

SOUTHEAST METRO STORMWATER AUTHORITY
acting by and through
SEMSWA WATER ACTIVITY ENTERPRISE

RESOLUTION 22-27

Authorization to Amend the Southeast Metro Stormwater Authority Addendum to City of
Centennial, Colorado Public Improvement Agreement

WHEREAS, SEMSWA has been organized to permit and inspect stormwater facilities within its boundaries; and

WHEREAS, SEMSWA has a standard agreement designated as the *Southeast Metro Stormwater Authority Addendum to City of Centennial, Colorado Public Improvement Agreement*, herein referred to as “PIA Addendum”; and

WHEREAS, the PIA Addendum is a condition of permitting the construction of stormwater facilities; and

WHEREAS, the PIA Addendum may be assigned or delegated by the Developer to another party with the written consent of SEMSWA; and

WHEREAS, a resolution of the SEMSWA Board of Directors is required to assign or delegate the PIA Addendum; and

WHEREAS, SEMSWA also has a SEMSWA only agreement designated as the *Southeast Metro Stormwater Authority Public Improvement Agreement*, herein referred to as “SEMSWA PIA”; and

WHEREAS, the SEMSWA PIA contains the same language as the PIA Addendum without reference to the City of Centennial Public Improvement Agreement; and

FURTHERMORE, an Estoppel Certificate, though not required by the PIA Addendum is often associated with an assignment by the Developer.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Board adopts the revised PIA Addendum, as attached hereto as Exhibit A.
2. The Board adopts the revised SEMSWA PIA, as attached hereto as Exhibit B.
3. The Board authorizes the Executive Director to execute the PIA Addendum and SEMSWA PIA assignment without prior Board approval.

4. The Board authorizes the Executive Director to execute Estoppel Certificates if associated with the PIA Addendum and SEMSWA PIA assignment without prior Board approval.

SOUTHEAST METRO STORMWATER AUTHORITY
acting by and through
SEMSWA WATER ACTIVITY ENTERPRISE

Date: October 19, 2022

ATTEST:

Secretary

Chairperson

APPROVED AS TO FORM:
Attorney for
Southeast Metro Stormwater Authority

By _____
Edward J. Krisor

SOUTHEAST METRO STORMWATER AUTHORITY**ADDENDUM
TO
CITY OF CENTENNIAL, COLORADO
PUBLIC IMPROVEMENT AGREEMENT
FOR PROJECT NAME
CASE NO. SITE-XX-XXXXX**

This Addendum ("Addendum") to the City of Centennial ("Centennial" or "City"), Colorado Public Improvement Agreement ("Agreement") is entered into this ____ day of _____, 20____, by and between the SOUTHEAST METRO STORMWATER AUTHORITY, a political subdivision and a public corporation of the State of Colorado ("SEMSWA") and **Developer/Property Owner [actual legal entity name]** (Collectively referred to herein as "Developer"). SEMSWA and Developer are collectively referred to as "Parties," or occasionally in the singular as "Party."

WITNESSETH:

WHEREAS, Developer owns certain real property in fee simple in the City of Centennial and within the Service Area of SEMSWA as more particularly described in **Exhibit A**, attached to the Agreement (the "Property"); and

WHEREAS, Developer desires to develop the Property and has submitted to the City of Centennial for approval and execution a **[Type of Land Use Plan]** designated as **[Project Name]** - Case No. SITE-XX-XXXXX (hereinafter referred to as the "Development Plan"), a copy of which is on file in the Planning and Development Department of the City of Centennial and made a part hereof by reference; and

WHEREAS, Developer agrees that the development of the Property as specified in the Development Plan will require increased stormwater management services from SEMSWA and will require the installation of certain public Stormwater Improvements primarily of benefit to the proposed development; and

WHEREAS, the City of Centennial is willing to approve and execute said Development Plan upon the agreement of Developer to the matters hereinafter described and subject to all the requirements, terms and conditions of the ordinances, rules, regulations and standards of Centennial including but not limited to: the Land Development Code (including zoning and subdivision regulations); the Roadway Design and Construction Standards; the Stormwater Management Manual; the Grading, Erosion, and Sediment Control Manual; and all other governing regulations (collectively, the "Standards") in effect at the time the Construction Plans (as hereinafter defined) are approved by Centennial; and

WHEREAS, through an Intergovernmental Agreement, the City of Centennial has delegated the authority, implementation and enforcement of its Stormwater regulations and Stormwater management programs to SEMSWA. Developer acknowledges that SEMSWA shall be a party to the City of Centennial, Colorado Public Improvement Agreement it has entered into with the City of Centennial in Case No. SITE-XX-XXXXX by way of this Addendum to that Public Improvement Agreement; and matters herein relating to public stormwater improvements, including, but not limited to the approval, permitting, inspection, and acceptance of such

improvements shall be described and agreed to as further defined in this Addendum to the Public Improvement Agreement.

WHEREAS, Developer acknowledges and agrees that the matters hereinafter set forth are reasonable conditions and requirements to be imposed by SEMSWA in consideration of the approval and execution of the Development Plan, and that such matters are necessary to protect, promote, and enhance the public welfare.

NOW, THEREFORE, in consideration of these premises, the mutual obligations herein contained, and Centennial's approval and execution of the Development Plan, it is agreed as follows:

Section I. Obligation to Provide Stormwater Improvements

- A. The Developer is obligated to provide for the construction and installation of certain public on-site stormwater improvements as identified and described within the approved Phase III Drainage Report for the Development, and as identified and shown on the Development Plan as "On-site Improvements". Developer is further obligated to construct and install certain specified off-site public stormwater improvements ("Off-site Improvements") that serve the Development Plan. Collectively, the On-site and Off-site Public Stormwater Improvements shall be referred to as the "Stormwater Improvements", all of which are more particularly described in terms of quantities and type on **Exhibit 1** to this Addendum.
- B. Developer shall submit to the City for SEMSWA review and approval, final construction and engineering plans and drawings (Collectively, the "Construction Plans" or "Plans") suitable for the construction of all Stormwater Improvements in a form approved by SEMSWA as more specifically described in the Standards. Said Construction Plans, incorporated herein by reference, shall bear the stamp of a Colorado licensed engineer with experience in the design and engineering of such Stormwater Improvements and shall be in conformity with and subject to the ordinances, regulations, rules, and standards of the City of Centennial, SEMSWA, and any other governmental or quasi-governmental authorities having jurisdiction over the Project. Construction of the Stormwater Improvements or any development of the Property shall not commence until SEMSWA has reviewed the Construction plans and provided the City of Centennial with a Memorandum of Design Approval, and the City has approved the Construction Plans. Developer shall secure and comply with all necessary permits issued by the City, SEMSWA and other governmental or quasi-governmental authorities having jurisdiction over the development of the Property. Developer shall not modify the Construction Plans for any of the Stormwater Improvements without the prior written approval of SEMSWA. SEMSWA will communicate its approval or disapproval of any such modification within fifteen (15) business days after its receipt of Developer's request.
- C. The required engineering services for the construction of the Stormwater Improvements shall consist of, but not be limited to, surveys, designs, plans and profiles, estimates, as-built drawings, construction supervision, testing, and the submission of necessary documents to SEMSWA as required by the applicable Standards in effect at the time the Construction Plans are approved.

- D. Except as otherwise expressly provided in this Addendum, Developer agrees to provide and pay for all labor, materials, tools, supplies, equipment, water, light, power, transportation, services and all other facilities and materials necessary for the execution and satisfactory completion of the Stormwater Improvements in accordance with the Construction Plans. The costs for which Developer shall be responsible shall also include drainage plans, surveys, preliminary design, final design, construction, construction inspection, and the preparation of as-built drawings and administrative and legal expenses attributable to the Improvements to be constructed.

