

**INTERLOCAL  
AGREEMENT BETWEEN  
WILLIAMSON COUNTY AND THE CITY OF CEDAR PARK, TEXAS  
FOR THE ESTABLISHMENT OF EMS AMBULANCE AND  
PERSONNEL HOUSING AT CEDAR PARK FIRE STATIONS**

THIS INTERLOCAL AGREEMENT (hereinafter referred to as the "Agreement") is made and entered into by and between the undersigned Local Governments of the State of Texas, namely Williamson County, a political subdivision of the State of Texas (the "County"), and the City of Cedar Park, Texas, a home rule municipal corporation (the "City"), both acting by and through their duly authorized representatives, pursuant to the provisions of the Interlocal Cooperation Act, Texas Government Code, Section 791 et seq. The County and the City are referred to collectively herein as the "Parties," or individually as a "Party."

WITNESSETH:

WHEREAS, this Agreement is authorized by Chapter 791 of the Texas Government Code; and

WHEREAS, the Parties are local governments as that term is defined in Section 791.003 of the Texas Government Code; and

WHEREAS, the Parties find that this Agreement is necessary for the benefit of the public; that each Party has the legal authority to perform and to provide the governmental function or service which is the subject matter of this Agreement; that any division of cost fairly compensates the performing Party for services performed under this Agreement; and the performance of this Agreement is in the common interest of both Parties; and

WHEREAS, the County desires to house Emergency Medical Services ("EMS") crews at certain Cedar Park Fire Stations, specifically, Fire Station No. 2 located at 1570 Cypress Creek Rd., Cedar Park, Texas; Fire Station No. 3, located at 1311 Highland Dr., Cedar Park, Texas; Fire Station No. 4, located at 150 Church Park Rd., Cedar Park, Texas; and Fire Station No. 5, located at 1501 Cottonwood Creek Trail, Cedar Park, Texas (collectively the "Stations") while such crews are not actively responding to an EMS call for service; and

WHEREAS, the County's ability to house EMS crews at the Stations will enable County EMS crews to more effectively respond to locations that are in close proximity to the Stations; and

WHEREAS, the City currently has available an area at the Stations to serve the housing needs of a County EMS crew; and

WHEREAS, the City is willing to provide an area at the Stations to the County as set forth herein and the County desires to occupy such area at the Stations for the purposes set forth herein;

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the undersigned Parties agree as follows:

## **I. TERMS AND CONDITIONS**

### **A. Primary Obligations of Cedar Park**

The City agrees to provide the County with the following at Station 2:

1. One covered vehicle bay at the Station to house one County EMS ambulance;
2. The sole use of one bedroom, one office space, an area in bay for oxygen storage, and storage area for medical supplies; and
3. Shared use of one additional bedroom if available on an as needed basis and the reasonable usage of the shared facilities in the Station, which shall include but not be limited to the dining area, day room(s), kitchen, laundry, supply closets, restrooms (bath/showers and toilets) as well as all amenities within the Station.

The City agrees to provide the County with the following at Stations 3 and 4:

1. One covered vehicle bay at each of the Stations to house one County EMS ambulance;
2. The sole use of two bedrooms, one office space, an area in bay for oxygen storage, and storage area for medical supplies; and
3. Shared use of one additional bedroom if available on an as needed basis and the reasonable usage of the shared facilities in the Stations, which shall include but not be limited to the dining area, day room(s), kitchen, laundry, supply closets, restrooms (bath/showers and toilets) as well as all amenities within the Stations.

The City agrees to provide the County with the following at Station 5:

1. One enclosed vehicle housing bay at the Station with space for two County EMS ambulances and one EMS command vehicle;
2. Cedar Park agrees to provide to County EMS personnel the sole use of five bedrooms, two offices, one shared food locker with Cedar Park Fire Department personnel and one large heated and cooled storage room at the Station; and
3. Cedar Park agrees to provide to County EMS personnel the reasonable usage of the shared facilities in the Station, which shall include but not limited to the dining area, day room(s), kitchen, laundry, supply closets, restrooms (bath/showers and toilets) as well as all amenities within the Station.

The City agrees to provide the County with the enjoyment and peaceful possession of the above-described areas during the term of this Agreement. In the event the above-described areas are not available in each of the Stations, the City and County may agree upon alternative areas acceptable to both Parties.

- B. Consideration. The County agrees to make a one-time payment in the amount of Four Hundred Thousand Dollars (\$400,000) to Cedar Park for constructing Station #5 facilities to house County EMS equipment and personnel in the Station and for the County's use of the Station for the entire term of this Agreement, as set forth herein. The County's reimbursement amount shall be paid to the City upon completion of Fire Station #5. Billing will be made at the completion of the project by the City, and payment for any invoice is due within thirty (30) days of receipt by the County. The said consideration shall only be applied towards the acquisition and construction costs and expenses associated with the Station, which the City of Cedar Park agrees and accepts as a fair, reasonable and final amount paid by County for such acquisition and construction costs and expenses.

