


**TOWN OF GILBERT  
COUNCIL COMMUNICATION**

39

**TO:** HONORABLE MAYOR & COUNCILMEMBERS  
**FROM:** DIANE ARCHER, FINANCIAL AND PERFORMANCE  
MANAGEMENT COORDINATOR  
**THROUGH:** MARC SKOCYPEC, ASSISTANT MANAGER   
**MEETING DATE:** OCTOBER 9, 2007  
**SUBJECT :** ADOPT RESOLUTIONS OF INTENT TO FORM NEW PARKWAY  
IMPROVEMENT DISTRICTS

**RECOMMENDED MOTION**

**MOTION TO APPROVE:**

A. RESOLUTION NO. \_\_\_\_\_ DECLARING ITS INTENTION TO CREATE AN IMPROVEMENT DISTRICT TO INSTALL AND MAINTAIN LANDSCAPING, IRRIGATION SYSTEMS, COMMON AREA WALLS AND OTHER IMPROVEMENTS INCLUDED WITHIN, NEAR, AND ADJACENT TO A PARKWAY AS SHOWN ON THE PLANS, WITHIN AN AREA IN THE TOWN OF GILBERT AS DESCRIBED HEREIN; ADOPTING PLANS FOR TOWN OF GILBERT PARKWAY IMPROVEMENT DISTRICT NO. PK 07- 3 MORE PARTICULARLY DESCRIBED HEREIN, AND DECLARING THE WORK OR IMPROVEMENT TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT, AND THAT THE COST OF SAID WORK OR IMPROVEMENT SHALL BE ASSESSED UPON A CERTAIN DISTRICT, AND PROVIDING THAT THE PROPOSED WORK OR IMPROVEMENT SHALL BE PERFORMED UNDER ARIZONA REVISED STATUTES TITLE 48, CHAPTER 4, ARTICLE 2, AND AMENDMENTS THERETO;

B. RESOLUTION NO. \_\_\_\_\_ DECLARING ITS INTENTION TO CREATE AN IMPROVEMENT DISTRICT TO INSTALL AND MAINTAIN LANDSCAPING, IRRIGATION SYSTEMS, COMMON AREA WALLS AND OTHER IMPROVEMENTS INCLUDED WITHIN, NEAR, AND ADJACENT TO A PARKWAY AS SHOWN ON THE PLANS, WITHIN AN AREA IN THE TOWN OF GILBERT AS DESCRIBED HEREIN; ADOPTING PLANS FOR TOWN OF GILBERT PARKWAY IMPROVEMENT DISTRICT NO. PK 07- 5 MORE PARTICULARLY DESCRIBED HEREIN, AND DECLARING THE WORK OR IMPROVEMENT TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT, AND THAT THE COST OF SAID WORK OR IMPROVEMENT SHALL BE ASSESSED UPON A CERTAIN DISTRICT, AND PROVIDING THAT THE PROPOSED WORK OR IMPROVEMENT SHALL BE PERFORMED UNDER ARIZONA REVISED STATUTES TITLE 48, CHAPTER 4, ARTICLE 2, AND AMENDMENTS THERETO;

C. RESOLUTION NO. \_\_\_\_\_ DECLARING ITS INTENTION TO CREATE AN IMPROVEMENT DISTRICT TO INSTALL AND MAINTAIN LANDSCAPING, IRRIGATION SYSTEMS, COMMON AREA WALLS AND OTHER IMPROVEMENTS INCLUDED WITHIN, NEAR, AND ADJACENT TO A PARKWAY AS SHOWN ON THE PLANS, WITHIN AN AREA IN THE TOWN OF GILBERT AS DESCRIBED HEREIN; ADOPTING PLANS FOR TOWN OF GILBERT PARKWAY IMPROVEMENT DISTRICT NO. PK 07- 6 MORE PARTICULARLY DESCRIBED HEREIN, AND DECLARING THE WORK OR IMPROVEMENT TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT, AND THAT THE COST OF SAID WORK OR IMPROVEMENT SHALL BE ASSESSED UPON A CERTAIN DISTRICT, AND PROVIDING THAT THE PROPOSED WORK OR IMPROVEMENT SHALL BE PERFORMED UNDER ARIZONA REVISED STATUTES TITLE 48, CHAPTER 4, ARTICLE 2, AND AMENDMENTS THERETO;

D. RESOLUTION NO. \_\_\_\_\_ DECLARING ITS INTENTION TO CREATE AN IMPROVEMENT DISTRICT TO INSTALL AND MAINTAIN LANDSCAPING, IRRIGATION SYSTEMS, COMMON AREA WALLS AND OTHER IMPROVEMENTS INCLUDED WITHIN, NEAR, AND ADJACENT TO A PARKWAY AS SHOWN ON THE PLANS, WITHIN AN AREA IN THE TOWN OF GILBERT AS DESCRIBED HEREIN; ADOPTING PLANS FOR TOWN OF GILBERT PARKWAY IMPROVEMENT DISTRICT NO. PK 07- 8 MORE PARTICULARLY DESCRIBED HEREIN, AND DECLARING THE WORK OR IMPROVEMENT TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT, AND THAT THE COST OF SAID WORK OR IMPROVEMENT SHALL BE ASSESSED UPON A CERTAIN DISTRICT, AND PROVIDING THAT THE PROPOSED WORK OR IMPROVEMENT SHALL BE PERFORMED UNDER ARIZONA REVISED STATUTES TITLE 48, CHAPTER 4, ARTICLE 2, AND AMENDMENTS THERETO;

**BACKGROUND/DISCUSSION**

Parkway Improvement Districts exist in 11 residential subdivisions to provide for maintenance of improvements in common areas. Gilbert established all but one of these special taxing Districts in 1988, almost 20 years ago. Arizona Statutes require that any maintenance or improvements in the Districts be done in accordance with the plans and specifications prepared by the developer ("Original Plans").

The proposed Resolutions of Intent are to create new improvement districts in the following residential subdivisions:

Resolution No. _____	PK 07-3	Park Village
Resolution No. _____	PK 07-5	Circle G II
Resolution No. _____	PK 07-6	Circle G III
Resolution No. _____	PK 07-8	Circle G VII

These are the last four parkway improvement districts to start the process of establishing new districts.

Staff recommends that new Districts be formed, because the Original Plans no longer serve the needs of the Districts. For the past several years, staff met with the property owners in the Districts to provide input on what they would like to see changed. It became clear that a Landscape Architect was needed to prepare new plans and that these plans would become the operating guide for the Districts into the future. A Landscape Architect was hired and she prepared preliminary plans and these were reviewed by the neighborhoods and subsequently

revised. The preliminary plans as revised and cost estimates for the proposed new improvements have been filed with the Town Clerk and are available for inspection by the public. Following adoption of the Resolutions of Intent and completion of the statutory notice requirements, the plans will be finalized ("New Plans").

As proposed, the New Plans provide for:

- New landscaping. Landscape material has a limited life and after a certain point becomes woody and is not visually appealing. The minimalist budget approach in the past did not provide enough funding for replacement of plant materials when they died. Decomposed granite disintegrates and is blown away during routine clean up.
- New irrigation systems. The existing irrigation systems are reaching the end of their useful life. Some are held together through makeshift means and become a maintenance problem resulting in wasted water.
- Other new improvements. What was considered an amenity when constructed might be removed due to safety issues or not in keeping with the needs of the neighborhood today. For example, a ramada was damaged due to age and vandalism and the neighbors do not want it replaced because of concern it will become vandalized again. In one district, neighbors would like monument sign where one does not exist. Another neighborhood would like a sand volleyball area converted to a basketball court.
- Maintenance of certain additional common walls for the benefit of the property owners in the Districts. Typically a homeowners association would maintain common walls, however, because no homeowners associations were formed for the Districts, property owners requested that additional common walls be maintained by the District.

The formation of new Improvement Districts will allow improvements to be completed in the Districts per the New Plans. The spending cap applicable to the existing Improvement Districts is being removed; however, the neighbors meet annually to review the proposed budget and make changes as a group that reflect desired spending levels. In addition, property owners in a District will still be able to protest the proposed budgets pursuant to State law. The New Plans may be implemented in phases so that expenses will be incurred and paid for over time. The Resolutions of Intent also provide that the Council may approve Alternative Plans and Specifications in the future if circumstances change.

Additional steps are required before the new Districts are in effect. State law requires the following:

- √ Publish notice of Intention 5 days in newspaper (October 15 to October 19)
- √ Post Resolutions of Intention every 300 feet
- √ 15 day protest period (October 19 to November 6)
- √ Publish notice of hearing on objections for 2 days (November 12,13)
- √ Mail notice of hearing on objections (November 19)
- √ Council hearing on objections (December 4)
- √ Council adopt Resolutions Ordering Improvements (December 4)

A petition signed by the majority of owners halts work for six months.

The new Districts will have the same boundaries as the existing Districts. The new Districts will overlap and co-exist with the existing Districts through June 30, 2008. The existing contract for landscaping maintenance in the Districts will remain in place through that date. The Contractor is aware of, and has agreed to allow, new improvements to proceed during the contract term.

### **FINANCIAL IMPACT**

The property owners in the Districts will bear the financial impact related to installation of improvements in the Districts as a result of the New Plans. Each District will determine when improvements are made and how much is budgeted on an annual basis. The tax levy for Fiscal Year 2007-2008 was adopted on June 19, 2007.

### **STAFF RECOMMENDATION**

Staff recommends adopting the Resolution of Intent to form New Districts to allow the parkway improvement districts to move ahead with needed improvements.

Respectfully submitted,



Diane Archer  
Financial and Performance Management Coordinator

Attachments and Enclosures:

Resolutions of Intent (3) with attached Exhibit 1 to include legal description of District, lots to be assessed in District, and parkways in District (also on file with Town Engineer)

Preliminary Plans and Estimate of costs of improvements (are on file with Town Clerk)

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**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GILBERT, ARIZONA, DECLARING ITS INTENTION TO CREATE AN IMPROVEMENT DISTRICT TO INSTALL AND MAINTAIN LANDSCAPING, IRRIGATION SYSTEMS, COMMON AREA WALLS AND OTHER IMPROVEMENTS INCLUDED WITHIN, NEAR, AND ADJACENT TO A PARKWAY AS SHOWN ON THE PLANS, FOR MAINTENANCE WITHIN AN AREA IN THE TOWN OF GILBERT AS DESCRIBED HEREIN; ADOPTING PLANS FOR TOWN OF GILBERT PARKWAY IMPROVEMENT DISTRICT NO. **07-3 (PARK VILLAGE)** AS MORE PARTICULARLY DESCRIBED HEREIN, AND DECLARING THE WORK OR IMPROVEMENT TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT, AND THAT THE COST OF SAID WORK OR IMPROVEMENT SHALL BE ASSESSED UPON A CERTAIN DISTRICT, AND PROVIDING THAT THE PROPOSED WORK OR IMPROVEMENT SHALL BE PERFORMED UNDER ARIZONA REVISED STATUTES TITLE 48, CHAPTER 4, ARTICLE 2, AND AMENDMENTS THERETO.

WHEREAS, the Town Council declares that the installation and maintenance of the landscaping, irrigation systems, common walls and other improvements included within, near, and adjacent to a parkway in the District to be of more than local or ordinary public benefit, and further that the cost of said maintenance shall be assessed on a certain District; and

WHEREAS, the Town Council declares that the installation and maintenance of landscaping, irrigation systems, common walls and other improvements included within, near and adjacent to a parkway in the District is incidental to the maintenance and preservation of the parkway, has aesthetic value, and maintains and increases the value of property within the District; and

WHEREAS, the Town Council declares that the installation and maintenance of landscaping, irrigation systems, common walls and other improvements included within and adjacent to a parkway preserves and promotes the health, safety, and welfare of those citizens of the Town of Gilbert living within the District as well as preservation of the streets and parkways which may be adversely impacted by drainage and other water formations; and

WHEREAS, the Town Council declares that the installation and maintenance of a landscaped buffer between a parkway and the adjacent developments reduces the visual and other impact of light, air and noise pollution and tends to increase personal and vehicular safety on the parkway and decreases the likelihood vehicular accidents will harm adjacent developments in furtherance of the health, safety and welfare of those citizens of the Town living within the District; and

WHEREAS, the Town Council declares that installation and maintenance of landscaped drainage and other water control facilities and features within, near and adjacent to a parkway and related facilities tends to preserve the structural integrity of the parkway and mitigates flooding of adjacent areas and the parkway by draining water to and from the parkway in furtherance of the health, safety and welfare of those citizens of the Town of Gilbert living within the District; and

WHEREAS, the Town Council has determined the type of landscaping, irrigation systems, common walls and other improvements to be installed and maintained; and

WHEREAS, the Town Council has determined that each lot in the District receives an equal benefit from the installation and maintenance of the landscaping, irrigation systems, common walls and other improvements within the District and therefore it is appropriate to assess the total sum of the expenses of the District equally on each lot subject to assessment in the District, to the extent permitted by law, except the expenses of maintaining certain common walls identified in the Plans and Specifications shall be assessed in proportion to the benefits to be received by each lot, as described in this Resolution Section 8.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF GILBERT AS FOLLOWS:

Section 1. Definitions.

In this Resolution, the following terms shall have the following meanings:

“Alternative Plans and Specifications” shall mean the plans and specifications and contract documents for the Parkway Improvement District No. 07-3 or “PK 07-3” approved by the Council.

“Assessment Diagrams” shall mean those duplicate diagrams of the property contained in the Assessment District as to be filed with the Clerk and approved by the Mayor and Council.

“Assessment District” shall mean the lots, pieces or parcels of land lying within the boundaries described in **Exhibit 1** attached hereto and as is shown on the map on file with the Town Engineer.

“Clerk” shall mean the Town Clerk.

“Improvements” shall mean all landscaping, irrigation systems, common walls and other improvements including but not limited to play structures, sidewalks, ramadas, lighting facilities, drinking fountains, and benches identified in the Plans and Specifications on file with the Clerk or subsequent Alternative Plans and Specifications approved by the Council.

“Lots” shall mean all lots, pieces or parcels of land lying within the Assessment District.

“Parkways” shall mean all those streets and rights-of way which are designated on Exhibit 1 as “Parkways.”

“Plans and Specifications” shall mean the plans and specifications and contract documents for the Parkway Improvement District No. 07-3 filed with the Clerk prior to the adoption of this Resolution.

“Superintendent of Streets” shall mean the Town Public Works Director, or any successor to such person.

“Town” shall mean the Town of Gilbert, Arizona.

“Town Council” or “Council” shall mean the Mayor and Common Council of the Town.

“Town Engineer” shall mean the Town Engineering Manager or any successor to such person.

Section 2. Declaration of Intention to Order an Improvement.

The public interest or convenience require, and it is the intention of the Mayor and Council of the Town of Gilbert, Arizona, to order the following work, hereinafter “Work,” to be performed, to wit:

The installation and maintenance of all landscaping, irrigation systems, common walls and other improvements, and the ongoing maintenance of the same, including replacement, as identified in the Plans and Specifications on file with the Clerk or subsequent Alternative Plans and Specifications approved by the Council, in the area generally described as follows:

**Park Village:** Those areas included within or adjacent to the Assessment District all as shown on the maps attached hereto as Exhibit 1, together with all appurtenances and adjustments necessary, as set forth in the Plans, Specifications, and Estimate.

The Town Council hereby designates as parkways, those areas set forth on Exhibit 1 which are labeled “Parkway.” The public interest and convenience require, and it is the intention of the Town Council to order the Work adjacent to the designated parkways to be performed as stated herein. All items of the Work hereby approved and adopted by the Council and on file in the Office of the Town Engineer and no assessment for any lot shall exceed its proportion of the estimate.

The estimate of the cost and expenses of the work or improvements on file in the offices of the Superintendent of Streets and the Clerk of the Town are hereby approved to the requirements of law, the procedures set forth in Title 48, Chapter 4, Article 2 and amendments thereto will be followed regarding acceptance of bids and setting tax levies.

For purposes of this Resolution and of all resolutions, ordinances and notices pertaining to this Resolution, the improvement as herein described is hereby designated Town of Gilbert Parkway Improvement District No. 07-3 or "PK 07-3".

