

**CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT**

MEETING DATE: 09/02/25	AGENDA ITEM: 4.Y. PMO - CIP No. 109050 - Roadway Improvements: Jackrabbit Trail, McDowell to Thomas - Right of Way (ROW)
DATE PREPARED: 08/28/25	DISTRICT NO.: 2 & 5
STAFF LIAISON: Allyson Camillucci, Contract Project Manager, acamillucci@buckeyeaz.gov, (623) 633-4149	
DEPARTMENT: Program Management Office	AGENDA ITEM TYPE: Consent Agenda Items / New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council) Council to take action on Ordinance No. 27-25 authorizing and directing the City Manager, City Attorney and City Clerk to take any and all action necessary to acquire fee title, or a lesser interest in, including but not limited to easements for public utilities, drainage, and/or construction, as needed, to certain real property including any associated personal property, as a matter of public necessity by (1) dedication, (2) donation, (3) purchase, (4) exchange, or (5) exercise of the power of eminent domain; to sign any documents and enter into any contracts necessary to effect the purposes of said Ordinance; to take any and all other action as is legally necessary to acquire fee title or an easement interest in, to and for all necessary rights-of- way or roadway generally located along Jackrabbit Trail Alignment (also known as 195th Avenue) from McDowell Road to West Osborn Road within Sections 29, 32, and 33, Township 2 North, Range 2 West, Gila and Salt River Base and Meridian, Buckeye, Maricopa County, Arizona; and declaring an emergency.

SUMMARY

PROJECT DESCRIPTION:

Construct Jackrabbit Road's ultimate cross section from Thomas to McDowell Rd to widen the North/South bound flow of traffic including both intersections at Thomas and McDowell. The first approximately half mile of the eastern half street has overhead power and electric that may need to be undergrounded. Starting approximately 800 feet north of the intersection of North Jackrabbit Trail and West Thomas Road to the intersection of West Osborn Road, Arroyo Seco North has completed the half-street improvements along the western portion of North Jackrabbit Trail, so these improvements are not included within the scope. Any additional driveways and points of access beyond what exists are outside of this scope, unless identified as necessary within the Design Concept Report. All necessary right-of-way acquisitions and dedications will need to be made with these improvements.

The 12 parcels in active negotiations are annotated below.

APN	Owner	Offer Presented	Property Rights
502-66-011A	Rodriguez, Noel & Garcia, Sharon	6/19/2025	ROW and TCE
502-34-225A	Nevada Holding Co LP	6/12/2025	ROW
502-62-001N	Maricopa County Flood Control District	6/5/2025	ROW and TCE
502-34-017S	Maricopa County Flood Control District	6/5/2025	ROW and TCE
502-67-020	Arizona Water Company	5/30/2025	ROW and TCE

502-34-017N	La Familia Financial Limited Partnership	5/30/2025	ROW and TCE
502-67-031E	195 Jackrabbit LLC	5/29/2025	TCE
502-66-016A	Aguero, Lorenzo	5/29/2025	ROW and TCE
502-67-031H	Cardinal Capital Co	5/22/2025	ROW and TCE
502-66-017B	Thomas Corner Partnership	5/21/2025	ROW and TCE
502-66-002	Tsai, Jack	5/15/2025	ROW and TCE
502-66-007	Arizona Investment LLC	5/15/2025	ROW and TCE

BENEFITS:

Continue to negotiate in good faith to reduce delays, ultimately resulting in the improvement of Jackrabbit Trail to expand traffic capacity, improve safety, and encourage additional economic growth in this area.

FUTURE ACTION:

Depending on the outcome of negotiations, the legal team and staff will either draft agreement for the acquisition of the property, or file formal legal proceedings.

FINANCIAL IMPACT STATEMENT:

To be determined (pending negotiations): Currently, \$1,282,809 land acquisition budget remains for real property and easements plus any additional costs associated with formal legal proceedings.

CURRENT FISCAL YEAR TOTAL COST:

This project is programmed in Capital Improvement Project (CIP) No. 109050 for Fiscal Year 26. The total cost for this component of the CIP is not-to-exceed the remaining project land acquisition funds, currently budgeted at \$1,282,809.

BUDGETED:

Yes

FISCAL YEAR:

FY 26

FUND/DEPARTMENT:

50213170-543222

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

[25-08-14 CIP 109050 - Jackrabbit Trail Land Acquisition.pdf](#)

[2025-0826 1030 AM - Ordinance 27-25 - CIP 109050 - ROW acquisition w-Exhibits v3 \(smf\) - Copy.pdf](#)