1	100.00%
RETAIL FRAUD -THEFT	222	225	-1.33%
ROBBERY	4	2	100.00%
SEXUAL CONTACT FORCIBLE -CSC 2ND DEGREE	2	2	0.00%
SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE	3	5	-40.00%
SEXUAL PENETRATION PENIS/VAGINA -CSC 3RD DEGREE	4	2	100.00%
SEXUAL PENETRATION PENIS/VAGINA -CSC 1ST DEGREE	6	5	20.00%
STOLEN PROPERTY	7	4	75.00%
VIOLATION OF CONTROLLED SUBSTANCE ACT	33	31	6.45%
WEAPONS OFFENSE- CONCEALED	13	22	-40.91%
WEAPONS OFFENSE -OTHER	6	5	20.00%
Total Part A	1051	1200	-12.41%



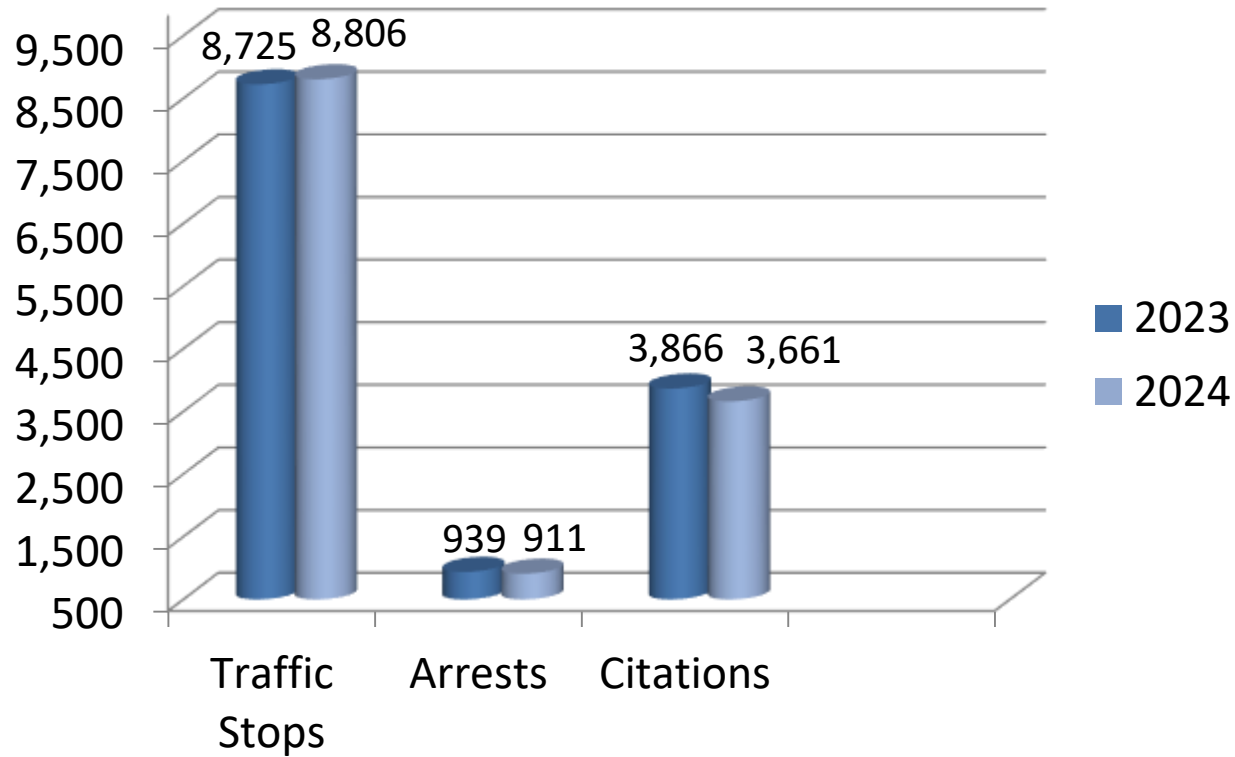
Police Total Calls for Service*



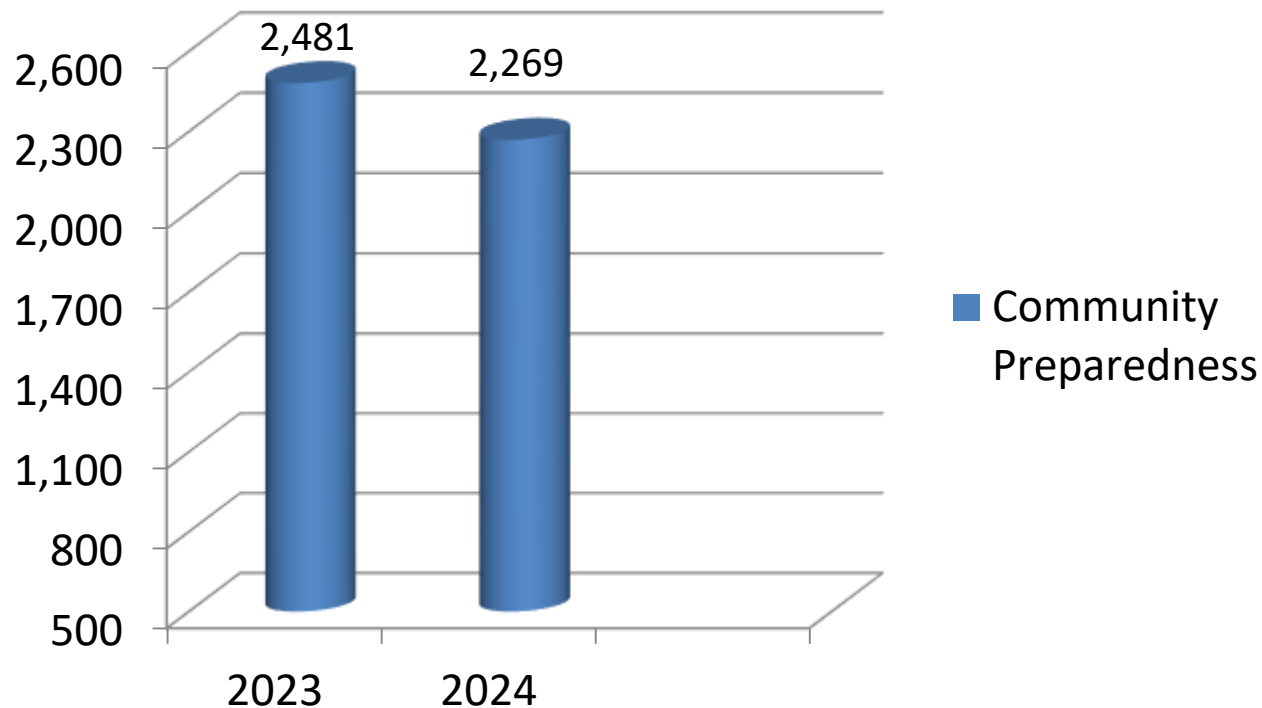
*includes all traffic stops, self initiated activity, routine and priority calls for service, etc.



