

MAYOR
Karl A. Riles

CITY MANAGER
Ryan J. Arnold

CITY CLERK
Estella L. Roberson

CITY ATTORNEY
Linnie Darden III



MAYOR PRO TEM
Diana F. Reid

COUNCIL MEMBERS
Jason R. Floyd
Vicky C. Nelson
Dexter L. Newby
José A. Ortiz, Jr.

**MAYOR AND COUNCIL
REGULAR MEETING**

AGENDA

3:00 PM

September 3, 2026

Council Chamber

(Amended on September 2, 2026, at 4:15 p.m.)

1. INVOCATION

Richard Hayes, Chaplain of the Hinesville Fire Department and Pastor of New Day Community Church.
INSPIRATIONAL WORDS - Master Josiah Weston, A Youth Member of Full Gospel Tabernacle Church of God In Christ.

2. MINUTES

Approval of the August 20, 2026, Council Meeting minutes.

3. UNFINISHED BUSINESS

4. PRESENTATIONS

4.1. ENGINEERING UPDATE

Engineering Update

Informational Item

5. PLANNING AND ZONING

6. PUBLIC HEARING

6.1. VARIANCE REQUEST 2026-29-H

To Present to the Mayor and City Council for Consideration, a request by Lamar Coby on behalf of Osee Relaford Jr. for a 6-foot-high fence in the front yard. (District #3)

Action Item

6.2. COMPACT SINGLE-FAMILY DWELLING UNIFIED DEVELOPMENT ORDINANCE (UDO) AMENDMENT ORDINANCE #2026-04

To Present to the Mayor and City Council for Consideration, an ordinance to amend the Liberty County Unified Development Ordinance (UDO) to include provisions for Compact single-family dwellings.

Action Item

7. NEW BUSINESS

7.1. 2026 PARTNERS IN SAFETY GRANT APPLICATION

"Home for a Day or a Lifetime"

To Present to the Mayor and City Council for Consideration, Authorization to Submit a Grant Application to the Georgia Municipal Association (GMA).

Action Item

7.2. PROPOSED WATER METER ORDINANCE 2026-05

To Present to the Mayor and City Council for Consideration, a proposal to amend the Code of the City Of Hinesville, Georgia, Chapter 19.

Informational Item

7.3. PURCHASE OF A NEW VEHICLE FOR THE INSPECTIONS DEPARTMENT

To Present to the Mayor and City Council for Consideration, to Purchase a New Vehicle for the Inspections Department from J. C. Lewis Ford - Hinesville.

Action Item

7.4. BID OPENING OF RFQ/P 2026-02

To Present to the Mayor and Council for Consideration, the Bid Opening of RFQ/P 2026-02 for the City of Hinesville Public Works/Transit Operations and Maintenance Contract.

Action Item

7.5. BID OPENING FOR RYON AVENUE ROUNDABOUT LANDSCAPING

Bid Opening for Ryon Avenue Roundabout Landscaping

Action Item

8. BUSINESS LICENSE

9. PUBLIC COMMENT

9.1. PUBLIC COMMENT

10. MAYOR KARL A. RILES

10.1. MAYOR RILES' REPORT

11. MAYOR PRO TEM REID - DISTRICT 1

11.1. MAYOR PRO TEM REID'S REPORT

12. COUNCILMEMBER FLOYD - DISTRICT 2

12.1. COUNCILMEMBER FLOYD'S REPORT

13. COUNCILMEMBER NELSON - DISTRICT 3

13.1. COUNCILMEMBER NELSON'S REPORT

14. COUNCILMEMBER NEWBY - DISTRICT 4

14.1. COUNCILMEMBER NEWBY'S REPORT

15. COUNCILMEMBER ORTIZ, JR. - DISTRICT 5

15.1. COUNCILMEMBER ORTIZ, JR'S REPORT

16. CITY MANAGER RYAN ARNOLD

16.1. CITY MANAGER ARNOLD'S REPORT

"Home for a Day or a Lifetime"

16.2. OBSERVANCE OF LABOR DAY

17. EXECUTIVE SESSION

17.1. TO HOLD AN EXECUTIVE SESSION TO DISCUSS PERSONNEL MATTERS

18. ADJOURN

"Home for a Day or a Lifetime"



City of Hinesville, Georgia, Council Meeting

Date: September 3, 2026
Agenda Item: Engineering Update
Prepared by: Paul Simonton
Presented by: Paul Simonton

PURPOSE: Present for Mayor and Council Information, Engineering Project Update

BACKGROUND: Provide Mayor and Council a report on status and schedule of current projects

FUNDING: N/A

RECOMMENDATION: N/A

ATTACHMENTS:

1. Project Update

PREVIOUS COUNCIL DISCUSSION:

Engineering Projects Update



The City of Hinesville
September 3, 2026



SIMONTON
ENGINEERING

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2025 LMIG Projects

- Complete:
- Courtland Drive, Honey Lane, Black Willow (some issues) Walburg Repair, Becky Street, Christopher Dr., Chestnut Dr, Caines Rd, Norman St, Richmond Lane, Mandarin Dr, Coates Rd, Windrow Dr., Cherokee Cir., S. Main, Barry McCaffery Blvd., Forest St., Cherokee Cir. (C&G)
- PERMANENT STRIPING OF SOME ROADS BEING DONE UNDER SEPARATE CONTRACT.
- GETTING READY TO BID 2026, 2026SUP, 2027 LMIG, LIST SENT OUT, BID FALL

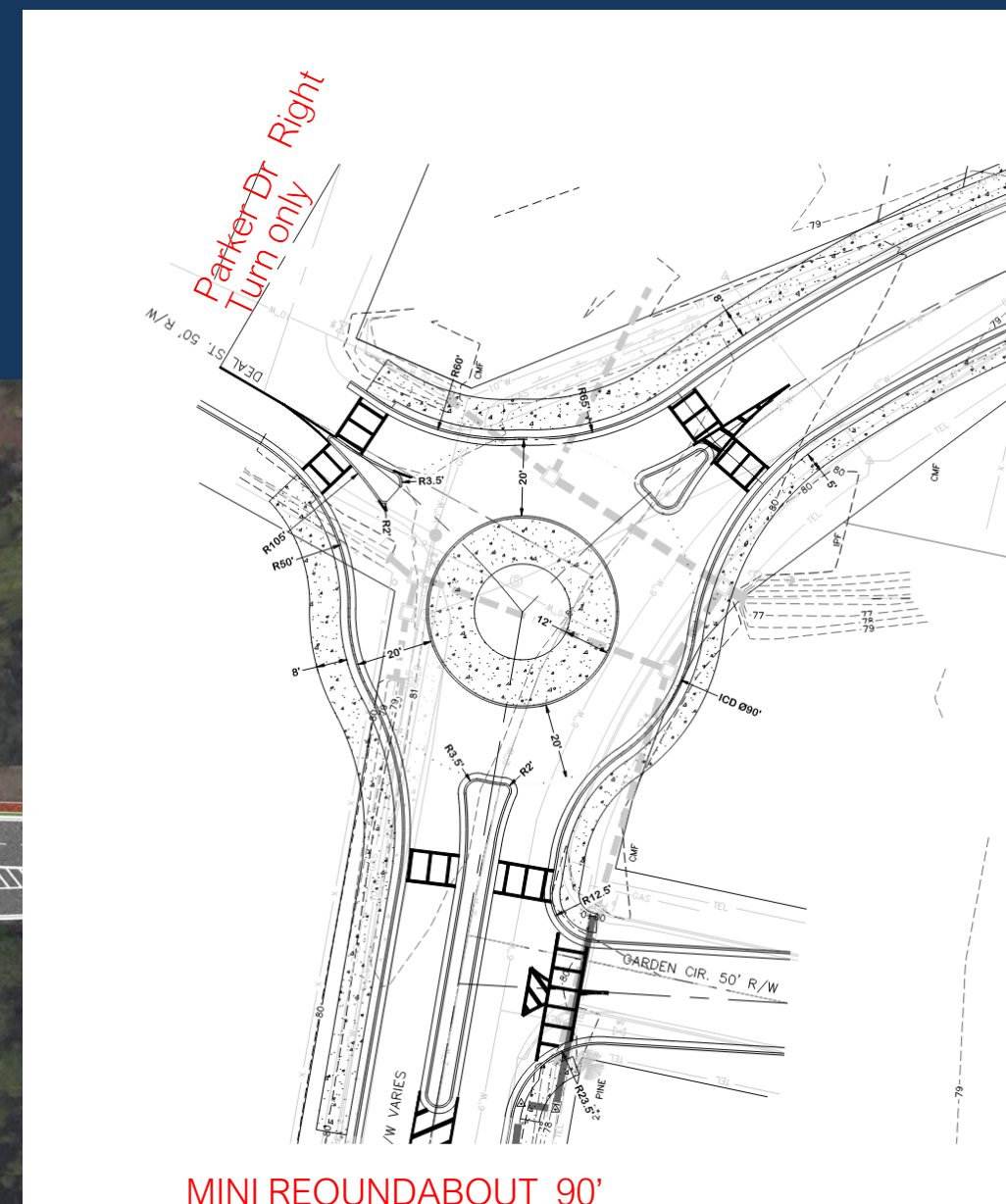
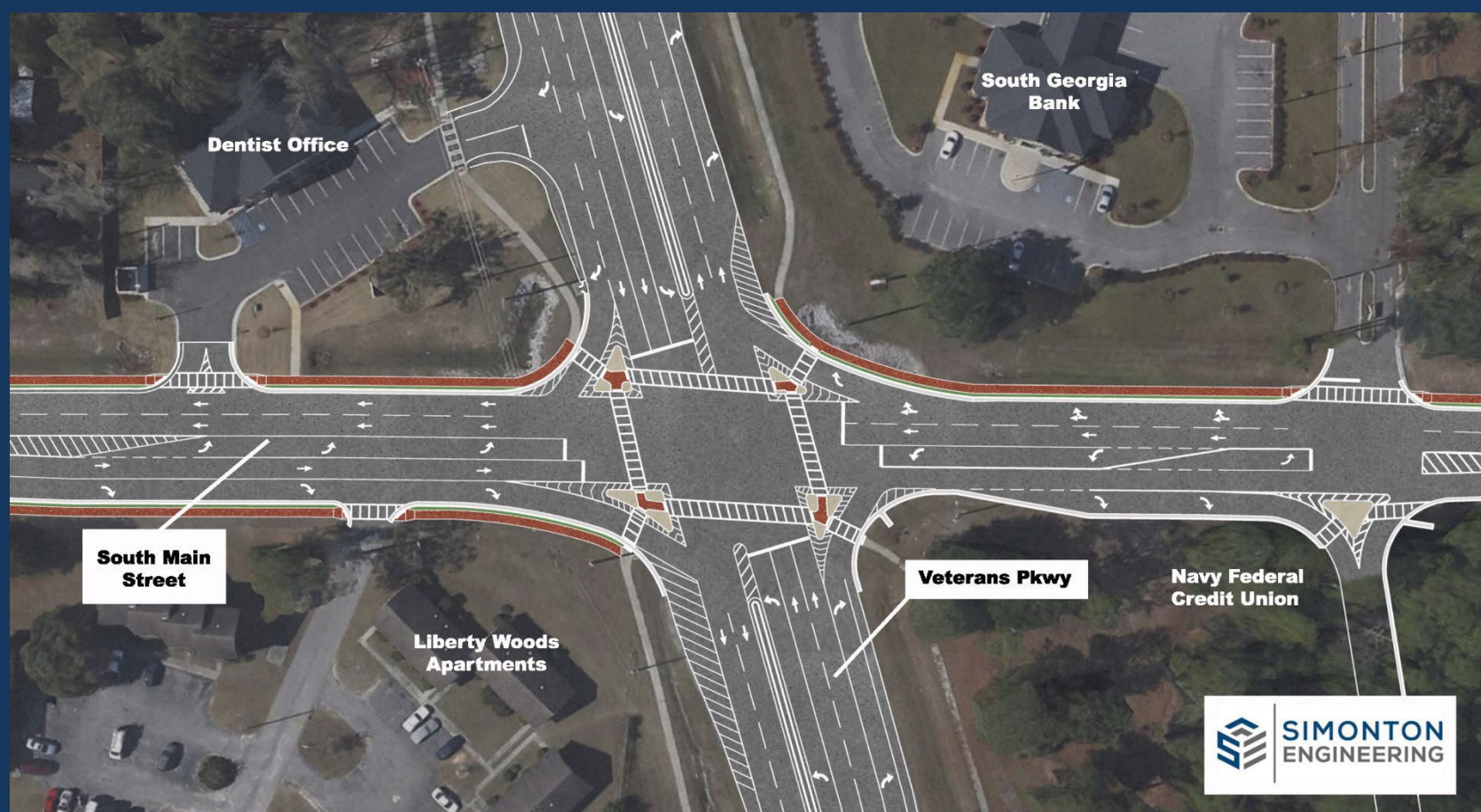
Barry McCaffery Blvd



S. Main St/ Charles Frasier Blvd Widening + MacArthur Drive

Utility Relocation and Drainage Underway on MacArthur Drive, S. Main and Charles Frasier Blvd, Completion February, 2027. Cost = \$11,342,788.00

- Added 8' Wide Sidewalk for Bike access
- Added Roundabout at Deal Street
- MacArthur 90% Complete