The Town in its discretion will determine whether to include bid options in landscape maintenance contracts for such items such as planting seasonal flowers in designated areas, winter over-seeding of grass in turf areas, aeration of turf, weed control chemical applications, pesticide applications, and irrigation; such bid options are deemed to be part of the original Plans and Specifications for the District.

The Town in its discretion may immediately remove, replace or modify Improvements when necessary for the protection of public health, safety or welfare.

Section 3. Alternative Plans and Specifications.

In order to ensure flexibility in the operations of the District over time, the Town Engineer is authorized to provide for Alternative Plans and Specifications to be thereafter determined and approved by the Town Council as set forth in A.R.S. § 48-576(C) and or A.R.S. § 48-584 (C), as may be amended from time to time. The Alternative Plans and Specifications may be implemented for purposes of cost reduction, expressed preferences of District property owners, water conservation, flood control, or other public health, safety and welfare reasons.

Prior to Council approval, the proposed Alternative Plans and Specifications shall be filed with the Superintendent of the Streets and the Town Clerk, along with an estimate of the cost and expenses of the work or improvements. The Town will notify by mail the owners of property within the District, as listed in the assessment rolls of the Maricopa County Recorder, of any proposed Alternative Plans and Specifications, any proposed increase in the amount of the assessment and levy and the right to protest said increase. The Town also will publish a notice of the same once in a newspaper of general circulation in the Town. Within fifteen (15) days of the date of publication of said notice any person having an interest in a lot liable to assessment within the District can file with the Town Clerk a written protest to the Alternative Plans and Specifications and/or the increase.

If more than 50% of the owners of lots liable to assessment protest the Alternative Plans and Specifications and/or the increase within fifteen (15) days of the publication of the notice described above, the Town, at its option is authorized to:

- a. Modify the Alternative Plans and Specifications, prepare a new estimate, mail the owners of property within the District a new notice, and publish a new notice of the same; or
- b. Reject the Alternative Plans and Specifications and utilize the original Plans and Specifications; or
- c. Invalidate the District.

If fewer than 50% of the owners of lots liable to assessment protest the Alternative Plans and Specifications and/or the increase within fifteen (15) days of the



publication of the notice described, the Town has the authority to approve the Alternative Plans and Specifications by formal resolution, and to levy an amount not to exceed to proposed increase as published.

Section 4. Determination of Need.

In the opinion of the Town Council, the Work is of more than local or ordinary public benefit. The Town Council hereby orders that all amounts due or to become due with respect to the Work shall be chargeable upon the respective lots, pieces and parcels of land within the Assessment District.

Section 5. Preparation of Assessment Diagrams.

The Town Engineer is hereby authorized and directed to prepare duplicate diagrams (Assessment Diagrams) of the property contained within the assessment district. The diagrams shall show each separate lot, numbered consecutively, the approximate area in square feet of each lot, and the location of the lot in relation to the work proposed to be done.

Section 6. Exclusion of Certain Property.

Any public street or alley within the boundaries of the Assessment District is hereby omitted from the assessment hereafter to be made. Any lot belonging to the United States, the State, a county, city, school district or any political subdivision or institution of the State or county, which is included within the Assessment District shall be omitted from the assessment hereafter made.

Section 7. Officers Not Liable.

In no event will the Town of Gilbert or any officer thereof be liable for any portion of the cost of said Improvement District nor for any delinquency of persons or property assessed.

Section 8. Annual Statement.

The Town Council shall make annual statements and estimates of the expenses of the District which shall be provided for by assessment of the total sum upon the several lots, each respectively in proportion to the benefits to be received by each lot in the District as provided in A.R. S. § 48-574, A.R.S. § 48-575 and amendments thereto. Because each lot receives an equal benefit from the maintenance of the landscaping, facilities and structures within the District, the Town Council shall assess the total sum of the expenses of the District equally on each lot subject to assessment in the District, to the extent permitted by law, subject to the following exception:

The expenses of maintaining certain common walls identified in the Plans and Specifications shall be assessed in proportion to the benefits to be received by each lot, as follows:

- a. The expenses of maintaining the finish of the exterior side of the common walls shall be assessed equally on each lot subject to assessment in the District;
- b. The interior side of a common wall (facing the interior of a lot) shall be maintained by the adjacent individual lot owner.
- c. If the Superintendent of Streets (the Public Works Director) determines a common wall requires structural repairs due to ordinary wear and tear or natural causes, the District may make such repairs; provided, however, each adjacent individual lot shall be assessed up to fifty-percent (50%) of the expenses for repair of the wall adjoining said lot, measured on a linear foot cost basis average, and the remainder of the expenses shall be assessed equally on each lot subject to assessment in the District.

The expenses of the District may include incidental expenses as provided for in A.R.S. § 48-589, and amendments thereto.

Section 9. Statutory Authority.

The Work and all proceedings pertaining thereto shall be performed under the provisions of Title 48, Chapter 4, Article 2, specifically A.R.S. § 48-574, and all amendments thereto.

Section 10. Delegation of Authority.

The Town Engineer is hereby authorized to fill in any blanks and to make any minor corrections necessary to complete the Plans and Specifications, Alternative Plans and Specifications, and the Contract Documents.

Section 11. Public Bidding and Contract Award.

The Work shall be publicly bid and a contract awarded to the lowest responsible bidder pursuant to A.R.S. § 48-584, and amendments thereto. The Town may award a one (1) year contract with an option to renew for up to five (5) additional one-year terms, and the price for any renewal term will be adjusted by the percent net change in the Consumer Price Index for All Urban Consumers (CPI-U), U.S. City Average or similar publication from the prior year.

The Town may perform any portion of the Work separately bid as a bid option, or order that a proposed contract not be made and perform all the Work as provided for in A.R.S. § 48-585 and amendments thereto.

PASSED, ADOPTED AND APPROVED this 9th day of October, 2007.

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Steven M. Berman, Mayor

ATTEST:

\_\_\_\_\_  
Catherine A. Templeton, Town Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Curtis, Goodwin, Sullivan,  
Udall & Schwab, P.L.C., Town Attorneys

I hereby certify that I have read the description set out under the definition “Assessment District” and approve the same. I further certify that I have read the description set out under the definition “Work” and approve the same.

\_\_\_\_\_  
Rick Allred, Town Engineer

I hereby certify that the above and foregoing Resolution No. \_\_\_\_\_ was duly passed by the Mayor and Council of the Town of Gilbert, Arizona at a regular meeting held on October 9, 2007 and that a quorum was present thereat and that the vote therein was \_\_\_ ayes and \_\_\_ nays. \_\_\_ were no vote or absent.

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Catherine A. Templeton, Town Clerk

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**PK07-3**  
**Legal Description**

That portion of the East half of Section 5, Township 1 South, Range 6 East of the Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

**BEGINNING** at the South quarter corner of said Section 5;

thence North 00°30'00" West 2622.24 feet along the North-South Mid Section line;

thence South 89°06'40" East 1645.45 feet;

thence South 00°53'20" West 535.43 feet;

thence South 26°42'40" West 202.54 feet to the Monument line of Raleigh Bay Drive;

thence South 63°17'20" East 150.00 feet along said Monument line to the point of curvature of a circular curve to the left having a radius of 500.00 feet;

thence 239.32 feet along said curve through a central angle of 27°25'27" along said Monument line to the point of tangency;

thence North 89°17'13" East 215.00 feet along said Monument line;

thence South 00°42'47" East 946.52 feet;

thence South 46°27'30" West 501.15 feet;

thence North 88°32'30" West 324.58 feet;

thence South 73°59'22" West 33.00 feet to the point of a non-tangent circular curve to the right having a radius of 500.00 feet;

thence from a local tangent bearing of South 16°00'38" East along said curve a distance of 152.44 feet through a central angle of 17°28'08" to the point of tangency;

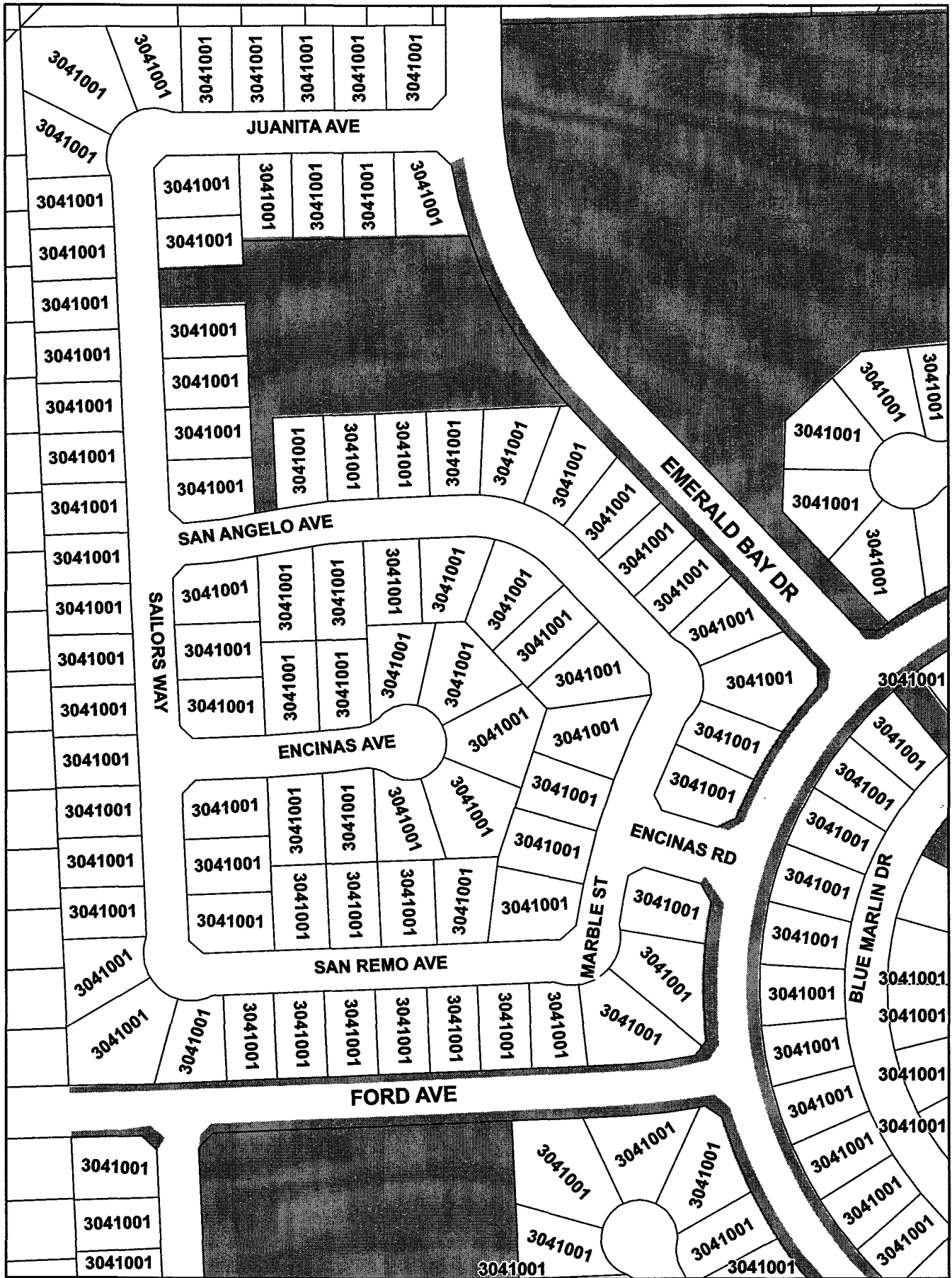
thence South 01°27'30" West 355.00 feet to a point on the South line of said Section 5;

thence North 88°32'30" West 1405.93 feet along said South line to the **POINT OF BEGINNING**.