Section II. Construction of Stormwater Improvements

- A. Before commencing construction of any Stormwater Improvements, Developer shall acquire, at its own expense, good and sufficient rights-of-way and easements on all lands upon which the Stormwater Improvements will be located. Upon Final Acceptance by SEMSWA in conformance with applicable provisions of the Standards, all such Stormwater Improvements shall be conveyed to SEMSWA at no cost to SEMSWA and free and clear of all liens, restrictions and encumbrances.
- B. Developer shall provide notice to SEMSWA at least Forty-Eight (48) hours before commencing construction of the Stormwater Improvements or prior to **Developer's request of** SEMSWA's inspection of any such Stormwater Improvement during or after construction. To the extent that any decisions become necessary during construction as to the quality or acceptability of the materials furnished, the work performed or the manner of performance of the work, Developer shall give SEMSWA three (3) business days notice and the opportunity to make any such decisions. In the event SEMSWA fails to respond within three (3) business days of receiving notice, Developer shall be entitled to make the required decision and the same shall be binding on SEMSWA, provided that the methods and/or materials selected by Developer are in compliance with approved Construction Plans and applicable provisions of the Standards.
- C. The Stormwater Improvements shall be constructed and installed in accordance with the Construction Plans and in accordance with applicable provisions of the Standards and all other applicable ordinances, resolutions and regulations, including but not limited to all building, fire, plumbing, and safety codes, in effect at the time of construction. If SEMSWA reasonably determines that construction or installation is not in compliance with the approved Construction Plans or applicable ordinances, rules and regulations, it shall notify Developer of the required corrections, which Developer shall make within ten (10) business days of receipt of such notification or, if the nature of the corrections is such that the same cannot be reasonably completed within ten (10) business days, then Developer shall undertake such corrections within ten (10) business days and shall diligently prosecute the same to completion. In the event the Developer fails to make or commence the required corrections within said ten (10) day period, SEMSWA may direct Developer to stop work until corrections are made to the satisfaction of SEMSWA.
- D. Developer shall at its sole cost and expense engage a Colorado registered professional engineer to provide inspection, and testing if required by SEMSWA, during the construction process. Copies of all such tests shall be provided to

SEMSWA promptly upon request. Developer shall contact SEMSWA immediately upon the failure of any performance testing, and of any problems that arise which may prevent construction or installation in accordance with the approved Construction Plans.

- E. At all times during said construction, and in accordance with this Addendum, SEMSWA shall have the right to require Developer to conduct testing and inspection, at Developer's expense. If Developer fails to do so within ten (10) business days of a notice from SEMSWA detailing the required test or inspection, or if SEMSWA reasonably believes that any required tests or inspections were either performed incorrectly or falsified, SEMSWA may conduct the same and charge the cost to Developer. No excavation, facility or components of the Stormwater Improvements, shall be covered until inspected by SEMSWA, or until such inspection is waived in writing. Construction shall not proceed beyond required inspections or testing unless approved by SEMSWA. No liability shall attach to SEMSWA by reason of any inspections, observations, testing, or reviews, or by reason of the issuance of any approval or permit for any work subject to this Agreement. Developer shall reimburse SEMSWA for all costs incurred by SEMSWA in the performance of the above services, including associated attorney fees, within thirty (30) days after receipt of SEMSWA's invoice for said services.

Section III. Completion

Except where a shorter time period is prescribed, all Stormwater Improvements herein described, and all matters herein agreed to be performed shall be installed, constructed, or performed by Developer within two (2) years from the date of this Addendum. Extensions of time up to an additional one year period for completion of Stormwater Improvements may be granted by SEMSWA in writing for good cause shown. "Good Cause" shall be determined by SEMSWA in its sole discretion; notwithstanding the foregoing, Good Cause may include: (a) force majeure events; (b) unreasonable delay in the receipt of approval, notice, inspection, testing or other required response from SEMSWA; and (c) any extension agreed upon in writing by Developer and SEMSWA. Any extension of time to complete the Stormwater Improvements beyond the two year period shall require the Developer to submit updated construction plans and cost estimates for completion of the remaining Stormwater Improvements and to provide additional or replacement Collateral in an amount equal to one hundred percent (100%) of the cost to construct the Stormwater Improvements remaining to be completed (which cost estimate shall include a cost contingency of 15% of the total estimated costs to construct remaining Stormwater Improvements).

Section IV. Ownership and Maintenance of Stormwater Improvements

- A. Except as otherwise specifically noted in **Exhibit 1** of this Addendum, the completed Off-site Stormwater Improvements referenced in **Exhibit 1** shall become the sole property of SEMSWA, free and clear of all liens, encumbrances, and restrictions upon acceptance by SEMSWA. Prior to and as a condition of acceptance, Developer shall furnish to SEMSWA unconditional lien waivers that all claims and payments to be made in connection with construction of said Off-site Stormwater Improvements have been satisfied.
- B. Except for those On-site Stormwater Improvements located within the public rights-of-way as specifically noted in **Exhibit 1**, the completed On-site Stormwater

Improvements referenced in **Exhibit 1** shall be owned and maintained by Developer and its successors and assigns, including but not limited to any homeowners or owners association formed in regard to the subject development; provided that SEMSWA reserves the right to enter upon and access Developer-owned Stormwater Improvements for purposes of repair and emergency maintenance as deemed necessary by SEMSWA in the interest of the public health, safety and welfare of Centennial residents.

- C. The Developer and its successors and assigns shall be required to operate and maintain the Stormwater Improvements to ensure that they function as designed, and to provide the required annual inspections and reporting activities in accordance with the Maintenance Agreement(s) and the Operations and Maintenance (O&M) Manual(s) for the specified Stormwater Improvements.

Section V. Construction Plans and As-Built Drawings

- A. Prior to undertaking construction of the Stormwater Improvements, Developer shall furnish SEMSWA, at Developer's sole cost, two (2) copies of the Construction Plans and all supplemental Plans, drawings and specifications relating to the Stormwater Improvements.
- B. When Developer has completed the Stormwater Improvements as provided herein, Developer shall provide two (2) copies of As-built drawings showing the Stormwater Improvements in their as-built locations at the time of Developer's request for Probationary Acceptance of the Stormwater Improvements by SEMSWA. As-built drawings shall be prepared under the direction of a Colorado registered professional engineer based on information provided by the general contractor and a survey of surface features of the constructed site within the public right-of-way and easements indicating that the constructed Stormwater Improvements are in substantial compliance with the Construction Plans or that any material deviations have received prior written approval from SEMSWA.

Section VI. Collateral

- A. The Developer shall provide SEMSWA with a construction cost estimate for all costs and expenses associated with the construction and completion of all Stormwater Improvements to be constructed by Developer in accordance with this Addendum. Such cost estimate shall be set forth in **Exhibit 1**. The purpose of said cost estimate is only for determining the amount of security to secure Developer's obligations under this Addendum ("Collateral") and may be revised from time to time to reflect actual costs. Such cost estimates shall include a cost contingency of fifteen percent (15%) of the total estimated construction costs of the Stormwater Improvements.
- B. In order to secure the performance of the construction and installation of the Stormwater Improvements herein agreed by Developer, the Developer shall provide SEMSWA with Collateral in the form of a cash deposit or one or more irrevocable letters of credit ("Letter of Credit") in the same form as attached to this Addendum as **Exhibit 2** in the total amount of one hundred percent (100%) of the estimated cost for completion of all the Stormwater Improvements as set forth in **Exhibit 1**. Collateral shall be submitted for acceptance by SEMSWA at the time

of Stormwater Facilities Permit application. A Letter of Credit form of Collateral shall be issued by a Colorado bank, or other financial institution doing business in Colorado that is acceptable to SEMSWA. Developer shall ensure that the Collateral remains unencumbered and free from claims of others so that any requests of SEMSWA for payment or enforcement may be immediately and unequivocally honored without cost to SEMSWA. Such security shall be maintained, in the amount required by this Addendum, and subject to partial releases as contemplated in Section VII of this Addendum, through Final Acceptance of the Stormwater Improvements by SEMSWA. If at any time prior to Final Acceptance, SEMSWA determines that the Collateral is not sufficient to cover all costs of construction of the Stormwater Improvements, Developer shall be required to post additional or supplemental Collateral in an amount deemed sufficient and approved by SEMSWA to pay for all costs of construction, including any administrative costs and contingency amount.