Green Zone Well

Well Complete and Operational

City Shop Tank Raising Precon end of August

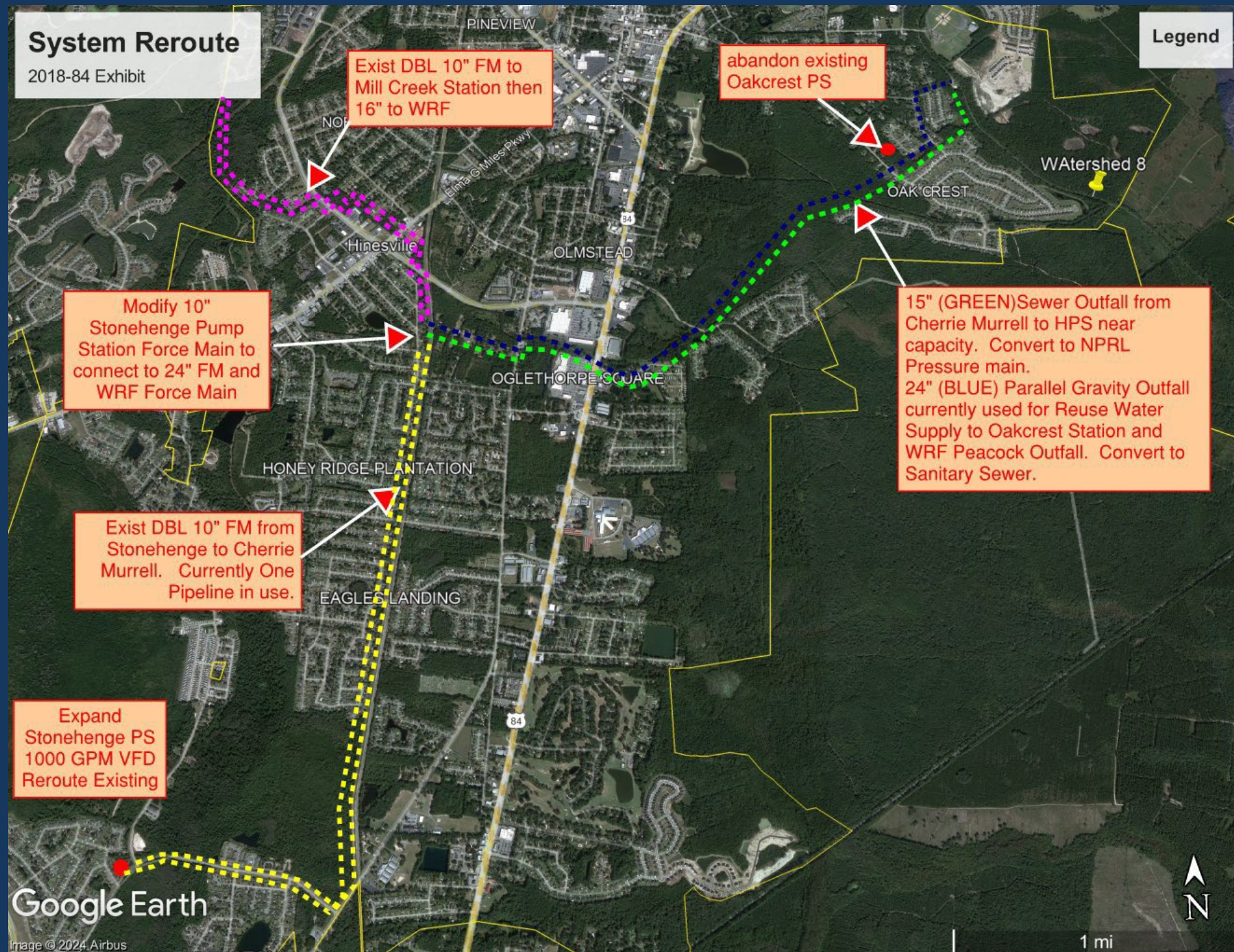


Preparing DDR for Green Zone Well Expansion to
2040

Stonehenge PS and System Modifications

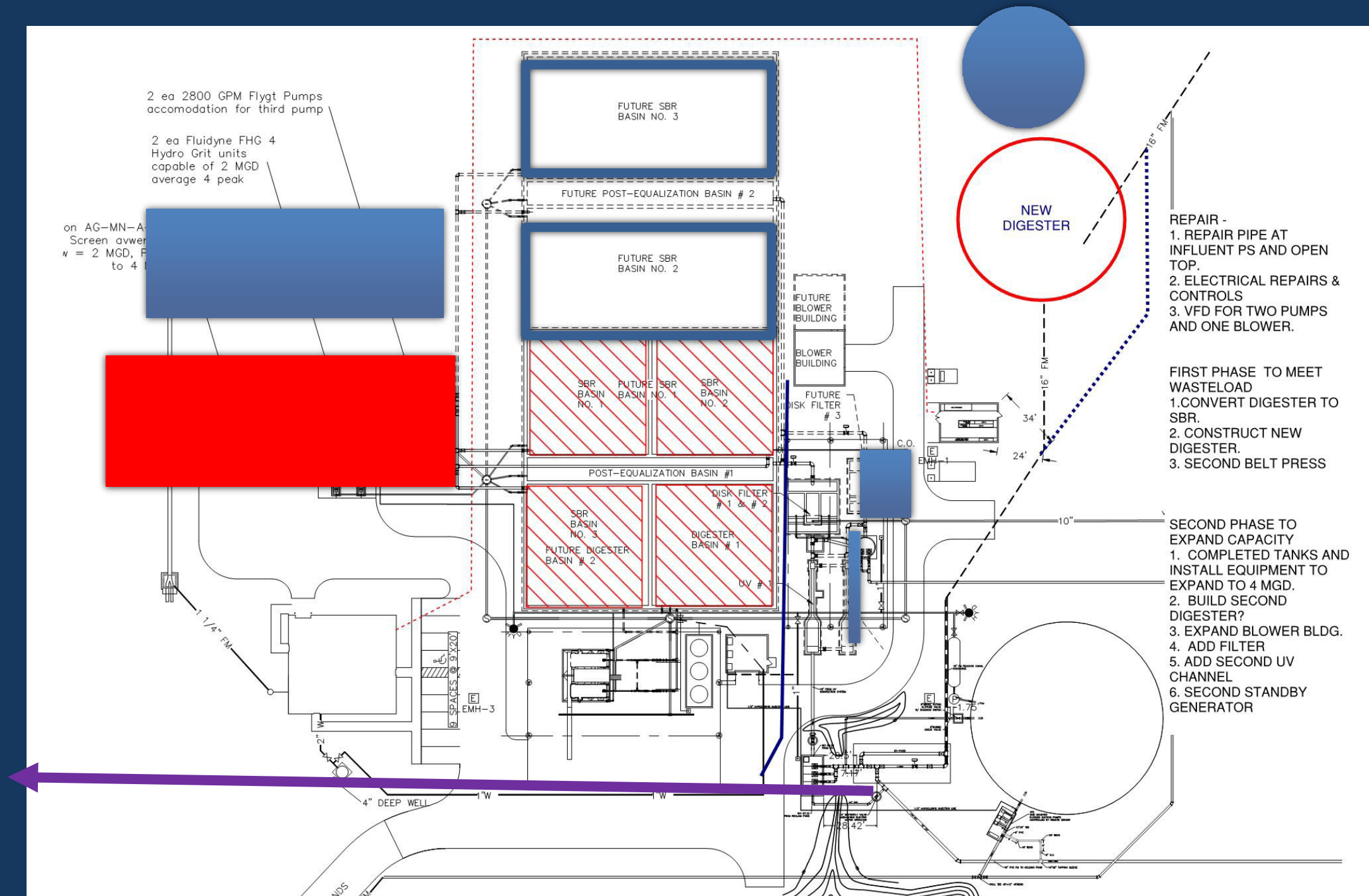
Stonehenge Pump Station Upgrade Operational

All Done & Operational



Water Reclamation Facility Capacity

- CMAR GMP AWARDED AND EQUIPMENT ORDERS BEGINNING COMPLETION IS MARCH 2028



Ft Stewart WWTP Modification



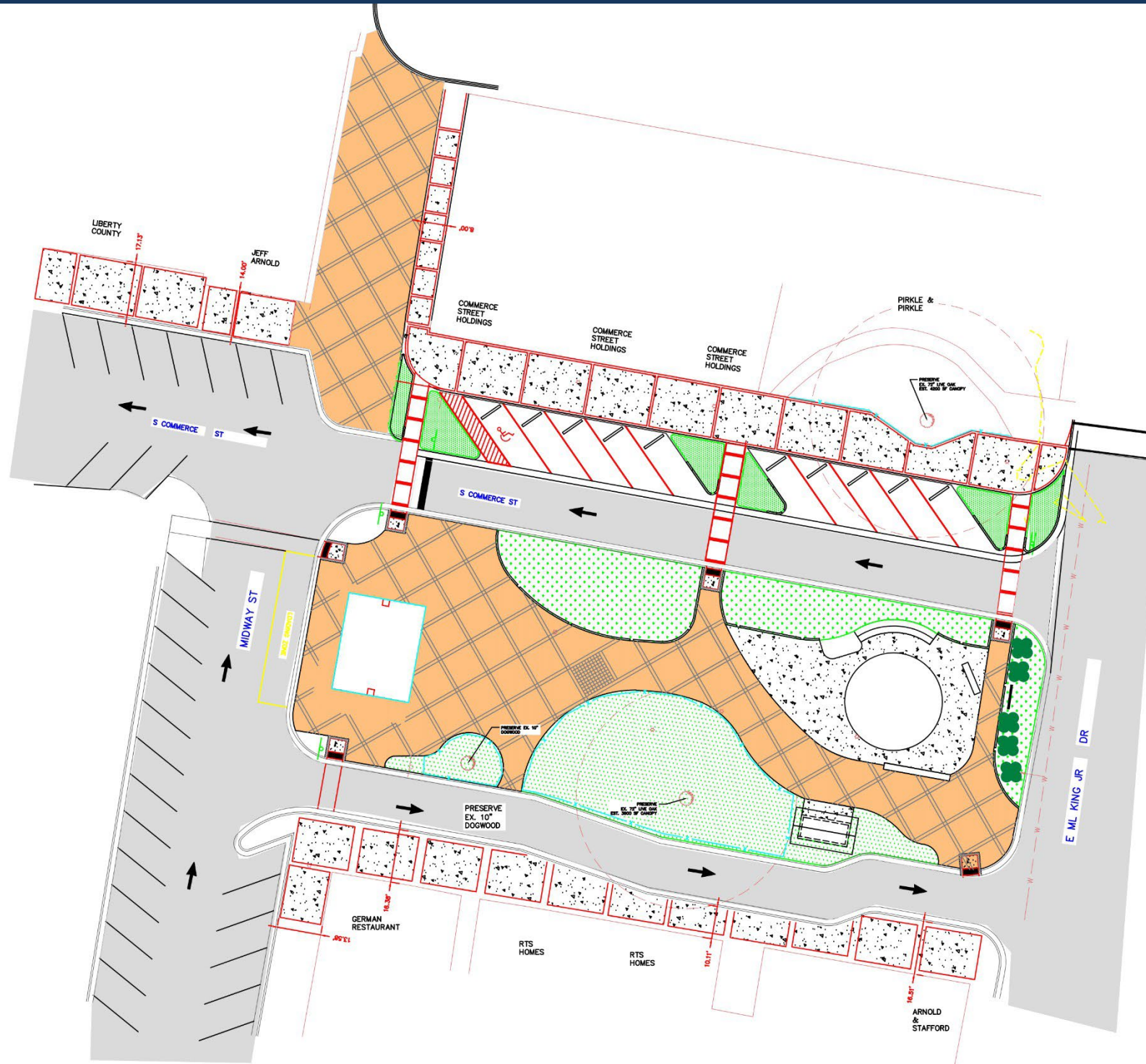
- JET PUMPS ORDERED – DELIVERY JANUARY 2027
- 6 MONTH TO INSTALL – OPERATIONAL JUNE, 2027