Officer Productivity



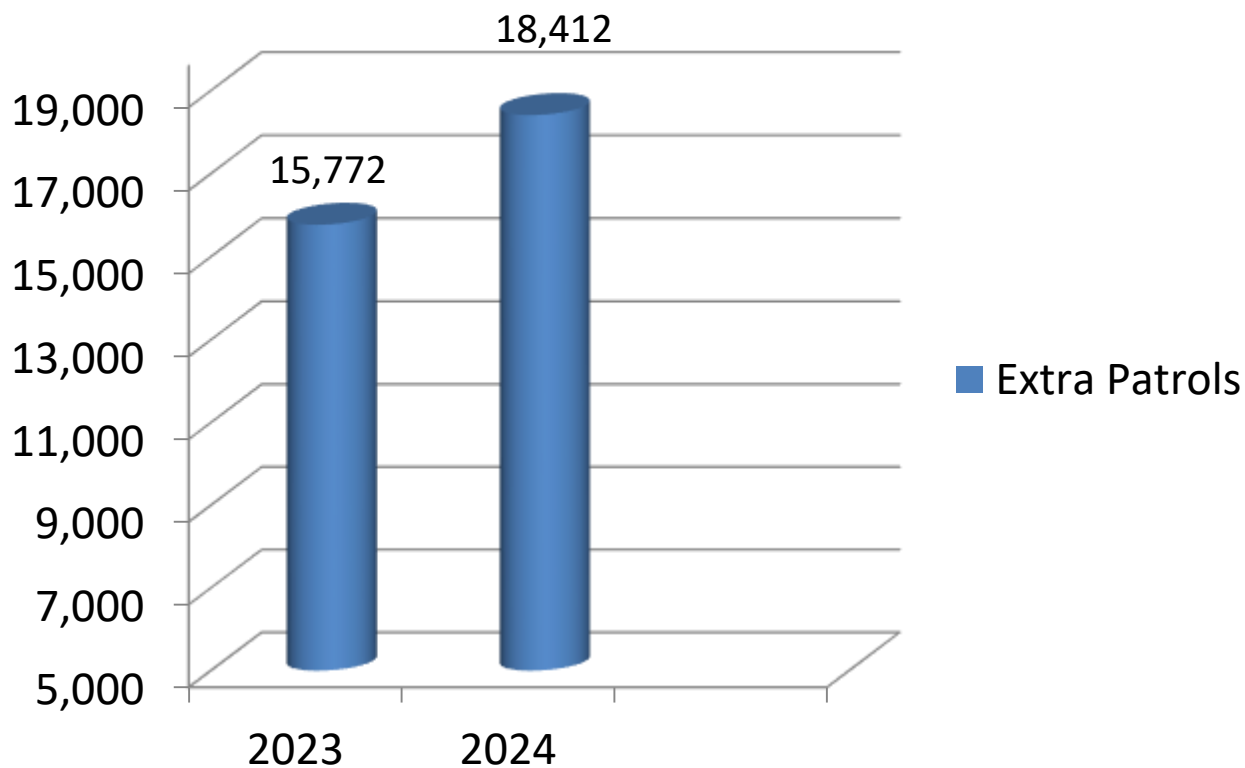
Community Preparedness Numbers* – Self Initiated



*Extra patrols at critical infrastructure (ie. ITC Transmission, US Energy Distribution, Ascension Providence Park Hospital, Water Treatment Facility, etc.) within the city.



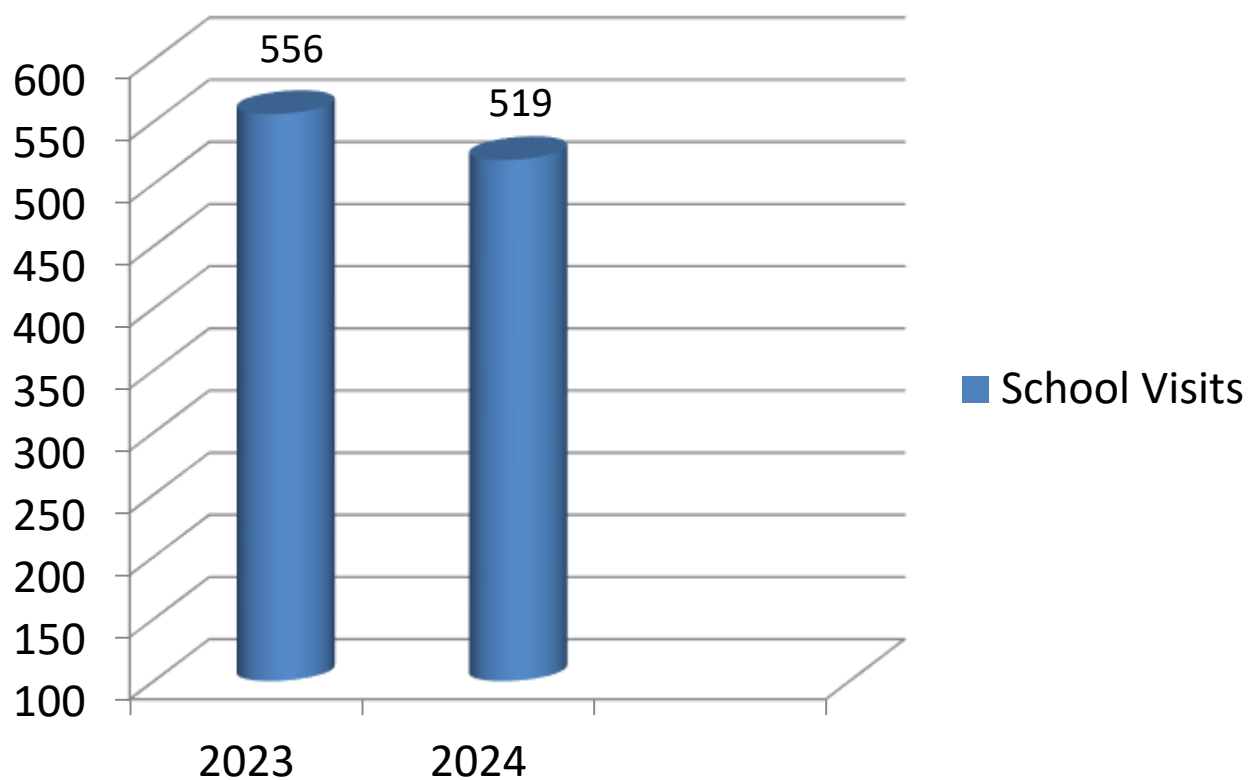
Extra Patrol Numbers* – Self Initiated



*Officers providing additional patrols at various locations above and beyond routine patrol.



School Visit Numbers* – Self Initiated



*Additional patrols at area schools where officers typically walk inside.



FIRE OPERATIONS AVERAGE RESPONSE TIMES PRIORITY RESPONSES ONLY

TEAM / STATION	November	Total Calls	2024	Total Calls	2023	Total Calls
	2024		YTD		YTD	
TEAM 'A':						
STATION 1	4:16	77	4:28	1044	4:32	1063
STATION 2	5:02	72	4:52	1004	4:46	888
STATION 3	4:56	26	4:57	380	4:49	311
STATION 4	4:09	33	4:58	342	4:55	383
TEAM 'A' AVERAGE:	4:35	208	4:48	2770	4:45	2645
TEAM 'B':						
STATION 1	4:58	76	4:59	1005	4:57	1036
STATION 2	5:41	61	5:35	942	5:27	921
STATION 3	5:18	59	5:41	453	5:55	404
STATION 4	5:46	27	5:52	399	6:04	324
TEAM 'B' AVERAGE:	5:25	223	5:31	2799	5:35	2685
TEAM. AVERAGE	5:00	431	5:10	5569	5:10	5330



Fire Priority Calls for Service

November 2024 v. 2023

INCIDENT ACTIVITY REPORT				
Summary Comparison YTD				
Priority Calls for Service				
Incident Type	2024	2023	Difference	% Change
Fire (All Fires)	74	73	1	1%
EMS (Medicals, Rescues & PIAs)	4979	4957	22	0%
Hazardous Condition (Haz-Mat, Wires)	99	180	-81	-45%
Service Call (Pub.Assist, Unauth.Burn)	77	91	-14	-15%
Good Intent (Haz not found, CNX call)	142	122	20	16%
False Calls	274	258	16	6%
Other (Inspections, Pub-Ed, Pub-Relations, Car Seats,	10	10	0	0%
TOTAL	5655	5691	-36	-1%