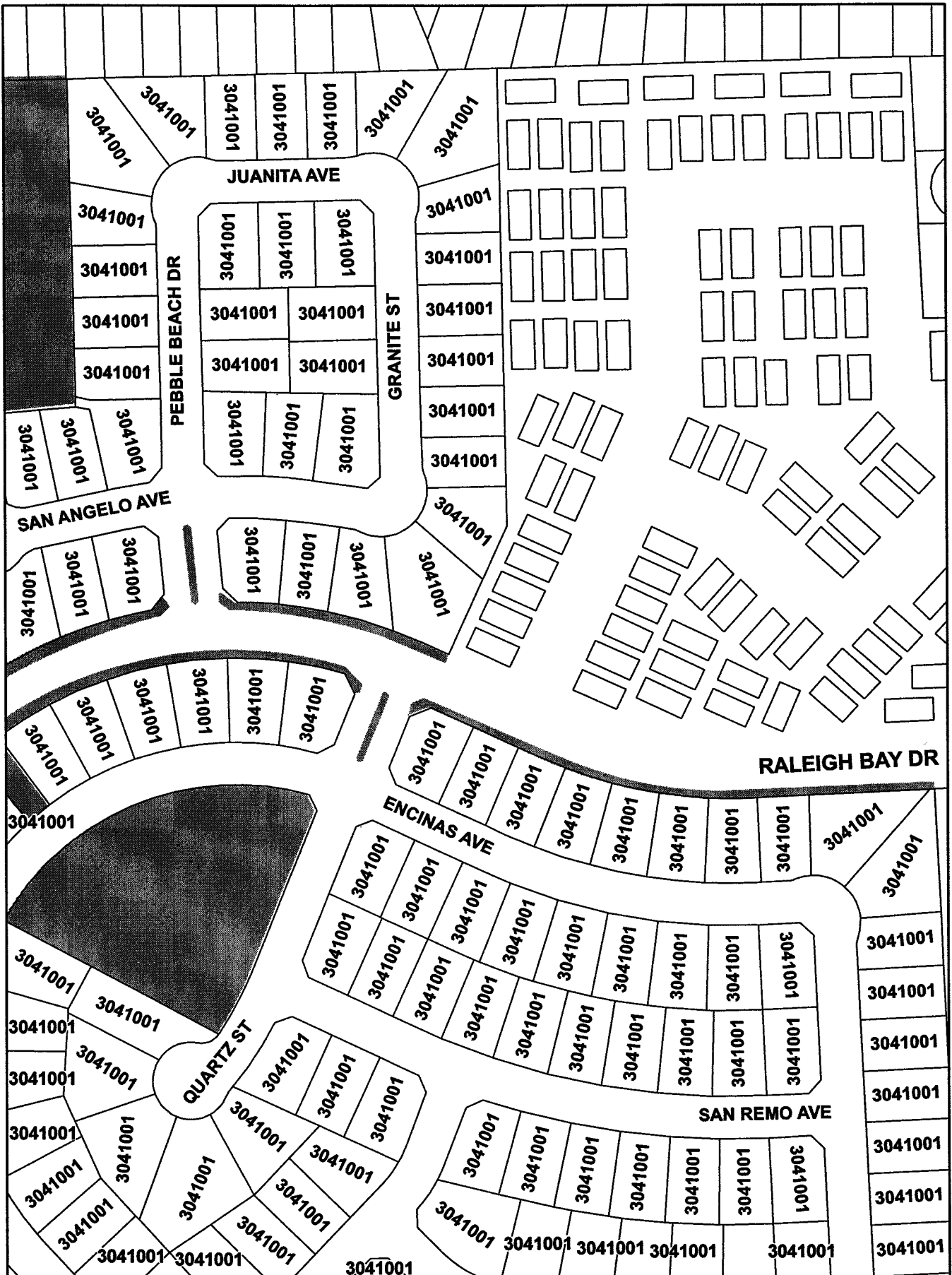
**PARKWAY IMPROVEMENT DISTRICT 07-3  
MAINTAINED BY TOWN**





**NW Detail**  
**PARKWAY IMPROVEMENT DISTRICT 07-3**  
**MAINTAINED BY TOWN**

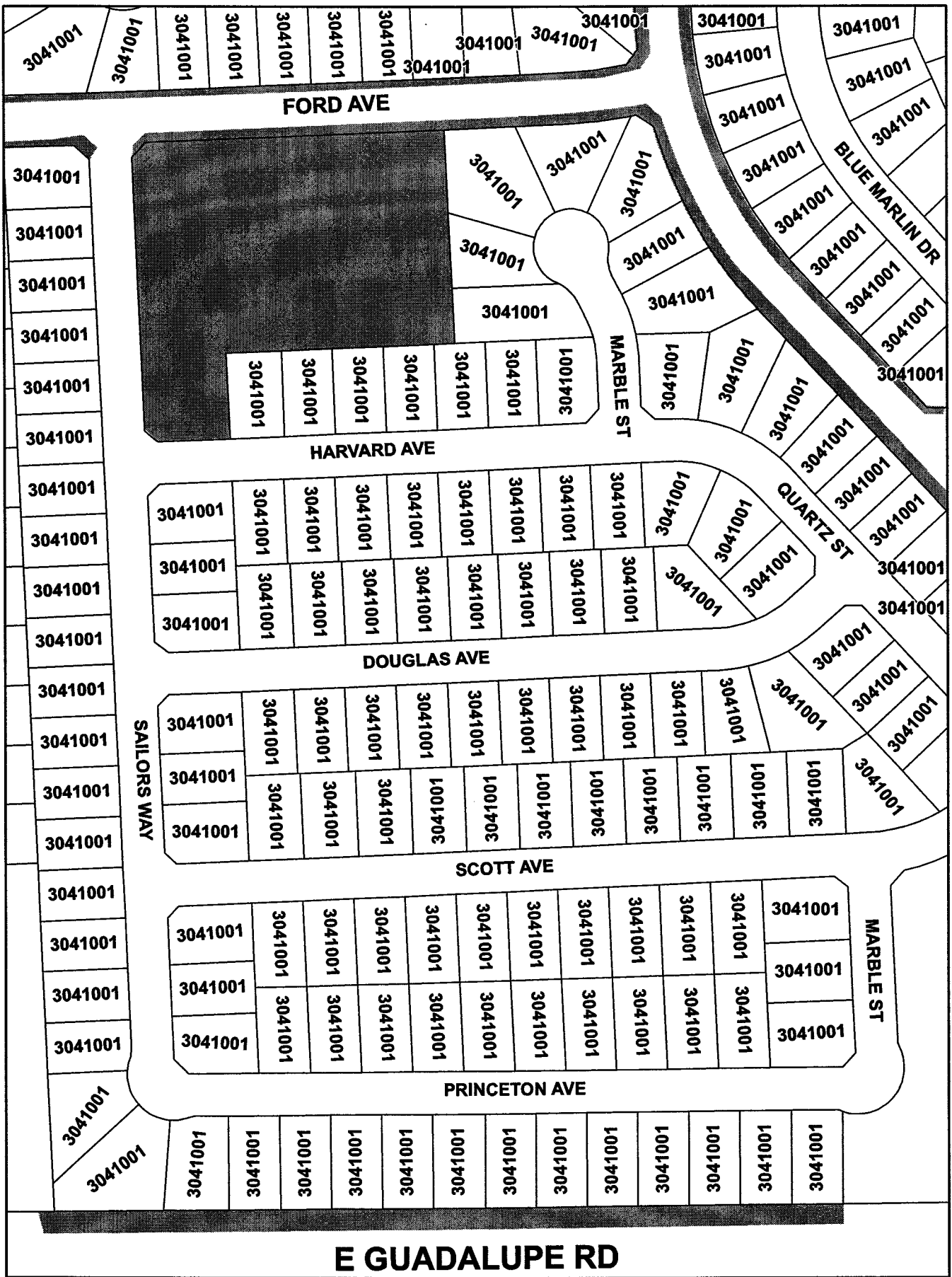




**NE Detail  
 PARKWAY IMPROVEMENT DISTRICT 07-3  
 MAINTAINED BY TOWN**

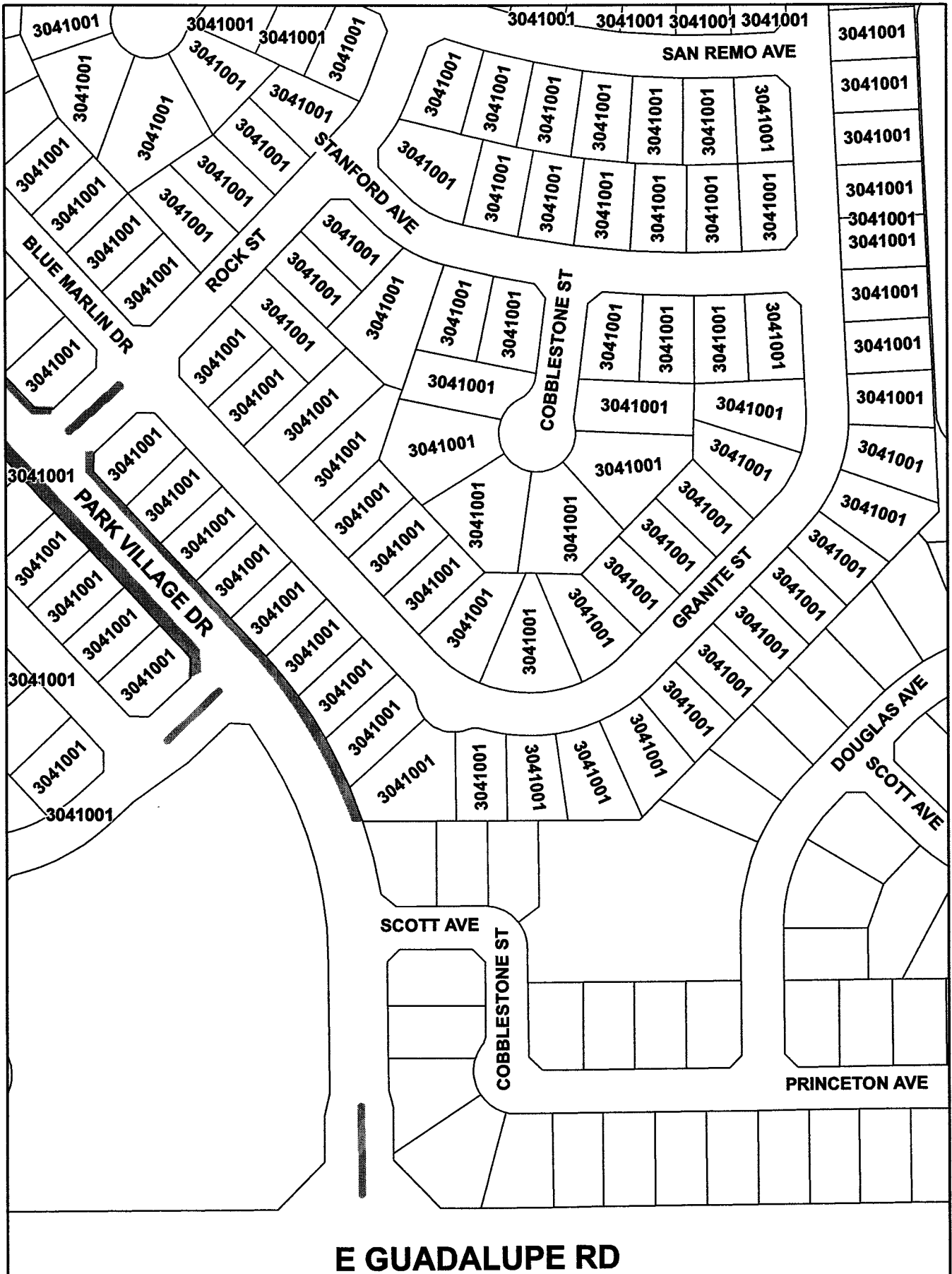






**SW Detail**  
**PARKWAY IMPROVEMENT DISTRICT 07-3**  
**MAINTAINED BY TOWN**





SE Detail  
 PARKWAY IMPROVEMENT DISTRICT 07-3  
 MAINTAINED BY TOWN



**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GILBERT, ARIZONA, DECLARING ITS INTENTION TO CREATE AN IMPROVEMENT DISTRICT TO INSTALL AND MAINTAIN LANDSCAPING, IRRIGATION SYSTEMS, COMMON AREA WALLS AND OTHER IMPROVEMENTS INCLUDED WITHIN, NEAR, AND ADJACENT TO A PARKWAY AS SHOWN ON THE PLANS, FOR MAINTENANCE WITHIN AN AREA IN THE TOWN OF GILBERT AS DESCRIBED HEREIN; ADOPTING PLANS FOR TOWN OF GILBERT PARKWAY IMPROVEMENT DISTRICT NO. **07-5 (CIRCLE G MEADOWS II)** AS MORE PARTICULARLY DESCRIBED HEREIN, AND DECLARING THE WORK OR IMPROVEMENT TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT, AND THAT THE COST OF SAID WORK OR IMPROVEMENT SHALL BE ASSESSED UPON A CERTAIN DISTRICT, AND PROVIDING THAT THE PROPOSED WORK OR IMPROVEMENT SHALL BE PERFORMED UNDER ARIZONA REVISED STATUTES TITLE 48, CHAPTER 4, ARTICLE 2, AND AMENDMENTS THERETO.

WHEREAS, the Town Council declares that the installation and maintenance of the landscaping, irrigation systems, common walls and other improvements included within, near, and adjacent to a parkway in the District to be of more than local or ordinary public benefit, and further that the cost of said maintenance shall be assessed on a certain District; and

WHEREAS, the Town Council declares that the installation and maintenance of landscaping, irrigation systems, common walls and other improvements included within, near and adjacent to a parkway in the District is incidental to the maintenance and preservation of the parkway, has aesthetic value, and maintains and increases the value of property within the District; and

WHEREAS, the Town Council declares that the installation and maintenance of landscaping, irrigation systems, common walls and other improvements included within and adjacent to a parkway preserves and promotes the health, safety, and welfare of those citizens of the Town of Gilbert living within the District as well as preservation of the streets and parkways which may be adversely impacted by drainage and other water formations; and

WHEREAS, the Town Council declares that the installation and maintenance of a landscaped buffer between a parkway and the adjacent developments reduces the visual and other impact of light, air and noise pollution and tends to increase personal and vehicular safety on the parkway and decreases the likelihood vehicular accidents will harm adjacent developments in furtherance of the health, safety and welfare of those citizens of the Town living within the District; and

WHEREAS, the Town Council declares that installation and maintenance of landscaped drainage and other water control facilities and features within, near and adjacent to a parkway and related facilities tends to preserve the structural integrity of the parkway and mitigates flooding of adjacent areas and the parkway by draining water to and from the parkway in furtherance of the health, safety and welfare of those citizens of the Town of Gilbert living within the District; and

WHEREAS, the Town Council has determined the type of landscaping, irrigation systems, common walls and other improvements to be installed and maintained; and

WHEREAS, the Town Council has determined that each lot in the District receives an equal benefit from the installation and maintenance of the landscaping, irrigation systems, common walls and other improvements within the District and therefore it is appropriate to assess the total sum of the expenses of the District equally on each lot subject to assessment in the District, to the extent permitted by law, except the expenses of maintaining certain common walls identified in the Plans and Specifications shall be assessed in proportion to the benefits to be received by each lot, as described in this Resolution Section 8.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF GILBERT AS FOLLOWS:

Section 1. Definitions.

In this Resolution, the following terms shall have the following meanings:

“Alternative Plans and Specifications” shall mean the plans and specifications and contract documents for the Parkway Improvement District No. 07-5 or “PK 07-5” approved by the Council.

“Assessment Diagrams” shall mean those duplicate diagrams of the property contained in the Assessment District as to be filed with the Clerk and approved by the Mayor and Council.

“Assessment District” shall mean the lots, pieces or parcels of land lying within the boundaries described in **Exhibit 1** attached hereto and as is shown on the map on file with the Town Engineer.

“Clerk” shall mean the Town Clerk.

“Improvements” shall mean all landscaping, irrigation systems, common walls and other improvements including but not limited to play structures, sidewalks, ramadas, lighting facilities, drinking fountains, and benches identified in the Plans and Specifications on file with the Clerk or subsequent Alternative Plans and Specifications approved by the Council.

“Lots” shall mean all lots, pieces or parcels of land lying within the Assessment District.

“Parkways” shall mean all those streets and rights-of way which are designated on Exhibit 1 as “Parkways.”

“Plans and Specifications” shall mean the plans and specifications and contract documents for the Parkway Improvement District No. 07-5 filed with the Clerk prior to the adoption of this Resolution.

“Superintendent of Streets” shall mean the Town Public Works Director, or any successor to such person.

“Town” shall mean the Town of Gilbert, Arizona.

“Town Council” or “Council” shall mean the Mayor and Common Council of the Town.

“Town Engineer” shall mean the Town Engineering Manager or any successor to such person.

Section 2. Declaration of Intention to Order an Improvement.

The public interest or convenience require, and it is the intention of the Mayor and Council of the Town of Gilbert, Arizona, to order the following work, hereinafter “Work,” to be performed, to wit:

The installation and maintenance of all landscaping, irrigation systems, common walls and other improvements, and the ongoing maintenance of the same, including replacement, as identified in the Plans and Specifications on file with the Clerk or subsequent Alternative Plans and Specifications approved by the Council, in the area generally described as follows:

**Circle G Meadows II:** Those areas included within or adjacent to the Assessment District all as shown on the maps attached hereto as Exhibit 1, together with all appurtenances and adjustments necessary, as set forth in the Plans, Specifications, and Estimate.

The Town Council hereby designates as parkways, those areas set forth on Exhibit 1 which are labeled “Parkway.” The public interest and convenience require, and it is the intention of the Town Council to order the Work adjacent to the designated parkways to be performed as stated herein. All items of the Work hereby approved and adopted by the Council and on file in the Office of the Town Engineer and no assessment for any lot shall exceed its proportion of the estimate.

The estimate of the cost and expenses of the work or improvements on file in the offices of the Superintendent of Streets and the Clerk of the Town are hereby approved to the requirements of law, the procedures set forth in Title 48, Chapter 4, Article 2 and amendments thereto will be followed regarding acceptance of bids and setting tax levies.

For purposes of this Resolution and of all resolutions, ordinances and notices pertaining to this Resolution, the improvement as herein described is hereby designated Town of Gilbert Parkway Improvement District No. 07-5 or "PK 07-5".

The Town in its discretion will determine whether to include bid options in landscape maintenance contracts for such items such as planting seasonal flowers in designated areas, winter over-seeding of grass in turf areas, aeration of turf, weed control chemical applications, pesticide applications, and irrigation; such bid options are deemed to be part of the original Plans and Specifications for the District.

The Town in its discretion may immediately remove, replace or modify Improvements when necessary for the protection of public health, safety or welfare.

Section 3. Alternative Plans and Specifications.

In order to ensure flexibility in the operations of the District over time, the Town Engineer is authorized to provide for Alternative Plans and Specifications to be thereafter determined and approved by the Town Council as set forth in A.R.S. § 48-576(C) and or A.R.S. § 48-584 (C), as may be amended from time to time. The Alternative Plans and Specifications may be implemented for purposes of cost reduction, expressed preferences of District property owners, water conservation, flood control, or other public health, safety and welfare reasons.

Prior to Council approval, the proposed Alternative Plans and Specifications shall be filed with the Superintendent of the Streets and the Town Clerk, along with an estimate of the cost and expenses of the work or improvements. The Town will notify by mail the owners of property within the District, as listed in the assessment rolls of the Maricopa County Recorder, of any proposed Alternative Plans and Specifications, any proposed increase in the amount of the assessment and levy and the right to protest said increase. The Town also will publish a notice of the same once in a newspaper of general circulation in the Town. Within fifteen (15) days of the date of publication of said notice any person having an interest in a lot liable to assessment within the District can file with the Town Clerk a written protest to the Alternative Plans and Specifications and/or the increase.

If more than 50% of the owners of lots liable to assessment protest the Alternative Plans and Specifications and/or the increase within fifteen (15) days of the publication of the notice described above, the Town, at its option is authorized to:

- a. Modify the Alternative Plans and Specifications, prepare a new estimate, mail the owners of property within the District a new notice, and publish a new notice of the same; or
- b. Reject the Alternative Plans and Specifications and utilize the original Plans and Specifications; or
- c. Invalidate the District.

If fewer than 50% of the owners of lots liable to assessment protest the Alternative Plans and Specifications and/or the increase within fifteen (15) days of the

publication of the notice described, the Town has the authority to approve the Alternative Plans and Specifications by formal resolution, and to levy an amount not to exceed to proposed increase as published.

Section 4. Determination of Need.

In the opinion of the Town Council, the Work is of more than local or ordinary public benefit. The Town Council hereby orders that all amounts due or to become due with respect to the Work shall be chargeable upon the respective lots, pieces and parcels of land within the Assessment District.

