



# Oak Ridge North Community News

## Schedule of Fees

### From the City Manager

The City of Oak Ridge North conducts the annual budgeting process starting in May and continues working on the budget until it is adopted at the end of August. That budget goes into effect on October 1. The fiscal year runs from October 1 until September 30<sup>th</sup>. The city prides itself on working to come in under budget on expenditures and over budget on revenues. The city even has a policy to make sure to ‘reserve’ a certain amount for future infrastructure needs. However, some things are out of the City’s control when it comes to the national economy. The city lists its schedule of fees on the website. This schedule outlines all fees, including permits, water/sewer, park reservations, impact fees, etc. From time to time these must be updated. All items are presented to council with staff recommendations and then approved or denied.

One of the items recently updated in the schedule of fees is a credit card processing fee. When a resident uses a credit card to pay for a bill, permit or court fee the city is charged a service charge to accept that payment. These service charges then eat into the fees that are charged for the service. The city will now be passing this service charge through to the resident/consumer. On all future credit card payments there will be a 3% processing fee. This includes auto drafts from your bank if you did not set it up as an e-check. You

may always pay by cash, money order or check in the office to avoid the processing fee. (Checks are not accepted for court payments)

As with residents’ home budgets when the consumer price index (CPI) began rising dramatically, the budget that had worked for the previous several years no longer was adequate due to the rising costs of goods and as is the new catch phrase “supply chain issues”.

During our last fiscal year, we saw a reduction in revenue for the water/ sewer fund – which is separate from the city’s general fund. This fund can only be used for water and sewer projects as well as reserving monies for future water and sewer projects. As the city began looking into the possible reasons for the revenue decrease it was apparent that while the city is always looking to keep rates low, water rates had not kept up with inflation. The rates that residents are currently paying are from 2015. New water rates will go into effect beginning February 1, 2023. These new rates represent research from other entities as well as the recommendation of the City’s engineer. These rates will allow the city to continue to operate the water/sewer fund in the same manner previously. You can find the new rates on our website and in your water bill.



<b>Contents:</b>	
<i>From the ORNPD</i>	2
<i>Upcoming Events</i>	3
<i>Work in Utility Easements</i>	4
<i>Park Updates</i>	5
<i>Business Spotlight</i>	6

# Littering

## From the ORN Police Department

Littering. It even sounds ugly. Littering is the act of throwing trash and litter away in areas where it becomes an eyesore and health issue. Littering. It's not just Kleenex and paper cups, it is any kind of debris, fluids, organic matter, and a multitude of other things. Litter.

Our Police Department has several officers trained in environmental crimes. That's what littering is; an environmental crime. Littering affects water and air quality. Environmental crimes include burning, dumping oil, dumping trash, draining, and odors. Some environmental crimes, like dumping your used oil in a back corner of your yard, are felonies. These are serious crimes with heavy fines. Throwing limbs and yard wastes over your back fence and onto the drainage ditch is also an environmental crime. Environmental crime like burning can cause neighbors and others breathing difficulties and illness and carries heavy civil and criminal penalties.

We need to be mindful and careful. Dump your trash and debris in acceptable locations with suitable containers and authorizations. Taking your trash to the business down the road and using their dumpster is "theft of service." Be responsible, be knowledgeable, and be kind to your neighbors and the environment. It affects us all.

Edward Jones

> [edwardjones.com](http://edwardjones.com) | Member SIPC

When it comes to your to-do list, put your future first.



To find out how to get your financial strategy on track for your family's future, contact us for a complimentary review.



**Matthew S Britton**

Financial Advisor

27730 I-45 North  
The Woodlands, TX 77385  
281-419-9495

FAP-1966G-A

## TEXAS RULES ADDRESSING ILLEGAL DUMPING

Illegal Dumping Action	Classification	Penalty	Enforcement
Class A Solid Waste	500 – 1000 lbs. or 100 – 200 cu ft.	1 yr. in jail and/or up to \$4,000 fine	Texas Health and Safety Code 365.012
Class B Solid Waste	5 - 500 lbs. or > 5 gal and < 100 cu ft.	180 days in jail and/or up to \$2,000 fine	
Class C Solid Waste	5 lbs. or less or < 5 gal	Fine up to \$500	
Tires	Minor tire dumping	Up to \$200	
Water Pollution	Intentionally or not intentionally discharges a pollutant to water	Individual – up to 5 years in prison and/or \$250,00 fine Company - up to \$500,000 fine	Texas Health and Safety Code 7.145
Car Batteries	Each battery and each day are a separate offense	Up to 1 year in jail and/or a fine to \$4,000	Texas Water Code 7.185
Used Oil	Improperly disposing of oil	Up to 5 yrs. in Texas Dept. of Criminal Justice and/or \$1,000 to \$50,000 fine	Texas Water Code 7.176