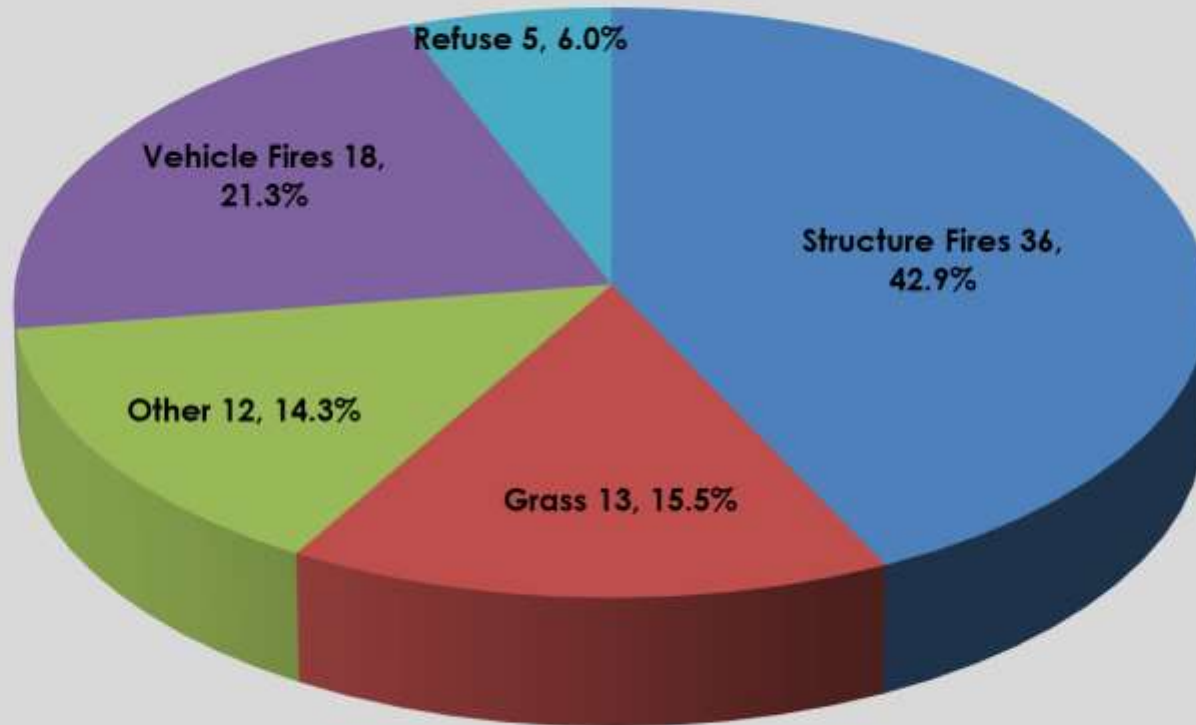


Fire All Calls for Service November 2024 v. 2023

INCIDENT ACTIVITY REPORT				
Summary Comparison YTD				
All Calls for Service				
Incident Type	2024	2023	Difference	% Change
Fire (All Fires)	84	96	-12	-13%
EMS (Medicals, Rescues & PIAs)	5543	5186	357	7%
Hazardous Condition (Haz-Mat, Wires)	181	266	-85	-32%
Service Call (Pub.Assist, Unauth.Burn)	969	878	91	10%
Good Intent (Haz not found, CNX call)	269	255	14	5%
False Calls	566	549	17	3%
Power Outage Invst.(Severe Weather Assess)	8	17	-9	-53%
Other (Inspections, Pub-Ed, Pub-Relations, Car Seats,	714	819	-105	-13%
TOTAL	8334	8066	268	3%