Krebs Park

EXPANSION - Obtaining Survey for transfer
60- 90 Days



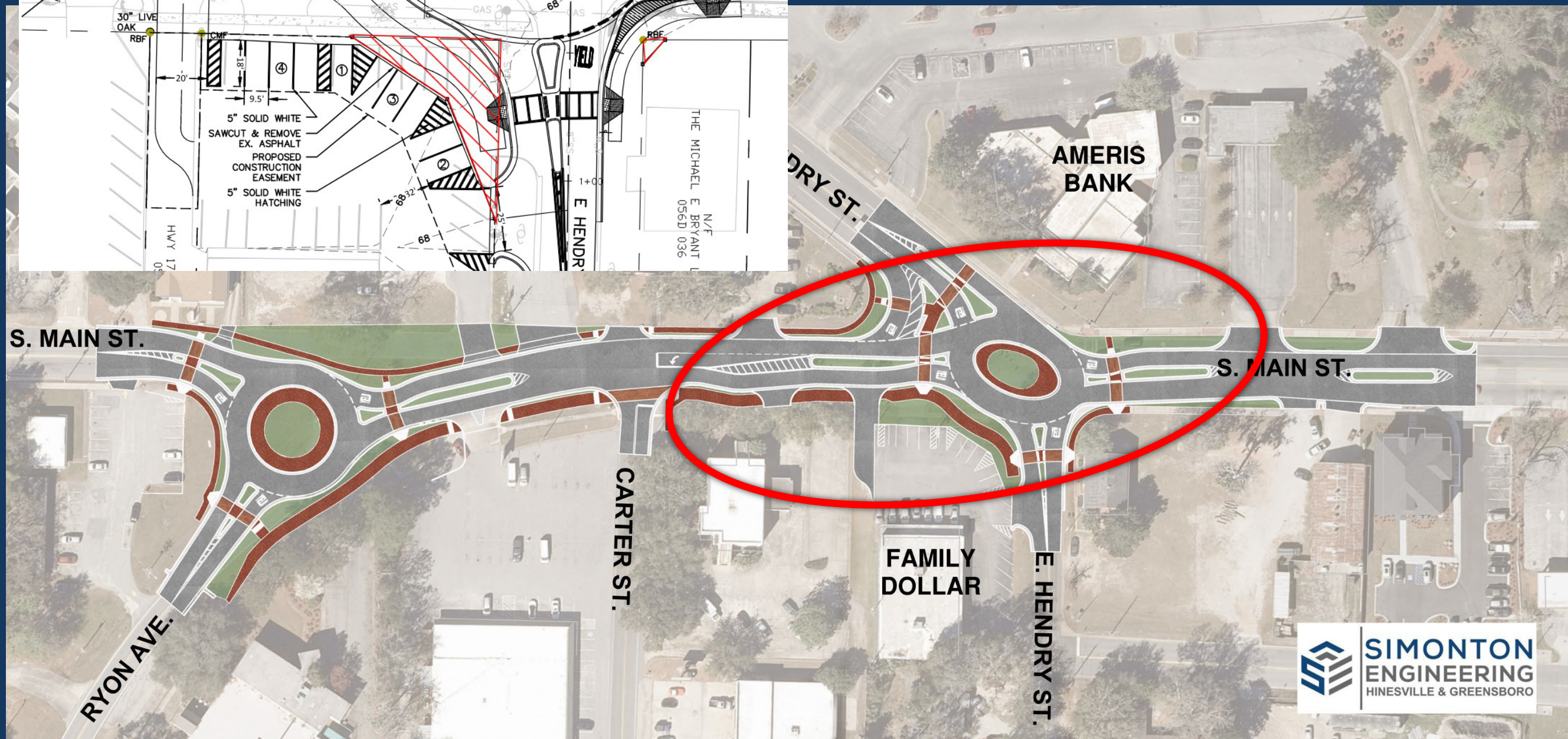
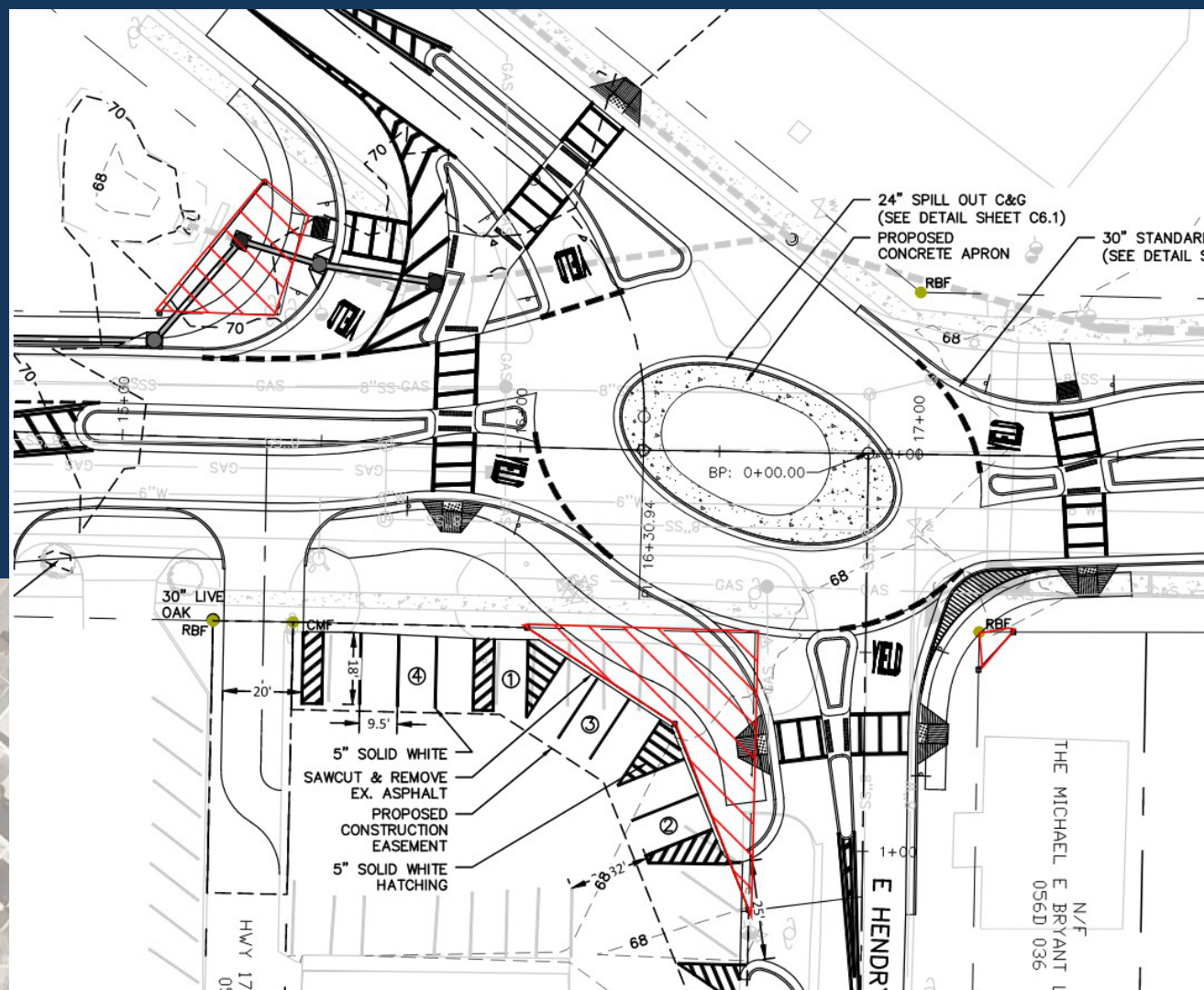
Repairs and Future Vision



1. Repair damaged handicap ramp
2. Correct drainage at northwest crosswalk
3. Reinstall brick pavers in Crosswalks
4. Remove bollards & patch pavement.
5. Repaint traffic arrows
6. Future additions

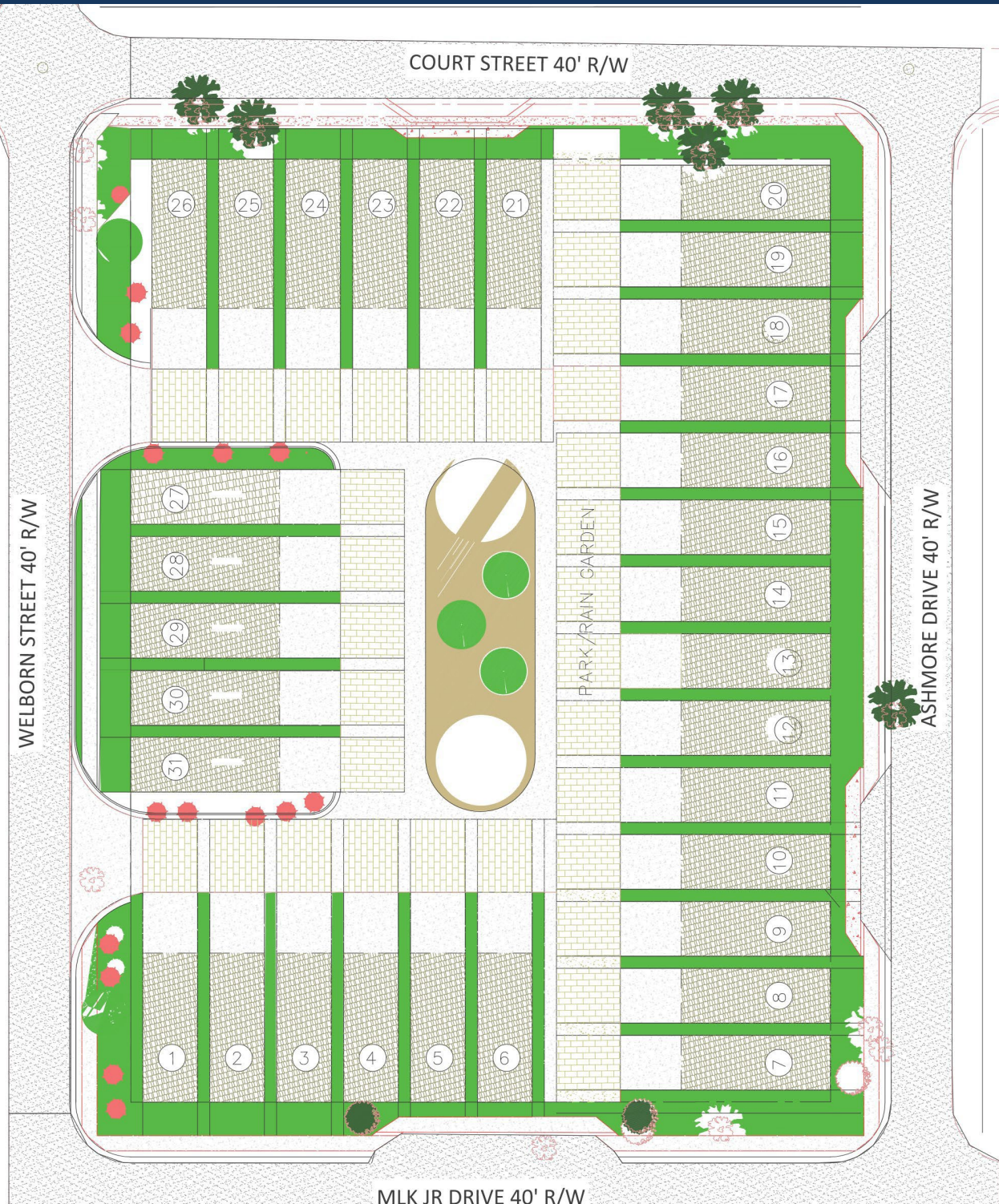
Ryon Ave Roundabout

RIGHT OF WAY ACQUISITION



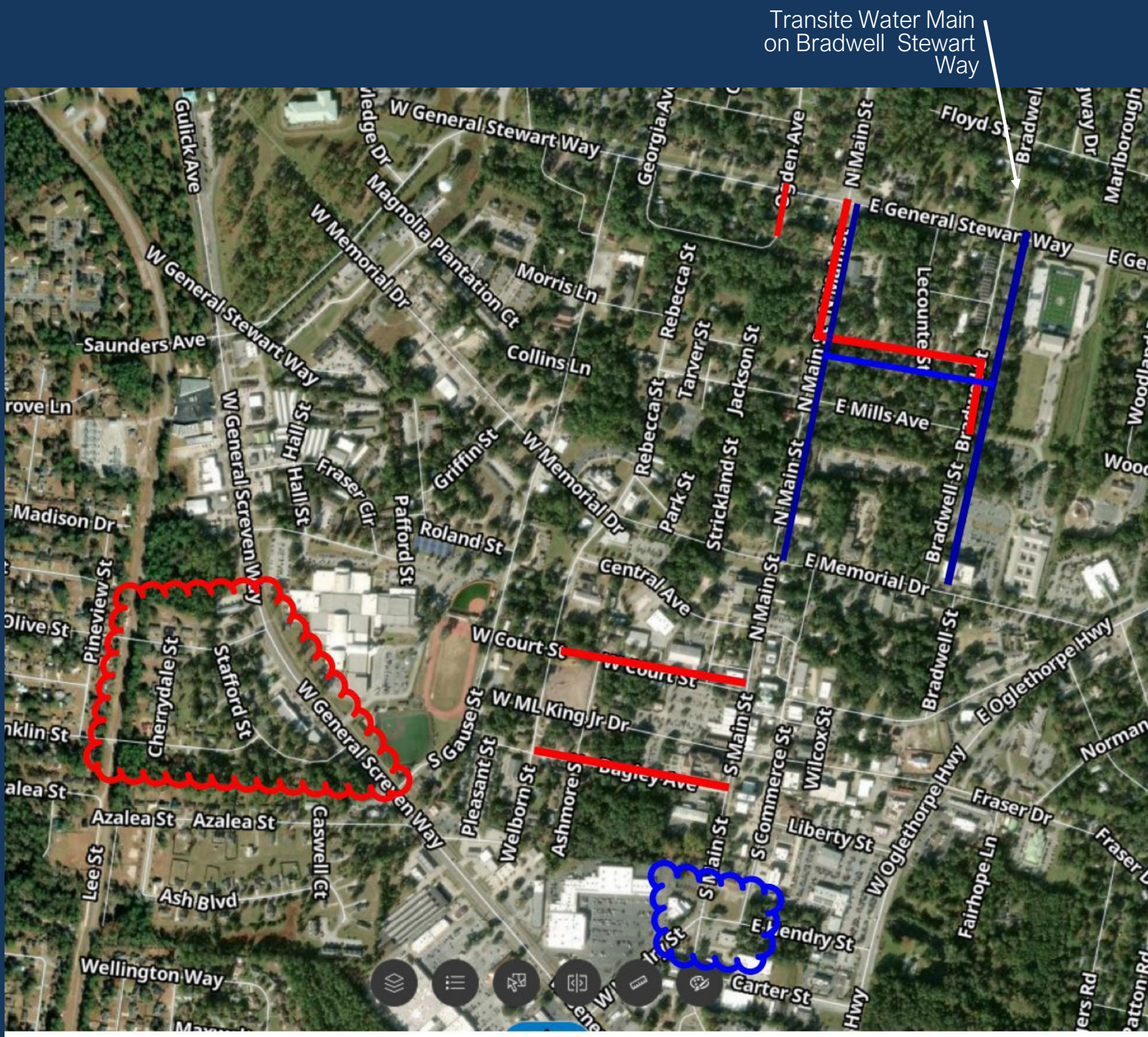
Downtown Terrace

COMPLETE SITE WORK in 4 to 6 WEEKS
WAITING ON FINAL PLAT SIGNATURE
FOR RECORDING



FAILING INFRASTRUCTURE

Water & Sewer Replacement



1. Bagley & Court Complete. Striping coming
2. Bradwell sewer installed
Sewer replacement will continue along Wilson and Main Street.
3. Lead joints and lead conn. along same route so propose replacing water too.
4. Stafford Street and Cherrydale areas conc sewer so SOON!
5. Consider streetscape when replacing pavement on Main St between Wilson and Stewart Way.
6. Consider Replacement of transite line on Bradwell St.