# EVENTS 2023

# UPCOMING

**FEB 13**

**BLOOD DRIVE**  
CITY HALL 3PM -  
7PM

**MAR 25**

**DOGAPALOOZA**  
MEP 11AM-2PM

**APR 4**

**DAY OF PRAYER**  
CITY HALL

**APR 22**

**SPRING CLEANUP**  
CITY HALL 10AM-  
2PM

FOR MORE INFORMATION VISIT  
[WWW.OAKRIDGENORTH.COM](http://WWW.OAKRIDGENORTH.COM)



# Work in Utility Easements

## From Community Development

Over the past couple of years there has been a lot of complaints to the city about work in residents back yards. Complaints range from holes being left in the back yard to damaging residents utilities in their back yard. Most utility easements within the back yards of lots are public utility easements. Which means any public utility has access to and the ability to use the easements. Typical companies that have access to the easements are water and sewer utility providers, electric providers, natural gas providers, cable/ communication providers, and internet providers. Although the city cannot prohibit the utility companies access to the easements, the city can require the provider to fix the area that was disturbed with residents help. An area disturbed would be the yard, landscaping, etc. An area disturbed would not include buildings or other permanent improvements in easements. Easements should remain clear of all permanent improvements. Currently, new gas lines, underground power lines, and fiber are being installed throughout the

city so there are numerous contractors and sub-contractors working or have worked in the utility easements. Documentation and persistence are key to have utility contractors repair or fix problems in an easement. There are a few steps that a resident or business owner can take to help protect their investment.

1. Document the date and time contractors or sub-contractors are in your yard. This would include taking a few pictures of the area disturbed, the type of work being performed such as water, electric, gas, or cable.
2. If you noticed work has been performed in your yard, check your private irrigation lines, gas lines, water lines, and electric lines to make sure they are fully functional. There are times that problems do not show up until weeks later. That is why it is very important as a resident or business owner to document.

3. Ask for company name and phone number of the contractor or sub-contractor. A means of communication should be provided if you ask. Take a picture of the utility contractor vehicles if possible.
4. Contact the city to check permit status. The city does require the utility provider to file for a permit for improvements. We just need the location, date of work noticed and contractor name if possible we will be able to determine which utility provider may be responsible for damage to your property.

Unfortunately, dealing with utility providers is not the way you want to spend your day if there is a problem but persistence is key and don't give up. If you require any additional information or have questions please contact the Building Official at (713)705-9522.



**THE CITY OF OAK RIDGE NORTH**  
**NOW HIRING**  
**Lifeguards**

Must be at least 15 years of age  
Certified preferred but will train  
Part-time  
Flexible scheduling  
Be part of a great team  
Continuous Training

Send Your Resume to or contact  
**Christy Miller**  
[cmiller@oakridgenorth.com](mailto:cmiller@oakridgenorth.com)  
713-824-0460

**APPLY NOW**

# Parks Updates

## From Public Works

The City of Oak Ridge North utilized funds delegated from the American Rescue Plan Act (ARPA) for the renovation of Teddy Bear Park. ARPA funds were strictly limited to several items that stemmed from COVID relief which included mental health and well-being and allotted parks as an expense to utilize the funds. With the deteriorating equipment and constant fixes for Teddy Bear Park becoming an issue, City Council voted unanimously to update one of the most used amenities. ARPA funds were released in two installments. The second installment of the funds came in November of 2022 and since the design and equipment for the park were already ordered, City staff along with the contractors for the project got to work on installation.

As staff, we know you are ready to use the park. We hope you are excited about the new equipment and the fun colors. The equipment includes, play areas for toddlers and a separate one for older kids. There will be an in ground merry go round making it accessible for all children as well as a swing set with handicap accessibility. The design also adds in some fun features for music play as well.

Unfortunately, we have not had any luck with controlling the weather and once we started the project it has been a rainy few months. Not only rainy but cold as well. As of the printing of this article, we are just awaiting for the poured in place rubber flooring. For this to be installed we need a dry surface and not too cold temperatures. Once we get cooperation with the weather, we will have a grand re-opening of your new Teddy Bear Park. We are just as excited as you all to see the finished project. Stay tuned.



### Ready to play the fastest growing sport in the country?

Head over to Marilyn Edgar Park and check out our new Pickleball courts. Pickleball is an indoor or outdoor racket/paddle sport where two, or four players, hit a perforated hollow ball over a 36-inch-high net using solid faced paddles. The game and manner of play resemble tennis, but the court is the size of a double's badminton court, less than a third of the size of a tennis court. We have one doubles and two singles. This is a game for all ages. You just need a paddle and a plastic ball with holes. The game is fun, social, and friendly. The rules are simple. The game is easy for beginners to learn, but can develop into a quick, fast-paced, competitive game for more experienced players.



# Business Spotlight

## From Economic Development

ProTek Models was originally founded in California by Mr. Steve Smith in 2003. Per the company's website, Mr. Smith had a vision of being the premier supplier of the world's finest quality custom models and prototypes. The company was started out of his parents' garage with little savings and a handful of only the most basic tools and machines. His will and determination to succeed sparked rapid growth within the first few months and the company moved to a 1,500 square foot building in Rancho Cucamonga. Three years later, due to the rapidly growing demand for our models, ProTek Models expanded to a 3,000 square foot building and acquired more machinery and equipment.