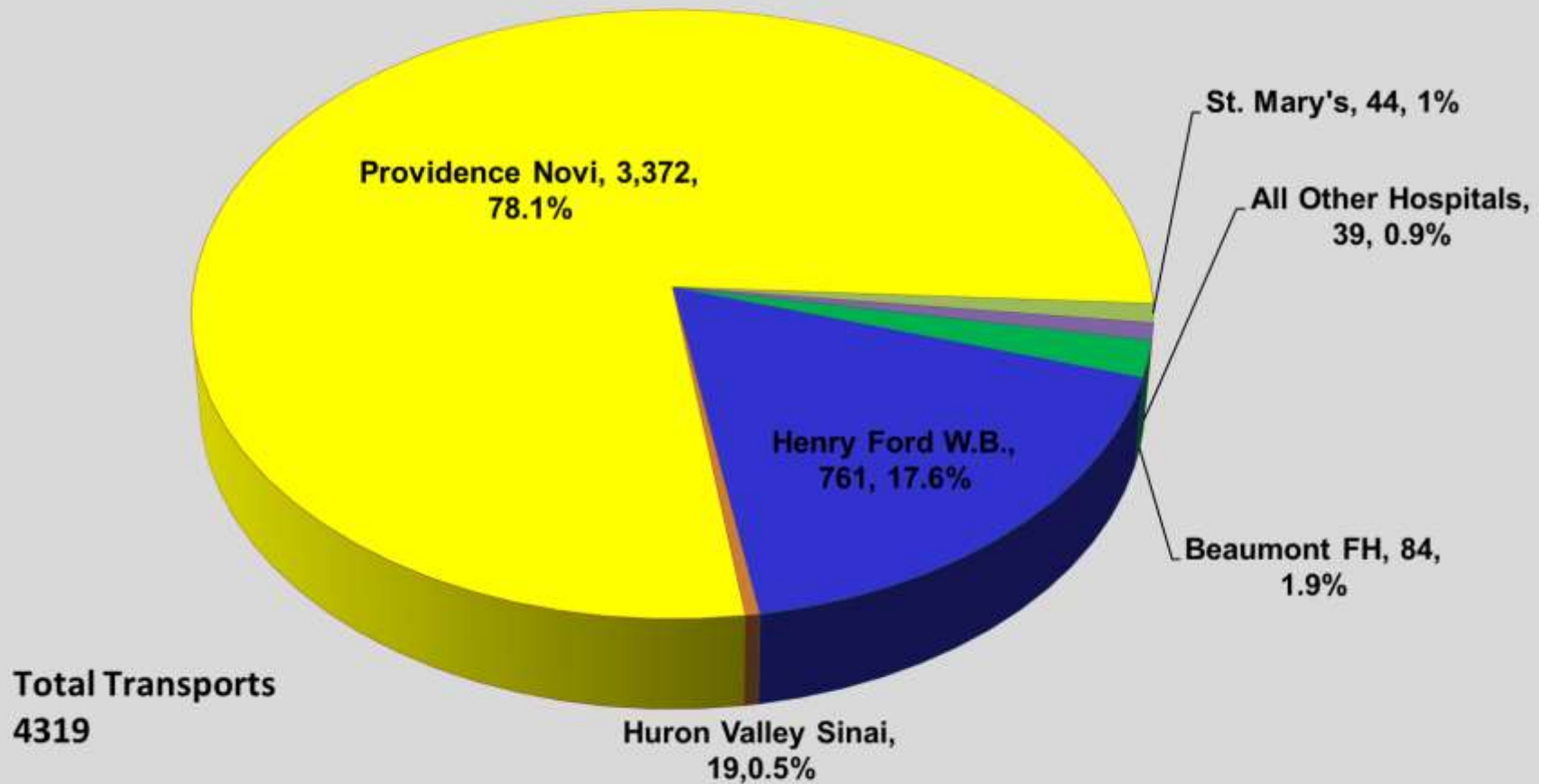
2024 YTD FIRES



TOTAL 84



Hospital Transports 2024

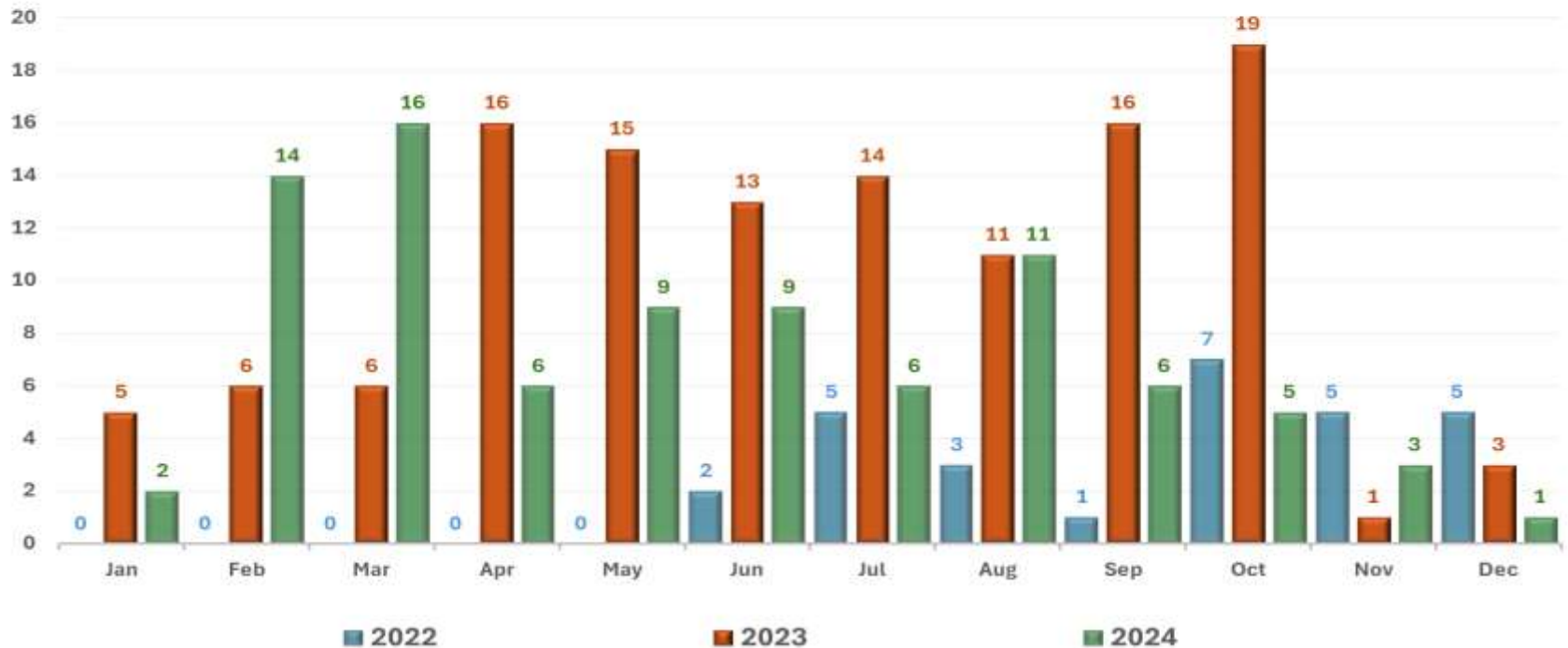


Unstaffed Stations Monthly Statistics

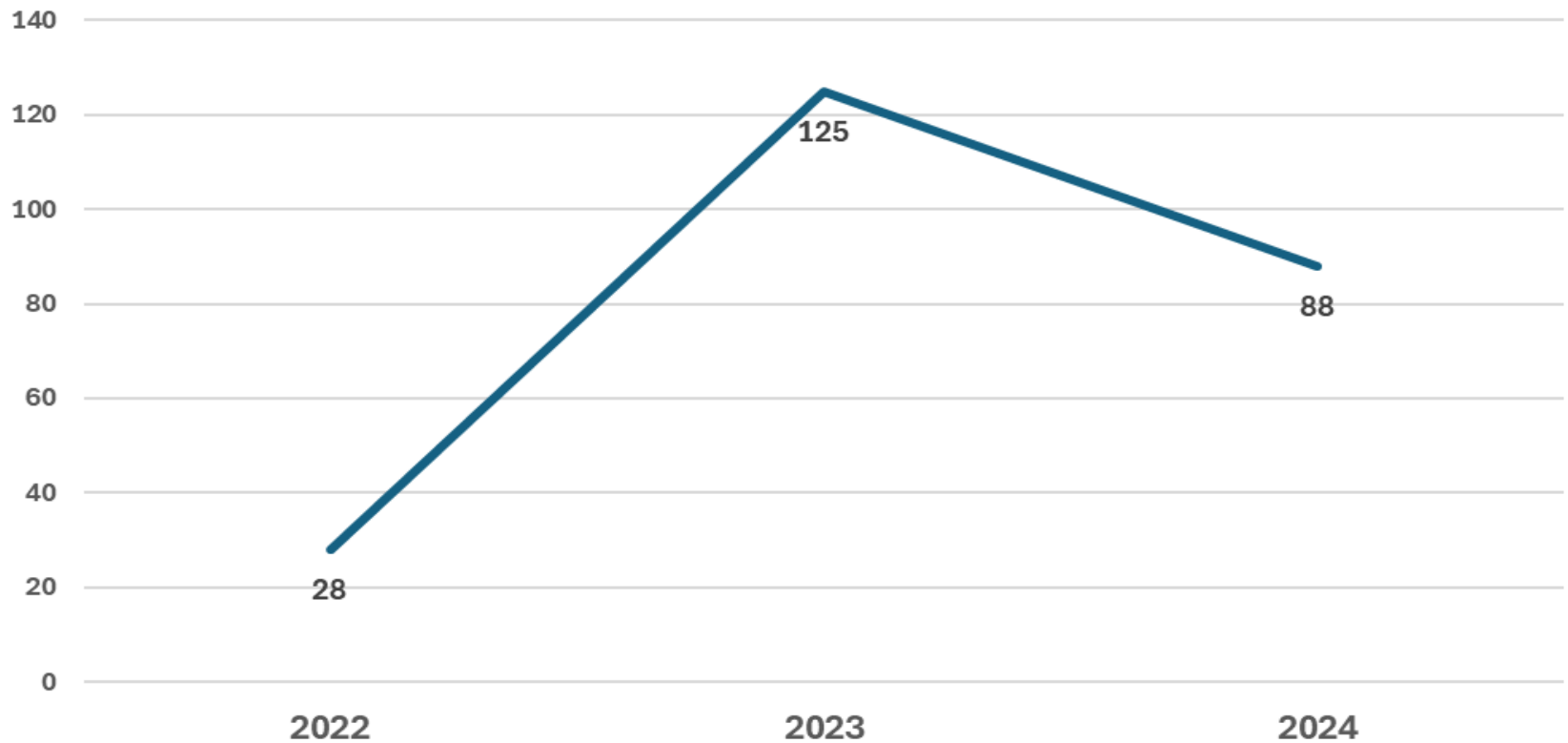
2022 YTD Totals: 28

2023 YTD Totals: 125

2024 YTD Totals: 88



Year To Date Unstaffed Station Statistics



Historical Part Time Fire Staffing Levels

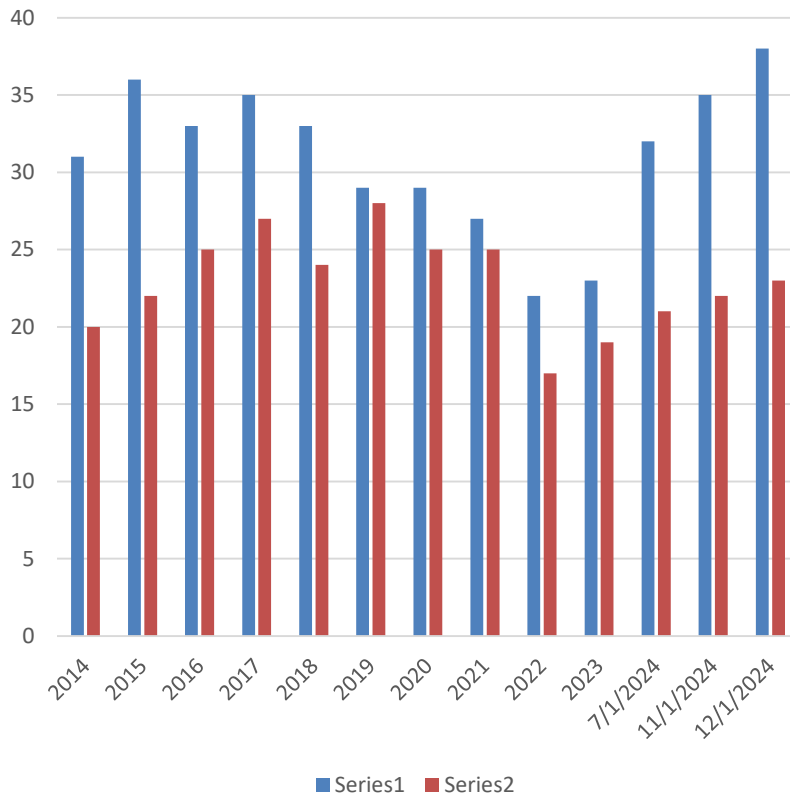
	Paid On Call Firefighters	Auxiliary Firefighters	Total	Ready to respond		In training	
				POC	Aux	Aux	POC
2014	31	20	51				
2015	36	22	58				
2016	33	25	58				
2017	35	27	62				
2018	33	24	57				
2019	29	28	57				
2020	29	25	54				
2021	27	25	52				
2022	22	17	39				
2023	23	19	42				
7/1/2024	32	21	53				
11/1/2024	35	22	57	21	14	8	14
*12/1/2024	38	23	61	21	14	8	15

