



City of Nelson
Council Meeting Minutes
December 1, 2025 @ 7:00pm
Nelson City Hall

1. Call to Order

Mayor Sylvia Green called the meeting to order at 7:00 pm.

Attendance

The following persons were present: Mayor Sylvia Green, Councilman Nathan Hamby, Councilman William Taylor, Councilwoman Kristeen MacNeill, Councilwoman Elisa Marathas, City Finance Manager Miranda McDowell, City Clerk Kelsey Riehl and City Attorney Jeff Rusbridge.

2. Invocation

Mayor Green led the invocation.

3. Pledge of Allegiance

Mr. Nathan Hamby led the Pledge of Allegiance.

4. Agenda Approval

Mayor Green asked to amend the agenda to remove item 6 – Public Hearing since the requirement for the Public Hearing was met during the Nov. 10th Council Meeting.

Mr. Nathan Hamby made a motion to remove item 6- Public Hearing, Seconded by Mr. William Taylor, All in favor, Vote unanimous...

Mr. Nathan Hamby made a motion to approve the amended agenda, seconded by Mrs. Elisa Marathas, All in favor, Vote unanimous...

5. Public Appearance

The Bennett's (350 Bethesda) stated they have a meeting scheduled for Dec 8th to meet with the quarry but had a couple of questions regarding the annexation. Mr. Thomas Benton stood and answered their questions.

Mrs. Densmore (1300 Reavis Mtn Rd) asked about the dirt piles, blasting and how long the quarry plans to mine at that site. Mr. Benton answered her questions.

6. Approval of Minutes

a. November 10, 2025 – Mr. Nathan Hamby made a motion to approve the 11/10/25 minutes, Seconded by Mrs. Kristeen MacNeill, All in favor, Vote unanimous...

7. Department Reports

a. Police Report – Cherokee Co Sheriffs Dept., Lt. Anderson stated there was nothing to report but asked residents to lock their doors, keep valuables inside and to be aware of their surroundings. Mayor Green stated this would be the Lt. Anderson's last meeting with the City of Nelson. Lt. Anderson thanked her and stated the incoming Lt. would take great care of the city.

b. Mayor's Report – Mayor Green stated this would be the last meeting for Council Member William Taylor. She thanked him for his service to the city and his invaluable knowledge that has helped move projects along.
She stated the Christmas Event will be held on December 6th from 1 – 4 pm.

c. Finance Report – Mrs. Miranda McDowell went over the current bank balances and where the city is with the FY26 budget.

8. Unfinished Business

a. Annexation / Rezoning – Martin Marietta Quarry

Attorney Jeff Rusbridge went over the conditions requested by Cherokee Co.

Zoning - Mr. William Taylor made a motion to approve the HI Zoning of the MM Quarry parcels, Seconded by Mrs. Elisa Marathas, All in Favor, Vote Unanimous...

Parcels included in the rezoning:

04N03 041A

04N03 035

04N03 055

04N03 057

04N03 056

04N03 056A

04N03 034

04N03 028W (already within city limits)

04N03 029 (already within city limits)

Annexation – Mr. William Taylor made a motion to approve the annexation of the MM Quarry parcels, Seconded by Mrs. Kristeen MacNeill, All in Favor, Vote Unanimous...

Parcels included in the annexation:

04N03 041A

04N03 035

04N03 055

04N03 057

04N03 056

04N03 056A

04N03 034

b. Animal Control MSA – Mrs. Kelsey Riehl stated the MSA was updated in Nov. 2024 due to a change with the Judge that presides over the cases but there was a line stating it only covered the Municipal boundaries of Cherokee Co. This line was originally removed for the City of Nelson so that the Marshall's Office could cover the entire city. County Manager, Mr. Geoff Morton, stated this was an oversight and he sent a revised version of the MSA that would include the entire city once approved by the Nelson City Council and Cherokee County Board of Commissioners.

Mrs. Elisa Marathas made a motion to approve the revised MSA for Animal Control, Seconded by Mrs. Kristeen MacNeill, All in Favor, Vote Unanimous...

c. Infrastructure Project – Change Order #2 – Mayor Green stated the pipe that runs under Cherokee Ave. was thought to be 37" but is actually 32". The pipe is half full of mud and very large chunks of marble or concrete. The anticipated cost to have the pipe cleaned is upwards of \$9,000. She stated the City Engineer, Mr. Barry Holbert, recommends replacing the pipe since it isn't in great condition and will need to be replaced in the future if it isn't replaced during this project. The cost to replace the pipe now is \$40,673.77.

Mr. Nathan Hamby made a motion to approve change order # 2, Seconded by Mr. William Taylor, All in Favor, Vote Unanimous...

9. New Business-

a. New Employee Waiting Period for Paid Time Off & Stipend (in lieu of health insurance) – Mayor Green stated the current policy requires a 6-month waiting period for paid time off / stipend. She asked the Council to amend this from 6 months to 60 days. Mr. Nathan Hamby made a motion to amend the policy from 6 months to 60 days, Seconded by Mrs. Elisa Marathas, in favor: Mr. Nathan Hamby, Mrs. Elisa Marathas and Mrs. Kristeen MacNeill.

Opposed: Mr. William Taylor

Motion Passed – Three to One

b. Employee Bonuses (discussed in E.S.) – Mr. Nathan Hamby made a motion to approve bonuses for all city employees in the amount of \$500, Seconded by Mrs. Elisa Marathas, All in Favor, Vote Unanimous...

c. City Christmas Meal / Cards – Mr. Nathan Hamby made a motion to approve the purchase of Gift Cards for the City Christmas Meal in lieu of scheduling a meal with all employees, elected officials, volunteers, etc., Seconded by Mrs. Elisa Marathas, All in Favor, Vote Unanimous...

d. Xerox Printer – Mrs. Kelsey Riehl stated the scanner is no longer working. A company came out to diagnose / fix the problem but it wasn't resolved and we do not have the part numbers for the broken parts in order to find the needed items. She stated the machine is considered end of life and Xerox is no longer making parts for the machine. The Council approve looking for options for a new machine including a new lease or purchasing an off-lease machine. The information will be added to the Jan agenda in order for the Council to make a decision.

10. Executive Session – Employee

Mr. Nathan Hamby made a motion to adjourn to Executive Session, Seconded by Mrs. Kristeen MacNeill, All in Favor, Vote Unanimous...

Mr. Nathan Hamby made a motion to end Executive Session, Seconded by Mr. William Taylor, All in Favor, Vote Unanimous...

11. Adjourn

Mr. Nathan Hamby made a motion to adjourn the meeting, Seconded by Mrs. Elisa Marathas, All in favor, Vote unanimous...

Mayor Sylvia Green adjourned the meeting.

Minutes submitted by Kelsey Riehl

Minutes approved by _____