



City Hall Council Chambers
9101 Bonita Beach Road SE
Bonita Springs, Florida 34135

City of Bonita Springs
City Council
Meeting Minutes
August 5, 2026
5:30 p.m.

1. **Call to Order** - Mayor Gibson called the meeting to order at 5:30 pm.
2. **Invocation** - Provided by Pastor Chris Mueller of Legacy Life Church.
3. **Pledge of Allegiance**
4. **Roll Call**

The City Clerk called the roll:

*Present: 7 Council Member Bogacz; Council Member Carr; Mayor Gibson, Council Member Corrie;
Council Member Fullick; Council Member Fitzpatrick; Deputy Mayor Purdon (arrived 5:37 pm)*

Absent: 0

5. Public Comment on Agenda Items

James Anderst - Commented on item 7A, stating the BERT project is a worthy investment.

Dwight Esmon - Commented on item 7A, expressing support for the BERT project and passage of the referendum.

6. Consent Agenda Items:

*Council Member Carr motioned to approve the consent agenda; Seconded by Council Member Bogacz. **The motion carried unanimously.***

- A. Approve Minutes from the City Council Regular Meeting held on July 15, 2026.
- B. Approve a Resolution to engage a firm for the City's Stormwater Master Plan Update (RFP 26-09) and authorize staff to enter into negotiations with the number one ranked firm, Halff Associates. (Green Sheet 26-08-124)
- C. Approve Florida Division of Emergency Management Hazard Mitigation Grant Management contract agreement for Imperial Shores Neighborhood Elevation Project. (Green Sheet 26-08-125)
- D. Approve Change Order No. 6 for the Goodwin Street Pedestrian and Drainage Improvements Project. (Green Sheet 26-08-129)
- E. Approve Amendment #2 to the Lee County Recovery and Resiliency Planning Program for U.S. Housing and Urban Development Community Development Block Grant – Disaster Recovery grant award for the City's Park Master Plan providing a time extension. (Green Sheet 26-08-130)

7. Presentations:

A. Presentation regarding the two (2) independent appraisal reports for the Seminole Gulf Railway Corridor, and consideration of acceptance of the appraisal reports. (Green Sheet 26-08-126)

City Manager Hunter introduced the item, stating that CBRE, the City's independent consultant, conducted a review of the two appraisal reports. She then introduced Mr. Courtland Eyrick, who joined via Zoom to summarize CBRE's findings. Mr. Eyrick briefly summarized his credentials and the methodology used in reviewing the appraisals. He reported that both appraisals comply with USPAP standards and that the methodologies used were consistent and appropriate for evaluating this type of corridor and for the intended purpose of the appraisals. He concluded that both reports are appropriate and acceptable for the City's purposes to move forward.

*Council Member Fitzpatrick inquired about potential implications should the forthcoming Phase II environmental review identify a significant issue. City Attorney Rooney stated that the City's agreement with TPL contains exculpatory provisions that safeguard the City, including protections applicable in the event that a substantial issue is revealed during environmental review. Council Member Carr expressed apprehension regarding the lack of financial participation from Lee County and the State, additionally noting that the purchase cost does not take into account additional construction expenses. Council Member Fullick commented on the value to the City as reflected in the appraisals, observing that the acquisition cost equates to less than \$400,000 per acre. Council Member Corrie motioned to accept both appraisal reports, and the findings of CBRE; Seconded by Council Member Bogacz. **The motion carried 6-1 (Council Member Carr opposed).***

8. Mayor and Council Member Items:

A. Discuss moving forward with paving Kent Road, from East Terry Street to Bonita Nature Place, and provide direction to staff. (Fitzpatrick, Green Sheet 26-08-127)

*Council Member Fitzpatrick introduced the item, stating he first brought the issue of Kent Road's condition to Council a year ago due to the road's significance as the access way to recreational destinations and City facilities. With the review of the road now complete, he requested Council support to proceed with paving Kent Road, from East Terry Street to Bonita Nature Place, noting that funds are available in the current year budget. Council Member Carr motioned to approve; Seconded by Deputy Mayor Purdon. **The motion carried unanimously.***

B. Request for authorization to coordinate directly with Lee County officials on traffic management efforts and future improvements along Bonita Beach Road and Bonita Grande Drive. (Fitzpatrick, Green Sheet 26-08-128)

*Council Member Fitzpatrick led the discussion, stating there are remaining traffic management issues in the vicinity of Bonita Beach Road and Bonita Grande Drive that need to be addressed with the County. He requested authorization to coordinate directly with Lee County Commissioner David Mulicka and County staff, together with City staff, on plans and timelines. Council Member Carr motioned to approve; Seconded by Council Member Bogacz. **The motion carried unanimously.***

9. City Attorney Items:

A. Repayment of BG Mine Impact Fees. (Green Sheet 26-08-131)

*City Attorney Rooney stated that under the settlement agreement with BG Mine, the City agreed to forgo the collection of road impact fees related to development. He noted that Pulte Homes, the current builder of what is now known as Vivid Shores, mistakenly paid road impact fees, and he asked Council to approve a refund. All other required impact fees remain collectable under the settlement agreement. Deputy Mayor Purdon motioned to approve; Seconded by Council Member Bogacz. **The motion carried unanimously.***

10. City Manager Items:

A. Update on the Fiscal Year 2026-2027 draft budget. (Green Sheet 26-08-123)

Finance Director Lisa Griggs-Roth presented, which included a review of the FY 2026–27 budget calendar with two public hearings scheduled as follows: Sept. 9 at 5:30 p.m. and Sept. 23 at 5:30 p.m. She also reviewed a potential general fund budget change based on Council discussion at the July 15 Council Meeting, to reallocate \$15,000 from the economic development budget line-item to fund the Halloween Décor and Stroll road closure. Council provided direction by consensus to incorporate the reallocation of the funds accordingly.

City Manager Updates

City Manager Hunter informed Council that the City received notification of State of Florida legislative funding in the amount of \$2.5 million for the Aquatic Facility expansion project.

11. Mayor and Council Member Reports

Council Member Bogacz - Provided an update from the Bonita Springs Fire & Rescue District, reporting on the planned hiring of additional firefighters and the purchase of a high-water brush truck.

Council Member Carr - Congratulated Lee County School District Superintendent Dr. Denise Carlin for being named the inaugural recipient of the Florida Department of Education's newly established Commissioner's Leadership Award.

Council Member Corrie - Reflected on the many projects that Council has championed and completed to enhance the community's quality of life and build a brighter future for generations to come, noting that the BERT project is among those efforts that will make a meaningful long-term impact once completed.

Council Member Fullick - Extended kudos to the Downtown Business Alliance for the success of the RiverFest event. He also referenced recent news articles noting rental rates are declining, which is good news for residents seeking less expensive housing options.

Council Member Fitzpatrick - Emphasized the importance in educating constituents about the City's efficient operations and how City tax dollar are responsibly allocated.

Mayor Gibson - Thanked Council Member Carr for presiding over the previous Council meeting and commented on the good turnout and fun atmosphere of the recently held RiverFest event.

12. Public Comment

Ron George - Commented on the continued poor condition of County beaches four years after Hurricane Ian, noting that the beaches remain the City's most important economic driver. Mayor Gibson added that the County is moving forward with beach park improvements and has recently solicited proposals for the work.

13. Adjournment: There being no further business, the meeting adjourned at 6:23 p.m.

APPROVED BY CITY COUNCIL

Date: 8/19/26


Mike Gibson, Mayor

PREPARED AND ATTESTED BY:


Michael J. Sheffield, City Clerk