Section 5. Preparation of Assessment Diagrams.

The Town Engineer is hereby authorized and directed to prepare duplicate diagrams (Assessment Diagrams) of the property contained within the assessment district. The diagrams shall show each separate lot, numbered consecutively, the approximate area in square feet of each lot, and the location of the lot in relation to the work proposed to be done.

Section 6. Exclusion of Certain Property.

Any public street or alley within the boundaries of the Assessment District is hereby omitted from the assessment hereafter to be made. Any lot belonging to the United States, the State, a county, city, school district or any political subdivision or institution of the State or county, which is included within the Assessment District shall be omitted from the assessment hereafter made.

Section 7. Officers Not Liable.

In no event will the Town of Gilbert or any officer thereof be liable for any portion of the cost of said Improvement District nor for any delinquency of persons or property assessed.

Section 8. Annual Statement.

The Town Council shall make annual statements and estimates of the expenses of the District which shall be provided for by assessment of the total sum upon the several lots, each respectively in proportion to the benefits to be received by each lot in the District as provided in A.R. S. § 48-574, A.R.S. § 48-575 and amendments thereto. Because each lot receives an equal benefit from the maintenance of the landscaping, facilities and structures within the District, the Town Council shall assess the total sum of the expenses of the District equally on each lot subject to assessment in the District, to the extent permitted by law, subject to the following exception:

The expenses of maintaining certain common walls identified in the Plans and Specifications shall be assessed in proportion to the benefits to be received by each lot, as follows:

- a. The expenses of maintaining the finish of the exterior side of the common walls shall be assessed equally on each lot subject to assessment in the District;
- b. The interior side of a common wall (facing the interior of a lot) shall be maintained by the adjacent individual lot owner.
- c. If the Superintendent of Streets (the Public Works Director) determines a common wall requires structural repairs due to ordinary wear and tear or natural causes, the District may make such repairs; provided, however, each adjacent individual lot shall be assessed up to fifty-percent (50%) of the expenses for repair of the wall adjoining said lot, measured on a linear foot cost basis average, and the remainder of the expenses shall be assessed equally on each lot subject to assessment in the District.

The expenses of the District may include incidental expenses as provided for in A.R.S. § 48-589, and amendments thereto.

Section 9. Statutory Authority.

The Work and all proceedings pertaining thereto shall be performed under the provisions of Title 48, Chapter 4, Article 2, specifically A.R.S. § 48-574, and all amendments thereto.

Section 10. Delegation of Authority.

The Town Engineer is hereby authorized to fill in any blanks and to make any minor corrections necessary to complete the Plans and Specifications, Alternative Plans and Specifications, and the Contract Documents.

Section 11. Public Bidding and Contract Award.

The Work shall be publicly bid and a contract awarded to the lowest responsible bidder pursuant to A.R.S. § 48-584, and amendments thereto. The Town may award a one (1) year contract with an option to renew for up to five (5) additional one-year terms, and the price for any renewal term will be adjusted by the percent net change in the Consumer Price Index for All Urban Consumers (CPI-U), U.S. City Average or similar publication from the prior year.

The Town may perform any portion of the Work separately bid as a bid option, or order that a proposed contract not be made and perform all the Work as provided for in A.R.S. § 48-585 and amendments thereto.

PASSED, ADOPTED AND APPROVED this 9<sup>th</sup> day of October, 2007.

---

Steven M. Berman, Mayor



ATTEST:

\_\_\_\_\_  
Catherine A. Templeton, Town Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Curtis, Goodwin, Sullivan,  
Udall & Schwab, P.L.C., Town Attorneys

I hereby certify that I have read the description set out under the definition “Assessment District” and approve the same. I further certify that I have read the description set out under the definition “Work” and approve the same.

\_\_\_\_\_  
Rick Allred, Town Engineer

I hereby certify that the above and foregoing Resolution No. \_\_\_\_\_ was duly passed by the Mayor and Council of the Town of Gilbert, Arizona at a regular meeting held on October 9, 2007 and that a quorum was present thereat and that the vote therein was \_\_\_ ayes and \_\_\_ nays. \_\_\_ were no vote or absent.

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Catherine A. Templeton, Town Clerk

F:\578\47\Resolutions\Resolution of Intent PK 07-5.doc

## PK07-5 Legal Description

That portion of "Circle G Meadows II Amended" subdivision as recorded in Book 295 of Maps, Page 25 and "Circle G Meadows II Phase II" subdivision as recorded in Book 313 of Maps, Page 17, Maricopa County Records, located in the Northeast quarter of Section 6, Township 1 South, Range 6 East of the Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Northeast quarter of said Section 6;

thence North 89°37'28" West 1867.04 feet along the North line of said Section 6 to the South quarter corner of Section 31, Township 1 North, Range 6 East, as shown on said Circle G Meadows II Phase II subdivision;

thence South 08°54'24" East 65.86 feet to a point on the South Right of Way line of Baseline Road being the **POINT OF BEGINNING**;

thence South 89°37'23" East 95.13 feet along said South Right of Way line to the intersection of said South Right of Way line and the Northerly extension of the East Right of Way line of North Corrine Drive;

thence South 00°23'50" West 234.90 feet along said East Right of Way line to the Southwest corner of Tract C as shown on said Circle G Meadows II Amended subdivision;

thence South 89°36'10" East 458.21 feet along the South line of said Tract C to a point on the East boundary line of said Circle G Meadows II Amended subdivision;

thence South 01°10'18" East 2352.05 feet along said East line to the Monument line of Houston Avenue;

thence North 89°52'05" West 676.21 feet along said Monument line to the intersection of the Southerly extension of the East line of Tract A as shown on said Circle G Meadows II Amended subdivision;

thence North 00°07'55" East 583.66 feet along said East line to the Northeast corner of said Tract A;

thence North 72°14'28" West 427.52 feet along the North line of said Tract A;

thence South 89°27'31" West 248.08 feet along said North line to the intersection of the Monument line of Burk Street;

thence North 01°02'28" West 1414.93 feet along said Monument line to the intersection of the Westerly extension of the South line of Tract B as shown on said Circle G Meadows II Amended subdivision;

thence North 88°57'32" East 215.00 feet along said South line;

thence South 72°38'25" East 52.70 feet along said South line to a point that lies on the West line of said Circle G Meadows II Phase II subdivision;

thence North 01°02'28" West 227.30 feet along said West line to the Northwest corner of said Circle G Meadows II Phase II subdivision;

thence South 89°38'02" East 493.16 feet along the North line of said Circle G Meadows II Phase II subdivision to West line of Tract H of said subdivision;

thence North 00°23'50" East 250.00 feet along said West line to the **POINT OF BEGINNING.**

Containing 59.986 Acres, more or less.

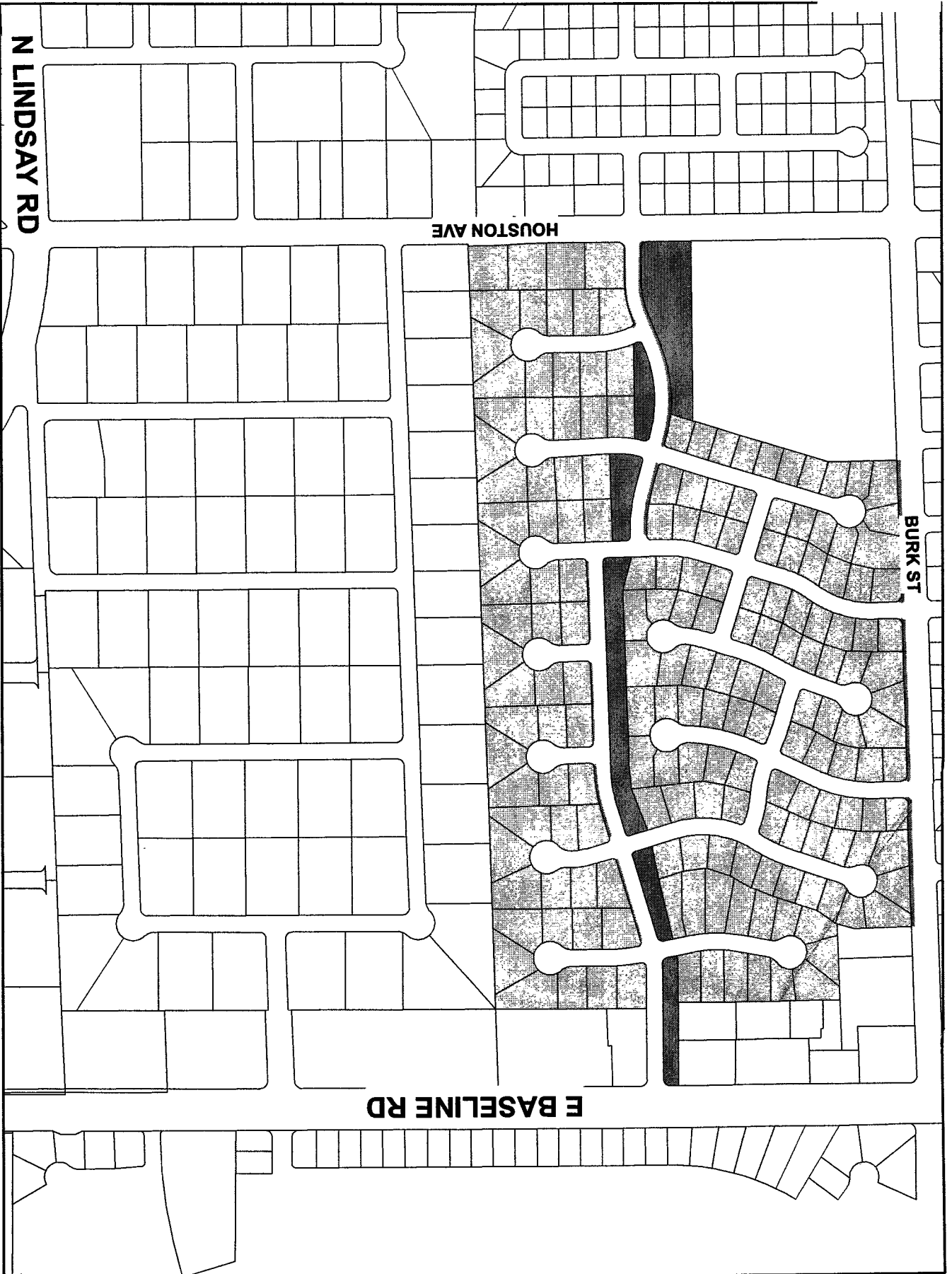
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*Professional Land  
Surveyor AZ No. 19817*

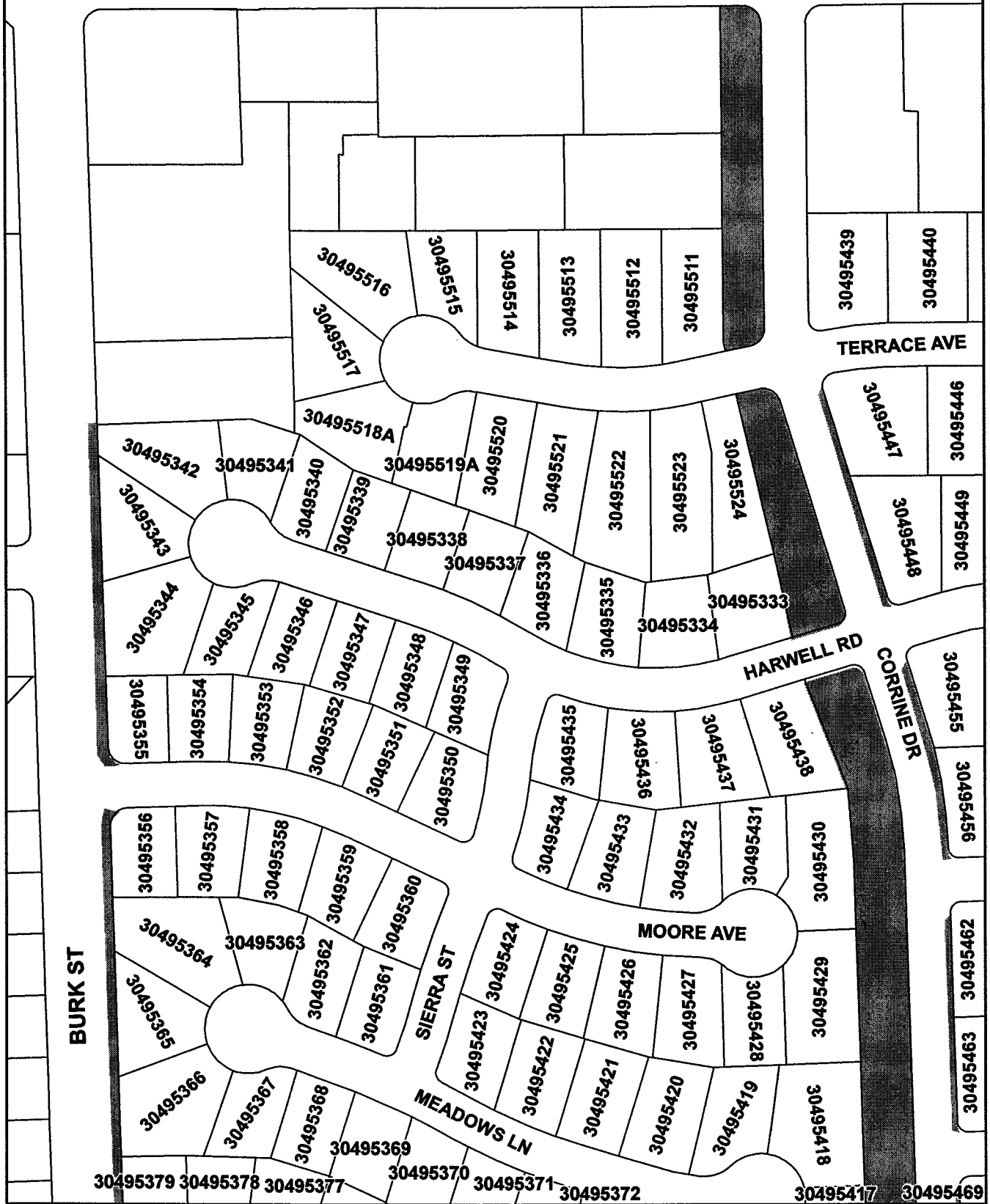
(Expires 6-30-08)  
ELECTRONIC SEAL  
"Digitally signed per  
ASBTR Substantive  
Statement dated 6-17-02"