Drainage Failed Infrastructure Pending Funding

1. Large (36" CMP) pipe failure under Wooddale Drive
2. Main St Sink Hole near Main St. Park.
3. 625 Varnedoe St
4. 422/426 Floyd Circle
5. Ashmore Street to Bagley
6. Black Willow at Highland

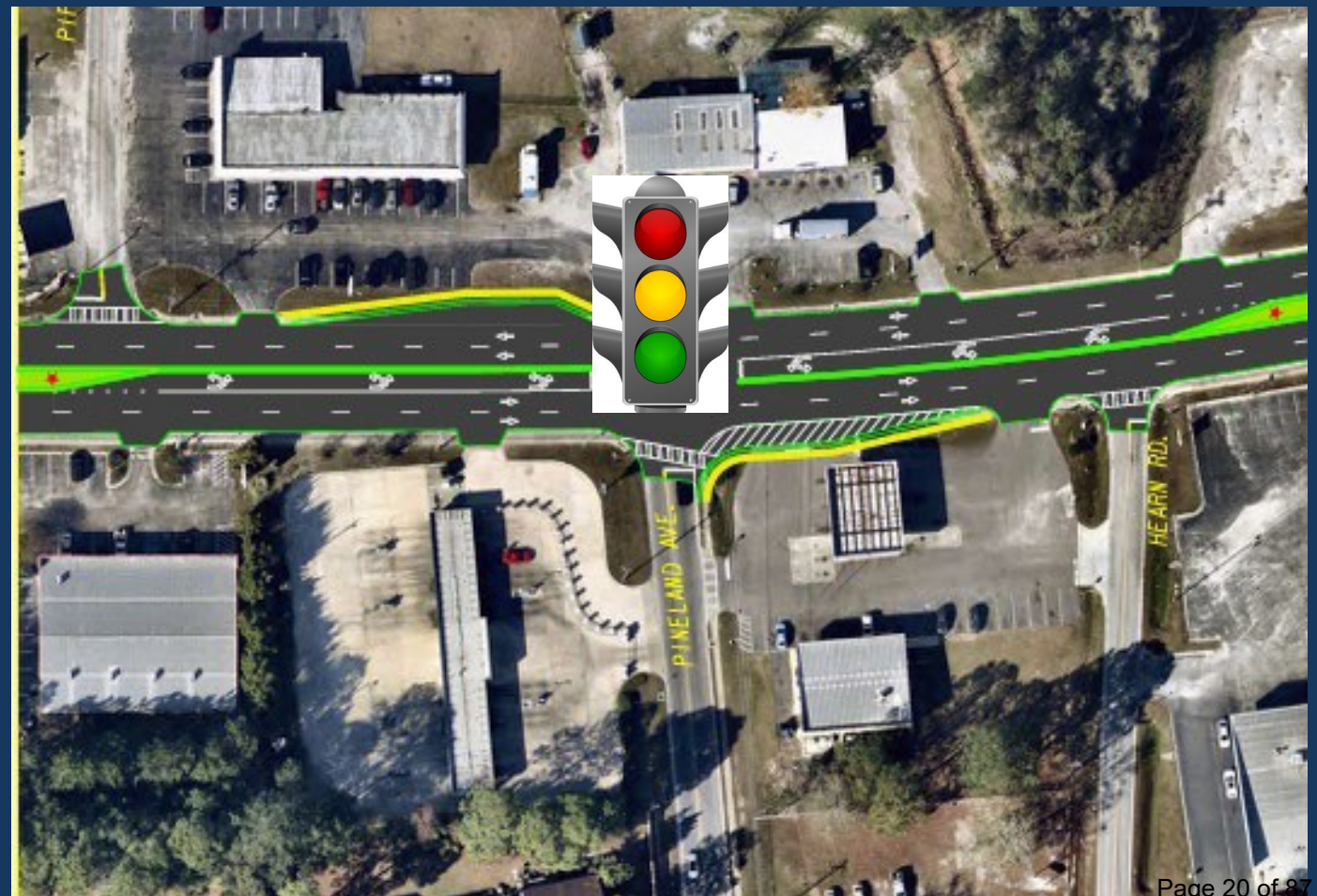
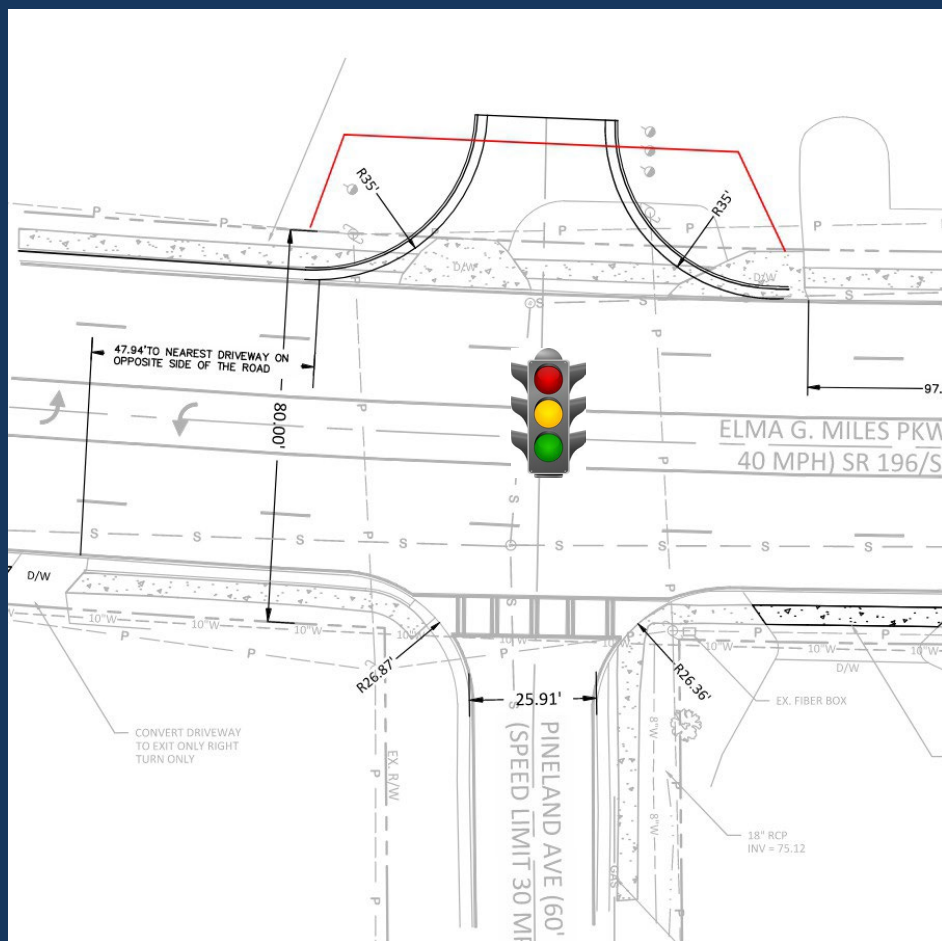
Deal Street Improvements – Event Center First Phase Construction Plans



1. Extend W& S to site .
Plans ready now
2. Median adjustment to
entry GDOT Permit req.
Noise Wall Study
3. Installing Roundabout
under S. Main Street
project.
4. Deal Street Widening in
TSPLOST
5. Hwy 196 Roundabout in
GDOT Funding.
Requires GDOT Prequal.

E.G. Miles Intersection Imp. Partnership with GDOT

- Pineland Ave and Miles Crossings
- Creating Left lane at Miles Crossing
- Creating Four-Way intersection at Pineland.
- Contacted land owners for additional R/W
- GDOT Controlling Schedule



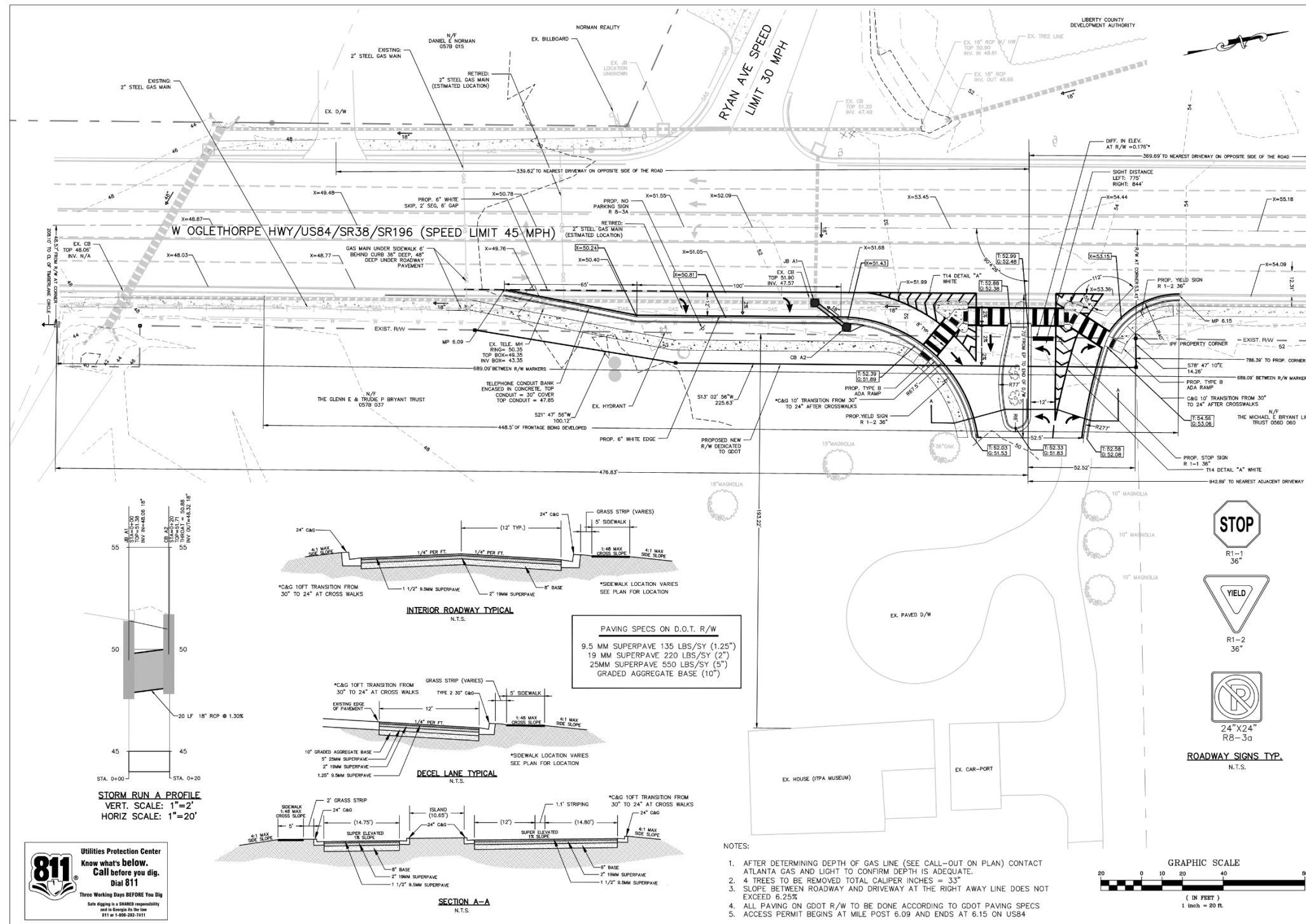
S. MAIN St./Charles Frasier Blvd Widening Phase 3
Ralph Quarterman Drive to Kasey Drive
SIMCO Developer Participating in Construction
Set to Bid in 6 months to coordinate with prior phases



Bryant Commons Entrance

Deceleration Lane Plus modified Entrance

GDOT permitting waiting on Brightspeed



1050 PARKSIDE COMMONS
SUITE 101
GREENSBORO, NC 27409
TEL: (703) 454-0870
www.simontoneengineering.com

SIMONTONE ENGINEERING

Bryant Commons Access & Decel Ln.
HWY 84 East, SR 38, SR 196
The City of Hinesville
Liberty County, Georgia

Site Plan
DATE: June 17, 2025
FILE NO: 2024-9139J
SHEET: C-2.0

Level II Certification No. 935
Expiration Date: 10-05-28

Other Projects

1. N. Maple Street C&G/Drainage In Progress.
2. Kings Rd Cul de Sac - Complete
3. Speed Humps – Scheduling
4. Slayton Circle Underway – Preparing Contract
5. Updating Water & Sewer Projections – As Projects are Presented/Approved. Looking Good for Now, But this is a Very Dynamic Process that is Constantly Changing.

		Exist Water Capacity = 484 MGD														Exist Water Capacity = 5.84 MGD			
		Exist Sewer Capacity = 5.37 MGD														Exist Sewer Capacity = 7.37 MGD			
2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040			
3.966	4.310	4.482	4.662	4.848	4.985	5.060	5.136	5.213	5.291	5.370	5.451	5.533	5.616	5.700	5.785	5.872			
5.040	4.597	4.781	4.972	5.171	5.378	5.593	5.817	6.049	6.201	6.356	6.514	6.677	6.844	6.947	7.051	7.157			
Taylors Crk dischrge 7-24																			
-0.20%	-8.79%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	2.50%	2.50%	2.50%	2.50%	2.50%						
6.79%	8.67%	4.00%	4.00%	4.00%	2.82%														

County Wide Water and Sewer Study

Water Council has initiated a study (County is the lead on Funding) to Develop a Strategy for County Wide water and sewer services. A Consultant has been selected by the Water Council. The County is preparing a funding application for a GEFA funded Planning Study. Grant does require a match which, based on our last meeting will be met by the County and LCDA (unconfirmed). This consultant is required to develop a STRATEGY that will meet the need of all public water and sewer providers in the County and must be agreed to by all parties.