In 2021, Mr. Smith and his wife Melanie, moved their company here to Oak Ridge North, Texas to continue their dream of expanding the company and becoming the premier supplier of

the world's finest quality models. Mr. Smith stated, "he wanted to move to a more business friendly state and city. My type of business needed to be close to a major city and Oak Ridge North was a prime location." They are now located on Todd Dr. in a 9,000 square foot facility with some of the highest-end machinery and equipment. He would like to see the 3D printing side of the business grow, and he estimates to grow his full time staff by the end of this year.

ProTek covers many different services including automotive 3D printing, custom scale models, FDM 3D printing, Nexa3D printers, SLA 3D printing, and urethane castings. They have worked with some of the most well-known companies to bring dreams into reality.

To learn more about ProTek and see their portfolio of work, visit <https://www.protekmodels.com/>.



## PROTEK MODELS

602 Todd Street, Bldg. A  
Conroe, TX 77385  
Phone: (832) 968-6636  
Fax: (909) 477-6867  
[info@protekmodels.com](mailto:info@protekmodels.com)

# Kathy Montes

REALTOR®  
CNE - SRES - ASP

# 713.828.0766

## Everything I Touch

## Turns into SOLD!

**SPRINGTIME IN TEXAS . . .**

**Best Time to Start the Real Estate Process!**

**So Call Me & We Can Create a Plan!**

**Find Your Sweet Spot in Location,  
School District & Local Amenities.**

**Find the Home of Your Dreams.**

**Let's Help Your Dreams of THE Home  
Become a Reality!**



Call Today for a  
**COMPLIMENTARY**  
Home Evaluation

Serving Oak Ridge North, Conroe  
The Woodlands, Magnolia, Cypress,  
Shenandoah & Spring



[KMontes4U@aol.com](mailto:KMontes4U@aol.com)

[www.KathyMontesRealEstate.com](http://www.KathyMontesRealEstate.com)

# For Your Information

## City Contact Information

Single-Family  
 Between 01/01/2023 and 02/01/2023  
 Property Type is 'Single-Family'  
 County is 'Montgomery'  
 Zip Code is '77385', '77386'

Days on Market	Units
0-30	33
31-60	18
61-90	1
91-120	9
121-180	1
181-365	3
366+	3



KEYSTONE SIGNATURE PROPERTIES

**Buy Sell Lease**  
**832-764-0156**  
**Property Management**  
**832-458-2686**  
 KeystoneSignature.com

## Real Estate Trend Indicator

Total Units	Sold Listings			
	<2 Beds	3 Beds	4+ Beds	Total
	1	21	46	68
Average Price	379,000	357,484	496,109	451,576



*How to adjust in our shifting real estate market*

### TEAM WORK

PARTNERING WITH REAL ESTATE PROFESSIONALS

*At KSP, we listen, share our expertise and we care about your needs. Call us!*

City of Oak Ridge North  
 Monthly Meeting Schedule

City Council  
 2nd & 4th Mondays 7:00 p.m.

Planning and Zoning  
 1st Monday 7:00 p.m.

Economic Development Corporation  
 3rd Monday 7:00 p.m.

Community Affairs Committee  
 4th Tuesday 6:30 p.m.

For complete schedules and agendas visit:  
[oakridgenorth.com](http://oakridgenorth.com)

The public is ALWAYS welcome!

Mayor: Paul Bond  
 Mayor Pro Tem: Alex Jones

#### Council Members:

Place 1: Rick Moffatt

Place 2: Clint McClaren

Place 4: Dawn Candy

Place 5: Frances Planchard

Heather Neeley, City Manager

Elizabeth Harrell, City Secretary

Tom Libby, Chief of Police

Jordan Buras, Director of Economic  
 Development

Eva McCoin, Director of Finance

John Beisert, Director of Community  
 Development

James Corn, Director of Public Works





PRESORTED STD  
U.S. POSTAGE  
PAID  
SPRING, TX  
PERMIT NO. 215

27424 Robinson Road  
Oak Ridge North, Texas 77385  
Phone: 281-292-4648  
After Hours: 281-292-4642  
Fax: 281-367-7729  
oakridgenorth.com

# HULA SIGNWORKS

*Custom Sign Shop*

**BANNERS • YARD SIGNS • VEHICLE GRAPHICS • MAGNETS  
CUSTOM PARKING SIGNS • FEATHER FLAGS • STICKERS & DECALS  
EXTERIOR BUSINESS SIGNAGE • RETRACTABLE BANNERS  
REAL ESTATE SIGNS • WINDOW GRAPHICS • CUSTOM TENTS  
TABLE CLOTHS • BUSINESS CARDS, FLYERS AND SO MUCH MORE!**

**346.351.1800**

27351 BLUEBERRY HILL DR. STE.35  
OAK RIDGE NORTH, TX 77385 f @