*2 Paid on Call & 1 Auxiliary currently on leave of absence. Not included in Ready to respond or In training numbers

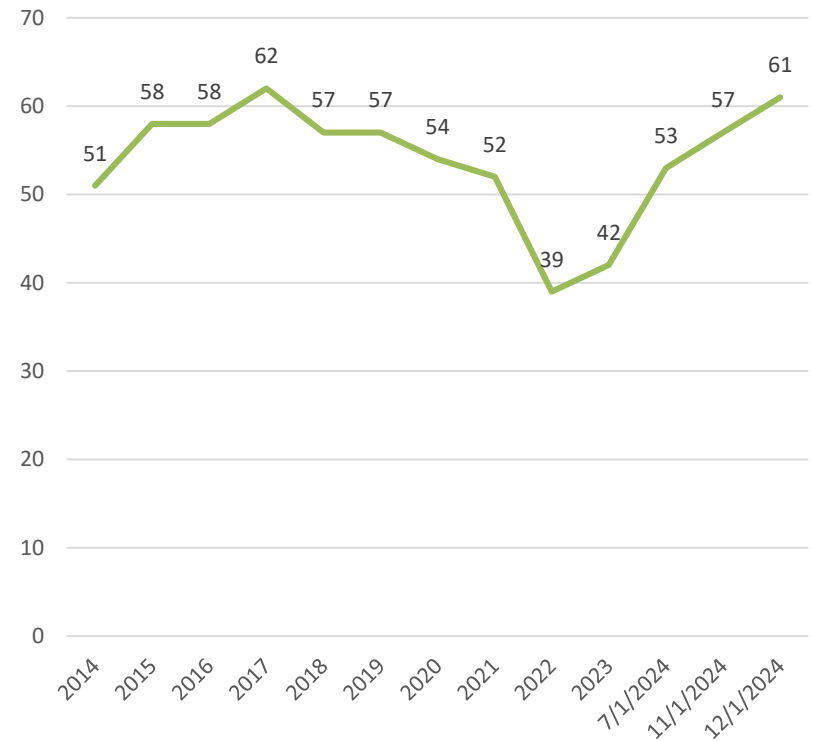


Historical Part Time Fire Staffing Levels

Part Time Firefighter Staffing Levels 2014-2024



Total Number of Part Time Firefighters Per Year

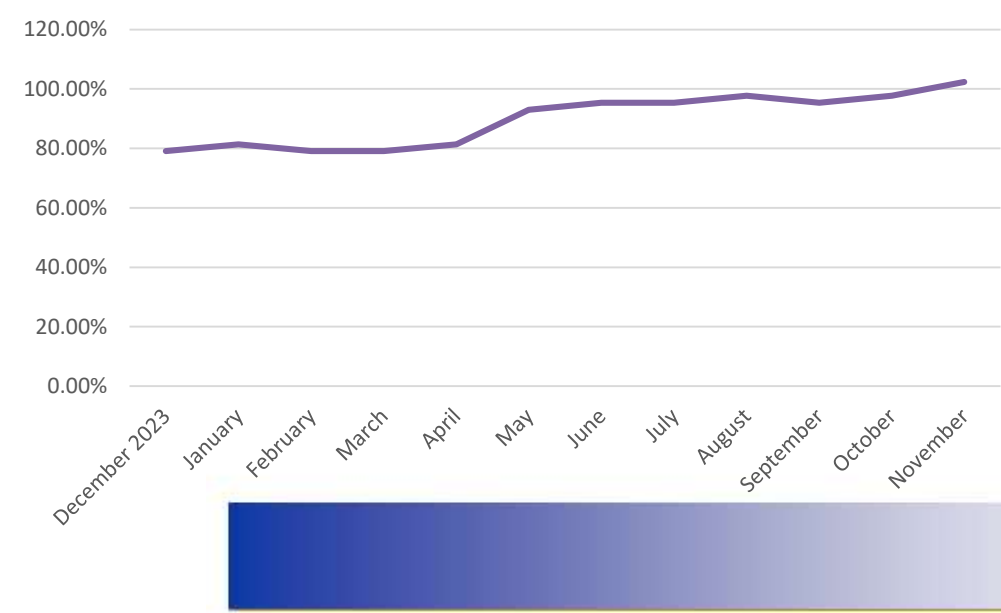


December 1, 2023 - November 30, 2024 Police Officer Hiring Data

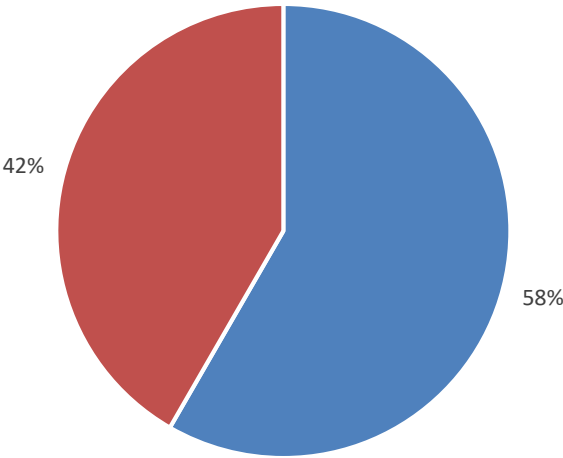
	Number of Officers Hired Per Month	Total Number of Officers Per Month	Total Number of Officer Positions Budgeted	Percentage of Positions Filled
December 2023	0	34	43	79.07%
January	1	35	43	81.40%
February	0	34	43	79.07%
March	0	34	43	79.07%
April	1	35	43	81.40%
May	5	40	43	93.02%
June	1	41	43	95.35%
July	0	41	43	95.35%
August	1	42	43	97.67%
September	0	41	43	95.35%
October	1	42	43	97.67%
November	2	44*	43	102.33%

*Budgeted for 43 officers & 13 detectives; currently have 44 officers & 12 detectives
(reallocation of 56 total budgeted positions)