- C. If Developer fails to perform or observe any obligation or condition to be performed by Developer under this Addendum pertaining to the Stormwater Improvements, and such default remains uncured for more than thirty days after Developer's receipt of written notice thereof from SEMSWA, SEMSWA may cure the default at Developer's expense and draw on the Collateral from time to time to pay the costs incurred in connection therewith. In the event Developer fails to complete, install or perform any portion of work and/or Stormwater Improvements within said two (2) year period or any period of extension granted by SEMSWA, SEMSWA may complete such remaining work and Stormwater Improvements within a reasonable time by such means and in such manner as it may deem advisable, at Developer's expense. SEMSWA shall be entitled to draw against such Collateral to pay for SEMSWA's actual costs and expenses incurred in contracting for said work and Stormwater Improvements, including the cost of obtaining required permits from the City of Centennial and SEMSWA or any other applicable jurisdiction plus a five percent (5%) administrative fee, plus legal expenses incurred, to cover costs associated with completing the Stormwater Improvements described herein.
- D. In the event the amount of Collateral is not sufficient for SEMSWA to complete the Stormwater Improvements as determined by SEMSWA in its sole discretion, SEMSWA shall be entitled to reimbursement from Developer upon demand for such cost overruns, including but not limited to labor and material costs as well as engineering and legal fees. In the event the Developer fails to maintain Collateral in the amount required pursuant to the terms of this Addendum through Final Acceptance of the Stormwater Improvements, Developer shall be in default of this Addendum and SEMSWA shall be authorized to make demand on the then-existing Collateral.

Section VII. Partial Release of Collateral

- A. Developer may request partial releases of Collateral upon Probationary Acceptance of the Stormwater Improvements as provided in Section IX of this Addendum. The request for partial release must be in writing and shall include

copies of bills, invoices and schedules of values for work performed and Stormwater Improvements completed. Upon receipt of such written request for partial release, SEMSWA shall inspect the completed work and Stormwater Improvements within thirty (30) days and shall process such partial release in a manner similar to a request for Probationary Acceptance. Within such thirty (30) day period, SEMSWA will either approve the request for partial release or deny the same with detail as to any aspect of the Stormwater Improvements that SEMSWA determines are not acceptable. When SEMSWA is satisfied that such work and Stormwater Improvements as specified by Developer have been completed in accordance with the terms hereof, SEMSWA shall approve such request for partial release and SEMSWA shall authorize in writing the release of a portion of the Collateral as is necessary to pay the cost of the work performed and Stormwater Improvements installed pursuant to the terms of this Addendum.

- B. The procedures for completion of Stormwater Improvements and work by SEMSWA and payment to SEMSWA therefore from the Collateral shall apply whether there be one or more defaults on the part of Developer in performing the terms, conditions, and covenants contained in this Addendum.
- C. Notwithstanding the foregoing, SEMSWA shall not be required to make any partial release of the Collateral if doing so would reduce the outstanding amount of the Collateral below an amount equal to 100% of the then current estimate of the costs to be incurred to complete the construction of the remaining Stormwater Improvements (including a fifteen (15%) percent contingency amount). No partial release of any portion of the Collateral shall be deemed an acceptance of an Improvement by SEMSWA. Acceptance of Stormwater Improvements shall be accomplished in accordance with Section IX of this Addendum.

Section VIII. Retainage of Collateral

SEMSWA shall retain ten percent (10%) of the total amount of the Collateral until all of the Stormwater Improvements have been granted Final Acceptance by SEMSWA in accordance with this Addendum ("Final Acceptance"). Until Final Acceptance, SEMSWA may notify Developer of any defective Stormwater Improvements and Developer shall complete, repair or replace the same within thirty (30) days. In the event Developer fails to so complete, repair or replace such defective Stormwater Improvements, SEMSWA may draw upon the retainage portion of the Collateral to complete, repair or replace the same. Any amount of Collateral remaining at the time of Final Acceptance shall be released to Developer.

Section IX. Standards for Acceptance

- A. SEMSWA, in accordance with its regulations and under the following terms and conditions, shall accept for maintenance responsibility the Public Stormwater Improvements that are constructed under this Agreement on SEMSWA's property or easements, and within Centennial public rights-of-way. SEMSWA may approve other On-Site Stormwater Improvements for their conformance with applicable construction standards, but shall not accept maintenance responsibility.
 - 1. Probationary Acceptance and Warranty Period. As soon as all of the Stormwater Improvements are installed in accordance with the terms of this Addendum, Developer shall submit a written request to SEMSWA

requesting Probationary Acceptance, as defined below, in accordance with the Standards. Within thirty (30) days of receipt of such request, if SEMSWA determines that Stormwater Improvements have been constructed in accordance with the approved Construction Plans, SEMSWA will issue to the Developer a certificate of Probationary Acceptance granting Probationary Acceptance of such Stormwater Improvements and setting the terms of the probation and warranty period. The probation and warranty period will terminate one year from the date of Probationary Acceptance. Upon Probationary Acceptance, SEMSWA will allow a reduction of the Collateral to not less than 10% of the total cost to construct the Stormwater Improvements, as specified in **Exhibit 1**.

2. Final Acceptance. Stormwater Improvements constructed pursuant to this Addendum are eligible for Final Acceptance in accordance with the Standards no sooner than nine (9) months following the Probationary Acceptance date. Developer shall request Final Acceptance by SEMSWA in writing. After inspection for Final Acceptance, SEMSWA will identify and provide a written list of deficiencies based on a physical inspection of the Stormwater Improvements. Developer shall correct all deficiencies to SEMSWA's satisfaction within three (3) months from the date said deficiency list was issued. When all deficiencies have been corrected and all payments and other performances herein agreed to be made and performed by Developer have been made and completed in accordance with the approved Construction Plans and this Addendum, SEMSWA will issue a Notice of Final Acceptance to the Developer within the time period provided in the Standards. Upon issuance of said Notice of Final Acceptance, all Stormwater Improvements specified in said Notice shall be deemed to be constructed in accordance with the Standards, and shall be approved by SEMSWA. Stormwater Improvements that are constructed under this Addendum on SEMSWA's property or easements and within Centennial public rights-of-way shall be accepted for SEMSWA maintenance responsibility. At such time, SEMSWA will release any remaining Collateral.

B. SEMSWA will verify that the On-site Stormwater Improvements installed under this Addendum are constructed in accordance with SEMSWA requirements and standards. SEMSWA will not accept maintenance responsibility for the On-site Stormwater Improvements, unless specifically agreed to and defined in a Maintenance Agreement between the Developer and SEMSWA recorded in the records of the Clerk and Recorder of Arapahoe County, Colorado. Probationary and Final Acceptance of the On-site Stormwater Improvements, as specifically identified in **Exhibit 1**, shall be handled in the same manner as defined above.

Section X. Remedies

A. SEMSWA's rights and remedies provided in this Addendum shall not be exclusive and are in addition to any other rights or remedies provided by law. Upon breach of any provision of this Addendum by Developer beyond any notice and right to

correct specified herein, SEMSWA may initiate any one or more of the following actions:

1. Recommend to the City of Centennial, a delay in processing of any pending land development related application;
 2. Issue stop work orders;
 3. Refuse to issue or approve any Stormwater Public Improvements or Grading, Erosion and Sediment Control (GESC) permits, or recommend to the City to refuse to issue or approve City of Centennial permits, including but not limited to, right-of-way access, street cut, over-lot grading or building permits, certificates of occupancy, or final plats;
 4. Draw from the Collateral to cover the costs associated with correcting the Developer's breach;
 5. Recommend to the City of Centennial to issue a citation to the Developer or any contractor or subcontractor for violating requirements of the Centennial Municipal Code; or
 6. Initiate legal proceedings in any appropriate court of law. If such action is taken, SEMSWA shall be entitled to its reasonable attorneys' fees.
- B. Any amounts due and owing to SEMSWA under this Addendum that are not paid in a timely manner may be certified to the Arapahoe County Treasurer for collection with taxes.

Section XI. Compliance with Law

Developer, in developing the Property and constructing the Stormwater Improvements herein described, shall fully comply with all applicable rules, regulations, standards, and ordinances of SEMSWA, the City of Centennial and other governmental agencies and bodies having jurisdiction over the Project in effect at the time of construction.