The County agrees to provide improvements to the areas identified above to be solely occupied by the County's EMS crew and to prepare the solely occupied spaces for move-in by the County EMS crews.

- C. Term. This Agreement shall be effective upon the approval of the governing bodies of County and City, signed by the authorized individuals ("Effective Date"), and shall continue in force for ten (10) years or until such times as either Party terminates the Agreement as provided herein.
- D. Removal of County's Improvements. Upon the termination of this Agreement, County shall remove its personal property and may remove any of the improvements that the County made to the Stations, so long as the removal of such improvements does not unreasonably damage the Stations. In the event any damage is caused during the removal of such improvements, the County shall be obligated to repair or cause to be repaired any damage resulting from the removal of its improvements, normal wear and tear excepted.
- E. Condition of the Stations. The County shall not be responsible for maintaining and/or repairing, the Stations' roofs, foundations, parking, grounds, common areas, the structural soundness of the exterior walls, building exteriors, electrical systems, plumbing systems, HVAC systems and all amenities within the Stations. The County shall be responsible for keeping the areas solely used by the County's EMS crew in a clean and neat condition. The County and City shall work in cooperation with one another in keeping the commonly used areas clean and neat.
- F. Use of Premises. The County may only use the designated areas of the Stations for the express purposes set forth herein. Use of the Stations for any other purpose, shall require the written consent of the City. The County shall not make any alterations, additions, or improvements to the Stations without the written consent of the City. This includes the installation of any equipment. The County shall permit the City to enter, inspect, and

make such repairs to its designated areas of the Stations as often as the City reasonably desires at any reasonable time. The County agrees that it is solely responsible for making, at its sole cost, any alterations, additions, or improvements that are mandated by any and all state, federal and local accessibility legal requirements and that become necessary due solely to the County's use of the Stations ("accessibility alterations"). In the event any alterations, additions, or improvements in or to the Stations are made necessary by reason of the special use and occupancy by County and, provided that the City grants its prior written permission to County regarding such alterations, additions or improvements, County agrees that it will make all such alterations, additions, and improvements in or to the Stations at its own expense and in compliance with all building codes, ordinances, and governmental regulations pertaining to such work, use, or occupancy.

- G. Utilities and Service. The City shall provide and maintain, at its sole cost, the mains, conduits and other facilities necessary to dispose of garbage, and to furnish water, gas, electricity, telephone, cable, internet services and sewage service to the Stations. If any of the equipment or machinery necessary or useful for the provision of any of the above services breaks down or for any cause ceases to function properly, the City shall use reasonable diligence to repair the same promptly. If any of the area solely occupied by a County's EMS crew is in need of maintenance or repairs as solely determined by the City, the County shall be financially responsible for any maintenance and/or repairs other than the above described services.
- H. Use of Additional Fire Stations. The County and City may mutually agree to allow County EMS crews to house in additional Cedar Park Fire Stations not described herein, without the consent of the Parties' governing bodies, provided the Parties abide by the terms of this Agreement for any and all additional Fire Stations.
- I. Damage or Injury. The City and the County agree that if either Party is solely negligent in causing real or personal property damage or personal injury to the other that such responsible Party shall pay for the actual cost and expenses incurred for such damage or injury to the extent permitted by law.
- J. Default. Either Party's failure to comply with any provision of this Agreement shall be considered a default. In the event that either Party defaults under this Agreement, the non-defaulting Party shall give the defaulting Party written notice specifying such default. If the defaulting Party has not cured such default within thirty (30) days after its receipt of such written notice, or, if the default cannot with due diligence be cured within a 30-day period, and the defaulting Party has not commenced and proceeded diligently to cure such default, then the non-defaulting Party may terminate this Agreement. It is not a waiver of default if the non-defaulting Party fails to declare immediately a default or delays in taking any action. Pursuit of any remedies set forth in this Agreement does not preclude pursuit of other remedies that may be available in this Agreement and/or under the law. The Parties have a duty to mitigate damages.

## II. GENERAL PROVISIONS

- A. Payments. Any payment made by a Party pursuant to this Agreement shall be made out of current revenues available to said Party as required by the Interlocal Cooperation Act.

The County and City agree that there will be no monthly rental cost associated with this Agreement.