Percentage of Police Officer & Detective Positions
Filled in the Last 12 Months



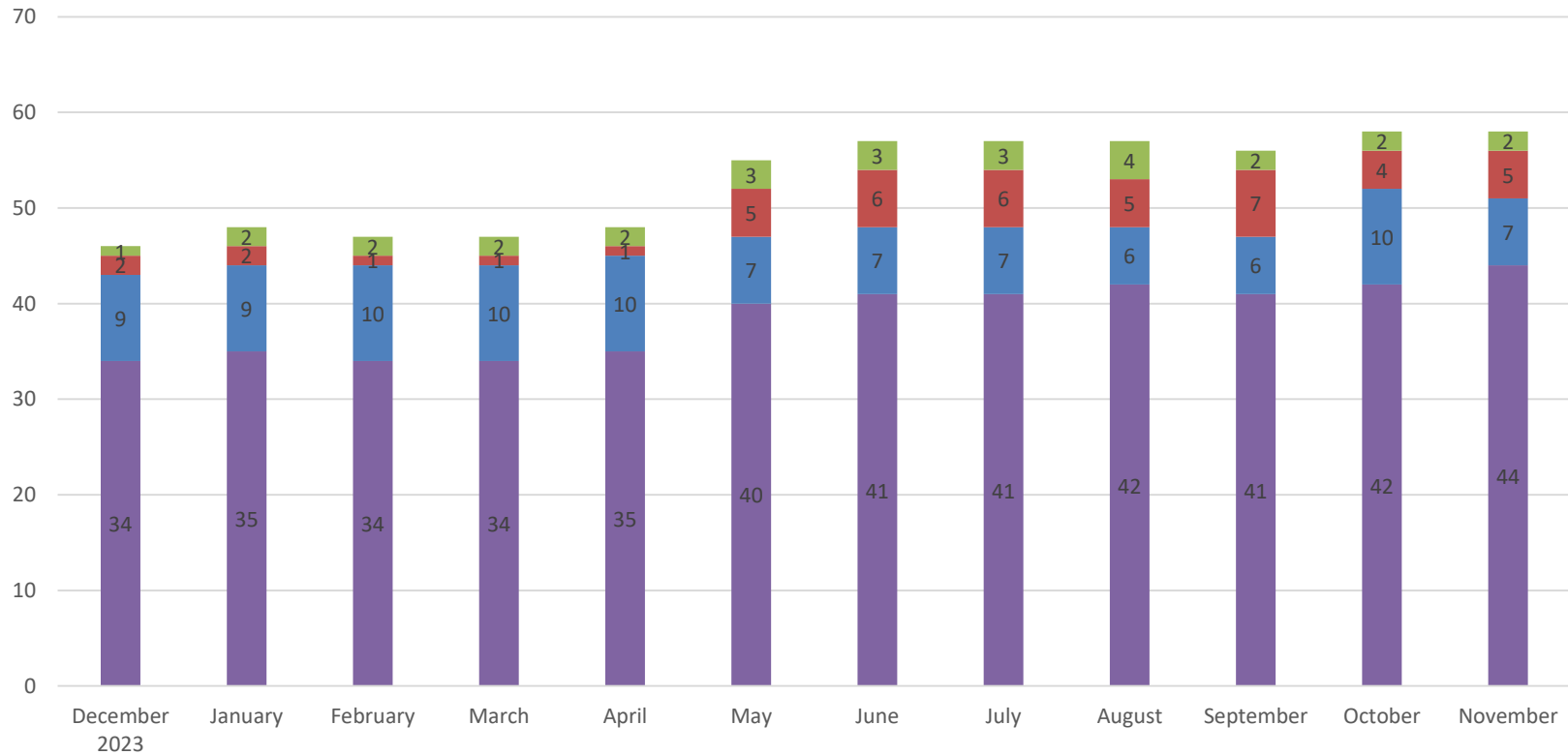
Police Staffing Levels



■ Percentage of Hired Officers Sent through Academy
■ Percentage of Hired Officers Fully Trained



Police Staffing Levels



■ Number of Sworn Non-Probationary Officers Per Month
 ■ Number of Probationary Officers Per Month
■ Number of Officers in FTO Per Month
 ■ Number of Officers in Academy Per Month



MEMORANDUM



TO: ERICK W. ZINSER,
DIRECTOR OF PUBLIC SAFETY/CHIEF OF POLICE

FROM: KRISTIE L. GRUENWALD, COMMANDER *KG*

SUBJECT: SHOP WITH A HERO EVENT

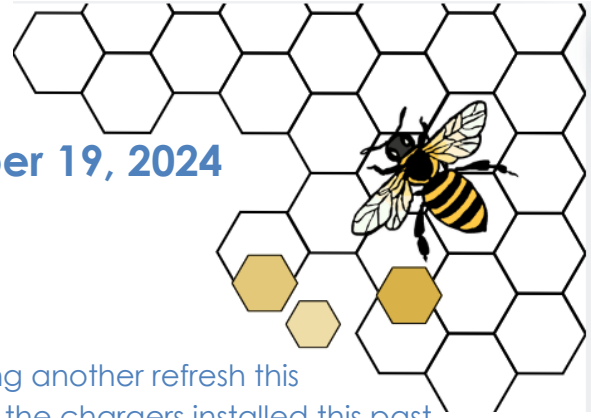
DATE: DECEMBER 16, 2024

On Saturday, December 14, 2024, the Novi Police and Fire Department partnered with Novi Youth Assistance for Shop with a Hero at Kohls. Fourteen children, from six families, participated in this event where each child was gifted \$300.00 in merchandise for the holiday season from the Novi Police and Fire Benevolent Association.



Buzz Report

December 19, 2024



Hot Topics:

- **EV Charging Station Update (New)**

The EV Chargers located at the Novi Public Library will be getting another refresh this week! Due to the recent closure/sale of [Enel X](#), the software for the chargers installed this past January are unfortunately no longer usable. The State Electric Company, who maintains our chargers, has luckily come up with a solution to keep everything powered up for the future and will be swapping out both stations for brand-new chargers this week. They anticipate that the new chargers will be installed and ready to go by the time Council receives this report. Updated directions for use will be on the new screens to assist users.

- **Liberty Park Speed Study**

At the request of citizens in Liberty Park neighborhood, Novi PD installed a speed sign on Declaration Drive (for northbound traffic) near Bartlett Drive from Monday, December 2 through Saturday, December 7 to gather speed data. A total of 4,032 cars traveled on Declaration during this time, with an average speed of 18.72 mph. Data indicates speeding is not an issue and staff have relayed the findings to our contact in Liberty Park. No further action is anticipated.

- **10 Mile/Novi Road Traffic Light**

There have been recent reports of the traffic light at Ten Mile and Novi Road malfunctioning, occasionally displaying a flashing red on all sides even at times of day when it shouldn't. The Road Commission for Oakland County (RCOC) is responsible for this signal and have already been contacted. As their monitoring panel was reporting no errors, they sent out a crew to investigate the issue on Monday, December 9th. No further report has been given to our offices from RCOC on the matter at this time, but we expect the problem has been resolved or is in the process of being so.

- **Bristol Corners Sidewalks**

Residents of Bristol Corners have recently contacted the City requesting reimbursement for sidewalk repairs they undertook themselves. This matter was previously considered by the Mobility Committee and the following was determined:

For the duration of the Pilot Program, the City will not provide reimbursement for sidewalk repair/replacement work performed outside of the NSRP; in other words, work completed privately by a homeowner or Homeowners Association). Additionally, the City will not consider repair/replacement of sidewalk panels due to ponding or pooling water, assuming the two previously mentioned conditions per state law do not exist.