Section XII. Construction Site Maintenance

- A. Developer shall take all reasonable steps necessary to prevent its construction activities from damaging adjacent properties, including SEMSWA's property. If any adjacent property is damaged or destroyed by and during the construction of the Stormwater Improvements, Developer shall, at its cost, promptly repair or replace the same to a condition similar or equal to that existing before such damage or injury.
- B. During construction, Developer shall use proper air quality control and erosion and sedimentation control and maintain streets and roads in such a manner that they may be reasonably traveled upon. If SEMSWA determines in its sole discretion that stormwater pollution emanating from the Property related to construction activities is unacceptable, it may order measures be taken, and Developer shall comply with such order. In the event that Developer does not comply with such abatement measures within two (2) days, SEMSWA may order construction to

cease until Developer has complied with such abatement measures and Developer shall so comply. If SEMSWA determines that Developer's stormwater pollution could result in an enforcement and / or penalty proceeding by the State of Colorado or the Federal Government, SEMSWA may order an immediate stoppage of work and seek a temporary restraining order against the Developer until the Developer has complied. The Collateral shall be sufficient to include costs associated with re-vegetation of areas destroyed by such construction. Developer may secure construction areas within the Property from the general public during construction, except for necessary local traffic, representatives of SEMSWA and other appropriate jurisdictions on official business, and emergency service providers.

Section XIII. Maintenance and Workmanship of Stormwater Improvements

- A. Developer shall keep and maintain all the Stormwater Improvements in good order and condition until SEMSWA issues a Notice of Final Acceptance pursuant to Section IX of this Addendum. Developer shall, at its cost, repair or replace any damage or destruction of the Stormwater Improvements that occurs prior to such Final Acceptance by SEMSWA, except to the extent that such damage or destruction is caused by agents or employees of SEMSWA.
- B. Unless otherwise specified, all materials for Stormwater Improvements shall be new and both workmanship and materials shall be of good quality.

Section XIV. Contractual Obligation

Developer agrees that the provisions and requirements of this Addendum are entered into with full knowledge, free will and without duress. Developer agrees and desires that the agreements contained herein regarding the payment of fees, installation and dedication of the Stormwater Improvements, and conditions for subdivision and building approvals, including the incorporation of any provision of applicable Standards, are imposed by contract, independent of the continued validity or invalidity of any of the provisions of state law or Standards. The agreements to pay fees, and construct and dedicate public Stormwater Improvements or provide security are reasonable and binding commitments on the part of Developer and reasonably relate to Developer's estimates of the extent and timing of impacts that are expected to occur from the development of the Property, and are in rough proportion to such impacts.

Section XV. Miscellaneous

- A. Section Headings. The section headings in this Addendum are inserted herein only for convenience of reference and in no way shall they define, limit or describe the scope or intent of any provision of this Addendum.
- B. Assignment and Release. This Addendum may not be assigned or delegated by the Developer without the written consent of SEMSWA. Any such written assignment shall expressly refer to this Addendum, specify the particular rights, duties, obligations, responsibilities, or benefits so assigned, and shall not be effective unless approved by ~~the Executive Director of SEMSWA resolution of the SEMSWA Board of Directors~~. No assignment shall release the Developer from performance of any duty, obligation, or responsibility unless such release is clearly expressed in such written document of assignment. Prior to approving any release of the Developer, SEMSWA may, at its sole discretion, require the party assuming

any duty, obligation, or responsibility of the Developer to provide to SEMSWA written evidence of financial or other ability to meet the particular duty, obligation or responsibility being assumed by the party. **Any estoppel certificate requested to be executed by SEMSWA, as part of an assignment, may be executed by the Executive Director of SEMSWA only upon SEMWA's determination, in its sole discretion, that the current Developer is not in default in its obligations here under.**

- C. Binding Effect. This Addendum shall inure to the benefit of, and be binding upon, the Parties and their respective legal representatives, successors and assigns. This Addendum shall continue upon subdivision of the Property and bind the subdivision and all purchasers, lessors and subsequent owners of any property within the subdivision until all provisions of this Addendum are satisfied.
- D. Recording; Benefit. This Addendum shall be recorded with the Clerk and Recorder of Arapahoe County, Colorado and its obligations shall run with the land. Developer shall pay the associated recording fee imposed by Arapahoe County.
- E. Notices. Any notice required or permitted by this Addendum shall be in writing and shall be deemed to have been sufficiently given for all purposes if sent by certified or registered mail, postage and fees prepaid, addressed to the Party to whom such notice is intended to be given at the address set forth on the signature page below, or at such other address as has been previously furnished in writing to the other Party. Such notice shall be deemed to have been given when deposited in the U.S. Mail.
- F. Additional Documents or Action. Parties agree to execute any additional document and to take any additional action necessary to carry out this Addendum.
- G. Waiver of Breach. The waiver by any Party to this Addendum of a breach of any term or provision of this Addendum shall not operate or be construed as a waiver of any subsequent breach by any Party.
- H. Indemnification. Developer hereby expressly binds itself to indemnify, **defend** and save harmless SEMSWA and its officers and employees, against all suits or actions of every kind and nature brought, or which may be brought against them or any of them, or loss, cost or expense incurred by them or any of them for, or on account of, any injury or damage received or sustained by any persons, firms or corporations during the construction of the Stormwater Improvements and through Final Acceptance as a result of Developer's breach of any of its obligations hereunder, or the negligent or willful misconduct of Developer or any of its employees, agents or contractors.

Developer shall also indemnify, **defend** and hold SEMSWA harmless from any liability it may have on account of any change in direction, nature, quality, or quantity of historical drainage flow, resulting from the development of the Property, or from construction of streets and storm sewers within or serving the Property, or damages to the Property resulting from natural conditions including but not limited to expansive soils, geologic hazard, wildfire hazard or flood hazard, if Developer is established to be negligent.

SEMSWA shall assert, to the fullest extent permitted by law, its immunity from suit under the Colorado Governmental Immunity Act, § 24-10-101 *et seq.* C.R.S., as well as the limitations upon liability provided herein.

- I. Contractors. Developer shall give notice of the terms of this Addendum in all contracts for construction of the Stormwater Improvements and provide a copy of this Addendum to the contractors and subcontractors.
- J. Entire Agreement. This Addendum represents the entire agreement between the Parties and, supersedes any prior oral or collateral agreements or understandings.
- K. Amendment. This Addendum may be amended only by an instrument in writing signed by the Parties.
- L. No Third Party Beneficiaries. It is expressly understood and agreed that enforcement of the terms and conditions of this Addendum, and all rights of action relating to such enforcement, shall be strictly reserved to SEMSWA and the Developer, and nothing contained in this Addendum shall give or allow any such claim or right of action by any third party except the City. It is the express intention of SEMSWA and Developer that any person other than SEMSWA or Developer and their successors and assigns receiving services or benefits under this Addendum shall be deemed to be an incidental beneficiary only except the City.
- M. Governing Law, Venue and Enforcement. This Addendum shall be governed by the laws of the State of Colorado. Venue for any action arising from this Addendum shall lie with any appropriate court within Arapahoe County, Colorado. The Parties agree and acknowledge that this Addendum may be enforced at law or in equity, including an action for damages or specific performance.
- N. Authorization of Parties' Representative. The undersigned hereby represent that they serve as representatives of the Party for which they have executed this Addendum and are fully authorized to execute this Addendum on behalf of such party.

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IN WITNESS WHEREOF, the Parties hereto have set their hands and seals the day and year first above written.

SOUTHEAST METRO STORMWATER
AUTHORITY

By: _____
Executive Director
7437 S Fairplay Street
Centennial, CO 80112

OWNER/DEVELOPER:

By: _____

Title: _____

Address: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____
20____, by _____ as _____ [Title] of
_____.

Witness my hand and official seal:

My Commission expires: _____.

Signature

Name of Notary

Address of Notary

[S E A L]

**EXHIBIT A TO ADDENDUM
LEGAL DESCRIPTION**

**EXHIBIT 1 TO ADDENDUM
ENGINEER'S COST ESTIMATE OF STORMWATER IMPROVEMENTS**

EXHIBIT 2 TO ADDENDUM FORM OF LETTER OF CREDIT

IRREVOCABLE LETTER OF CREDIT

Southeast Metro Stormwater Authority
7437 South Fairplay Street.
Centennial, Colorado 80112-4486

Letter of Credit No.:
Date:
Amount:
Expiry Date:

RE: (Customer)

Dear Board of Directors of the Southeast Metro Stormwater Authority:

At the request of and for the account of our customer, (Applicant Name), we hereby establish this Irrevocable Letter of Credit in your favor for the aggregate amount, but not exceeding _____ DOLLARS. Funds under this Letter of Credit are available to you by your drafts drawn at sight on us mentioning thereon this Letter of Credit No. _____ under the following conditions:

Purpose: This Letter of Credit is to cover the estimated costs of public and/or private improvements for a development designated (Case Project Name), ☐ City of Centennial or ☐ Unincorporated Arapahoe County, State of Colorado.