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PARKWAY IMPROVEMENT DISTRICT 07-5  
MAINTAINED BY TOWN



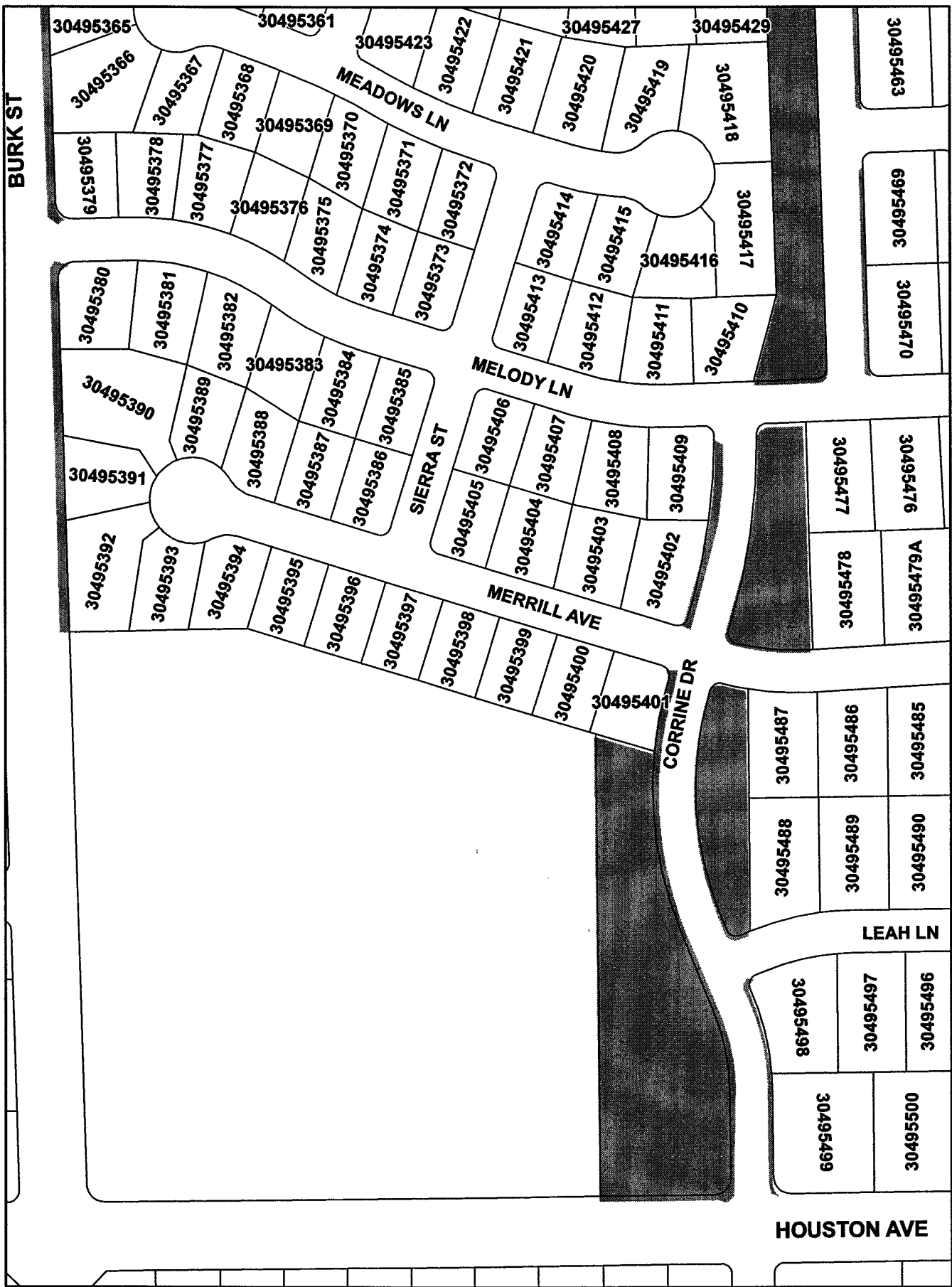
# E BASELINE RD



NW Detail  
PARKWAY IMPROVEMENT DISTRICT 07-5  
MAINTAINED BY TOWN



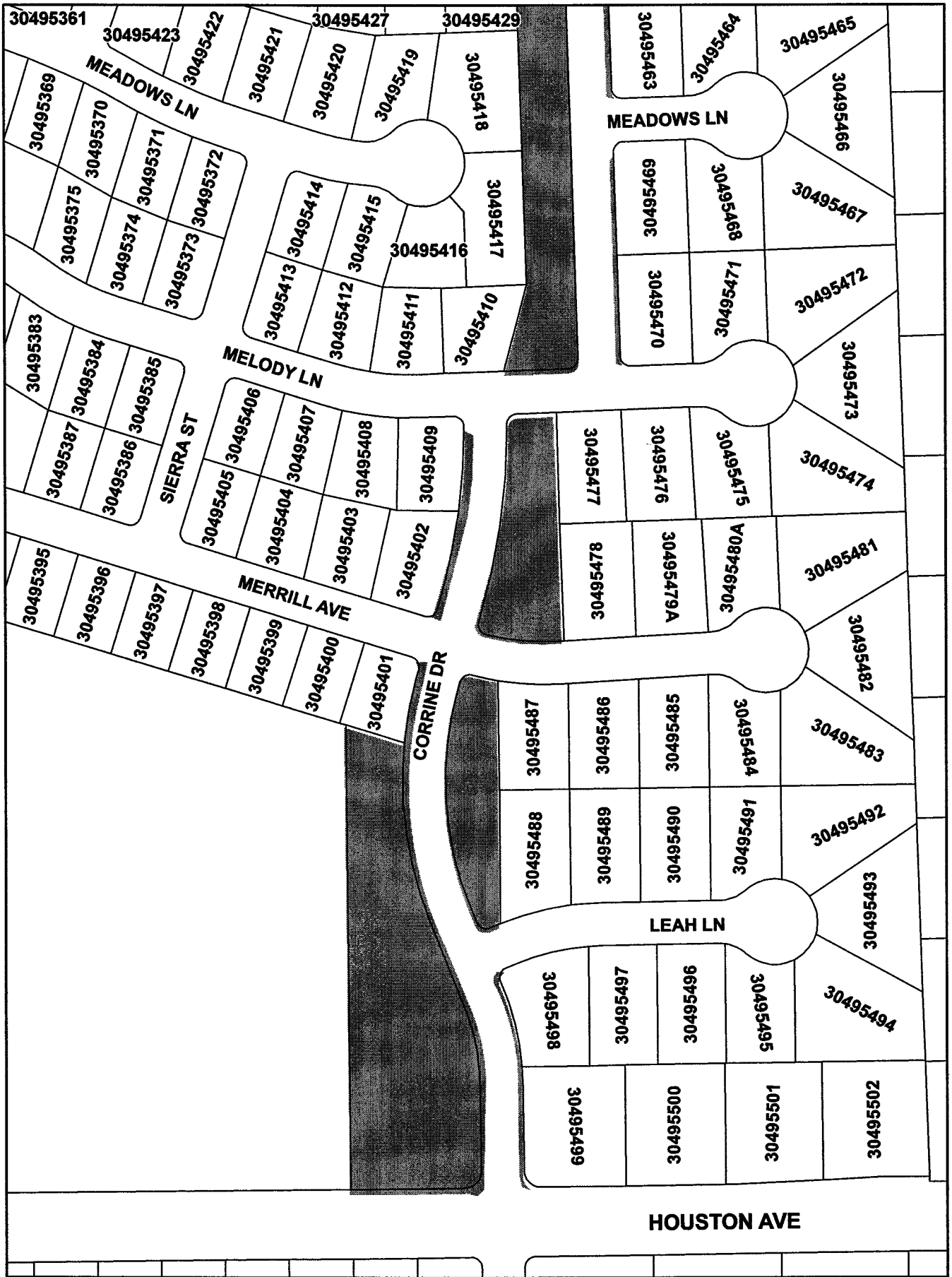




**SW Detail  
 PARKWAY IMPROVEMENT DISTRICT 07-5  
 MAINTAINED BY TOWN**







**SE Detail  
 PARKWAY IMPROVEMENT DISTRICT 07-5  
 MAINTAINED BY TOWN**



**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GILBERT, ARIZONA, DECLARING ITS INTENTION TO CREATE AN IMPROVEMENT DISTRICT TO INSTALL AND MAINTAIN LANDSCAPING, IRRIGATION SYSTEMS, COMMON AREA WALLS AND OTHER IMPROVEMENTS INCLUDED WITHIN, NEAR, AND ADJACENT TO A PARKWAY AS SHOWN ON THE PLANS, FOR MAINTENANCE WITHIN AN AREA IN THE TOWN OF GILBERT AS DESCRIBED HEREIN; ADOPTING PLANS FOR TOWN OF GILBERT PARKWAY IMPROVEMENT DISTRICT NO. **07-6 (CIRCLE G MEADOWS III)** AS MORE PARTICULARLY DESCRIBED HEREIN, AND DECLARING THE WORK OR IMPROVEMENT TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT, AND THAT THE COST OF SAID WORK OR IMPROVEMENT SHALL BE ASSESSED UPON A CERTAIN DISTRICT, AND PROVIDING THAT THE PROPOSED WORK OR IMPROVEMENT SHALL BE PERFORMED UNDER ARIZONA REVISED STATUTES TITLE 48, CHAPTER 4, ARTICLE 2, AND AMENDMENTS THERETO.

WHEREAS, the Town Council declares that the installation and maintenance of the landscaping, irrigation systems, common walls and other improvements included within, near, and adjacent to a parkway in the District to be of more than local or ordinary public benefit, and further that the cost of said maintenance shall be assessed on a certain District; and

WHEREAS, the Town Council declares that the installation and maintenance of landscaping, irrigation systems, common walls and other improvements included within, near and adjacent to a parkway in the District is incidental to the maintenance and preservation of the parkway, has aesthetic value, and maintains and increases the value of property within the District; and

WHEREAS, the Town Council declares that the installation and maintenance of landscaping, irrigation systems, common walls and other improvements included within and adjacent to a parkway preserves and promotes the health, safety, and welfare of those citizens of the Town of Gilbert living within the District as well as preservation of the streets and parkways which may be adversely impacted by drainage and other water formations; and

WHEREAS, the Town Council declares that the installation and maintenance of a landscaped buffer between a parkway and the adjacent developments reduces the visual and other impact of light, air and noise pollution and tends to increase personal and vehicular safety on the parkway and decreases the likelihood vehicular accidents will harm adjacent developments in furtherance of the health, safety and welfare of those citizens of the Town living within the District; and

WHEREAS, the Town Council declares that installation and maintenance of landscaped drainage and other water control facilities and features within, near and adjacent to a parkway and related facilities tends to preserve the structural integrity of the parkway and mitigates flooding of adjacent areas and the parkway by draining water to and from the parkway in furtherance of the health, safety and welfare of those citizens of the Town of Gilbert living within the District; and

WHEREAS, the Town Council has determined the type of landscaping, irrigation systems, common walls and other improvements to be installed and maintained; and

WHEREAS, the Town Council has determined that each lot in the District receives an equal benefit from the installation and maintenance of the landscaping, irrigation systems, common walls and other improvements within the District and therefore it is appropriate to assess the total sum of the expenses of the District equally on each lot subject to assessment in the District, to the extent permitted by law, except the expenses of maintaining certain common walls identified in the Plans and Specifications shall be assessed in proportion to the benefits to be received by each lot, as described in this Resolution Section 8.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF GILBERT AS FOLLOWS:

Section 1. Definitions.

In this Resolution, the following terms shall have the following meanings:

“Alternative Plans and Specifications” shall mean the plans and specifications and contract documents for the Parkway Improvement District No. 07-6 or “PK 07-6” approved by the Council.

“Assessment Diagrams” shall mean those duplicate diagrams of the property contained in the Assessment District as to be filed with the Clerk and approved by the Mayor and Council.

“Assessment District” shall mean the lots, pieces or parcels of land lying within the boundaries described in **Exhibit 1** attached hereto and as is shown on the map on file with the Town Engineer.

“Clerk” shall mean the Town Clerk.

“Improvements” shall mean all landscaping, irrigation systems, common walls and other improvements including but not limited to play structures, sidewalks, ramadas, lighting facilities, drinking fountains, and benches identified in the Plans and Specifications on file with the Clerk or subsequent Alternative Plans and Specifications approved by the Council.

“Lots” shall mean all lots, pieces or parcels of land lying within the Assessment District.

“Parkways” shall mean all those streets and rights-of way which are designated on Exhibit 1 as “Parkways.”

“Plans and Specifications” shall mean the plans and specifications and contract documents for the Parkway Improvement District No. 07-6 filed with the Clerk prior to the adoption of this Resolution.

“Superintendent of Streets” shall mean the Town Public Works Director, or any successor to such person.

“Town” shall mean the Town of Gilbert, Arizona.

“Town Council” or “Council” shall mean the Mayor and Common Council of the Town.

“Town Engineer” shall mean the Town Engineering Manager or any successor to such person.

Section 2. Declaration of Intention to Order an Improvement.

The public interest or convenience require, and it is the intention of the Mayor and Council of the Town of Gilbert, Arizona, to order the following work, hereinafter “Work,” to be performed, to wit:

The installation and maintenance of all landscaping, irrigation systems, common walls and other improvements, and the ongoing maintenance of the same, including replacement, as identified in the Plans and Specifications on file with the Clerk or subsequent Alternative Plans and Specifications approved by the Council, in the area generally described as follows:

**Circle G Meadows III:** Those areas included within or adjacent to the Assessment District all as shown on the maps attached hereto as Exhibit 1, together with all appurtenances and adjustments necessary, as set forth in the Plans, Specifications, and Estimate.

The Town Council hereby designates as parkways, those areas set forth on Exhibit 1 which are labeled “Parkway.” The public interest and convenience require, and it is the intention of the Town Council to order the Work adjacent to the designated parkways to be performed as stated herein. All items of the Work hereby approved and adopted by the Council and on file in the Office of the Town Engineer and no assessment for any lot shall exceed its proportion of the estimate.

The estimate of the cost and expenses of the work or improvements on file in the offices of the Superintendent of Streets and the Clerk of the Town are hereby approved to the requirements of law, the procedures set forth in Title 48, Chapter 4, Article 2 and amendments thereto will be followed regarding acceptance of bids and setting tax levies.

For purposes of this Resolution and of all resolutions, ordinances and notices pertaining to this Resolution, the improvement as herein described is hereby designated Town of Gilbert Parkway Improvement District No. 07-6 or "PK 07-6".

The Town in its discretion will determine whether to include bid options in landscape maintenance contracts for such items such as planting seasonal flowers in designated areas, winter over-seeding of grass in turf areas, aeration of turf, weed control chemical applications, pesticide applications, and irrigation; such bid options are deemed to be part of the original Plans and Specifications for the District.

The Town in its discretion may immediately remove, replace or modify Improvements when necessary for the protection of public health, safety or welfare.

Section 3. Alternative Plans and Specifications.

In order to ensure flexibility in the operations of the District over time, the Town Engineer is authorized to provide for Alternative Plans and Specifications to be thereafter determined and approved by the Town Council as set forth in A.R.S. § 48-576(C) and or A.R.S. § 48-584 (C), as may be amended from time to time. The Alternative Plans and Specifications may be implemented for purposes of cost reduction, expressed preferences of District property owners, water conservation, flood control, or other public health, safety and welfare reasons.

Prior to Council approval, the proposed Alternative Plans and Specifications shall be filed with the Superintendent of the Streets and the Town Clerk, along with an estimate of the cost and expenses of the work or improvements. The Town will notify by mail the owners of property within the District, as listed in the assessment rolls of the Maricopa County Recorder, of any proposed Alternative Plans and Specifications, any proposed increase in the amount of the assessment and levy and the right to protest said increase. The Town also will publish a notice of the same once in a newspaper of general circulation in the Town. Within fifteen (15) days of the date of publication of said notice any person having an interest in a lot liable to assessment within the District can file with the Town Clerk a written protest to the Alternative Plans and Specifications and/or the increase.

If more than 50% of the owners of lots liable to assessment protest the Alternative Plans and Specifications and/or the increase within fifteen (15) days of the publication of the notice described above, the Town, at its option is authorized to:

- a. Modify the Alternative Plans and Specifications, prepare a new estimate, mail the owners of property within the District a new notice, and publish a new notice of the same; or
- b. Reject the Alternative Plans and Specifications and utilize the original Plans and Specifications; or
- c. Invalidate the District.

If fewer than 50% of the owners of lots liable to assessment protest the Alternative Plans and Specifications and/or the increase within fifteen (15) days of the

publication of the notice described, the Town has the authority to approve the Alternative Plans and Specifications by formal resolution, and to levy an amount not to exceed to proposed increase as published.

Section 4. Determination of Need.

In the opinion of the Town Council, the Work is of more than local or ordinary public benefit. The Town Council hereby orders that all amounts due or to become due with respect to the Work shall be chargeable upon the respective lots, pieces and parcels of land within the Assessment District.

Section 5. Preparation of Assessment Diagrams.

The Town Engineer is hereby authorized and directed to prepare duplicate diagrams (Assessment Diagrams) of the property contained within the assessment district. The diagrams shall show each separate lot, numbered consecutively, the approximate area in square feet of each lot, and the location of the lot in relation to the work proposed to be done.

Section 6. Exclusion of Certain Property.

Any public street or alley within the boundaries of the Assessment District is hereby omitted from the assessment hereafter to be made. Any lot belonging to the United States, the State, a county, city, school district or any political subdivision or institution of the State or county, which is included within the Assessment District shall be omitted from the assessment hereafter made.

Section 7. Officers Not Liable.

In no event will the Town of Gilbert or any officer thereof be liable for any portion of the cost of said Improvement District nor for any delinquency of persons or property assessed.

Section 8. Annual Statement.

