

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

MEETING DATE: 02/17/26	AGENDA ITEM: 5.B. PMO - CIP No. 106050 - Watson Road & Broadway Road Intersection Improvements - Right of Way (ROW)
DATE PREPARED: 02/13/26	DISTRICT NO.: 1
STAFF LIAISON: Rodrigo Nemi, Project Manager, rnemi@buckeyeaz.gov, (623) 204-8442	
DEPARTMENT: Program Management Office	AGENDA ITEM TYPE: Public Hearing and Non Consent - New Business Items

ACTION/MOTION: (This language identifies the formal motion to be made by the Council) Council to take action on Ordinance No. 24-26 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; and to sign any documents and enter into any contracts necessary to effect the purposes of this Ordinance; and 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 at the northeast corner and the southeast corner of Watson Road and Broadway Road, within Sections 22 and 27, Township 1 North, Range 3 West, Gila and Salt River Base and Meridian, Maricopa County, Arizona.

SUMMARY

PROJECT DESCRIPTION:

Construct intersection improvements at Broadway Road and Watson Road, including installation of a new traffic signal and the addition of turn and through lanes to improve safety and traffic operations. The project includes interim roadway improvements consisting of widening Watson Road to a five-lane section and Broadway Road to a three-lane section, consistent with a future ultimate Major Urban Arterial configuration. The project scope also includes right-of-way acquisition and all necessary utility relocations and adjustments to support the ultimate roadway configuration.

BENEFITS:

Reduce delays, improve safety, provide additional continuity to nearby developments 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. The Ordinance will be recorded with the office of the Maricopa County Recorder.

FINANCIAL IMPACT STATEMENT:

To be determined (pending negotiations): Currently, \$600,000 is the remaining land acquisition budget for the two parcels related to real property and easements, plus any additional costs associated with formal legal proceedings.

CURRENT FISCAL YEAR TOTAL COST:

The project is programmed in CIP Project No. 106050 - Watson Road & Broadway Road Intersection Improvements for Fiscal Year 26 (FY26). The total cost of this component of the CIP is not-to-exceed the

remaining land acquisition budget for the two parcels, currently budgeted at \$600,000. Should additional funds be required, primarily related to potential condemnation costs, existing project funds may be reallocated and, if necessary, additional project funding may be utilized to fully support acquisition.

BUDGETED:

Yes

FISCAL YEAR:

FY 26

FUND/DEPARTMENT:

50213170-543150

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

ATTACHMENTS:

[APN50442001B_50422020 Vicinity Map.pdf](#)

[260217 Watson and Broadway Non Consent Presentation Clerk's Copy.pdf](#)

[Ordinance 24-26 Updated.pdf](#)