- **Incident at Novi Meadows**

~~On December 3rd, while PRCS basketball activities were being held at Novi Meadows upper elementary school, damages (broken exit lighting, drawing on walls, etc.) to school facilities occurred during a team's basketball practice. A message has been sent to the team regarding the matter, which was also captured on the school's surveillance system. PRCS and the schools will work together to ensure the necessary repairs are made.~~

Development Project Updates:

[Map of Development projects](#)

- **El Car Wash** (Former PNC Bank) – Grand River Ave/12 Mile Rd
The former PNC Bank located at 48648 Grand River Ave has been demolished and an El Car Wash will be being built on the site. The project has already received approvals from the Planning Commission ([4/10/24](#)) and Zoning Board of Appeals ([5/14/24](#)). Currently, a pre-construction meeting has been held and the building plans are in the final stages of review prior to permit issuance.
- **Cantaritos Fiesta Mexican Restaurant** (Former Chili's Grill & Bar) – 8 Mile/Haggerty Road
The former Chili's location in the City's southeast corner is planned to soon become a new Mexican restaurant following necessary renovations and upgrades to the interior of the building. The restaurant also has a location in Royal Oak that opened in May 2023. The building plans for the renovation were recently submitted and undergoing review.
- **Raising Cane's Chicken Fingers** ([Former Wendy's](#)) – Novi Rd/Grand River Ave
The Novi Wendy's location at 26245 Novi Rd recently closed as part of a company plan to shutter 140 locations nationwide. The Louisiana-based fast food chain Raising Cane's is planning to take over the space in the near future. Raising Cane's specializes in chicken fingers, crinkle-cut fries and Texas toast.
- **Porsche of Novi** – Grand River/Haggerty Road
Construction of an approx. 19,170 square foot, two-story Porsche car dealership (right next to the Audi Sales Center)
- **Audi Sales Center** (Former Jaguar dealership) – 10 Mile/Haggerty Road
The former Jaguar dealership located at 24295 Haggerty Rd is in the process of being converted to an Audi Sales Center. While it was initially planned for the old building to be demolished, the developer instead decided to repurpose the existing building and make minor site improvements to meet their goals and brand expectations instead. Currently the renovation is in full swing, and recently was approved for its "rough" building inspection.
- **Primrose School** (Former Whitehall nursing home) – 10 Mile/Novi Road
The former Whitehall nursing home at 43455 Ten Mile Rd has been demolished and Primrose School, a 13,586 square feet private preschool and daycare center, is currently being built on the former site. When completed, is estimated to be able to have 202 children during its peak hours.

The construction was previously limited only to foundation/flatwork while a hydrant was installed to make water available at the site. As of December 4th, the full building permit has been issued which will allow them to proceed with "vertical" construction.

Frequently Asked Questions:

Q: With the planned improvements to 9 Mile Road between Meadowbrook and Haggarty, when will the trees be removed?

A: Endangered species protections require the trees to be removed prior to March 31, 2025, to avoid disturbing bat nesting areas. The City's tree contractor will remove the trees this winter

Road Report

A publication of the Road Commission for Oakland County for public officials serving Oakland County

www.rcocweb.org

Road Commission breaks ground on new admin building

The Road Commission for Oakland County (RCOC) Board of Road Commissioners and top agency administrators on Oct. 17 broke ground on what will be the agency's first new administrative building since the 1950s. The building will also house a state-of-the-art traffic operations center (TOC).

The new building will allow the Road Commission to combine staff now housed in three locations into one building. RCOC office staff is now based in the agency's Beverly Hills offices, its 1950s building in Waterford Twp. and in the current TOC, housed in rented space in the Oakland County Information Technology Building.

The new building is being constructed next to the agency's current building on its Waterford Twp. campus.

"This has been 50 years in the making," explained RCOC Chair Andrea LaLonde. "The Road Commission has been planning to re-unite its administra-

tive staff in one building since we were forced to expand into two buildings in the 1970s."

She added the new building will improve the efficiency of the agency by improving communications, collaboration and cooperation among staff. "For 50 years, our office staff has been divided into locations that are a half-hour drive apart," LaLonde noted. "While we have made this work, it was never ideal and never intended to be permanent. At long last, we are remedying what was intended to be a temporary situation."

RCOC Managing Director Dennis Kolar noted the agency is not borrowing money to construct the new building, having been saving extra funds for more than 12 years for the effort. "We are not going into debt," he said.

**CONT'D ON PAGE 4 — SEE
NEW BUILDING**



Participating in the groundbreaking were, left to right: RCOC Board Chair Andrea LaLonde, Vice Chair Eric McPherson, Frank Rewold & Sons Vice President Jason Rewold, RCOC Managing Director Dennis Kolar, Commissioner Nancy Quarles and RCOC Deputy Managing Director Gary Piotrowicz.

Road Commission Board and administration congratulate elected officials following Nov. 5

The Road Commission for Oakland County (RCOC) Board and administration congratulate the many elected officials serving Oakland County who were elected or re-elected on Nov. 5.

"From our new US senator to our state representatives to our County Executive and County Commission to our city, village and township officials, we salute all those who have committed their time and energy to public service on behalf of the residents of Oakland County," stated RCOC Managing Director Dennis Kolar. "Serving as an elected official is a challenging role, and can be thankless at



times, but these positions are the backbone of our democracy, and we all owe them our gratitude."

Kolar added the Road Commission looks forward to working with all elected officials serving the county at all levels.

"We are here to serve our mutual constituents, and we stand ready to assist our elected officials in any way can," he stated.

"We look forward to meeting with and working with all elected officials who serve Oakland County," Kolar said. "Together, we can ensure that Oakland County continues to be a shining example of committed public leadership."

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ROAD COMMISSION
for OAKLAND COUNTY

RCOC ready for winter after reviewing operations with staff

The Road Commission for Oakland County (RCOC) is ready for winter, having reviewed its winter operations with its truck drivers, while mechanics have prepared the agency's winter-maintenance equipment including trucks and plows in anticipation of the inevitable winter weather.

"Winter season is a very busy time of year that often requires round-the-clock services to address snow and ice. That's why we have added both full- and part-time workers to help ensure we provide the level of service that Oakland County residents deserve," explained RCOC Chair Andrea LaLonde.

RCOC is also continuing to update its fleet of snowplows/salt trucks. "We continue to replace our aging trucks," said RCOC Vice Chair Eric McPherson. "As a safety feature," McPherson added, "all new trucks are equipped with green lights that can be seen from a greater distance during winter weather. Pick-up trucks used for winter maintenance are also equipped with the green lights."

Road Commissioner Nancy Quarles noted the agency is prepared for whatever Mother Nature brings during the winter, though a milder winter is always appreciated. "Winter maintenance is one of our most critical functions for the safety of everyone," she said. "We always prepare for a worse-than-normal winter which includes having plenty of road salt available."

LaLonde noted the RCOC team is also

constantly looking for best practices when it comes to maintaining roads during the winter months, such as the "wing plows" ordered with new trucks in recent years. "The wing plows extend from the side of the truck and are retracted when not in use," LaLonde said.

"They increase the width of road-way plowed by a single truck, enabling trucks to plow a road lane and the shoulder at the same time, for example. Equipping many of our trucks with wing plows has improved their efficiency," she noted.

RCOC utilizes its pickup fleet to clear crossovers/turnarounds on boulevards in a more timely manner as well as to get into subdivisions/residential streets more quickly. The pickup fleet is also used for winter weather rapid-response operations that allow RCOC staff to get to isolated icing occurrences and other urgent situations more quickly. Additionally, during or following weather events with six or more inches of snow, RCOC uses non-road-maintenance staff to augment its pool of drivers and



RCOC Highway Maintenance Director Darryl Heid, front left, Managing Director Dennis Kolar, front in orange shirt, Deputy Managing Director Gary Piotrowicz and Central Operations Director Mary Gillis discuss winter maintenance with staff at the RCOC Southfield garage.

hires contractors to help on gravel roads.

Despite these efforts, LaLonde explained that motorists must still be vigilant when driving during or immediately after snow events. "Drive for the conditions. That will make a safer environment for everyone on the road," she explained.

LaLonde also reminded motorists that as of this year, Michigan law requires motorists to stay 200 feet back from a plow truck. "This will help to ensure the safety of motorists," she said. "It can take a longer distance to stop in snow and ice, and when vehicles run into the back of one of the big orange trucks, it's not good for the passenger vehicle. So, please don't crowd the plow -- give the plows 'room to room'."

New Road Commission drone with LiDAR helps improve inventory accuracy

The Road Commission for Oakland County (RCOC) has acquired a new drone with LiDAR capability that is helping to improve the accuracy of the agency's annual inventory process.

LiDAR is a detection system which works on the principle of radar, but uses light from a laser. The new drone is also providing enhanced road and road project aerial photos and videos.

This fall, RCOC GIS Supervisor and drone pilot Aaron Verhelle visited each RCOC Maintenance garage to use the drone to calculate the quantities of material piles kept at the garages, including 23A gravel, course aggregate and bulk cold patch. The drone is able to provide more accurate quantity calculations than

previous calculation methods, ensuring RCOC is able to maintain more accurate inventory records.