QUESTIONS



City of Hinesville, Georgia, Council Meeting

Date: September 3, 2026
Agenda Item: Variance Request 2026-29-H
Prepared by: Sharon Cadiz
Presented by: Jeff Ricketson

PURPOSE: Variance Request by Lamar Coby on behalf of Osee Relaford Jr. for a 6-foot-high fence in the front yard on 679 Mahoney Rd. (District #3)

BACKGROUND: None

FUNDING: None

RECOMMENDATION: At the meeting on August 18, 2026, the Planning Commission recommended approval with standard conditions and the following special condition: A 6-foot-high fence shall be allowed along the entire front.

ATTACHMENTS:

1. 2026-29-H - HCC Presentation 9-3-2026

PREVIOUS COUNCIL DISCUSSION:

Variance 2026-29-H

A variance request was submitted by Lamar Coby on behalf of Osee Relaford Jr., to increase the maximum 4-foot height to 6 feet for a fence with gate in the front yard.

Property is located on 679 Mahoney Road in Hinesville and is further described as LCTM Parcel 045D030. (District # 3)

Public Notification

Rezoning Petition # 2026-28-LC

A rezoning request submitted by Goose Creek, LLC, on behalf of owner Charlie Frasier, to rezone $\pm$ 1.60 acres from MFR (Multi-family Residential) to AR-1 (Agricultural Residential) for two duplexes. The property is located on Highway 196 West in unincorporated Liberty County, LCTM Parcel 030090, and is bounded now or formerly as follows: NORTH by Highway 196 West and lands of Delores Frasier; SOUTH by lands of Stacy Frasier, The Waters Group, LLC and Astacia D. King Administrator of Estate of Stacy Frasier; EAST by lands of Alvin Frasier, Jr.; and WEST by lands of Alvin Frasier, Jr.

Variance # 2026-29-H

A variance request has been submitted by Lamar Coby, on behalf of owner Osee Relaford Jr., to increase the maximum 4-foot height limitation to 6 feet for a fence in the front yard. The property is located at 679 Mahoney Road in Hinesville, LCTM Parcel 045D030, and is bounded now or formerly as follows: NORTH by Mahoney Road and lands of Wawa Southeast, LLC, and Willene and Kenneth Sparks; SOUTH by lands of Peter Johnson, Sr., et al, and Peter P. Kong; EAST by lands of Wawa Southeast LLC; and WEST by lands of Hoon Lee Kwang and Linda G. Varney.

Rezoning Petition # 2026-30-R

A rezoning petition has been submitted by Elton E. Brown, Sr., to rezone $\pm$ 1.00 acres from R-8 (Single-family Residential-8) to ATR (Attached Residential) for four urban tiny homes. The property is located at 2045 Barrington Ferry Road in Riceboro, LCTM Parcel 166D007, and is bounded now or formerly as follows: NORTH by lands of Marvin Brown; SOUTH by lands of Elton Brown; EAST by lands of Louvenia Stewart; and WEST by the lands of Michael and Debra Frazier.

Conditional Use # 2026-31-LC

A conditional use request for a sawmill has been submitted by Samuel Brown. The property is

located on Screven Fork Road in unincorporated Liberty County, LCTM Parcel 124029, and is bounded now or formerly as follows: NORTH by lands of Rayonier Forest Resources, LP; SOUTH by Screven Fork Road and by lands of Rayonier Forest Resources, LP and Taurus Williams; EAST by lands of John Kane; WEST by lands of Rayonier Forest Resources, LP.

Public Hearing to be Held by the LCPC

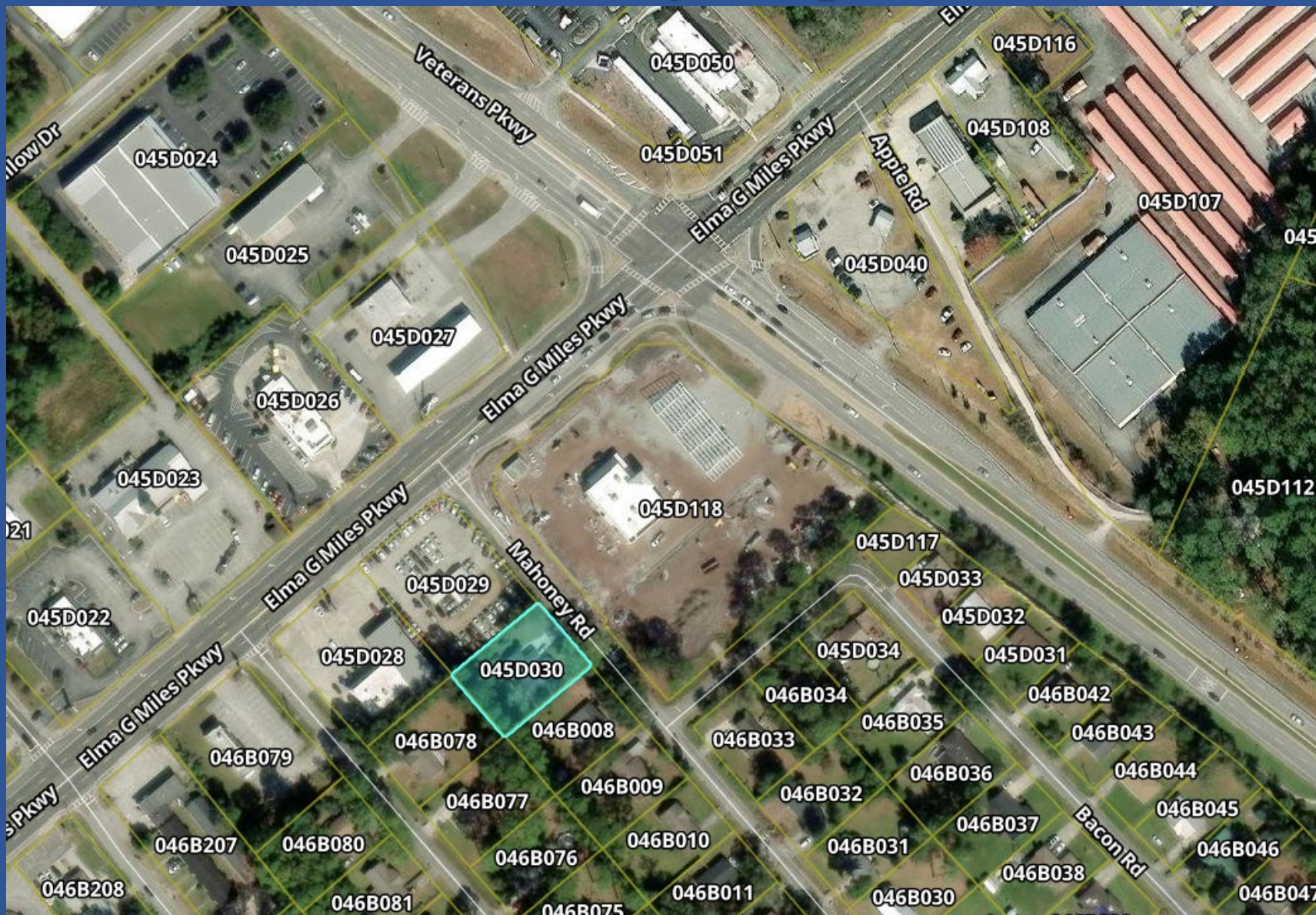
The Liberty Consolidated Planning Commission will hold a public hearing on August 18, 2026, at 4:30 p.m., at the Liberty County Courthouse Annex, 112 North Main Street, 2nd floor, in Hinesville.

Public Hearings to be Held by the Applicable Governing Authority:

The City of Riceboro will hold a public hearing on September 1, 2026, at 6:00 p.m., at the Riceboro City Hall, 4614 South Coastal Highway, in Riceboro. The Liberty County Board of Commissioners will hold a public hearing on September 1, 2026, at 6:00 p.m., at the Liberty County Courthouse Annex, 112 N. Main Street, in Hinesville. The City of Hinesville will hold a public hearing on September 3, 2026, at 3:00 p.m., at the Hinesville City Hall, 115 E. MLK Jr. Drive, in Hinesville. 54263 7.30.26 RL



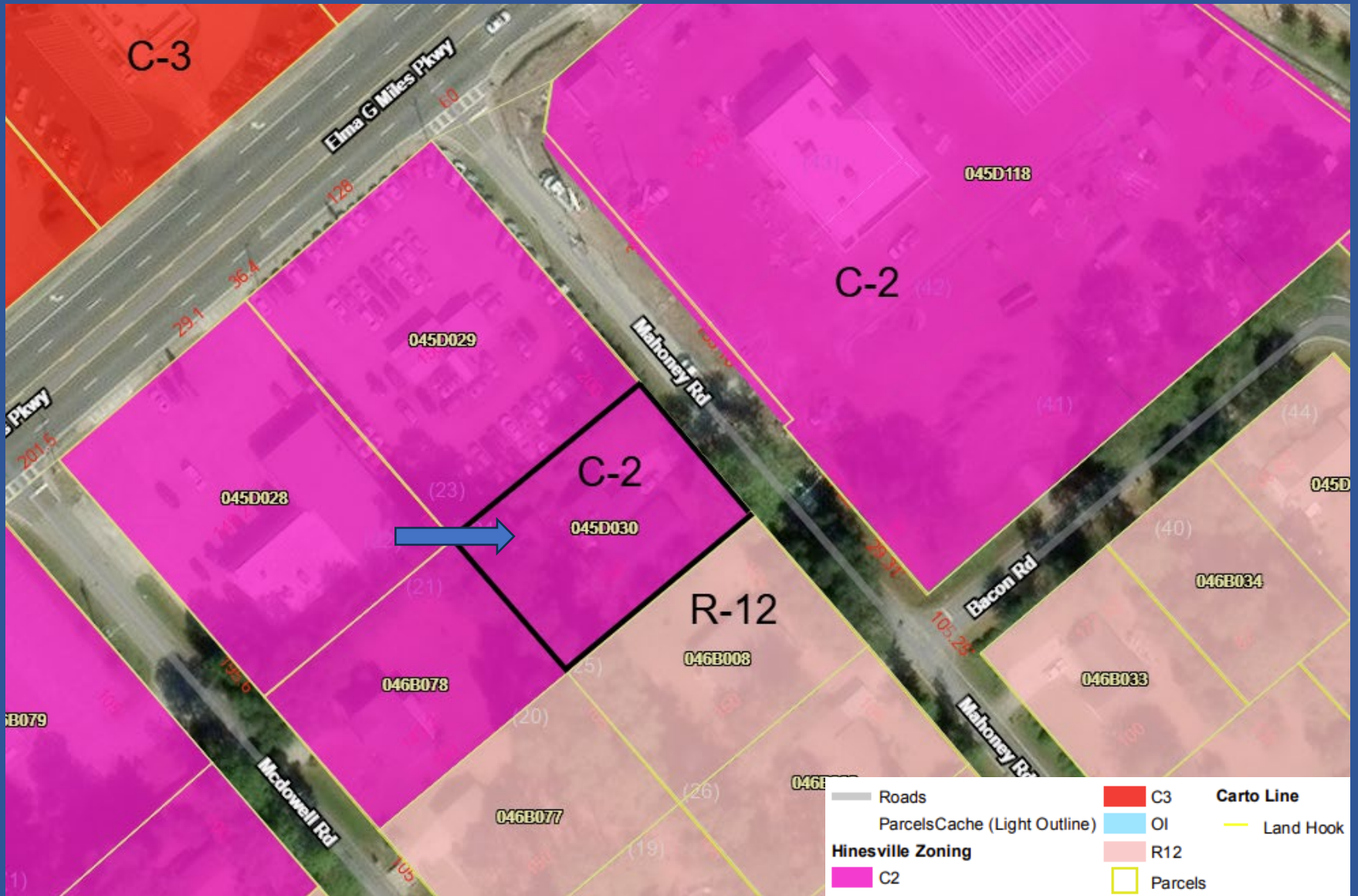
Vicinity Map



Closeup Map



Zoning Map



Narrative

Dear council and everyone that this situation would and should concern!

I reside directly behind the Wawa 24hr gas station convenient store restaurant. We were all excited that a 24 hr Wawa had a second location. The problem is Wawa's driveway lines up directly with ours, in fact it overlaps my driveway, carport, my bedroom, kids bedroom and front door. So you can imagine what that's like all night and all day. Unbearable right! All 6 adjacent surrounding homes were provided some decent courtesy with complete 6 ft privacy fencing. Per Wawa's website Site locations are determined by the amount of traffic that travels threw the intersection of veterans parkway and hwy 196 which happens to be the most dangerous intersection in Hinesville. Incidentally that number happens to be over 25,000 per day. Let's say only 10% of that traffic frequent the store. That's 2500 plus vehicles per day. 17500 per week! If a 3rd of those vehicle want to travel east or west on 196 they will use my driveway direction to exit. That's an insane amount of cars and trucks. There are only 3 directions to exit that property. One is onto Veterans parkway the other two exits are onto Mahoney rd. out of these two one is right up my front door, carport and front yard. It is so intrusive, no resident should have to endure being on display all day and all night like that. Wawa delivery trucks and every exiting vehicle stop, hold their position blaring their lights then turn all night. We can't sit out on our carport without being watched by everyone that parks facing our yard. Which is a constant because it's the pickup area for Uber eats & DoorDash. My ring cam goes off alerting all day and all night and that alone has become a safety and security concern for my family of 6.

