



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

**City of Bonita Springs
City Council
Meeting Minutes**

March 25, 2026
9:00 a.m.

1. **Call to Order** - *Mayor Gibson called the meeting to order at 9:00 a.m.*
2. **Invocation** - *Provided by Pastor Angel Ortiz of Integrity Church.*
3. **Pledge of Allegiance**
4. **Roll Call**
 - Present: 7 Council Member Bogacz, Deputy Mayor Purdon, Council Member Carr, Mayor Gibson, Council Member Corrie, Council Member Fullick, Council Member Fitzpatrick.*
 - Absent: 0*
5. **Public Comment on Agenda Items**
 - Deb Orton – Spoke in support on agenda item 9A.*
 - Beth Castro – Spoke in support of agenda item 9A.*
 - Kyle Moran – Spoke in support of agenda item 9A.*
6. **Consent Agenda Items:** *Council Member Carr motioned to approve the items on the Consent Agenda; Seconded by Council Member Fullick. **The motion unanimously.***
 - A. Approve Minutes from the City Council Regular Meeting held on March 4, 2026.
 - B. Approve Minutes from the City Council Special Meeting held on March 4, 2026.
 - C. Approve Minutes from the City Council Working Session held on February 18, 2026.
 - D. Approve a Resolution to engage fourteen (14) firms for the City’s Miscellaneous Outdoor Recreational Facility Design & Engineering Services (CN 26-01) and authorize staff to enter into negotiations with the selected firms. (Green Sheet 26-03-038)
 - E. Approve the Caretaker’s Agreement for the Bonita Nature Place. (Green Sheet 26-03-039)
 - F. Approve Contract Amendment #1 between the City and Florida Commerce for the East Terry Street Stormwater and Multi-Use Pathway Project (Contract Agreement #MT119) for Community Development Block Grant – Mitigation funding extending the contract end date and amend the scope of work. (Green Sheet 26-03-040)

- G. Approve Annual Update to Employee Salary Ranges, effective April 1, 2026. (Green Sheet 26-03-041)
 - H. Approve a Resolution, consistent with City Council action on March 4, 2026, discharging members of the Historic Preservation Board with appreciation for their service. (Green Sheet 26-03-042)
 - I. Approve proposal from Wright Construction for ten way-finding signs in the downtown area. (Green Sheet 26-03-044)
 - J. Approve a Resolution to engage ten (10) firms for the City's Construction Manager at Risk Services for Parks (CN 26-04) and authorize staff to enter into negotiations with the firms selected. (Green Sheet 26-03-045)
 - K. Approve Amendment #1 to the FEMA Hazard Mitigation Grant Program - COVID (HMGP-COVID) Neighborhood Acquisition/Demolition Project purchase agreement 2025-004, extending the property acquisition closing date from March 31, 2026 to August 31, 2026. (Green Sheet 26-03-047)
- Opportunity for City Council Comments on Consent Agenda

Referencing Consent Item 6I, Council Member Carr asked about nighttime visibility of the way-finding signs. City Manager Hunter replied they will be reflective.

Referencing Consent Item 6H, Mayor Gibson thanked the members of the Historic Preservation Board for their service.

7. Presentations:

- A. **Presentation from PFM Financial Advisors on funding of the Seminole Gulf Railway Property Acquisition.** (Green Sheet 26-03-043)

Finance Director Lisa Griggs Roth introduced Julie Santamaria, consultant with PFM Financial Advisors, who presented information regarding the City's potential use of General Obligation Bonds and related millage impacts associated with a proposed voter referendum to fund the Seminole Gulf Railway Property Acquisition. (Presentation on file in the City Clerk's office).

8. Mayor and Council Member Items:

- A. **Discussion regarding making a formal request to the West Coast Inland Navigation District to conduct a survey of Fish Trap Bay.** (Corrie, Green Sheet 26-03-048)

*Council Member Chris Corrie stated that he would like to formally ask the West Coast Inland Navigation District to conduct a survey of Fish Trap Bay. He was informed by Representative Botana that boaters find it difficult to access the channel. Deputy City Manager Feeney added that there would be no expense to the City for WCIND to conduct a survey. Council Member Corrie motioned to direct staff to make the request to WCIND; Seconded by Council Member Carr. **The motion carried unanimously.***

9. City Attorney Items:

- A. Approve Purchase and Sale Agreement with Trust for Public Land (TPL) for Seminole Gulf Railway rail corridor and authorize due diligence expenditures relating to Memorandum of Agreement and Purchase and Sale Agreement.** (Green Sheet 26-03-049)

City Attorney Derek Rooney opened the discussion with a summary of the key elements of the draft Purchase and Sale Agreement. He further explained that the item before Council also authorizes due diligence expenditures related to the Council-approved Memorandum of Agreement with the four parties, and the Purchase and Sale Agreement itself. He noted that the draft agreement reflects and memorializes the items discussed at the March 4 Special Council Meeting, and stated he finds the terms of the agreement satisfactory. Mr. Rooney identified six critical due diligence components, as follows: title review, environmental review, appraisal, financing, easements related to the billboards, and the referendum.

