

**Town of Seven Devils**  
**Wednesday, May 24, 2023**  
**Public Hearing – 10:00am**  
**FY24 Budget Workshop – Following Public Hearing**

The Seven Devils Town Council met for a public hearing for UDO Edits on Wednesday, May 24, 2023, and followed by a FY24 Budget Workshop.

Attendance included: Mayor Larry Fontaine, Mayor Pro Tem Brad Lambert, Council Members Wayne Bonomo, Leigh Sasse and Jeffrey Williams.

Staff in attendance: Town Manager Johnathan Harris, Zoning Administrator Eddie Barnes; the minutes were recorded by Town Clerk Hillary Gropp.

**INVOCATION**

Mayor Fontaine gave the Invocation for the Public Hearing and FY24 Budget Workshop.

**PLEDGE OF ALLEGIANCE**

Council members and citizens recited the Pledge of Allegiance.

**CALL TO ORDER**

Mayor Fontaine called the meeting to order at 10:00am.

**ADOPT AGENDA**

Member Williams made a motion to approve the agenda; Member Bonomo seconded the motion. All members agreed.

**OPEN PUBLIC HEARING**

Mayor Fontaine stated the purpose of the Public Hearing is to receive public comments for Planning Board recommendations to the UDO & Alternate Energy Ordinance.

Citizens who want to speak need to sign up at the podium and will be allowed 3 minutes. The Town Clerk controls the timer.

Member Sasse made a motion to open the Public Hearing; Member Bonomo seconded the motion. All members agreed.

**Presentation – Eddie Barnes, Zoning Administrator**

Zoning Administrator Barnes reported that Town staff and the Planning Board have identified text amendments to several of the town's ordinances. These text amendments will clarify ordinance language, eliminate contradictions, streamline some permitting requirements, follow requirements of the NC GS 160D for land use planning and remove actual dollar costs on applications/penalties and instead reference the Town's current annual operating budget.

The public hearing notice was published in the Watauga Democrat on May 10<sup>th</sup> and May 17<sup>th</sup> and posted to the Town's website.

**Public Comments - None**

At the conclusion of the presentation, discussion occurred about the difference between "condo" and "townhouse" as a permitted use in the UDO. Zoning Administrator Barnes explained "condo" is not permitted, however "townhouse" is permitted.

Member Williams made a motion to approve and adopt the Planning Board recommendations for UDO edits & the Alternate Energy Ordinance; Member Bonomo seconded the motion. All members agreed.

**~CLOSED~**

**CLOSE PUBLIC HEARING**

Member Sasse made a motion to close the Public Hearing; Member Williams seconded the motion. All members agreed.

**RECESS**

Member Bonomo made a motion to recess; Member Williams seconded the motion. All members agreed. The Town Council recessed at 10:20am.

**CALL TO ORDER**

Member Williams made a motion to call the FY24 Budget Workshop to order from recess; Member Sasse seconded the motion. All members agreed. The meeting resumed at 10:30am.

**BUSINESS ITEMS**

Town Manager Harris discussed FY24 Budget Ordinance Fees with Town Council.

Proposed Ordinance Fee Adjustments:

- Increase minimum water billing from \$40 to \$42 per month.
- Adjust water rate tiers to the following:  
Minimum bill – 3,000 gallons      \$42.00  
Additional gallons  
3,001 to 4,500 gallons      \$.02/gal  
4,501 to unlimited      \$.05/gal  
Water Bill for Well users      \$15.00 (Unchanged)
- Increase the Rezoning fee from \$500 to \$1,500.
- Increase Zoning Text Amendment from \$500 to \$1,000.
- Increase Fire Inspection fee from \$40.00 to \$50.00.
- Increase Notary Fee from \$5.00 to \$10.00 per document.

Discussion occurred about editing the language in the Nuisance Ordinance for fees. Zoning Administrator Barnes will have the Planning Board review with recommendations, specifically for trash violations, fire pits, as well as possible regulations for absentee owners/emergency contact info for violations. Zoning Administrator Barnes to follow up with Town Manager Harris.


Town Manager Harris gave an update on the FY24 Budget Ordinance with final changes as discussed at previous FY24 Budget Workshops. This final version of the FY24 Budget Ordinance will be presented and voted on at the Town Council meeting on June 13, 2023. A copy is available at the Town Clerk’s office.

The Town Council cancelled the FY24 Budget Workshop on June 7, 2023.

**COUNCIL COMMENTS - None**

**ADJOURN**

Mayor Pro Tem Lambert made a motion to adjourn; Member Bonomo seconded the motion. All members agreed. The FY24 Budget Workshop was adjourned at 12:20pm.

  
Larry Fontaine, Mayor

  
Hillary Gropp, Town Clerk