We are unable to determine if there is an intruder stranger burglar or anybody for that matter because NO one can check their phone ring camera all day and all night to determine if there's a threat when its rings and sends hundreds of alerts all night and day!

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Concept Plan



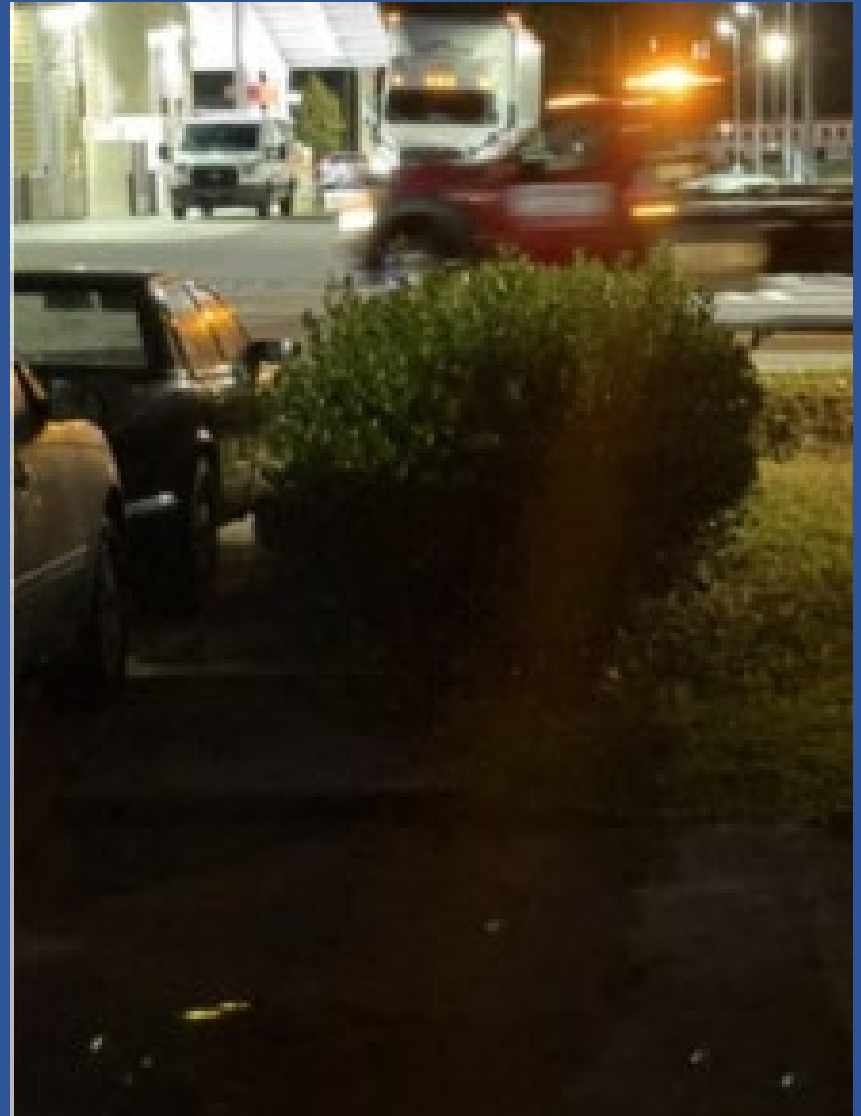












Variance Criteria

1. There are extraordinary and exceptional conditions pertaining to the subject property in question because of its size, shape or topography;
 - *No.*
2. Such conditions are peculiar to the subject property;
 - *No, all the other properties in this area are of similar size, shape and topography.*
3. The application of the Ordinance to the subject property would create an unnecessary hardship;
 - *Yes.*

Variance Criteria

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance; and
 - *No.*
5. Relief, if granted, will represent the minimum variance that will afford relief and will represent the least deviation possible from the Ordinance.
 - *Yes.*

LCPC Recommendation

Approval

Variance Request 2026-29-H

Conditions

Standard and Special

Standard Conditions

1. The applicant must obtain all required local, state and federal licenses and permits prior to commencement of any construction.
2. All plans, documents, materials, and statements contained or implied in this application are considered a condition of this action.
3. No change or deviation from the conditions of approval are allowed without prior notification and approval of the Director of the LCPC or the Planning Commission, and the approving governmental authority.

Special Condition

A 6-foot-high fence shall be allowed along the entire front.

LCPC Recommendation

Approval

Variance Request 2026-29-H

Conditions

Standard and Special





City of Hinesville, Georgia, Council Meeting

Date: September 3, 2026

Agenda Item: Compact Single-Family Dwelling Unified Development Ordinance (UDO) Amendment Ordinance #2026-04

Prepared by: Mardee Sanchez

Presented by: Jeff Ricketson

PURPOSE: Ordinance #2026-04 to amend the Liberty County Unified Development Ordinance (UDO) to include provisions for Compact single-family dwellings.

BACKGROUND: Developers requested an amendment to allow compact single-family dwellings by right on property zoned ATR, MFR and DD, and to provide standards for the development thereof.

On June 16, 2026, the Planning Commission held its requisite public hearing and recommended adoption of the amendment. On July 16, 2026, the Mayor and Council reviewed the Planning Commission's recommendation and directed staff to advertise for public hearing and adoption upon completion of minor edits by the City Attorney.

FUNDING: None

RECOMMENDATION: Adopt Ordinance #2026-04

ATTACHMENTS:

1. CSFD UDO Amendment
2. CSFD presentation 2026-09-03 HCC

PREVIOUS COUNCIL DISCUSSION:

AN ORDINANCE TO AMEND THE LIBERTY COUNTY UNIFIED DEVELOPMENT ORDINANCE TO INCLUDE PROVISIONS FOR COMPACT SINGLE-FAMILY DWELLINGS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES ALLOWED BY LAW.

WITNESSETH:

WHEREAS, one of the purposes of the Liberty County Unified Development Ordinance (UDO) to protect the public health, safety and general welfare of individuals and the community; and

WHEREAS, the UDO does not allow single-family lots under 8,000 square feet except in a Planned Unit Development which has a 10-acre minimum lot size;

WHEREAS, the UDO does not allow single-family lots accessed by private drives or common areas;

WHEREAS, small single-family lots that are less than 8,000 square feet and which could be accessed by private drives or common areas would provide a diverse and affordable housing option which will further the purposes of the UDO;

NOW AND THEREFORE, the Hinesville Mayor and City Council hereby adopt the amendments below which shall become effective on _____, 2026.

Add the following abbreviations to **Article 802 Abbreviations:**

CSFD – Compact single-family dwelling

SFD – Single-family dwelling

Add the following definition to **Article 803 Definitions:**

Dwelling, single-family compact – A single-family dwelling similar in size and shape of a townhouse but which does not have a vertical common wall with another dwelling unit. The compact single-family dwelling has its own front and rear access to the outside and is on a separate lot. This term is synonymous with “compact home.”

Amend Section 203-1 [Residential Districts] Purpose, subsection D as follows (new text is underlined red and deleted text is ~~stricken through and gray~~):

- D. **ATR, Attached Residential.** This district is established to provide housing at densities greater than that seen in the single-family districts by allowing for the development of attached residential types, including townhouses, duplexes, condominiums, and other attached high-density detached styles of dwelling units, ~~with the intent to provide housing at density greater than that seen in the single-family districts.~~ This district provides a choice in housing types in the community where such dwellings would be compatible with existing development and is suggested to be used in areas that are appropriate for higher density residential units. ~~This district is intended to be used to provide attached residential, whether through subdivision of property or in-fill development.~~

Amend Table 203.2 Schedule of Uses – Other Residential Districts, as follows (new text is underlined red and deleted text is ~~stricken through and gray~~):

Table 203.2 - Schedule of Uses - Other Residential Districts				
USE	ATR	MFR	MHP	Notes
Conventional Residential				
Single-Family Residential Dwelling	P	P		Excludes manufactured homes in Hinesville
<u>Compact Single-Family Dwelling</u>	P	P		<u>See Sec. 302-20.</u>

Amend Table 203.3 Lot Standards - Residential Districts, as follows (new text is underlined red):

Table 203.3 - Lot Standards - Residential Districts (cont'd)								
District	Housing Type	Min Lot Area (SF)	Min Lot Width (Ft)	Front Setback (Ft)	Rear Setback (Ft)	Side Setback (Ft)	Side Street Setback (Ft)	Max Height (Ft)
ATR & MFR	SFD	8,000	60	20	15	10	20	35
	<u>CSFD</u>	<u>2,400</u>	<u>24</u>	<u>20</u>	<u>20</u>	<u>5</u>	<u>20</u>	<u>35</u>
	Town House	2,000	20	20	20	10	20	35
	Duplex	8,000	70	25	20	10	25	35
	Apts. or Condos	8,000	70	20	15	20	20	50

Amend Section 203-3 Lot Standards, subsection B, as follows (new text is underlined red):

B. Other Special Standards

1. If a lot is located on the radius of a cul-de-sac, the minimum lot width may be reduced by 10%.
2. All lots abutting an arterial or collector street shall have a minimum front setback of 35 Ft.
3. For town homes and attached single-family dwellings, there is no side setback requirement between attached units.
4. For CSFD, the side setback may be less than 5 ft. provided there is a min. 10 ft. between buildings. If less than 5 ft. to a property line, the structure will require compliance with applicable fire separation distance requirements.

Amend Table 204.1 Schedule of Uses – Commercial Districts, as follows (new text is underlined red):

Table 204.1 - Schedule of Uses - Commercial Districts							
USE	C-1	C-2	C-3	OI	IC	DD	Notes
Conventional Residential							
Single- and two-family dwelling						P	
Compact single-family dwelling						P	See Sec. 302-20.

Amend Section 204-4 Lot Standards, subsection B, as follows (new text is underlined red):

B. Other Special Standards

1. A minimum 35-foot front and side yard building setback is required when abutting an arterial or collector street in all districts except C-1.
2. A minimum 20-foot side setback is required for corner lots in all districts except C-1.
3. For townhouses and compact single-family dwellings, the applicable lot and special standards in Sec. 203-3 shall apply.

Add Section 302-20 Compact Single-Family Dwellings (CSFD) as follows:

Sec. 302-20 Compact Single-Family Dwellings (CSFD)

- A. CSFD shall only be allowed as a subdivision of not more than 10 acres and shall comply with all provisions herein. All references below to "subdivision" shall mean a subdivision with CSFD.
- B. All subdivisions shall be governed by a funded property owners' association.
 1. The property owners' association shall maintain all yards, to include but not limited to mowing the grass, landscaping and clean-up of debris and trash.
 2. The Covenants, Conditions and Restrictions for the subdivision shall grant the property owners' association the right to maintain all yards as provided herein whether said yard is in an easement, common area or conveyed to a purchaser.
- C. The subdivision shall consist primarily of CSFDs but may also include some townhouses.
- D. To promote and enhance the aesthetic appeal of the development, the CSFD should emphasize harmonious visual relations but avoid monotony of design. Building elevations of the CSFD and color renderings shall be included with the preliminary subdivision review submittal. Design of the CSFD shall be approved by the governing authority concurrent with the preliminary plat.
- E. The subdivision shall have at least one but not more than 2 direct accesses to an existing public street unless additional accesses are required by the fire official. All lots within the subdivision shall have access to an existing public street but not directly.

- F. Streets in the subdivision may be private. If the streets are not public or if there are no streets but, rather, driveway access throughout the development similar to an apartment complex, the Covenants, Conditions and Restrictions for the subdivision shall designate the streets and/or driveway access within the subdivision as private and the property owners' association shall be responsible for their maintenance.
- G. The required parking is 2 parking spaces for each CSFD and 1 guest space for every 4 CSFD, all of which shall be provided within the subdivision. The parking spaces for the CSFDs may be on the CSFD lots, on-street (outside of the travel lanes or driveway accesses) and/or in one or more dedicated parking lots. The guest parking may be on-street or in a dedicated parking lot. All parking spaces that are not on a CSFD lot shall have an access easement for the lots within the subdivision and shall be owned and maintained by the property owners' association.
- H. All subdivisions shall be served by public water and sewer systems; community water and sewer systems are not permitted.
- I. All subdivisions shall provide at least one useful (i.e., not a strip of land, detention area or wetland) common area which is a min. of 0.01 ac. per lot in the development.
- J. There shall not be a CSFD subdivision adjacent to another CSFD subdivision.

*** end of amendments ***

APPROVED this _____ day of _____, 2026, by the Mayor and Council of the City of Hinesville, Georgia.

Karl A. Riles, Mayor

Diana F. Reid, Mayor Pro Tem

Jason R. Floyd, Councilmember

Vicky C. Nelson, Councilmember

Dexter L. Newby, Councilmember

Jose' A. Ortiz, Jr., Councilmember

ATTEST:

Estella L. Roberson, City Clerk

Ordinance #2026-04

UDO amendment for Compact Single-family Dwellings (CSFD)

New definition and abbreviations

Dwelling, single-family compact – A single-family dwelling similar in size and shape of a townhouse but which does not have a vertical common wall with another dwelling unit. The compact single-family dwelling has its own front and rear access to the outside and is on a separate lot. This term is synonymous with “compact home.”