Council Member Carr, referencing the proposed ballot referendum, expressed concern about feeling rushed to meet the deadline for the August primary election. She questioned whether placing the referendum on the November General Election ballot when voter turnout is typically higher might be more appropriate.

Deputy Mayor Purdon stated that he is pleased that the voters will have the opportunity to decide the matter directly and noted that it will be up to TPL and Friends of BERT to make their case to the public. Council Members Fullick and Bogacz expressed agreement with his remarks.

Council Member Fitzpatrick also expressed support for allowing the voters to decide. He highlighted four points in the proposed agreement that he believes require further attention, as follows: costs associated with Exhibit B; the post-closing risk assessment and mitigation plan and associated costs; responsibility for sidetrack rails; and environmental risks. He requested that the environmental report, when completed, be fully disclosed to the public.

*Council Member Corrie stated that as cities grow, they must find ways to develop their parks, and this project represents a significant linear park opportunity. He motioned to proceed with the adoption of the draft Purchase and Sale Agreement, and to enter into the record that Council supports it and is moving forward; Seconded by Deputy Mayor Purdon. **The motion carried 6-1 (Council Member Carr opposed).***

10. City Manager Items:

- A. Review the proposal from Wright Construction for pre-construction and design service fees for the I-75 flagpole project, and provide direction to staff.** (Green Sheet 26-03-046)

*City Manager Hunter opened the discussion, stating that at a previous meeting Mayor Gibson proposed moving forward with the I-75 flagpole project, which is included in the current Capital Improvement Plan. She explained that the proposal received came in higher than anticipated and exceeds the front-funded budgeted amount of \$90,000. Staff is therefore seeking direction from Council. A discussion followed. City Manager Hunter added that, if Council wished, staff could bring back a resolution for sponsorship funding contributions. Mayor Gibson motioned to direct staff to conduct the required design and engineering work; Seconded by Deputy Mayor Purdon. **The motion carried unanimously.***

- B. Presentation of the January Financial Report.** (Green Sheet 26-03-050)

Lisa Griggs Roth, Director of Finance and Administrative Services, presented the January financial report. (Presentation on file in the Clerk's office).

C. Presentation of the Monthly Community Development Activity Report. (Green Sheet 26-03-051)

John Dulmer, Director of the Community Development Department, presented the February business activity report and online permitting update. (Presentation on file in the Clerk's office).

11. Mayor and Council Member Reports

Council Member Fitzpatrick - Reported on the Bonita YMCA and the board's ongoing strategic planning initiatives. He also proposed holding a discussion with the Bonita Springs Historical Society regarding the McSwain House.

Council Member Fullick - Provided an update on the recent Downtown Business Alliance Meeting.

Council Member Corrie - Commented on a letter he received from a resident offering suggestions for improvements to Depot Park.

Council Member Carr - Reported on the recent BSU Annual Meeting. She also announced that she will be absent from the City Council Meeting on April 15, due to a scheduling conflict.

Deputy Mayor Purdon - Inquired about efforts to improve cellular/Wi-Fi service in the City. Council Member Corrie replied that the Technology Advisory Board is reviewing the issues and will bring recommendations to Council. Deputy Mayor Purdon also discussed the need for solutions to mitigate right-of-way fiber-optic installation impacts in neighborhoods and stated he will raise the matter with the Florida League of Cities.

Council Member Bogacz - Provided an update on the full-time resident beach parking initiative and will present a full report in May.

Mayor Gibson - Encourage everyone to attend and enjoy the Celebrate Bonita event.

12. Public Comment - None

13. Adjournment - There being no further business, the meeting adjourned at 10:56 a.m.

Prepared and attested by:


Michael J. Sheffield, City Clerk

APPROVED BY CITY COUNCIL

Date: 4/15/26


Mike Gibson, Mayor