

EXHIBIT A

MAINTENANCE DISTRICT NO. 12 DOWNTOWN BUSINESS DISTRICT

Description of Work

The following is a brief description of the improvements to be maintained:

1. The public right-of-way on Texas Street between Pennsylvania Avenue and Jefferson Street.
2. The public right-of-way on Madison Street between Missouri Street and Empire Street.

A. MAINTENANCE TO BE PAID FOR BY THE MAINTENANCE DISTRICT

1. Landscape maintenance within the District including maintenance of all trees, shrubs, vines, and planted pots. Landscape maintenance shall include periodically replanting annual flowers. Lower maintenance shrubs or perennials should be substituted for annuals where and when appropriate.
2. Water for landscape irrigation and for maintenance and cleaning operations.
3. Maintenance and replacement costs for all streetlights within the District including replacement of damaged poles, periodic pole painting, and replacement of luminaries.
4. Electricity charges to power all streetlights within the District.
5. Maintenance related to the repair of landscape accent lights and pergola lights including needed replacement of bulbs.
6. Electricity required for landscape accent lights, pergola lights, irrigation controllers, and maintenance operations.
7. Maintenance of brick sidewalks including replacement of damaged bricks and periodic cleaning of surfaces.
8. Removal of graffiti and periodic cleaning of benches, columns, walls, and raised planters.
9. Maintenance and repair of pergolas.
10. Trash pickup and litter removal.

B. MAINTENANCE TO BE PAID FOR BY THE CITY'S OPERATIONS

1. Maintenance of all asphalt concrete pavement within the District.
2. Maintenance of concrete pavers located in Texas Street crosswalks and in the Madison Street parking plaza between Empire Street and Missouri Street including replacement of damaged materials and periodic cleaning of surfaces.
3. Repair of raised planters at intersection corners.
4. Replacement of structures.
5. The City will maintain all other landscape and lighting improvements not specifically itemized in Section A, "Maintenance To Be Paid For By The Maintenance District," of this Exhibit.