CSFD – compact single-family dwelling

SFD – single-family dwelling

Changes to Article 203 - Residential Districts

Purpose of the ATR District

- D. **ATR, Attached Residential.** This district is established to provide housing at densities greater than that seen in the single-family districts by allowing for the development of attached residential types, including townhouses, duplexes, condominiums, and other attached higher density detached styles of dwelling units. ~~with the intent to provide housing at density greater than that seen in the single-family districts.~~ This district provides a choice in housing types in the community where such dwellings would be compatible with existing development and is suggested to be used in areas that are appropriate for higher density residential units. ~~This district is intended to be used to provide attached residential, whether through subdivision of property or in-fill development.~~

Amend Table 203.2 Schedule of Uses – Other Residential Districts, as follows (new text is underlined red and deleted text is ~~stricken through and gray~~):

Table 203.2 - Schedule of Uses - Other Residential Districts				
USE	ATR	MFR	MHP	Notes
Conventional Residential				
Single-Family Residential <u>Dwelling</u>	P	P		Excludes manufactured homes in Hinesville
<u>Compact Single-Family Dwelling</u>	<u>P</u>	<u>P</u>		<u>See Sec. 302-20.</u>

Amend Table 203.3 Lot Standards - Residential Districts, as follows (new text is underlined red):

Table 203.3 - Lot Standards - Residential Districts (cont'd)								
District	Housing Type	Min Lot Area (SF)	Min Lot Width (Ft)	Front Setback (Ft)	Rear Setback (Ft)	Side Setback (Ft)	Side Street Setback (Ft)	Max Height (Ft)
ATR & MFR	SFD	8,000	60	20	15	10	20	35
	<u>CSFD</u>	<u>2,400</u>	<u>24</u>	<u>20</u>	<u>20</u>	<u>5</u>	<u>20</u>	<u>35</u>
	Town House	2,000	20	20	20	10	20	35
	Duplex	8,000	70	25	20	10	25	35
	Apts. or Condos	8,000	70	20	15	20	20	50

Amend Section 203-3 Lot Standards, subsection B, as follows (new text is underlined red):

B. Other Special Standards

1. If a lot is located on the radius of a cul-de-sac, the minimum lot width may be reduced by 10%.
2. All lots abutting an arterial or collector street shall have a minimum front setback of 35 Ft.
3. For town homes and attached single-family dwellings, there is no side setback requirement between attached units.
4. For CSFD, the side setback may be less than 5 ft. provided there is a min. 10 ft. between buildings. If less than 5 ft. to a property line, the structure will require compliance with applicable fire separation distance requirements.

Changes to Article 204 - Commercial Districts

Amend Table 204.1 Schedule of Uses – Commercial Districts, as follows (new text is underlined red):

Table 204.1 - Schedule of Uses - Commercial Districts							
USE	C-1	C-2	C-3	OI	IC	DD	Notes
Conventional Residential							
Single- and two-family dwelling						P	
<u>Compact single-family dwelling</u>						<u>P</u>	<u>See Sec. 302-20.</u>

Amend Section 204-4 Lot Standards, subsection B, as follows (new text is underlined red):

B. Other Special Standards

1. A minimum 35-foot front and side yard building setback is required when abutting an arterial or collector street in all districts except C-1.
2. A minimum 20-foot side setback is required for corner lots in all districts except C-1.
3. For townhouses and compact single-family dwellings, the applicable lot and special standards in Sec. 203-3 shall apply.

New Section 302-20

Sec. 302-20 Compact Single-Family Dwellings (CSFD)

- A. CSFD shall only be allowed as a subdivision of not more than 10 acres and shall comply with all provisions herein. All references below to “subdivision” shall mean a subdivision with CSFD.
- B. All subdivisions shall be governed by a funded property owners’ association.
 - 1. The property owners’ association shall maintain all yards, to include but not limited to mowing the grass, landscaping and clean-up of debris and trash.
 - 2. The Covenants, Conditions and Restrictions for the subdivision shall grant the property owners’ association the right to maintain all yards as provided herein whether said yard is in an easement, common area or conveyed to a purchaser.
- C. The subdivision shall consist primarily of CSFDs but may also include some townhouses.
- D. To promote and enhance the aesthetic appeal of the development, the CSFD should emphasize harmonious visual relations but avoid monotony of design. Building elevations of the CSFD and color renderings shall be included with the preliminary subdivision review submittal. Design of the CSFD shall be approved by the governing authority concurrent with the preliminary plat.
- E. The subdivision shall have at least one but not more than 2 direct accesses to an existing public street unless additional accesses are required by the fire official. All lots within the subdivision shall have access to an existing public street but not directly.

New Section 302-20 (*cont'd*)

- F. Streets in the subdivision may be private. If the streets are not public or if there are no streets but, rather, driveway access throughout the development similar to an apartment complex, the Covenants, Conditions and Restrictions for the subdivision shall designate the streets and/or driveway access within the subdivision as private and the property owners' association shall be responsible for their maintenance.
- G. The required parking is 2 parking spaces for each CSFD and 1 guest space for every 4 CSFD, all of which shall be provided within the subdivision. The parking spaces for the CSFDs may be on the CSFD lots, on-street (outside of the travel lanes or driveway accesses) and/or in one or more dedicated parking lots. The guest parking may be on-street or in a dedicated parking lot. All parking spaces that are not on a CSFD lot shall have an access easement for the lots within the subdivision and shall be owned and maintained by the property owners' association.
- H. All subdivisions shall be served by public water and sewer systems; community water and sewer systems are not permitted.
- I. All subdivisions shall provide at least one useful (i.e., not a strip of land, detention area or wetland) common area which is a min. of 0.01 ac. per lot in the development.
- J. There shall not be a CSFD subdivision adjacent to another CSFD subdivision.

LCPC Recommendation

Ordinance #2026-04

(UDO Amendment for
Compact Single-family Dwellings)



City of Hinesville, Georgia, Council Meeting

Date: September 3, 2026

Agenda Item: 2026 Partners in Safety Grant Application

Prepared by: Jordan Gilliard

Presented by: Jordan Gilliard

PURPOSE: To request authorization from the Mayor and City Council to submit a grant application to the Georgia Municipal Association (GMA), on behalf of the Hinesville Police and Fire Departments, under their Partners in Safety Grant Program, for funding consideration of equipment that will further safety within the respective Departments.

BACKGROUND: The GMA's Risk Management Program provides financial incentives to assist members within their Property & Liability Fund and their Workers Compensation Fund in improving employee safety and general public liability loss-control efforts through the purchase of training, equipment, or services.

Hinesville Police Department is requesting vehicle warning lights, which will enhance officer visibility, improve situational awareness for citizens, help with scene security, and minimize the likelihood of incidents that could injure officers.

Hinesville Fire Department is requesting funding for a ventilation chainsaw that will allow for effective and safe rescue operations.

FUNDING: Hinesville Police Department - \$9,624
 Hinesville Fire Department - \$10,000
 Total: \$19,624

RECOMMENDATION: Approve Resolution #2026-12

ATTACHMENTS:

1. 2026 Partners in Safety Grant Budget
2. Resolution 2026-12

PREVIOUS COUNCIL DISCUSSION:



GMA 2026 Partners in Safety Grant Program Budget

Fire Department	Amount
Ventilation Chainsaw	\$10,392
Grant funds	\$10,000
HFD funds	\$392
Police Department	Amount
Vehicle Warning Lights & Mounts	\$9,624
Grant Funds	\$9,624
Total Grant Funding	\$19,624

CITY OF HINESVILLE

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF HINESVILLE,
GEORGIA DECLARING THE GEORGIA MUNICIPAL ASSOCIATION SAFETY AND
LIABILITY MANAGEMENT GRANT PROGRAM APPLICATION**

WHEREAS, the Georgia Municipal Association administers the Partners in Safety Grant Program and;

WHEREAS, the Mayor and City Council authorizes the Community Development Department, on behalf of the Hinesville Police Department and the Hinesville Fire Department, to submit a grant application to the Georgia Municipal Association requesting funds in the amount of \$19,624 from their Partners in Safety Grant Program;

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. That the City of Hinesville Community Development Department on behalf of the Hinesville Police Department, seeks funding in the amount of \$9,624.00 to purchase vehicle warning lights and the mounts for the lights.
2. The Community Development Department on behalf of the Hinesville Fire Department, also seeks funding in the amount of \$10,000 for the purchase of a ventilation chainsaw. The remaining equipment costs will be provided by the Fire Department.
3. That the City of Hinesville hereby approves this Resolution.

APPROVED this 3rd day of September 2026.

Karl A. Riles, Mayor

Diana F. Reid, Mayor Pro Tem

Jason R. Floyd, Councilmember

Vicky C. Nelson, Councilmember

Dexter L. Newby, Councilmember

José A. Ortiz Jr, Councilmember

ATTEST:

Estella L. Roberson, City Clerk



City of Hinesville, Georgia, Council Meeting

Date: September 3, 2026

Agenda Item: Proposed Water Meter Ordinance 2026-05

Prepared by: Estella L. Roberson

Presented by: Ryan Arnold

PURPOSE: Review of proposed ordinance 2026-05 amending Chapter 19 Article 2 Section 19-31 requiring all new multi-unit commercial, retail, business office, and light industrial buildings to be connected to one water meter.

BACKGROUND: Currently, the City of Hinesville requires all water and sewerage charges to a complex of apartments, houses or mobile homes be connected to one water meter and is billed to the owner of such property. All other multi-unit commercial complexes are required to have a separate water meter with only one user per meter.

O.C.G.A. § 12-5-180.1 allows for multi-unit retail and light industrial buildings to be connected to one water meter provided they are constructed in a way that permits the measurement of each unit by the owner-operator.

FUNDING: Not Applicable

RECOMMENDATION: Informational

ATTACHMENTS:

1. O.C.G.A. § 12-5-180.1
2. Hinesville Municipal Code Chapter 19 Article 2 Section 19-31 Redline Changes

PREVIOUS COUNCIL DISCUSSION: July 16, 2026, Workshop

2024 CODE OF GEORGIA

Title 12 - CONSERVATION AND NATURAL RESOURCES (§§ 12-1-1 — 12-17-6)

Chapter 5 - WATER RESOURCES (§§ 12-5-1 — 12-5-586)

Article 3 - WELLS AND DRINKING WATER (§§ 12-5-70 — 12-5-204)

Part 5 - PUBLIC WATER SYSTEMS (§§ 12-5-170 — 12-5-193)

Section 12-5-180.1 - Allocating water and waste-water usage among tenants; charging tenants for usage; measuring water usage.

(a) Except as otherwise provided in subsections (c) and (d) of this Code section, the owner or operator of a building containing residential units may install equipment or use an economic allocation methodology to determine the quantity of water that is provided to the tenants and used in the common areas of such a building; and the owner of such a building may charge tenants separately for water and waste-water service based on usage as determined through the use of such equipment or allocation methodology.

(b) Except as otherwise provided in subsections (c) and (d) of this Code section, the owner or operator of a building containing residential units may charge tenants separately for water and waste-water service, provided that the total amount of the charges to the tenants of such a building shall not exceed the total charges paid by the owner or operator for water and waste-water service for such building plus a reasonable fee for establishing, servicing, and billing for water and waste-water service and provided, further, that the terms of the charges are disclosed to the tenants prior to any contractual agreement.

(c) All new multiunit residential buildings permitted on or after July 1, 2012, shall be constructed in a manner which will permit the measurement by a county, municipal, or other public water system or by the owner or operator of water use by each unit. This subsection shall not apply to any building constructed or permitted prior to July 1, 2012, which is thereafter:

(1) renovated; or

(2) following a casualty or condemnation, renovated or rebuilt.

(d) All new multiunit retail and light industrial buildings permitted or with a pending permit application on or after July 1, 2012, shall be constructed in a manner which will permit the measurement by the owner or operator of water use by each unit. This subsection shall not apply to any building constructed or permitted prior to July 1, 2012, which is thereafter:

(1) renovated; or

(2) following a casualty or condemnation, renovated or rebuilt. This subsection is not intended to apply to newly constructed multiunit office buildings or office components of mixed use developments. Multiunit office buildings and the office

component of mixed use developments may seek reimbursement from office tenants for water and waste-water use through an economic allocation which approximates the water use of each tenant based on square footage. The retail component of a mixed use development shall be constructed in a manner which will permit the measurement by the owner or operator of water use by each retail unit.

(e)

- (1) A county, municipal, or other public water system, if applicable, or the owner or operator of a building which is subject to subsection (c) or (d) of this Code section shall seek reimbursement for water and waste-water usage by the units through an economic allocation methodology which is based on the measured quantity of water used by each unit.
- (2) The owner or operator of such a building which includes common areas for the benefit of the units may also seek reimbursement for common area water and waste-water use through an economic allocation which approximates the portion of the common area water and waste-water services allocable to each unit.
- (3) The total amount of charges to the units under paragraphs (1) and (2) of this subsection shall not exceed the total charges paid by the owner or operator for water and waste-water service for the building, plus a reasonable fee for establishing, servicing, and billing water and waste-water consumption.
- (4) The director shall be empowered to issue a temporary waiver of this subsection upon a showing by an owner or operator of a building subject to this subsection that compliance with this subsection has temporarily become impracticable due to circumstances beyond the control of the owner or operator. Such waiver shall be limited in duration to the period during which such circumstances remain in effect and beyond the control of the owner or operator to change.
- (5) The owner or operator who seeks reimbursement for water and waste-water usage as required by this chapter shall be relieved of liability for actions or inactions that occur as a result of billing or meter-reading errors by an unaffiliated third-party billing or meter-reading company.

(f) A county, municipal, or other public water system shall be prohibited from charging any fee or levy for the installation or use of privately owned meters or other devices which measure or assist in the measurement of water use under subsection (c) of this Code section; provided, however, that a county, municipal, or other public water system shall be permitted to charge a fee or levy for the installation or use of publicly owned meters or other devices which measure or assist in the measurement of water use.

(g) Subsections (c), (d), and (e) of this Code section shall not apply to any construction of a building the permit for which was granted prior to July 1, 2012.

Amended by 2011 Ga. Laws 245, § 12, eff. 5/13/2011.