Drafts: Terms of the Letter of Credit shall be effective from the date hereof and drafts must be negotiated not later than _____ at _____ p.m., and drafts must bear the reference "DRAWN ON _____, LETTER OF CREDIT NUMBER _____, DATED _____."

Notations: This is a notation Letter of Credit. Each draft thereon must be accompanied by Letter of Credit for endorsement by (Bank Name), for the amount and date of each draft and the balance remaining. This Letter of Credit must be surrendered to (Bank Name) when exhausted.

All drafts must be accompanied by the following documents:

- a. Presentation of the Letter of Credit for notation.
- b. A signed statement to the effect that the developer is in default of its obligations:

relating to the Grading, Erosion and sediment Control ("GESC") requirements of Case No: (SEMSWA Case Number for Project) which arise out of developer's agreement with Southeast Metro Stormwater Authority, Arapahoe County, or which arise out of applicable regulations, resolution or policies of Southeast Metro Stormwater Authority.

OR

under the terms of a Subdivision Improvement Agreement or Addendum to City of Centennial, Colorado Public Improvement Agreement relating to (Case Number for Project) Development Plan.

Partial drawing and multiple presentations are allowed.

It is a condition of this letter of credit that it is deemed to be automatically extended without amendment for one year from the expiry date hereof, or any future anniversary of the expiration date, unless at least 30 days prior to the expiration date or any expiration date anniversary we send notice to you at the above address by certified return receipt mail or courier service that we elect not to consider this letter of credit extended for any such additional period.

For Out-of-state Banks

We hereby engage with you that all drafts drawn under and in compliance with all the terms and conditions of this credit will be duly honored if drawn and presented for payment to (Name of In-state Bank), Attention: Letter of Credit Department; or

Documents may be presented by means of facsimile to (Out-of state Bank Name and Department) at our fax number (Fax number) (or at such other facsimile number as we shall have advised you in writing) or by means of email to (Out-

of state Bank Name and Department) at email address **(Email address)** (or at such other email address as we shall have advised you in writing) and confirmed by telephone to us at the following number: **(Phone Number)**. In case of facsimile or email presentation, the presentation of the original document(s) will not be required. However, if such presentation of original(s) is made after our receipt of a facsimile or email presentation, it will not be examined and will be disregarded for the purposes of such drawing.

The forum for all disputes regarding this letter of credit shall be the District Court for the County of Arapahoe, State of Colorado. The parties disclaim any agreement or obligation to arbitrate any dispute related to this letter of credit. The law of the state of Colorado shall control the interpretation and enforcement of this letter of credit. The Uniform Customs and Practice for Documentary Letters of Credits (2007 Revision), International Chamber of Commerce, Publication No. 600 shall apply to the extent it is not inconsistent with Article 5, Title 4, Colorado Revised Statutes.

This Letter of Credit sets forth in full the terms of our understanding, and such understanding shall not in any way be modified, amended or amplified by reference to any document or instrument referred to herein or in which this Letter of Credit related, and any such reference shall not be deemed to incorporate therein by reference any document or instrument.

This Letter of Credit is non-transferrable.

By: **(Bank Officer's Signature)**

EXHIBIT 2-A TO ADDENDUM

IRREVOCABLE LETTER OF CREDIT NO. _____

Dated: _____

AFFIDAVIT OF CERTIFICATION

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

I, _____, being duly sworn, state as follows:

Title and Authority of Affiant. I am _____ for Southeast Metro Stormwater Authority, Colorado and am authorized to act on behalf of the Southeast Stormwater Authority, Colorado in this matter.

Certification. Under penalty of law, I hereby certify that the Customer has failed to meet its obligations under the terms of an Addendum To Public Improvement Agreement relating to the _____ Development Plan, and the Southeast Metro Stormwater Authority is entitled to draft this Letter of Credit.

SOUTHEAST METRO STORMWATER
AUTHORITY

By: _____

Subscribed and sworn to before me this ____ day of _____, 20____, by _____.

Witness my hand and official seal.

My Commission expires:_____.

Signature _____

Name of Notary

Address of Notary

[S E A L]

**SOUTHEAST METRO STORMWATER AUTHORITY
PUBLIC IMPROVEMENT AGREEMENT
FOR PROJECT NAME
CASE NO. SITE-XX-XXXXX**

This Colorado Public Improvement Agreement ("Agreement") is entered into this _____ day of _____, 20____, by and between the SOUTHEAST METRO STORMWATER AUTHORITY, a political subdivision and a public corporation of the State of Colorado ("SEMSWA") and **Developer/Property Owner [actual legal entity name]** (Collectively referred to herein as "Developer"). SEMSWA and Developer are collectively referred to as "Parties," or occasionally in the singular as "Party."

WITNESSETH:

WHEREAS, Developer owns certain real property in fee simple in the City of Centennial and within the Service Area of SEMSWA as more particularly described in **Exhibit A**, attached to the Agreement (the "Property"); and

WHEREAS, Developer desires to develop the Property and has submitted to the City of Centennial for approval and execution a Development Plan designated **Project Name** Development Plan, Case No. **SITE-XX-XXXXX** (hereinafter referred to as the "Development Plan"), a copy of which is on file in the Planning and Development Department of the City of Centennial and made a part hereof by reference; and

WHEREAS, Developer agrees that the development of the Property as specified in the Development Plan will require increased stormwater management services from SEMSWA and will require the installation of certain public Stormwater Improvements primarily of benefit to the proposed development; and

WHEREAS, the City of Centennial is willing to approve and execute said Development Plan upon the agreement of Developer to the matters hereinafter described and subject to all the requirements, terms and conditions of the ordinances, rules, regulations and standards of Centennial including but not limited to: the Land Development Code (including zoning and subdivision regulations); the Roadway Design and Construction Standards; the Stormwater Management Manual; the Grading, Erosion, and Sediment Control Manual; and all other governing regulations (collectively, the "Standards") in effect at the time the Construction Plans (as hereinafter defined) are approved by Centennial; and

WHEREAS, through an Intergovernmental Agreement, the City of Centennial has delegated the authority, implementation and enforcement of its Stormwater regulations and Stormwater management programs to SEMSWA. Matters herein relating to public stormwater improvements, including, but not limited to the approval, permitting, inspection, and acceptance of such improvements shall be described and agreed to as further defined in this Public Improvements Agreement.

WHEREAS, Developer acknowledges and agrees that the matters hereinafter set forth are reasonable conditions and requirements to be imposed by SEMSWA in consideration of the approval and execution of the Development Plan, and that such matters are necessary to protect, promote, and enhance the public welfare.

NOW, THEREFORE, in consideration of these premises, the mutual obligations herein contained, and Centennial's approval and execution of the Development Plan, it is agreed as follows:

Section I. Obligation to Provide Stormwater Improvements

- A. The Developer is obligated to provide for the construction and installation of certain public on-site stormwater improvements as identified and described within the approved Phase III Drainage Report for the Development, and as identified and shown on the Development Plan as "On-site Improvements". Developer is further obligated to construct and install certain specified off-site public stormwater improvements ("Off-site Improvements") that serve the Development Plan. Collectively, the On-site and Off-site Public Stormwater Improvements shall be referred to as the "Stormwater Improvements", all of which are more particularly described in terms of quantities and type on **Exhibit 1** to this Agreement.
- B. Developer shall submit to the City for SEMSWA review and approval, final construction and engineering plans and drawings (Collectively, the "Construction Plans" or "Plans") suitable for the construction of all Stormwater Improvements in a form approved by SEMSWA as more specifically described in the Standards. Said Construction Plans, incorporated herein by reference, shall bear the stamp of a Colorado licensed engineer with experience in the design and engineering of such Stormwater Improvements and shall be in conformity with and subject to the ordinances, regulations, rules, and standards of the City of Centennial, SEMSWA, and any other governmental or quasi-governmental authorities having jurisdiction over the Project. Construction of the Stormwater Improvements or any development of the Property shall not commence until SEMSWA has reviewed the Construction plans and provided the City of Centennial with a Memorandum of Design Approval, and the City has approved the Construction Plans. Developer shall secure and comply with all necessary permits issued by the City, SEMSWA and other governmental or quasi-governmental authorities having jurisdiction over the development of the Property. Developer shall not modify the Construction Plans for any of the Stormwater Improvements without the prior written approval of SEMSWA. SEMSWA will communicate its approval or disapproval of any such modification within fifteen (15) business days after its receipt of Developer's request.
- C. The required engineering services for the construction of the Stormwater Improvements shall consist of, but not be limited to, surveys, designs,

plans and profiles, estimates, as-built drawings, construction supervision, testing, and the submission of necessary documents to SEMSWA as required by the applicable Standards in effect at the time the Construction Plans are approved.