The Town Council shall make annual statements and estimates of the expenses of the District which shall be provided for by assessment of the total sum upon the several lots, each respectively in proportion to the benefits to be received by each lot in the District as provided in A.R. S. § 48-574, A.R.S. § 48-575 and amendments thereto. Because each lot receives an equal benefit from the maintenance of the landscaping, facilities and structures within the District, the Town Council shall assess the total sum of the expenses of the District equally on each lot subject to assessment in the District, to the extent permitted by law, subject to the following exception:

The expenses of maintaining certain common walls identified in the Plans and Specifications shall be assessed in proportion to the benefits to be received by each lot, as follows:

- a. The expenses of maintaining the finish of the exterior side of the common walls shall be assessed equally on each lot subject to assessment in the District;
- b. The interior side of a common wall (facing the interior of a lot) shall be maintained by the adjacent individual lot owner.
- c. If the Superintendent of Streets (the Public Works Director) determines a common wall requires structural repairs due to ordinary wear and tear or natural causes, the District may make such repairs; provided, however, each adjacent individual lot shall be assessed up to fifty-percent (50%) of the expenses for repair of the wall adjoining said lot, measured on a linear foot cost basis average, and the remainder of the expenses shall be assessed equally on each lot subject to assessment in the District.

The expenses of the District may include incidental expenses as provided for in A.R.S. § 48-589, and amendments thereto.

Section 9. Statutory Authority.

The Work and all proceedings pertaining thereto shall be performed under the provisions of Title 48, Chapter 4, Article 2, specifically A.R.S. § 48-574, and all amendments thereto.

Section 10. Delegation of Authority.

The Town Engineer is hereby authorized to fill in any blanks and to make any minor corrections necessary to complete the Plans and Specifications, Alternative Plans and Specifications, and the Contract Documents.

Section 11. Public Bidding and Contract Award.

The Work shall be publicly bid and a contract awarded to the lowest responsible bidder pursuant to A.R.S. § 48-584, and amendments thereto. The Town may award a one (1) year contract with an option to renew for up to five (5) additional one-year terms, and the price for any renewal term will be adjusted by the percent net change in the Consumer Price Index for All Urban Consumers (CPI-U), U.S. City Average or similar publication from the prior year.

The Town may perform any portion of the Work separately bid as a bid option, or order that a proposed contract not be made and perform all the Work as provided for in A.R.S. § 48-585 and amendments thereto.

PASSED, ADOPTED AND APPROVED this 9<sup>th</sup> day of October , 2007.

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Steven M. Berman, Mayor

ATTEST:

\_\_\_\_\_  
Catherine A. Templeton, Town Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Curtis, Goodwin, Sullivan,  
Udall & Schwab, P.L.C., Town Attorneys

I hereby certify that I have read the description set out under the definition “Assessment District” and approve the same. I further certify that I have read the description set out under the definition “Work” and approve the same.

\_\_\_\_\_  
Rick Allred, Town Engineer



I hereby certify that the above and foregoing Resolution No. \_\_\_\_\_ was duly passed by the Mayor and Council of the Town of Gilbert, Arizona at a regular meeting held on October 9, 2007 and that a quorum was present thereat and that the vote therein was \_\_\_ ayes and \_\_\_ nays. \_\_\_ were no vote or absent.

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Catherine A. Templeton, Town Clerk

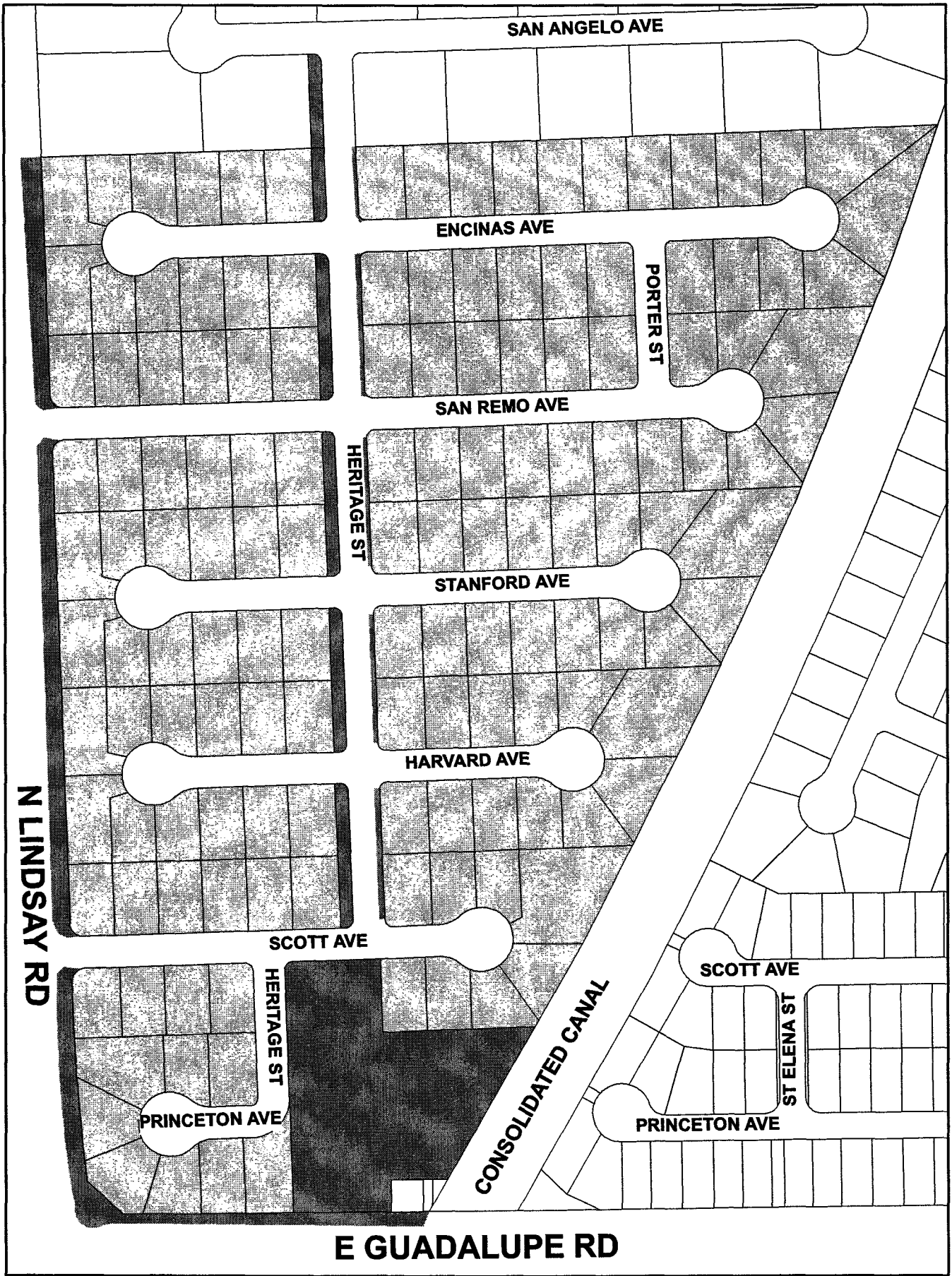
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Exhibit 1

LEGAL DESCRIPTION OF  
PARKWAY IMPROVEMENT DISTRICT NO. 07-6  
FOR: CIRCLE G MEADOWS III

A portion of the Southwest quarter of section 5, Township 1 South, Range 6 East, Gila & Salt River Base & Meridian, Maricopa County, Arizona, more particularly described as follows:

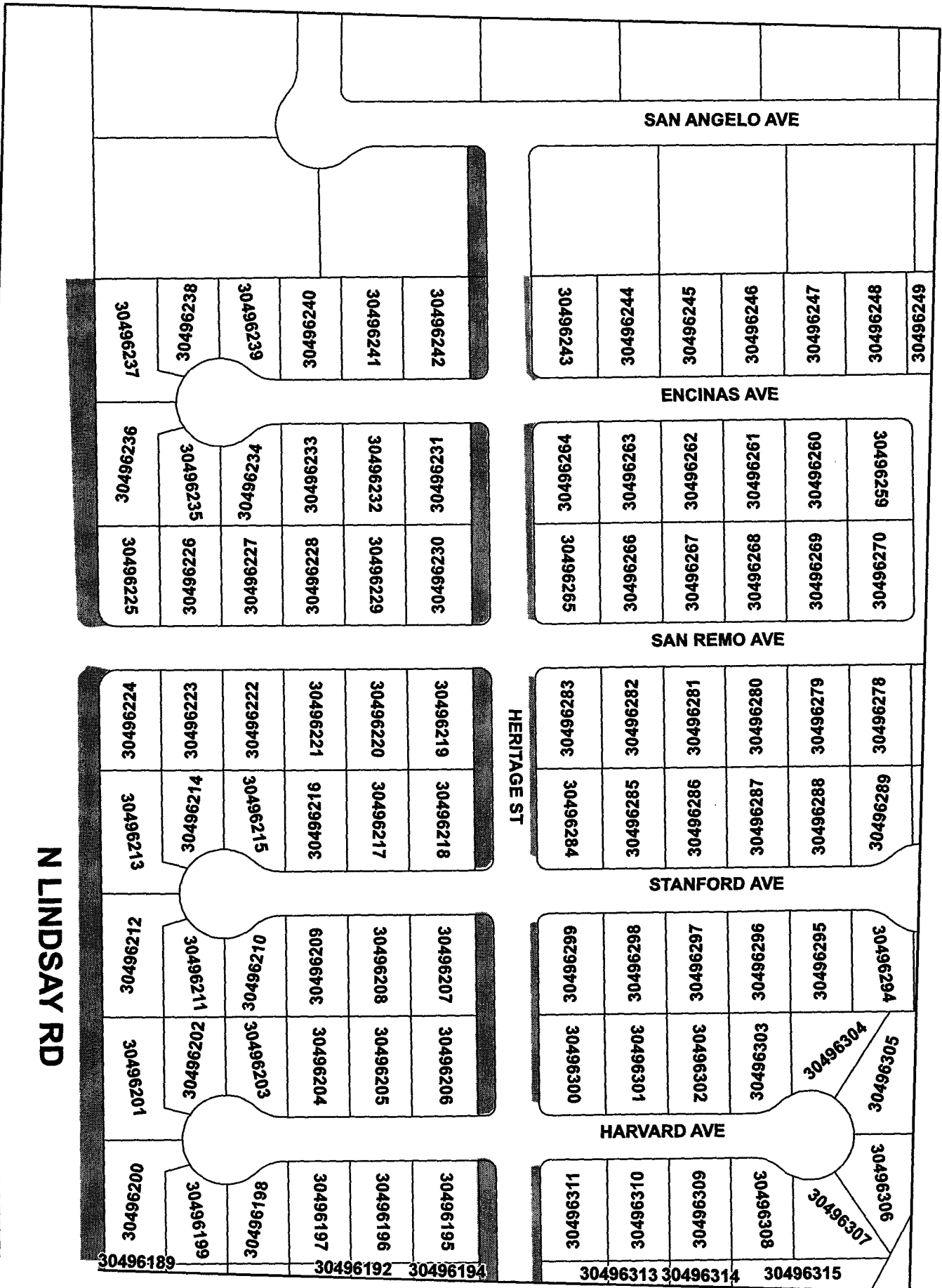
BEGINNING at the Southwest corner of said Section 5; thence North (an assumed bearing) along the West line of said Section 5 for a distance of 1722.76 feet; thence East for a distance of 1475.77 feet to a point on the West right-of-way line of the Consolidated Canal, as recorded in Book 132, Page 12, Maricopa County Records; thence Southwesterly along the West right-of-way line of said Consolidated Canal the following courses and distances: South 21°19'09" West for a distance of 208.20 feet, South 23°59'34" West for a distance of 426.13 feet, South 26°34'44" West for a distance of 369.21 feet, South 28°37'04" West for a distance of 384.48 feet, South 32°02'29" West for a distance of 439.98 feet; thence North 88°33'31" West for a distance of 88.94 feet; thence South 01°26'29" East for a distance of 50.00 feet; thence South 88°33'31" East for a distance of 59.38 feet; thence South 32°02'29" West for a distance of 75.52 feet to a point on the South line of said Section 5; thence South 88°33'31" West along said South line for a distance of 573.33 feet to the POINT OF BEGINNING.



42

PARKWAY IMPROVEMENT DISTRICT 07-06  
MAINTAINED BY TOWN





SAN ANGELO AVE

67296703  
87296703  
47296703  
97296703  
57296703  
47296703  
30496243

ENCINAS AVE

30496259  
09296703  
19296703  
29296703  
39296703  
79296703  
02296703  
69296703  
19296703  
99296703  
30496265

SAN REMO AVE

82296703  
62296703  
08296703  
18296703  
28296703  
38296703  
68296703  
88296703  
48296703  
58296703  
30496284

STANFORD AVE

30496294  
56296703  
96296703  
46296703  
86296703  
66296703  
50396703  
50396703  
30496300  
30496301  
30496302

HARVARD AVE

30496306  
30496307  
30496308  
60396703  
01396703  
11396703  
30496313  
30496314  
30496315

HERITAGE ST

30496219  
30496220  
30496221  
22296703  
32296703  
42296703  
30496218  
30496217  
91296703  
30496215  
30496213  
41296703  
30496211

30496207  
30496208  
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30496211  
30496203  
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30496205  
30496204  
20296703  
30496201

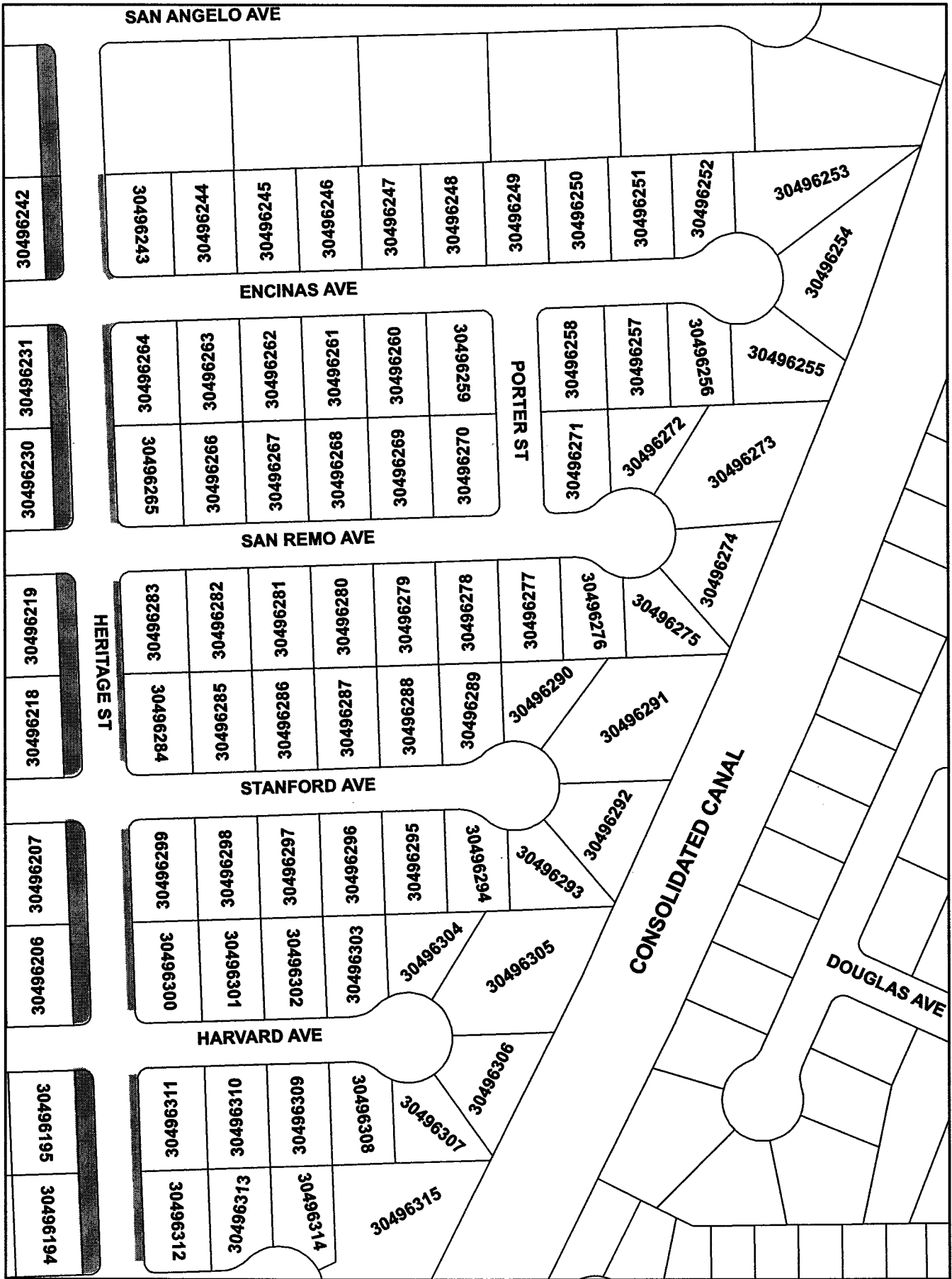
30496195  
30496196  
30496197  
86196703  
30496199  
00296703  
30496189  
30496192  
30496194