The new RCOC drone, above left. At right, drone pilot Aaron Verhelle prepares to fly the new drone.

New state law requires drivers to stay 200-feet behind plow trucks

It's the law: Drivers are now required to stay 200 feet behind a snowplow/salt truck.

As of July 8, 2024, a new state law requires motorists to stay at least 200 feet behind a snowplow/salt truck. The new law, Public Act 72 of 2024, was passed by the Michigan Legislature in February.

The law also requires vehicles stop at least 20 feet behind a snowplow/salt truck when the truck is stopped at an intersection. The only exception to the 200 foot following rule is when a vehicle is legally overtaking or passing a snowplow/salt truck.

Violation of the rule is a civil infraction punishable by a fine up to \$100.

"We applaud this new law," stated Road Commission for Oakland County (RCOC) Managing Director Dennis Kolar. "This is really for the safety of the



For perspective, the orange truck in the distance is parked 200 feet ahead of the orange truck to the left.

other motorists using the roads while we are out salting and plowing. Unfortunately, we have witnessed way too

many motorists following our trucks way too closely. Sadly, this sometimes results in those passenger vehicles running into the back of our trucks."

Kolar added that when a passenger vehicle runs into the back of a 12-ton mostly steel truck, it is the passenger vehicle – and the people in it – who are most at risk of getting injured. "Typically, when a car hits one of our trucks, the truck is virtually unscathed, but the car can be severely damaged."

The big orange plow trucks also typically drive slower than passenger vehicles and take longer to stop and turn. "Please don't 'crowd the plow'," Kolar noted. "For your safety, and the safety of others on the roads, please give the plow trucks the room they need to make the roads safe for the rest of us."

New RCOC asset management report identifies need for \$150 million more annually to maintain paved roads

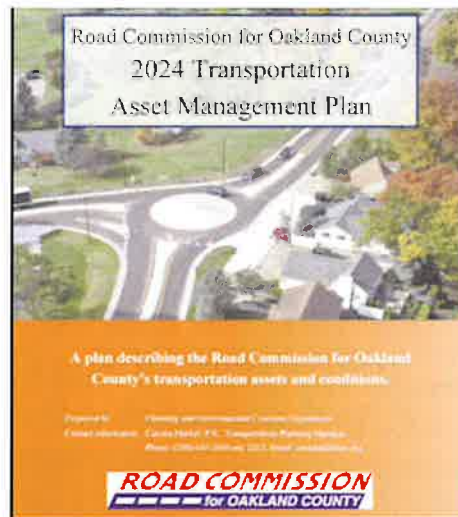
In accordance with state requirements, the Road Commission for Oakland County (RCOC) has produced its second asset management plan, which identified the need for nearly \$150 million in additional funding annually just to improve all paved roads to the agency's desired condition for the roads.

The asset management plan identifies all assets owned by the agency, including roads, bridges, traffic signals and culverts. It also identifies the condition of each and spells out the agency's plans for best maintaining them based on available funding.

The state Legislature, several years ago, mandated that all local road agencies in the state regularly produce asset management plans. The mandate was a response to road agencies urging the Legislature to increase road funding, and was intended, in part, to answer the question of whether current road funding is adequate to address road needs.

This is RCOC's second asset management report. The first was produced in 2021.

"These reports are amazing tools for our agency," explained RCOC Managing Director Dennis Kolar. "They provide a very clear picture of our assets – mainly our roads and bridges – and their current conditions as well as projecting their likely future conditions given expected funding levels. We did what the Legislature asked, and it clearly showed that additional revenue is needed, which is consistent with the numerous studies and reports produced under previous administrations. Now, it is



The cover of the new Asset Management Plan.

time for the Legislature to step up and adequately fund local roads for the long term."

One outcome of the asset management process is to identify the desired condition of all the assets and the amount of money needed to achieve that level of maintenance. The plan also identifies all currently available funding and then calculates the gap between what is currently available and what would be needed to achieve the desired condition for all assets.

The nearly \$150 million annually in additional funding needed just to maintain RCOC's paved roads includes only maintaining and improving the paved surfaces of the roads. It does not include widening

or other improvements to the roads to address congestion. Currently RCOC receives approximately \$122 million in state road funding annually.

The report provides a detailed breakdown of the condition of RCOC's paved main roads and secondary roads as well as its gravel main and secondary roads. It notes that in 2024, 28 percent of RCOC's paved primary (main) roads were in good condition, which is up from about 9 percent in 2016.

Kolar attributes this improvement to the 2015 state road-funding package that generated the first increase in state road funding since 1997 (and which began generating additional funding in 2017). However, he warned that beginning in 2025, RCOC expects the condition of the roads to again begin to deteriorate as the "buying power" of the 2015 road-funding package is eaten up by inflation.

"Essentially, this report explains how we are prioritizing the work on our road system to maximize the benefit of woefully insufficient funding," Kolar noted.

The RCOC Asset Management Plan is published every three years. The 2021 and 2024 reports are available on the RCOC website, www.rcocweb.org: Click on the "About Us" tab at the top of the homepage, select "Publications" from the drop-down menu and then select "RCOC Asset Management Plan" under the "Asset Management Plan" heading.

Lincoln Park man charged with threatening Road Commission employee

In October, the Oakland County Prosecuting Attorney filed charges against Kenneth Oliver of Lincoln Park after he sent a threatening message to the Road Commission for Oakland County (RCOC) following an incident where he allegedly confronted the employee after driving through a closed road construction zone.

The victim, an RCOC inspector, observed Oliver drive through the closed construction zone, driving over construction cones and cutting off another driver. She then turned on her RCOC truck lights and honked the horn to warn construction work-

ers at the site. Oliver then allegedly got out of his car, yelled at the Road Commission employee and pounded on her truck.

Twelve days later, a threatening message was sent to the Road Commission, warning that the defendant would find where the employee lived and kill her.

Oliver was charged with malicious use of a telecommunications device.

"We appreciate the Prosecutor's Office following through with charges," stated RCOC Managing Director Dennis Kolar. "It is never OK to threaten a public employee doing their job."

NEW BUILDING — CONT'D FROM FRONT

Rather, RCOC has set aside money since 2012. This has included income from the sale of surplus vehicles and equipment, the sale of excess land, leasing of space on traffic signal poles to cellular companies, higher than expected interest income, refunds from health insurance companies, an insurance settlement and more.

Additionally, RCOC received \$5 million in federal grants to help pay for the new TOC, which will be included in the new building. RCOC will also save the \$500,000 per year in rent it is currently paying for its TOC space. The agency will also sell its building in Beverly Hills.

The new building is expected to cost \$42 million and to be completed in 2026. "At that point, we will have a modern, environmentally friendly building that

allows us to operate more efficiently, rather than two aging buildings plagued by leaking roofs, flooding basements and outmoded designs," Kolar said.

He added that the Road Commission first considered remodeling and expanding its existing Waterford Twp. building, but that process would have been more expensive than constructing the new building.

Participating in the groundbreaking, in addition to RCOC Board Chair LaLonde and Managing Director Kolar, were Board Vice Chair Eric McPherson, Board Member Nancy Quarles, RCOC Deputy Managing Director/County Highway Engineer Gary Piotrowicz, HRC Engineering Project Manager Jane Graham (HRC designed the new building and is overseeing construction) and Jason Rewold of Frank Rewold and Sons, which is doing the construction.

Contacting RCOC

If your constituents need information about a road project or want to report a pothole, traffic-signal concern or other road issue, they should call RCOC's **Department of Customer Services** toll free at:

(877) 858-4804

OR

**Fill out a report via the
RCOC Web site:
www.rcocweb.org**

ROAD REPORT

Road Report is published quarterly by the Road Commission for Oakland County. Have a question or comment about Road Report? Call Senior Communications Manager Craig Bryson at (248) 645-2000, ext. 2202.

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Nancy Quarles, Commissioner
Dennis G. Kolar, PE, Managing Director
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