- D. Except as otherwise expressly provided in this Agreement, Developer agrees to provide and pay for all labor, materials, tools, supplies, equipment, water, light, power, transportation, services and all other facilities and materials necessary for the execution and satisfactory completion of the Stormwater Improvements in accordance with the Construction Plans. The costs for which Developer shall be responsible shall also include drainage plans, surveys, preliminary design, final design, construction, construction inspection, and the preparation of as-built drawings and administrative and legal expenses attributable to the Improvements to be constructed.

Section II. Construction of Stormwater Improvements

- A. Before commencing construction of any Stormwater Improvements, Developer shall acquire, at its own expense, good and sufficient rights-of-way and easements on all lands upon which the Stormwater Improvements will be located. Upon Final Acceptance by SEMSWA in conformance with applicable provisions of the Standards, all such Stormwater Improvements shall be conveyed to SEMSWA at no cost to SEMSWA and free and clear of all liens, restrictions and encumbrances.
- B. Developer shall provide notice to SEMSWA at least Forty-Eight (48) hours before commencing construction of the Stormwater Improvements or prior to **Developer's request of** SEMSWA's inspection of any such Stormwater Improvement during or after construction. To the extent that any decisions become necessary during construction as to the quality or acceptability of the materials furnished, the work performed or the manner of performance of the work, Developer shall give SEMSWA three (3) business days notice and the opportunity to make any such decisions. In the event SEMSWA fails to respond within three (3) business days of receiving notice, Developer shall be entitled to make the required decision and the same shall be binding on SEMSWA, provided that the methods and/or materials selected by Developer are in compliance with approved Construction Plans and applicable provisions of the Standards.
- C. The Stormwater Improvements shall be constructed and installed in accordance with the Construction Plans and in accordance with applicable provisions of the Standards and all other applicable ordinances, resolutions and regulations, including but not limited to all building, fire, plumbing, and safety codes, in effect at the time of construction. If SEMSWA reasonably determines that construction or installation is not in compliance with the approved Construction Plans or applicable

ordinances, rules and regulations, it shall notify Developer of the required corrections, which Developer shall make within ten (10) business days of receipt of such notification or, if the nature of the corrections is such that the same cannot be reasonably completed within ten (10) business days , then Developer shall undertake such corrections within ten (10) business days and shall diligently prosecute the same to completion. In the event the Developer fails to make or commence the required corrections within said ten (10) day period, SEMSWA may direct Developer to stop work until corrections are made to the satisfaction of SEMSWA.

- D. Developer shall at its sole cost and expense engage a Colorado registered professional engineer to provide inspection, and testing if required by SEMSWA, during the construction process. Copies of all such tests shall be provided to SEMSWA promptly upon request. Developer shall contact SEMSWA immediately upon the failure of any performance testing, and of any problems that arise which may prevent construction or installation in accordance with the approved Construction Plans.
- E. At all times during said construction, and in accordance with this Agreement, SEMSWA shall have the right to require Developer to conduct testing and inspection, at Developer's expense. If Developer fails to do so within ten (10) business days of a notice from SEMSWA detailing the required test or inspection, or if SEMSWA reasonably believes that any required tests or inspections were either performed incorrectly or falsified, SEMSWA may conduct the same and charge the cost to Developer. No excavation, facility or components of the Stormwater Improvements, shall be covered until inspected by SEMSWA, or until such inspection is waived in writing. Construction shall not proceed beyond required inspections or testing unless approved by SEMSWA. No liability shall attach to SEMSWA by reason of any inspections, observations, testing, or reviews, or by reason of the issuance of any approval or permit for any work subject to this Agreement. Developer shall reimburse SEMSWA for all costs incurred by SEMSWA in the performance of the above services, including associated attorney fees, within thirty (30) days after receipt of SEMSWA's invoice for said services.

Section III. Completion

- A. Except where a shorter time period is prescribed, all Stormwater Improvements herein described, and all matters herein agreed to be performed shall be installed, constructed, or performed by Developer within two (2) years from the date of this Agreement. Extensions of time up to an additional one year period for completion of Stormwater Improvements may be granted by SEMSWA in writing for good cause shown. "Good Cause" shall be determined by SEMSWA in its sole discretion; notwithstanding the foregoing, Good Cause may include: (a) force majeure events; (b) unreasonable delay in the receipt of approval,

notice, inspection, testing or other required response from SEMSWA; and (c) any extension agreed upon in writing by Developer and SEMSWA. Any extension of time to complete the Stormwater Improvements beyond the two year period shall require the Developer to submit updated construction plans and cost estimates for completion of the remaining Stormwater Improvements and to provide additional or replacement Collateral in an amount equal to one hundred percent (100%) of the cost to construct the Stormwater Improvements remaining to be completed (which cost estimate shall include a cost contingency of 15% of the total estimated costs to construct remaining Stormwater Improvements).

Section IV. Ownership and Maintenance of Stormwater Improvements

- A. Except as otherwise specifically noted in **Exhibit 1** of this Agreement, the completed Off-site Stormwater Improvements referenced in **Exhibit 1** shall become the sole property of SEMSWA, free and clear of all liens, encumbrances, and restrictions upon acceptance by SEMSWA. Prior to and as a condition of acceptance, Developer shall furnish to SEMSWA unconditional lien waivers that all claims and payments to be made in connection with construction of said Off-site Stormwater Improvements have been satisfied.
- B. Except for those On-site Stormwater Improvements located within the public rights-of-way as specifically noted in **Exhibit 1**, the completed On-site Stormwater Improvements referenced in **Exhibit 1** shall be owned and maintained by Developer and its successors and assigns, including but not limited to any homeowners or owners association formed in regard to the subject development; provided that SEMSWA reserves the right to enter upon and access Developer-owned Stormwater Improvements for purposes of repair and emergency maintenance as deemed necessary by SEMSWA in the interest of the public health, safety and welfare of Centennial residents.
- C. The Developer and its successors and assigns shall be required to operate and maintain the Stormwater Improvements to ensure that they function as designed, and to provide the required annual inspections and reporting activities in accordance with the Maintenance Agreement(s) and the Operations and Maintenance (O&M) Manual(s) for the specified Stormwater Improvements.

Section V. Construction Plans and As-Built Drawings

- A. Prior to undertaking construction of the Stormwater Improvements, Developer shall furnish SEMSWA, at Developer's sole cost, two (2) copies of the Construction Plans and all supplemental Plans, drawings and specifications relating to the Stormwater Improvements.

- B. When Developer has completed the Stormwater Improvements as provided herein, Developer shall provide two (2) copies of As-built drawings showing the Stormwater Improvements in their as-built locations at the time of Developer's request for Probationary Acceptance of the Stormwater Improvements by SEMSWA. As-built drawings shall be prepared under the direction of a Colorado registered professional engineer based on information provided by the general contractor and a survey of surface features of the constructed site within the public right-of-way and easements indicating that the constructed Stormwater Improvements are in substantial compliance with the Construction Plans or that any material deviations have received prior written approval from SEMSWA.

Section VI. Collateral

- A. The Developer shall provide SEMSWA with a construction cost estimate for all costs and expenses associated with the construction and completion of all Stormwater Improvements to be constructed by Developer in accordance with this Agreement. Such cost estimate shall be set forth in **Exhibit 1**. The purpose of said cost estimate is only for determining the amount of security to secure Developer's obligations under this Agreement ("Collateral") and may be revised from time to time to reflect actual costs. Such cost estimates shall include a cost contingency of fifteen percent (15%) of the total estimated construction costs of the Stormwater Improvements.
- B. In order to secure the performance of the construction and installation of the Stormwater Improvements herein agreed by Developer, the Developer shall provide SEMSWA with Collateral in the form of a cash deposit or one or more irrevocable letters of credit ("Letter of Credit") in the same form as attached to the Agreement as **Exhibit C** with SEMSWA as the beneficiary in the total amount of one hundred percent (100%) of the estimated cost for completion of all the Stormwater Improvements as set forth in **Exhibit 1**. A Letter of Credit form of Collateral shall be issued by a Colorado bank, or other financial institution doing business in Colorado that is acceptable to SEMSWA. Developer shall ensure that the Collateral remains unencumbered and free from claims of others so that any requests of SEMSWA for payment or enforcement may be immediately and unequivocally honored without cost to SEMSWA. Such security shall be maintained, in the amount required by this Agreement, and subject to partial releases as contemplated in Section VII of this Agreement, through Final Acceptance of the Stormwater Improvements by SEMSWA. If at any time prior to Final Acceptance, SEMSWA determines that the Collateral is not sufficient to cover all costs of construction of the Stormwater Improvements, Developer shall be required to post additional or supplemental Collateral in an amount deemed sufficient and approved by

SEMSWA to pay for all costs of construction, including any administrative costs and contingency amount.

- C. If Developer fails to perform or observe any obligation or condition to be performed by Developer under this Agreement pertaining to the Stormwater Improvements, and such default remains uncured for more than thirty days after Developer's receipt of written notice thereof from SEMSWA, SEMSWA may cure the default at Developer's expense and draw on the Collateral from time to time to pay the costs incurred in connection therewith. In the event Developer fails to complete, install or perform any portion of work and/or Stormwater Improvements within said two (2) year period or any period of extension granted by SEMSWA, SEMSWA may complete such remaining work and Stormwater Improvements within a reasonable time by such means and in such manner as it may deem advisable, at Developer's expense. SEMSWA shall be entitled to draw against such Collateral to pay for SEMSWA's actual costs and expenses incurred in contracting for said work and Stormwater Improvements, including the cost of obtaining required permits from the City of Centennial and SEMSWA or any other applicable jurisdiction plus a five percent (5%) administrative fee, plus legal expenses incurred, to cover costs associated with completing the Stormwater Improvements described herein.
- D. In the event the amount of Collateral is not sufficient for SEMSWA to complete the Stormwater Improvements as determined by SEMSWA in its sole discretion, SEMSWA shall be entitled to reimbursement from Developer upon demand for such cost overruns, including but not limited to labor and material costs as well as engineering and legal fees. In the event the Developer fails to maintain Collateral in the amount required pursuant to the terms of this Agreement through Final Acceptance of the Stormwater Improvements, Developer shall be in default of this Agreement and SEMSWA shall be authorized to make demand on the then-existing Collateral.

Section VII. Partial Release of Collateral

- A. Developer may request partial releases of Collateral upon Probationary Acceptance of the Stormwater Improvements as provided in Section IX of this Agreement. The request for partial release must be in writing and shall include copies of bills, invoices and schedules of values for work performed and Stormwater Improvements completed. Upon receipt of such written request for partial release, SEMSWA shall inspect the completed work and Stormwater Improvements within thirty (30) days and shall process such partial release in a manner similar to a request for Probationary Acceptance. Within such thirty (30) day period, SEMSWA will either approve the request for partial release or deny the same with detail as to any aspect of the Stormwater Improvements that SEMSWA

determines are not acceptable. When SEMSWA is satisfied that such work and Stormwater Improvements as specified by Developer have been completed in accordance with the terms hereof, SEMSWA shall approve such request for partial release and SEMSWA shall authorize in writing the release of a portion of the Collateral as is necessary to pay the cost of the work performed and Stormwater Improvements installed pursuant to the terms of this Agreement.

- B. The procedures for completion of Stormwater Improvements and work by SEMSWA and payment to SEMSWA therefore from the Collateral shall apply whether there be one or more defaults on the part of Developer in performing the terms, conditions, and covenants contained in this Agreement.
- C. Notwithstanding the foregoing, SEMSWA shall not be required to make any partial release of the Collateral if doing so would reduce the outstanding amount of the Collateral below an amount equal to 100% of the then current estimate of the costs to be incurred to complete the construction of the remaining Stormwater Improvements (including a fifteen (15%) percent contingency amount). No partial release of any portion of the Collateral shall be deemed an acceptance of an Improvement by SEMSWA. Acceptance of Stormwater Improvements shall be accomplished in accordance with Section IX of this Agreement.

Section VIII. Retainage of Collateral

SEMSWA shall retain ten percent (10%) of the total amount of the Collateral until all of the Stormwater Improvements have been granted Final Acceptance by SEMSWA in accordance with this Agreement ("Final Acceptance"). Until Final Acceptance, SEMSWA may notify Developer of any defective Stormwater Improvements and Developer shall complete, repair or replace the same within thirty (30) days. In the event Developer fails to so complete, repair or replace such defective Stormwater Improvements, SEMSWA may draw upon the retainage portion of the Collateral to complete, repair or replace the same. Any amount of Collateral remaining at the time of Final Acceptance shall be released to Developer.

Section IX. Standards for Acceptance

- A. SEMSWA, in accordance with its regulations and under the following terms and conditions, shall accept for maintenance responsibility the Public Stormwater Improvements that are constructed under this Agreement on SEMSWA's property or easements, and within Centennial public rights-of-way. SEMSWA may approve other On-Site Stormwater Improvements for their conformance with applicable construction standards, but shall not accept maintenance responsibility.

1. Probationary Acceptance and Warranty Period. As soon as all of the Stormwater Improvements are installed in accordance with the terms of this Agreement, Developer shall submit a written request to the Director of SEMSWA'S Technical Operations requesting Probationary Acceptance, as defined below, in accordance with the Standards. Within thirty (30) days of receipt of such request, if SEMSWA determines that Stormwater Improvements have been constructed in accordance with the approved Construction Plans, SEMSWA will issue to the Developer a certificate of Probationary Acceptance granting Probationary Acceptance of such Stormwater Improvements and setting the terms of the probation and warranty period. The probation and warranty period will terminate one year from the date of Probationary Acceptance. Upon Probationary Acceptance, SEMSWA will allow a reduction of the Collateral to not less than 10% of the total cost to construct the Stormwater Improvements, as specified in **Exhibit 1**.
 2. Final Acceptance. Stormwater Improvements constructed pursuant to this Agreement are eligible for Final Acceptance in accordance with the Standards no sooner than nine (9) months following the Probationary Acceptance date. Developer shall request Final Acceptance by SEMSWA in writing. After inspection for Final Acceptance, SEMSWA will identify and provide a written list of deficiencies based on a physical inspection of the Stormwater Improvements. Developer shall correct all deficiencies to SEMSWA's satisfaction within three (3) months from the date said deficiency list was issued. When all deficiencies have been corrected and all payments and other performances herein agreed to be made and performed by Developer have been made and completed in accordance with the approved Construction Plans and this Agreement, SEMSWA will issue a Notice of Final Acceptance to the Developer within the time period provided in the Standards. Upon issuance of said Notice of Final Acceptance, all Stormwater Improvements specified in said Notice shall be deemed to be constructed in accordance with the Standards, and shall be approved by SEMSWA. Stormwater Improvements that are constructed under this Agreement on SEMSWA's property or easements and within Centennial public rights-of-way shall be accepted for SEMSWA maintenance responsibility. At such time, SEMSWA will release any remaining Collateral.
- B. SEMSWA, will verify that the On-site Stormwater Improvements installed under this Agreement are constructed in accordance with SEMSWA requirements and standards. SEMSWA will not accept maintenance responsibility for the On-site Stormwater Improvements, unless specifically agreed to and defined in a Maintenance Agreement between the Developer and SEMSWA recorded in the records of the Clerk and

Recorder of Arapahoe County, Colorado. Probationary and Final Acceptance of the On-site Stormwater Improvements, as specifically identified in **Exhibit 1**, shall be handled in the same manner as defined above.

Section X. Remedies

- A. SEMSWA's rights and remedies provided in this Agreement shall not be exclusive and are in addition to any other rights or remedies provided by law. Upon breach of any provision of this Agreement by Developer beyond any notice and right to correct specified herein, SEMSWA may initiate any one or more of the following actions:
 - 1. Recommend to the City of Centennial, a delay in processing of any pending land development related application;
 - 2. Issue stop work orders;
 - 3. Refuse to issue or approve any Stormwater Public Improvements or Grading, Erosion and Sediment Control (GESD) permits, or recommend to the City to refuse to issue or approve City of Centennial permits, including but not limited to, right-of-way access, street cut, over-lot grading or building permits, certificates of occupancy, or final plats;
 - 4. Draw from the Collateral to cover the costs associated with correcting the Developer's breach;
 - 5. Recommend to the City of Centennial to issue a citation to the Developer or any contractor or subcontractor for violating requirements of the Centennial Municipal Code; or
 - 6. Initiate legal proceedings in any appropriate court of law. If such action is taken, SEMSWA shall be entitled to its reasonable attorneys' fees.
- B. Any amounts due and owing to SEMSWA under this Agreement that are not paid in a timely manner may be certified to the Arapahoe County Treasurer for collection with taxes.

Section XI. Compliance with Law

Developer, in developing the Property and constructing the Stormwater Improvements herein described, shall fully comply with all applicable rules, regulations, standards, and ordinances of SEMSWA, the City of Centennial and other governmental agencies and bodies having jurisdiction over the Project in effect at the time of construction.

Section XII. Construction Site Maintenance

- A. Developer shall take all reasonable steps necessary to prevent its construction activities from damaging adjacent properties, including SEMSWA's property. If any adjacent property is damaged or destroyed by and during the construction of the Stormwater Improvements, Developer shall, at its cost, promptly repair or replace the same to a condition similar or equal to that existing before such damage or injury.
- B. During construction, Developer shall use proper air quality control and erosion and sedimentation control and maintain streets and roads in such a manner that they may be reasonably traveled upon. If SEMSWA determines in its sole discretion that stormwater pollution emanating from the Property related to construction activities is unacceptable, it may order measures be taken, and Developer shall comply with such order. In the event that Developer does not comply with such abatement measures within two (2) days, SEMSWA may order construction to cease until Developer has complied with such abatement measures and Developer shall so comply. If SEMSWA determines that Developer's stormwater pollution could result in an enforcement and / or penalty proceeding by the State of Colorado or the Federal Government, SEMSWA may order an immediate stoppage of work and seek a temporary restraining order against the Developer until the Developer has complied. The Collateral shall be sufficient to include costs associated with re-vegetation of areas destroyed by such construction. Developer may secure construction areas within the Property from the general public during construction, except for necessary local traffic, representatives of SEMSWA and other appropriate jurisdictions on official business, and emergency service providers.

Section XIII. Maintenance and Workmanship of Stormwater Improvements.

- A. Developer shall keep and maintain all the Stormwater Improvements in good order and condition until SEMSWA issues a Notice of Final Acceptance pursuant to Section IX of this Agreement. Developer shall, at its cost, repair or replace any damage or destruction of the Stormwater Improvements that occurs prior to such Final Acceptance by SEMSWA, except to the extent that such damage or destruction is caused by agents or employees of SEMSWA.
- B. Unless otherwise specified, all materials for Stormwater Improvements shall be new and both workmanship and materials shall be of good quality.

Section XIV. Contractual Obligation

Developer agrees that the provisions and requirements of this Agreement are entered into with full knowledge, free will and without duress. Developer agrees and desires that the agreements contained herein regarding the payment of fees, installation and dedication of the Stormwater Improvements, and conditions for subdivision and building approvals, including the incorporation of any provision of applicable Standards, are imposed by contract, independent of the continued validity or invalidity of any of the provisions of state law or Standards. The agreements to pay fees, and construct and dedicate public Stormwater Improvements or provide security are reasonable and binding commitments on the part of Developer and reasonably relate to Developer's estimates of the extent and timing of impacts that are expected to occur from the development of the Property, and are in rough proportion to such impacts.

Section XV. Miscellaneous

- A. Section Headings. The section headings in this Agreement are inserted herein only for convenience of reference and in no way shall they define, limit or describe the scope or intent of any provision of this Agreement.
- B. Assignment and Release. This Agreement may not be assigned or delegated by the Developer without the written consent of SEMSWA. Any such written assignment shall expressly refer to this Agreement, specify the particular rights, duties, obligations, responsibilities, or benefits so assigned, and shall not be effective unless approved by **the Executive Director of SEMSWA.** ~~resolution of the SEMSWA Board of Directors~~. No assignment shall release the Developer from performance of any duty, obligation, or responsibility unless such release is clearly expressed in such written document of assignment. Prior to approving any release of the Developer, SEMSWA may, at its sole discretion, require the party assuming any duty, obligation, or responsibility of the Developer to provide to SEMSWA written evidence of financial or other ability to meet the particular duty, obligation or responsibility being assumed by the party. **Any estoppel certificate requested to be executed by SEMSWA, as part of an assignment, may be executed by the Executive Director of SEMSWA only upon**

SEMSWA's determination, in its sole discretion, that the current Developer is not in default in its obligations here under.

- C. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the Parties and their respective legal representatives, successors and assigns. This Agreement shall continue upon subdivision of the Property and bind the subdivision and all purchasers, lessors and subsequent owners of any property within the subdivision until all provisions of this Agreement are satisfied.
- D. Recording; Benefit. This Agreement shall be recorded with the Clerk and Recorder of Arapahoe County, Colorado and its obligations shall run with the land. Developer shall pay the associated recording fee imposed by Arapahoe County.
- E. Notices. Any notice required or permitted by this Agreement shall be in writing and shall be deemed to have been sufficiently given for all purposes if sent by certified or registered mail, postage and fees prepaid, addressed to the Party to whom such notice is intended to be given at the address set forth on the signature page below, or at such other address as has been previously furnished in writing to the other Party. Such notice shall be deemed to have been given when deposited in the U.S. Mail.
- F. Additional Documents or Action. Parties agree to execute any additional document and to take any additional action necessary to carry out this Agreement.
- G. Waiver of Breach. The waiver by any Party to this Agreement of a breach of any term or provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach by any Party.
- H. Indemnification. Developer hereby expressly binds itself to indemnify, defend and save harmless SEMSWA and its officers and employees, against all suits or actions of every kind and nature brought, or which may be brought against them or any of them, or loss, cost or expense incurred by them or any of them for, or on account of, any injury or damage received or sustained by any persons, firms or corporations during the construction of the Stormwater Improvements and through Final Acceptance as a result of Developer's breach of any of its obligations hereunder, or the negligent or willful misconduct of Developer or any of its employees, agents or contractors.

Developer shall also indemnify, defend and hold SEMSWA harmless from any liability it may have on account of any change in direction, nature, quality, or quantity of historical drainage flow, resulting from the development of the Property, or from construction of streets and storm sewers within or serving the Property, or damages to the Property resulting from natural conditions including but not limited to expansive

soils, geologic hazard, wildfire hazard or flood hazard, if Developer is established to be negligent.

SEMSWA shall assert, to the fullest extent permitted by law, its immunity from suit under the Colorado Governmental Immunity Act, § 24-10-101 *et seq.* C.R.S., as well as the limitations upon liability provided herein.

- I. Contractors. Developer shall give notice of the terms of this Agreement in all contracts for construction of the Stormwater Improvements and provide a copy of this Agreement to the contractors and subcontractors.
- J. Entire Agreement. This Agreement represents the entire agreement between the Parties and, supersedes any prior oral or collateral agreements or understandings.
- K. Amendment. This Agreement may be amended only by an instrument in writing signed by the Parties.
- L. No Third Party Beneficiaries. It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to SEMSWA and the Developer, and nothing contained in this Agreement shall give or allow any such claim or right of action by any third party except the City. It is the express intention of SEMSWA and Developer that any person other than SEMSWA or Developer and their successors and assigns receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only except the City.
- M. Governing Law, Venue and Enforcement. This Agreement shall be governed by the laws of the State of Colorado. Venue for any action arising from this Agreement shall lie with any appropriate court within Arapahoe County, Colorado. The Parties agree and acknowledge that this Agreement may be enforced at law or in equity, including an action for damages or specific performance.
- N. Authorization of Parties' Representative. The undersigned hereby represent that they serve as representatives of the Party for which they have executed this Agreement and are fully authorized to execute this Agreement on behalf of such party.

IN WITNESS WHEREOF, the Parties hereto have set their hands and seals the day and year first above written.

SOUTHEAST METRO STORMWATER
AUTHORITY

By: _____
Executive Director

7437 S Fairplay Street
Centennial, CO 80112

INSERT SIGNATURE BLOCK FOR DEVELOPER