N LINDSAY RD

NW Detail  
PARKWAY IMPROVEMENT DISTRICT 07-06  
MAINTAINED BY TOWN



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**NE Detail  
 PARKWAY IMPROVEMENT DISTRICT 07-06  
 MAINTAINED BY TOWN**



N LINDSAY RD

30496219	30496218
30496220	30496217
30496221	91296703
22296703	30496215
32296703	41296703
42296703	30496213

30496277	
82296703	68296703
62296703	88296703
08296703	78296703
18296703	98296703
28296703	58296703
38296703	30496284

HERITAGE ST

30496294	30496300
56296703	30496301
96296703	30496302
76296703	30496302
86296703	30496301
66296703	30496300

STANFORD AVE

30496207	30496206
30496208	30496205
60296703	30496204
01296703	30496203
30496211	20296703
21296703	30496201

HARVARD AVE

30496195	30496194
30496196	30496193
30496197	30496192
86196703	30496191
30496199	30496190
00296703	30496189

SCOTT AVE

30496308	30496314
60396703	30496312
01396703	30496312
11396703	30496312

30496185	78196703
98196703	30496183
78196703	
88196703	

HERITAGE ST

30496182	30496181
30496180	30496179
82196703	
30496179	

PRINCETON AVE

30496318	30496319
30496317	
91396703	
30496314	

CONSOLIDATED CANAL

E GUADALUPE RD

CONSOLIDATED CANAL
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SW Detail  
PARKWAY IMPROVEMENT DISTRICT 07-06  
MAINTAINED BY TOWN



42



**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GILBERT, ARIZONA, DECLARING ITS INTENTION TO CREATE AN IMPROVEMENT DISTRICT TO INSTALL AND MAINTAIN LANDSCAPING, IRRIGATION SYSTEMS, COMMON AREA WALLS AND OTHER IMPROVEMENTS INCLUDED WITHIN, NEAR, AND ADJACENT TO A PARKWAY AS SHOWN ON THE PLANS, FOR MAINTENANCE WITHIN AN AREA IN THE TOWN OF GILBERT AS DESCRIBED HEREIN; ADOPTING PLANS FOR TOWN OF GILBERT PARKWAY IMPROVEMENT DISTRICT NO. **07-8 (CIRCLE G RANCHES VII)** AS MORE PARTICULARLY DESCRIBED HEREIN, AND DECLARING THE WORK OR IMPROVEMENT TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT, AND THAT THE COST OF SAID WORK OR IMPROVEMENT SHALL BE ASSESSED UPON A CERTAIN DISTRICT, AND PROVIDING THAT THE PROPOSED WORK OR IMPROVEMENT SHALL BE PERFORMED UNDER ARIZONA REVISED STATUTES TITLE 48, CHAPTER 4, ARTICLE 2, AND AMENDMENTS THERETO.

WHEREAS, the Town Council declares that the installation and maintenance of the landscaping, irrigation systems, common walls and other improvements included within, near, and adjacent to a parkway in the District to be of more than local or ordinary public benefit, and further that the cost of said maintenance shall be assessed on a certain District; and

WHEREAS, the Town Council declares that the installation and maintenance of landscaping, irrigation systems, common walls and other improvements included within, near and adjacent to a parkway in the District is incidental to the maintenance and preservation of the parkway, has aesthetic value, and maintains and increases the value of property within the District; and

WHEREAS, the Town Council declares that the installation and maintenance of landscaping, irrigation systems, common walls and other improvements included within and adjacent to a parkway preserves and promotes the health, safety, and welfare of those citizens of the Town of Gilbert living within the District as well as preservation of the streets and parkways which may be adversely impacted by drainage and other water formations; and

WHEREAS, the Town Council declares that the installation and maintenance of a landscaped buffer between a parkway and the adjacent developments reduces the visual and other impact of light, air and noise pollution and tends to increase personal and vehicular safety on the parkway and decreases the likelihood vehicular accidents will harm adjacent developments in furtherance of the health, safety and welfare of those citizens of the Town living within the District; and



WHEREAS, the Town Council declares that installation and maintenance of landscaped drainage and other water control facilities and features within, near and adjacent to a parkway and related facilities tends to preserve the structural integrity of the parkway and mitigates flooding of adjacent areas and the parkway by draining water to and from the parkway in furtherance of the health, safety and welfare of those citizens of the Town of Gilbert living within the District; and

WHEREAS, the Town Council has determined the type of landscaping, irrigation systems, common walls and other improvements to be installed and maintained; and

WHEREAS, the Town Council has determined that each lot in the District receives an equal benefit from the installation and maintenance of the landscaping, irrigation systems, common walls and other improvements within the District and therefore it is appropriate to assess the total sum of the expenses of the District equally on each lot subject to assessment in the District, to the extent permitted by law, except the expenses of maintaining certain common walls identified in the Plans and Specifications shall be assessed in proportion to the benefits to be received by each lot, as described in this Resolution Section 8.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF GILBERT AS FOLLOWS:

Section 1. Definitions.

In this Resolution, the following terms shall have the following meanings:

“Alternative Plans and Specifications” shall mean the plans and specifications and contract documents for the Parkway Improvement District No. 07-8 or “PK 07-8” approved by the Council.

“Assessment Diagrams” shall mean those duplicate diagrams of the property contained in the Assessment District as to be filed with the Clerk and approved by the Mayor and Council.

“Assessment District” shall mean the lots, pieces or parcels of land lying within the boundaries described in **Exhibit 1** attached hereto and as is shown on the map on file with the Town Engineer.

“Clerk” shall mean the Town Clerk.

“Improvements” shall mean all landscaping, irrigation systems, common walls and other improvements including but not limited to play structures, sidewalks, ramadas, lighting facilities, drinking fountains, and benches identified in the Plans and Specifications on file with the Clerk or subsequent Alternative Plans and Specifications approved by the Council.

“Lots” shall mean all lots, pieces or parcels of land lying within the Assessment District.

“Parkways” shall mean all those streets and rights-of way which are designated on Exhibit 1 as “Parkways.”

“Plans and Specifications” shall mean the plans and specifications and contract documents for the Parkway Improvement District No. 07-8 filed with the Clerk prior to the adoption of this Resolution.

“Superintendent of Streets” shall mean the Town Public Works Director, or any successor to such person.

“Town” shall mean the Town of Gilbert, Arizona.

“Town Council” or “Council” shall mean the Mayor and Common Council of the Town.

“Town Engineer” shall mean the Town Engineering Manager or any successor to such person.

Section 2. Declaration of Intention to Order an Improvement.

The public interest or convenience require, and it is the intention of the Mayor and Council of the Town of Gilbert, Arizona, to order the following work, hereinafter “Work,” to be performed, to wit:

The installation and maintenance of all landscaping, irrigation systems, common walls and other improvements, and the ongoing maintenance of the same, including replacement, as identified in the Plans and Specifications on file with the Clerk or subsequent Alternative Plans and Specifications approved by the Council, in the area generally described as follows:

**Circle G Ranches VII:** Those areas included within or adjacent to the Assessment District all as shown on the maps attached hereto as Exhibit 1, together with all appurtenances and adjustments necessary, as set forth in the Plans, Specifications, and Estimate.

The Town Council hereby designates as parkways, those areas set forth on Exhibit 1 which are labeled “Parkway.” The public interest and convenience require, and it is the intention of the Town Council to order the Work adjacent to the designated parkways to be performed as stated herein. All items of the Work hereby approved and adopted by the Council and on file in the Office of the Town Engineer and no assessment for any lot shall exceed its proportion of the estimate.

The estimate of the cost and expenses of the work or improvements on file in the offices of the Superintendent of Streets and the Clerk of the Town are hereby approved to the requirements of law, the procedures set forth in Title 48, Chapter 4, Article 2 and amendments thereto will be followed regarding acceptance of bids and setting tax levies.

For purposes of this Resolution and of all resolutions, ordinances and notices pertaining to this Resolution, the improvement as herein described is hereby designated Town of Gilbert Parkway Improvement District No. 07-8 or "PK 07-8".

The Town in its discretion will determine whether to include bid options in landscape maintenance contracts for such items such as planting seasonal flowers in designated areas, winter over-seeding of grass in turf areas, aeration of turf, weed control chemical applications, pesticide applications, and irrigation; such bid options are deemed to be part of the original Plans and Specifications for the District.

The Town in its discretion may immediately remove, replace or modify Improvements when necessary for the protection of public health, safety or welfare.

Section 3. Alternative Plans and Specifications.

In order to ensure flexibility in the operations of the District over time, the Town Engineer is authorized to provide for Alternative Plans and Specifications to be thereafter determined and approved by the Town Council as set forth in A.R.S. § 48-576(C) and or A.R.S. § 48-584 (C), as may be amended from time to time. The Alternative Plans and Specifications may be implemented for purposes of cost reduction, expressed preferences of District property owners, water conservation, flood control, or other public health, safety and welfare reasons.

Prior to Council approval, the proposed Alternative Plans and Specifications shall be filed with the Superintendent of the Streets and the Town Clerk, along with an estimate of the cost and expenses of the work or improvements. The Town will notify by mail the owners of property within the District, as listed in the assessment rolls of the Maricopa County Recorder, of any proposed Alternative Plans and Specifications, any proposed increase in the amount of the assessment and levy and the right to protest said increase. The Town also will publish a notice of the same once in a newspaper of general circulation in the Town. Within fifteen (15) days of the date of publication of said notice any person having an interest in a lot liable to assessment within the District can file with the Town Clerk a written protest to the Alternative Plans and Specifications and/or the increase.

If more than 50% of the owners of lots liable to assessment protest the Alternative Plans and Specifications and/or the increase within fifteen (15) days of the publication of the notice described above, the Town, at its option is authorized to:

- a. Modify the Alternative Plans and Specifications, prepare a new estimate, mail the owners of property within the District a new notice, and publish a new notice of the same; or
- b. Reject the Alternative Plans and Specifications and utilize the original Plans and Specifications; or
- c. Invalidate the District.

If fewer than 50% of the owners of lots liable to assessment protest the Alternative Plans and Specifications and/or the increase within fifteen (15) days of the

publication of the notice described, the Town has the authority to approve the Alternative Plans and Specifications by formal resolution, and to levy an amount not to exceed to proposed increase as published.

Section 4. Determination of Need.

In the opinion of the Town Council, the Work is of more than local or ordinary public benefit. The Town Council hereby orders that all amounts due or to become due with respect to the Work shall be chargeable upon the respective lots, pieces and parcels of land within the Assessment District.

Section 5. Preparation of Assessment Diagrams.

The Town Engineer is hereby authorized and directed to prepare duplicate diagrams (Assessment Diagrams) of the property contained within the assessment district. The diagrams shall show each separate lot, numbered consecutively, the approximate area in square feet of each lot, and the location of the lot in relation to the work proposed to be done.

Section 6. Exclusion of Certain Property.

Any public street or alley within the boundaries of the Assessment District is hereby omitted from the assessment hereafter to be made. Any lot belonging to the United States, the State, a county, city, school district or any political subdivision or institution of the State or county, which is included within the Assessment District shall be omitted from the assessment hereafter made.

Section 7. Officers Not Liable.

In no event will the Town of Gilbert or any officer thereof be liable for any portion of the cost of said Improvement District nor for any delinquency of persons or property assessed.

Section 8. Annual Statement.

The Town Council shall make annual statements and estimates of the expenses of the District which shall be provided for by assessment of the total sum upon the several lots, each respectively in proportion to the benefits to be received by each lot in the District as provided in A.R. S. § 48-574, A.R.S. § 48-575 and amendments thereto. Because each lot receives an equal benefit from the maintenance of the landscaping, facilities and structures within the District, the Town Council shall assess the total sum of the expenses of the District equally on each lot subject to assessment in the District, to the extent permitted by law, subject to the following exception:

The expenses of maintaining certain common walls identified in the Plans and Specifications shall be assessed in proportion to the benefits to be received by each lot, as follows:

- a. The expenses of maintaining the finish of the exterior side of the common walls shall be assessed equally on each lot subject to assessment in the District;
- b. The interior side of a common wall (facing the interior of a lot) shall be maintained by the adjacent individual lot owner.
- c. If the Superintendent of Streets (the Public Works Director) determines a common wall requires structural repairs due to ordinary wear and tear or natural causes, the District may make such repairs; provided, however, each adjacent individual lot shall be assessed up to fifty-percent (50%) of the expenses for repair of the wall adjoining said lot, measured on a linear foot cost basis average, and the remainder of the expenses shall be assessed equally on each lot subject to assessment in the District.

The expenses of the District may include incidental expenses as provided for in A.R.S. § 48-589, and amendments thereto.

Section 9. Statutory Authority.

The Work and all proceedings pertaining thereto shall be performed under the provisions of Title 48, Chapter 4, Article 2, specifically A.R.S. § 48-574, and all amendments thereto.

Section 10. Delegation of Authority.

The Town Engineer is hereby authorized to fill in any blanks and to make any minor corrections necessary to complete the Plans and Specifications, Alternative Plans and Specifications, and the Contract Documents.

Section 11. Public Bidding and Contract Award.

The Work shall be publicly bid and a contract awarded to the lowest responsible bidder pursuant to A.R.S. § 48-584, and amendments thereto. The Town may award a one (1) year contract with an option to renew for up to five (5) additional one-year terms, and the price for any renewal term will be adjusted by the percent net change in the Consumer Price Index for All Urban Consumers (CPI-U), U.S. City Average or similar publication from the prior year.

The Town may perform any portion of the Work separately bid as a bid option, or order that a proposed contract not be made and perform all the Work as provided for in A.R.S. § 48-585 and amendments thereto.

PASSED, ADOPTED AND APPROVED this 9th day of October, 2007.

\_\_\_\_\_  
Steven M. Berman, Mayor

ATTEST:

\_\_\_\_\_  
Catherine A. Templeton, Town Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Curtis, Goodwin, Sullivan,  
Udall & Schwab, P.L.C., Town Attorneys

I hereby certify that I have read the description set out under the definition “Assessment District” and approve the same. I further certify that I have read the description set out under the definition “Work” and approve the same.

\_\_\_\_\_  
Rick Allred, Town Engineer

I hereby certify that the above and foregoing Resolution No. \_\_\_\_\_ was duly passed by the Mayor and Council of the Town of Gilbert, Arizona at a regular meeting held on October 9, 2007 and that a quorum was present thereat and that the vote therein was \_\_\_ ayes and \_\_\_ nays. \_\_\_ were no vote or absent.