Amended by 2010 Ga. Laws 542, § 7, eff. 6/4/2010.

Amended by 2002 Ga. Laws 954, § 1, eff. 7/1/2002.

Amended by 2001 Ga. Laws 2, § 12, eff. 2/12/2001.

WITNESSETH:

WHEREAS, the duly elected governing authority of the City of Hinesville, Georgia is the Mayor and City Council thereof; and

WHEREAS, the Mayor and City Council are authorized under Article 9, Section 2, of the Constitution of the State of Georgia to enact reasonable ordinances to protect the health, safety, morals, convenience, order, propriety, and general welfare of the people of the City of Hinesville; and

WHEREAS, the Official Code of the State of Georgia allows for multi-unit retail and light industrial buildings to be connected to one water meter provided they are constructed in a way that permits the measurement of each unit by the owner-operator.

WHEREAS, the current City Municipal Code requires all units with the exception of residential complexes, to be fully metered with only one user to a meter.

WHEREAS, the City is required to maintain easements for waterlines on private commercial property complexes in order to connect to individual commercial units.

WHEREAS, operating and maintaining easements with public water lines on private property is unnecessarily burdensome for both the City and Commercial Developers; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE HINESVILLE CITY COUNCIL that Chapter 19, Water and Sewerage, Article II, Rates and Charges, Section 19-31, Water meters required, this sections of The Code of the City of Hinesville, Georgia, are hereby amended to read as follows:

**SECTION I
ORDINANCE TEXT**

Sec. 19-31. Water meters required.

- (a) All water and sewerage charges to a complex of apartments, houses or mobile homes shall be connected to one water meter and shall be billed to the owner of such property. Such owner shall be responsible to the City for payment of assessed charges.
- (b) All water and sewerage charges for a property with a complex of commercial, multi-unit, retail, business office and light industrial buildings, constructed after October 1, 2026 shall be connected to one water meter and shall be billed to the owner of such property. Such owner shall be responsible to the City for payment of assessed charges.
- (c) All new multi-unit buildings or complex of buildings shall be constructed in a manner which will permit measurement by the owner or operator of water use/usage by each unit or tenant.

Other than as provided in subsection (a) and (b) of this section, all water service shall be fully metered with only one user to a meter.

(Code 1978, § 20-6)

SECTION II SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this amendment to the Ordinance is held to be invalid or unconstitutional for any reason, such decision shall not affect the validity of the remaining portions of the Ordinance.

SECTION III CONFLICTS

All other ordinances or portions of ordinances in conflict with this Ordinance, or inconsistent with the directive(s) of this Ordinance, are hereby repealed to the extent necessary to give this amendment to the Ordinance full force and effect.

SECTION IV EFFECTIVE DATE

This Amendment to the Ordinance shall become effective on the 1st day of October, 2026.

ADOPTION

DULY ADOPTED THIS _____ DAY OF OCTOBER, 2026, BY THE MAYOR AND COUNCIL OF THE CITY OF HINESVILLE, GEORGIA.

Karl A. Riles, Mayor

Diana F. Reid, Mayor Pro Tem

Vickey C. Nelson, Councilmember

Dexter L. Newby, Councilmember

Jason R. Floyd, Councilmember

José A. Ortiz, Jr., Councilmember

ATTEST:

Estella L. Roberson, City Clerk

(SEAL)



City of Hinesville, Georgia, Council Meeting

Date: September 3, 2026

Agenda Item: Purchase of a New Vehicle for the Inspections Department

Prepared by: Kimberly St. Onge

Presented by: George W Smith Jr

PURPOSE: To Present for Mayor and Council Consideration, Inspections Department Bid Opening for Purchasing New Vehicle.

BACKGROUND: Bids were received and opened on August 24, 2026.

FUNDING: A budget amendment to relocate funds from current FY2026 budget line items. This budget amendment is scheduled to be presented at a future session of the Mayor and City Council.

RECOMMENDATION: To approve the purchase of a 2026 Ford Bronco Sport Big Bend from J. C. Lewis Ford - Hinesville in the amount of \$31,856 for the Inspections Department.

ATTACHMENTS:

1. 2026 Ford Bronco Big Bend Sport Bid Tabulation Sheet

PREVIOUS COUNCIL DISCUSSION:

Bid Tabulation Sheet

Date: August 24, 2026

For: Administration Vehicle (Ford Bronco Sport Big Bend white in color)

Department: Hinesville Inspections

Amount Budgeted: N/A

BID TABULATION		
COMPANY	PRODUCT	BID AMOUNT
JC Lewis Hinesville	2026 Bronco Sport Big Bend	\$31,856.00
Kings Colonial Ford	2026 Bronco Sport Big Bend	\$32,981.10
Metter Ford	2026 Bronco Sport Big Bend	\$34,595.00

Recommendation:

Based on price and availability, purchase one (1) 2026 Bronco Sport Big Bend from J. C. Lewis Ford - Hinesville.



City of Hinesville, Georgia, Council Meeting

Date: September 3, 2026
Agenda Item: Bid Opening of RFQ/P 2026-02
Prepared by: Christy Deloach
Presented by: Ryan Arnold

PURPOSE: To Present for Mayor and Council consideration the Bid Opening of RFQ/P 2026-02 for the City of Hinesville Public Works/Transit Operations and Maintenance Contract.

BACKGROUND: The current City of Hinesville Public Works/Transit operations and maintenance provider's contract expires on October 31, 2026.

April 23, 2026: Requests for Qualifications and Pricing advertised.

July 1, 2026: Proposals Due. The City received two proposals, InfraMark and EOM.

July 23 – August 17, 2026: Selection Committee Evaluations and interviews.

Both firms were determined to be responsive and met the required qualifications. InfraMark scored an overall average score of 93.16, and EOM scored an overall 84.67 out of 100 possible points. After both firms were scored, price proposals were opened. InfraMark's proposal was \$10,675,353, and EOM's proposal was \$8,873,482.

August 20, 2026, both InfraMark and EOM were announced as meeting the qualifications.

August 24-25, 2026, City Staff met with both firms to negotiate Best and Final Offer matching current employee benefits with future year increases to be based on the Consumer Price Index for Water and Sewer and Trash Collection Services.

August 28, 2026, City Staff opened both firms' Best and Final Offers. InfraMark's proposal was \$9,758,213 and included a \$200,000 I&I study and a \$500,000 rehabilitation fund for 1 year. EOM's proposal was \$9,072,527. The difference between proposals was \$685,685, or 7.28%.

FUNDING: FY 2027 Budget

RECOMMENDATION: Award of RFQ/P 2026-02 for the City of Hinesville Public Works/Transit Operations and Maintenance Contract to EOM Operations for \$9,072,527 and authorization for staff to finalize and execute the contract.

ATTACHMENTS:

1. Bid Tab RFQ/P 2026-02

PREVIOUS COUNCIL DISCUSSION: August 20, 2026

RFQ 2026-02
Bid Tab

Initial Scoring	Inframark	EOM
Company experience in providing local government services and qualifications and experience of key personnel and team members	28.00	21.83
Methodology and Approach Narrative	16.83	17.67
Financial Strengths, litigation, and ability to obtain the stated insurances	20.00	20
Company locations and availability of support resources	9.50	8
Overall response quality and reference results	18.83	17.17
TOTAL	93.16	84.67

Pricing	Inframark	EOM
Initial	\$10,675,353	\$8,873,482
Best and Final	\$9,758,213	\$9,072,527

*Inframark included a 200K I&I Study and \$500K in Rehab Funds in Year 1, at no cost to city



City of Hinesville, Georgia, Council Meeting

Date: September 3, 2026

Agenda Item: Bid Opening for Ryon Avenue Roundabout Landscaping

Prepared by: Temperance West

Presented by: Paul Simonton

PURPOSE: To Present for Mayor and Council Consideration Bids for Landscaping at the Ryon Avenue Roundabout

BACKGROUND: The recently installed roundabout at Ryon Avenue needs landscaping.

Solicited bids from two Landscaping Companies.

Jody Smiley Landscaping \$16,610
Sittle Landscaping \$17,000

FUNDING: TSPLOST

RECOMMENDATION: Award to Smiley Landscaping for \$16,610.

ATTACHMENTS:

1. Proposals

PREVIOUS COUNCIL DISCUSSION: N/A



5462 Elim Church Rd NE
Ludowici, GA 31316

(912) 667-3014
casittle@hotmail.com

September 1, 2026

City of Hinesville
Slayton Circle

- | | | |
|---|---|--------------|
| - | Install total (similar look as islands on Main St) | \$16,000.00 |
| | Site fine grading and killing grass | |
| | 2 pallets centipede sod between sidewalk and curb | |
| | 6 Pistache trees | |
| | 250 Jasmines | |
| | 130 Pink Muhly grass | |
| | 4 zone irrigation system in roundabout | |
| | Tree bags for trees outside roundabout | |
| | 350sy at 6" deep red mulch in all areas | |
| | 1 year maintenance on island | |
| | City will buy sod between curb and sidewalk and behind sidewalk | |
| - | Weed mat installation | \$1,000.00 |
| - | Additional pallets of sod | \$400/pallet |

Jody Smiley Landscaping,
LLC
PO Box 1745
Hinesville, GA 31310
amanda.chapman@souther
ncoastpro.com



Estimate

ADDRESS

City of Hinesville.

ESTIMATE # 2111

DATE 08/05/2026

JOB TITLE:

Main St Round A Bout

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Install 6 Pistache Trees	1	16,610.00	16,610.00
		Install 250 Jasmine			
		Install 130 Pink Muhly grass			
		Install 4 zones of irrigation			
		Install landscape fabric			
		Install Red Mulch			
		Site Grading			

Thank you for your business! We are now
accepting payments via credit/debit cards,
ACH payments, and checks can still be mailed
to PO Box 1745 Hinesville, Ga. 31310.

TOTAL

\$16,610.00

Accepted By

Accepted Date

PLEASE REMIT PAYMENTS TO THE FOLLOWING ADDRESS:

PO BOX 1745
HINESVILLE, GA. 31310



City of Hinesville, Georgia, Council Meeting

Date: September 3, 2026
Agenda Item: Public Comment
Prepared by: Estella L. Roberson
Presented by: Karl Riles

PURPOSE: To allow citizens to address the Mayor and Council.

BACKGROUND: The Georgia Municipal Association has set up guidelines for public comments during Mayor and Council Meetings, enabling residents to voice their issues, concerns, and opinions to the Council.

FUNDING: None

RECOMMENDATION: None

ATTACHMENTS:

PREVIOUS COUNCIL DISCUSSION: None



City of Hinesville, Georgia, Council Meeting

Date: September 3, 2026
Agenda Item: Mayor Riles' Report
Prepared by: Christy Deloach
Presented by: Mayor Karl Riles

ACTION ITEMS:

None

INFORMATIONAL ITEMS:

None



City of Hinesville, Georgia, Council Meeting

Date: September 3, 2026
Agenda Item: Mayor Pro Tem Reid's Report
Prepared by:
Presented by:

ACTION ITEMS:

INFORMATIONAL ITEMS:



City of Hinesville, Georgia, Council Meeting

Date: September 3, 2026
Agenda Item: Councilmember Floyd's Report
Prepared by:
Presented by:

ACTION ITEMS:

INFORMATIONAL ITEMS:



City of Hinesville, Georgia, Council Meeting

Date: September 3, 2026
Agenda Item: Councilmember Nelson's Report
Prepared by: Wendy Bruce Sochia
Presented by: Vicky C. Nelson

ACTION ITEMS:

None

INFORMATIONAL ITEMS:

None



City of Hinesville, Georgia, Council Meeting

Date: September 3, 2026
Agenda Item: Councilmember Newby's Report
Prepared by: Kimberly St. Onge
Presented by: Dexter Newby

ACTION ITEMS:

INFORMATIONAL ITEMS:



City of Hinesville, Georgia, Council Meeting

Date: September 3, 2026
Agenda Item: Councilmember Ortiz, Jr's Report
Prepared by: Jean Marie Reynolds
Presented by:

ACTION ITEMS:

INFORMATIONAL ITEMS:



City of Hinesville, Georgia, Council Meeting

Date: September 3, 2026
Agenda Item: City Manager Arnold's Report
Prepared by: Christy Deloach
Presented by: Ryan Arnold

PURPOSE:

BACKGROUND:

FUNDING:

RECOMMENDATION:

ATTACHMENTS:

PREVIOUS COUNCIL DISCUSSION:



City of Hinesville, Georgia, Council Meeting

Date: September 3, 2026
Agenda Item: Observance of Labor Day
Prepared by: Estella L. Roberson
Presented by: Ryan Arnold

PURPOSE: The City of Hinesville's administrative offices and facilities will be closed on Monday, September 7, in observance of Labor Day. Public safety and trash services will continue to operate as scheduled. Normal operating hours will resume on Tuesday, September 8, 2026.

BACKGROUND: None

FUNDING: None

RECOMMENDATION:

ATTACHMENTS:

PREVIOUS COUNCIL DISCUSSION:



City of Hinesville, Georgia, Council Meeting

Date: September 3, 2026

Agenda Item: To Hold An Executive Session To Discuss Personnel Matters

Prepared by: Estella L. Roberson

Presented by: Karl Riles

PURPOSE: To conduct an executive session for the purpose of discussing a business matter in a closed meeting regarding personnel matters in accordance with O.C.G.A. §50-14-3(b)(2).

BACKGROUND: An executive session is a portion of a meeting lawfully closed to the public for discussing business matters regarding legal, real estate, and personnel matters under O.C.G.A. §50-14-1.

FUNDING: N/A

RECOMMENDATION:

ATTACHMENTS:

PREVIOUS COUNCIL DISCUSSION: