

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 08/26/25	AGENDA ITEM: 2.M. PMO - CIP No. 109050 - Roadway Improvements: Jackrabbit Trail, McDowell to Thomas - Land Acquisition
DATE PREPARED: 08/21/25	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 to approve eight partially executed Contracts between the City of Buckeye, an Arizona municipal corporation, and seven landowners to facilitate upcoming construction for Capital Improvement Program (CIP) Project No. 109050 – Jackrabbit Trail, McDowell Road to Thomas Road; authorize the City Manager to execute and deliver the Contracts and related documents on behalf of the City of Buckeye; and authorize and direct the Mayor, City Manager, City Attorney, and City Clerk to carry out the purpose and intent of the Contracts.

SUMMARY

PROJECT DESCRIPTION:

The proposed construction scope includes roadway improvements to Jackrabbit Trail between McDowell Road and Thomas Road. To facilitate these improvements, the City will acquire right-of-way and easements from the following parcels: APN 502-67-007H, 502-67-007G, 207-67-031G, 502-67-013, 502-66-006A, 502-68-001B, 502-33-041B, and 502-33-041C. These acquisitions will support the widening of the roadway to the final arterial cross section, the installation of two traffic signals, and drainage enhancements. The City seeks to authorize the City Manager to execute the contracts for these acquisitions, with a combined land-acquisition cost not to exceed \$717,191.00. The not-to-exceed amount excludes escrow and related administrative fees.

BENEFITS:

Approval will authorize the City Manager to execute the right-of-way acquisitions necessary to keep the project on schedule, ensuring timely completion of roadway, traffic signal, and drainage improvements along Jackrabbit Trail.

FUTURE ACTION:

Completion of the right-of-way acquisitions will allow construction services for this project to commence.

FINANCIAL IMPACT STATEMENT:

This project is programmed in the CIP for Fiscal Year 26. The total cost of this agreement is not-to-exceed \$717,191.00.

The Breakdown of cost is as follows:

New Testament Church APN 502-67-013	\$100,994.00
Toltec APN 502-68-001B	\$270,417.00

Melvin Trust APN 502-67-007G	\$56,836.00
Edwards APN 502-67-007H	\$1,246.00
Hernandez/Lopez APN 502-66-006A	\$65,946.00
Lighthouse Fellowship APN 502-33-041B	\$55,381.00
Lighthouse Fellowship APN 502-33-041C	\$71,646.00
Thomas McMahon Trust APN 502-67-031G	\$94,725.00
Total	\$717,191.00

CURRENT FISCAL YEAR TOTAL COST:

This project is programmed in the CIP for FY26. The total land-purchase price, excluding escrow and administrative fees, is not-to-exceed \$717,191.00.

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:

[25-0811-JRT-50267013-NewTestChurch-PSA_WD_TCE_SIGNED.pdf](#)
[25-0701-50268001B-Toltec-SellersignedPSA.pdf](#)
[250701-50267007H-Edwards PA - SellerSigned.pdf](#)
[25-0701-50267007H-Edwards TCE - SellerSigned.pdf](#)
[25-0701-50266006a-HernandezLopez-Owner Signed PSA.pdf](#)
[25-0811-JRT50233041B-LighthouseFellow-PE PSA.pdf](#)
[25-0811-JRT50233041C-LighthouseFellow-PE PSA.pdf](#)
[25-0701-50267007G-Melvin-SellersignedPSA.pdf](#)
[25-0811-JRT-50267031G-McMahon Trust-PE PSA.pdf](#)
[25-08-14 CIP 109050 - Jackrabbit Trail Land Acquisition.pdf](#)