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Catherine A. Templeton, Town Clerk

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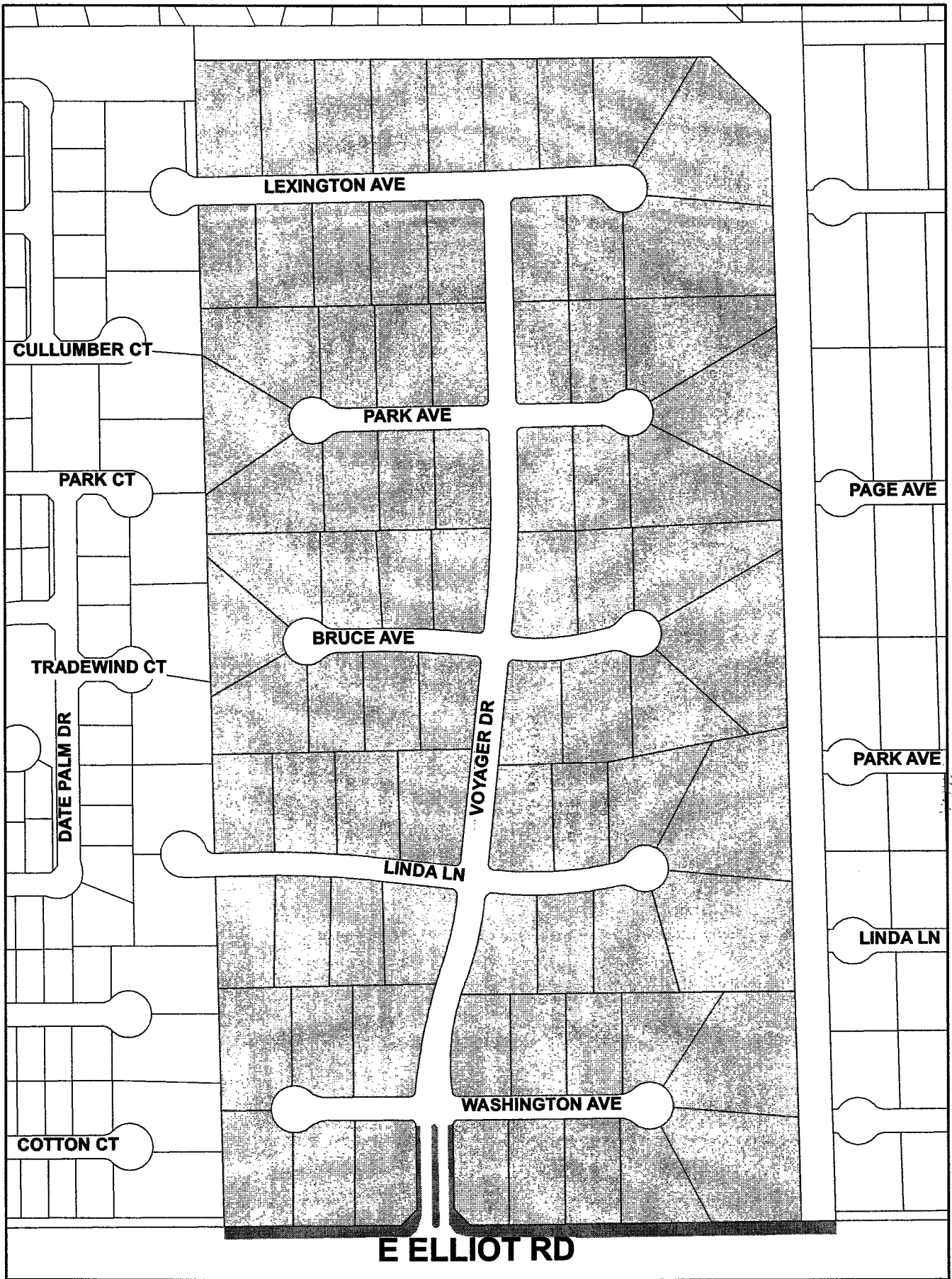
Exhibit 1

LEGAL DESCRIPTION OF  
PARKWAY IMPROVEMENT DISTRICT NO. 07-8  
FOR: CIRCLE G RANCHES VII

The East half of the Southwest quarter of Section 9, Township 1 South, Range 6 East, Gila & Salt River Base & Meridian, Maricopa County, Arizona, more particularly described as follows:

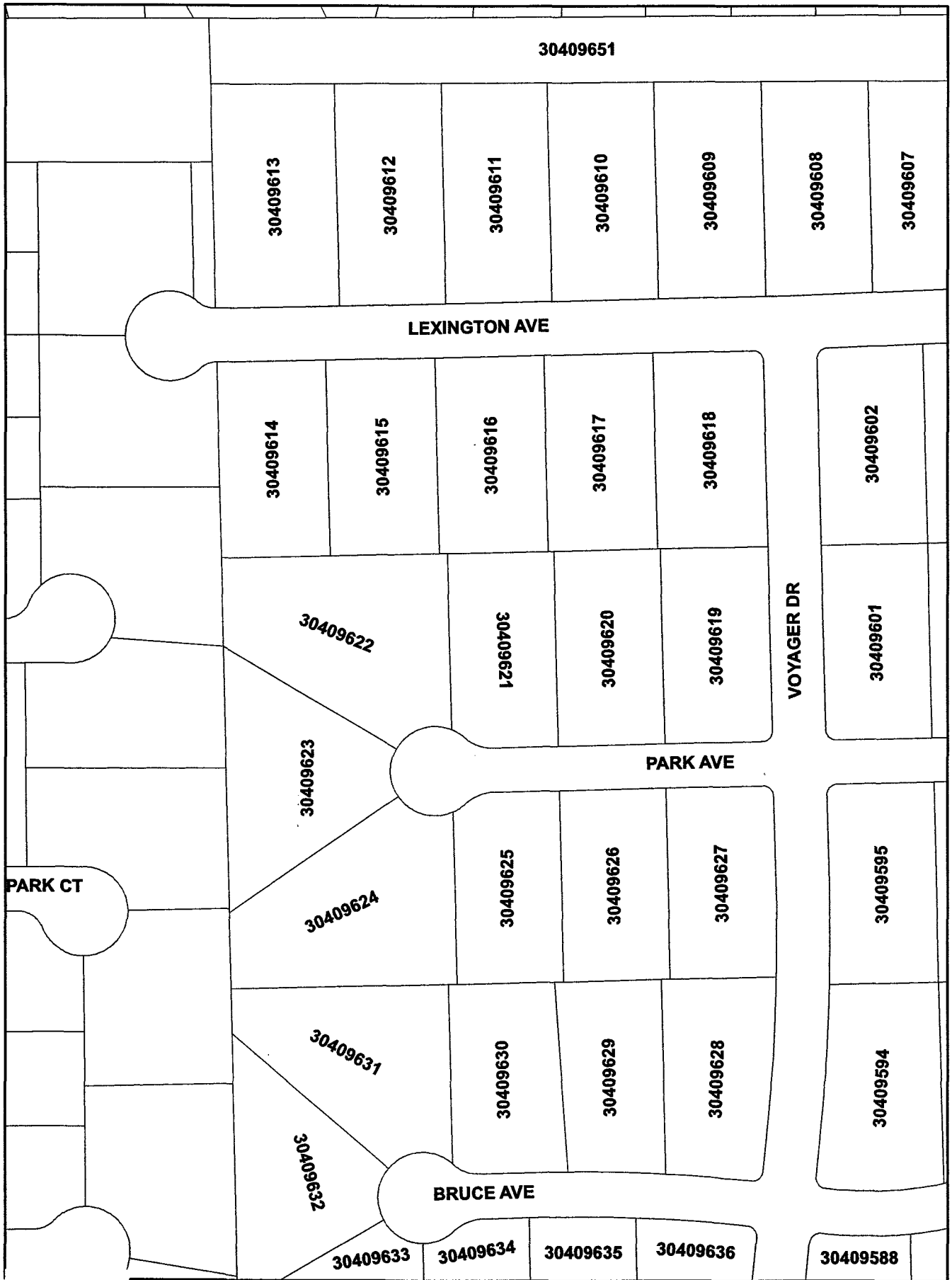
COMMENCING at the South quarter corner of said Section 9; thence South  $89^{\circ}42'12''$  West (an assumed bearing) along the South line of the East half of the Southwest quarter of said Section 9 for a distance of 1318.81 feet to the Southwest corner of the East half of the Southwest quarter of said Section 9; thence North  $01^{\circ}09'24''$  West along the West line of the East half of the Southwest quarter of said Section 9 for a distance of 2644.51 feet to the Northwest corner of the East half of the Southwest quarter of said Section 9; thence North  $89^{\circ}50'01''$  East along the North line of the East half of the Southwest quarter of said Section 9 for a distance of 1313.38 feet to the Northeast corner of the East half of the Southwest quarter of said Section 9; thence South  $01^{\circ}16'32''$  East long the East line of the East half of the Southwest quarter of said section 9 for a distance of 2641.62 feet to the POINT OF BEGINNING.





**PARKWAY IMPROVEMENT DISTRICT 07-08  
MAINTAINED BY TOWN**

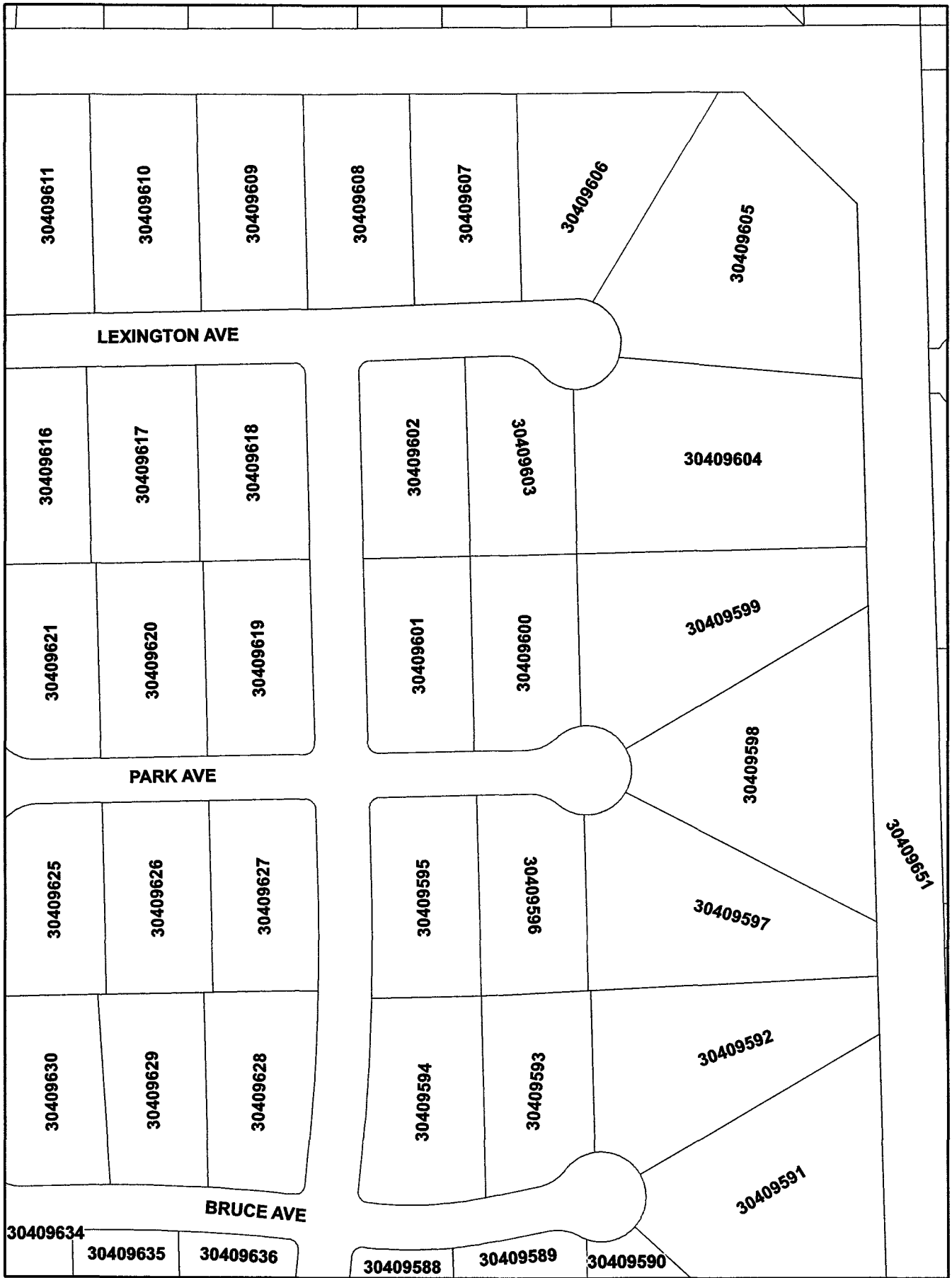




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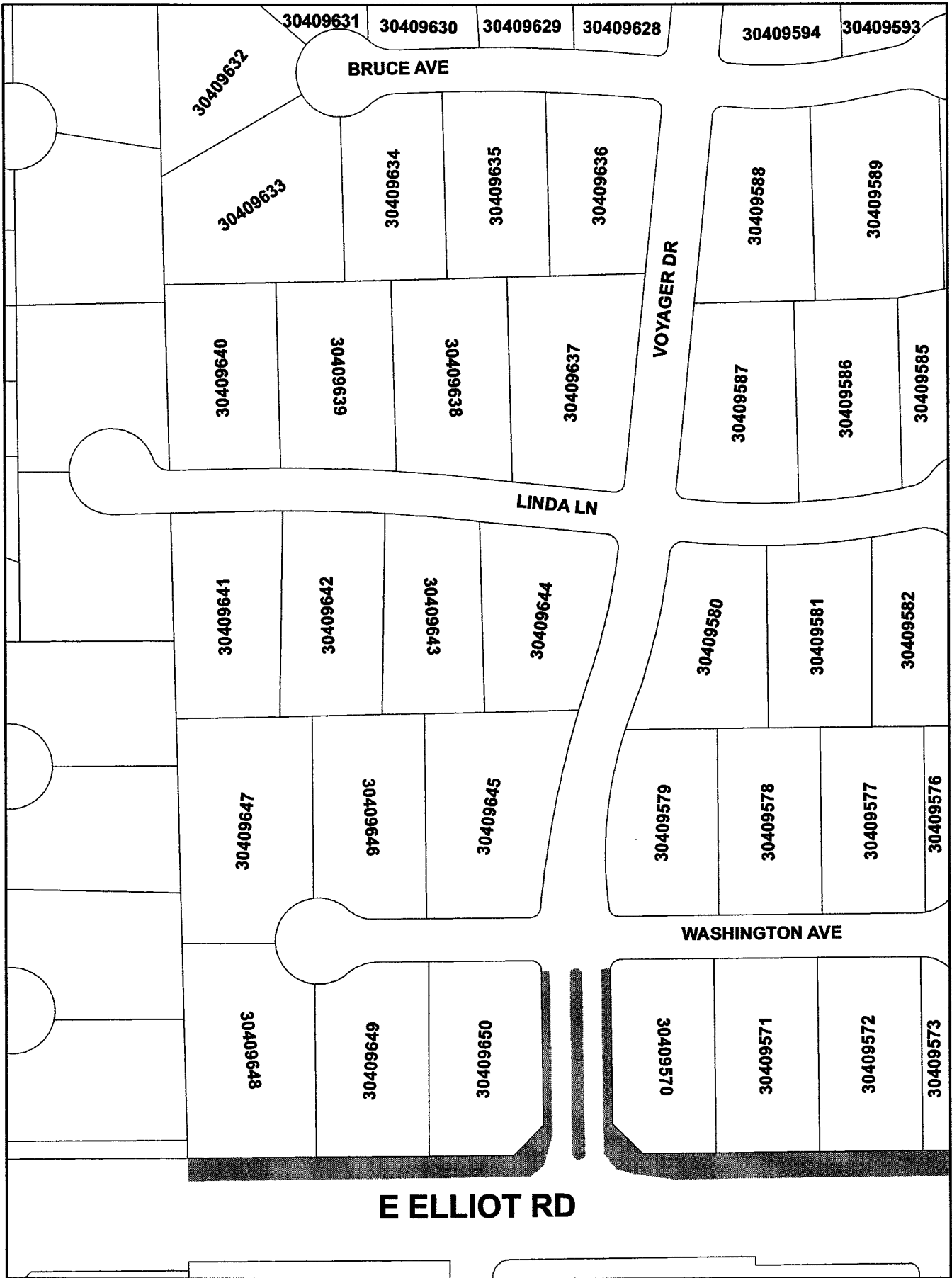
**NW Detail  
 PARKWAY IMPROVEMENT DISTRICT 07-08  
 MAINTAINED BY TOWN**





**NE Detail**  
**PARKWAY IMPROVEMENT DISTRICT 07-08**  
**MAINTAINED BY TOWN**





**SW Detail  
 PARKWAY IMPROVEMENT DISTRICT 07-08  
 MAINTAINED BY TOWN**





**SE Detail**  
**PARKWAY IMPROVEMENT DISTRICT 07-08**  
**MAINTAINED BY TOWN**