- B. Approval by Governing Bodies. This Agreement has been approved by the governing bodies of Williamson County and of the City of Cedar Park.
- C. Tax Exempt. The County and the City are bodies corporate and politic under the laws of the State of Texas and claim exemption from sales and use taxes under Texas Tax Code Ann. § 151.309, as amended, and the services subject hereof are being secured for use by County. Exemption certificates will be provided upon request.
- D. Severability. If any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof, but rather this entire Agreement will be construed as if not containing the particular invalid or unenforceable provision or provisions, and the rights and obligation of the Parties shall be construed and enforced in accordance therewith. The Parties acknowledge that if any provision of this Agreement is determined to be invalid or unenforceable, it is the desire and intention of each that such provision be reformed and construed in such a manner that it will, to the maximum extent practicable, give effect to the intent of this Agreement and be deemed to be validated and enforceable.
- E. Notices. Any notice to be given hereunder shall be in writing and may be affected by personal delivery, in writing or by registered or certified mail, return receipt requested, addressed to the proper Party, at the following address:

City of Cedar Park: City of Cedar Park  
Attn: City Manager  
450 Cypress Creek Rd.,  
Bldg. #1  
Cedar Park, TX 78613

With Copy to: City of Cedar Park  
Attn: City Attorney  
450 Cypress Creek Rd,  
Bldg. #1  
Cedar Park, TX 78613

and

Cedar Park Fire  
Department  
Fire Chief  
450 Cypress Creek Blvd.,  
Bldg. #6  
Cedar Park, TX

County: Williamson County Judge  
Bill Gravell, Jr.  
710 Main Street, Suite 101  
Georgetown, Texas 78626

With Copy to: Williamson County EMS  
c/o: Mike Knipstein, Director  
P.O. Box 873  
Georgetown, Texas 78627

F. Venue and Governing Law. Each Party to this Agreement hereby agrees and acknowledges that venue and jurisdiction of any suit, right, or cause of action arising out of or in connection with this Agreement shall lie exclusively in Williamson County, Texas. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

G. Dispute Resolution. The Parties to this Agreement will work together in good faith to resolve any controversy, dispute or claim between the Parties which arises out of or relates to this Agreement whether stated in tort, contract, statute, claim for benefits, bad faith, professional liability or otherwise ("Claim"). If the Parties are unable to resolve the Claim within thirty (30) days following the date in which one Party sent written notice of the Claim to the other Party, and if a Party wishes to pursue the Claim, such Claim shall be addressed through non-binding mediation under the Commercial Mediation Rules of the American Arbitration Association ("AAA"). A single mediator engaged in the practice of law, who is knowledgeable about subject matter of this Agreement, will conduct the mediation under the then current rules of the AAA. Any mediation under this Agreement shall be conducted in Williamson County, Texas. All costs involved in the mediation shall be borne equally between the Parties, except that each Party shall bear its own attorneys' fees. Nothing herein is intended to prevent either Party from seeking any other remedy available at law including seeking redress in a court of competent jurisdiction. This provision shall survive the termination of this Agreement.

H. Termination for Convenience.

1.) The County may terminate this Agreement for convenience and without cause or further liability upon one-hundred and eighty (180) days written notice to Cedar Park, and in this event County shall not be entitled to any return of its consideration with regard to the construction of Fire Station #5.

2.) Fire Station #5 - Following the expiration of ten (10) years from the date of this agreement, the City may terminate this Agreement for convenience with or without cause or further liability upon one (1) year's written notice to County, and the City would have no further liability to County.

3.) Fire Station 2, 3 and 4 – The City may terminate this agreement for convenience with or without cause or further liability upon one (1) year written notice to County.

- 4.) All Parties to the contract may terminate upon written mutual consent signed and dated by all Parties to this agreement setting forth the agreed upon date of termination.
- I. No Third-Party Beneficiaries. This Agreement is for the sole and exclusive benefit of the Parties hereto, and nothing in this Agreement, express or implied, is intended to confer or shall be construed as conferring upon any other person any rights, remedies or any other type or types of benefits.
- J. Relationship of the Parties. Each Party to this Agreement, in the performance of this Agreement, shall act in an individual capacity and not as agents, employees, partners, joint ventures or associates of one another. The employees or agents of one Party shall not be deemed or construed to be the employees or agents of the other Party for any purposes whatsoever.
- K. No Waiver of Immunities. Nothing in this Agreement shall be deemed to waive, modify or amend any legal defense available at law or in equity to the Parties, their past or present officers, employees, or agents or employees, nor to create any legal rights or claim on behalf of any third Party. The Parties do not waive, modify, or alter to any extent whatsoever the availability of the defense of governmental immunity under the laws of the State of Texas and of the United States.
- L. Non-Appropriation and Fiscal Funding. The obligations of the Parties under this Agreement do not constitute a general obligation or indebtedness of either Party for which such Party is obligated to levy, pledge, or collect any form of taxation. It is understood and agreed that either Party shall have the right to terminate this Agreement at the end of any Party's fiscal year if the governing body of either Party does not appropriate sufficient funds as determined by the Party's budget for the fiscal year in question. Either Party may affect such termination by giving written notice of termination at the end of its then-current fiscal year.
- M. No Agency Relationship: It is understood and agreed that the Parties shall not in any sense be considered partners or joint ventures with each other, nor shall any of the Parties in any manner hold themselves out as an agent or official representative of the other Party.
- N. Entire Agreement. This Agreement represents the entire and integrated agreement between the Parties and supersedes all prior negotiations, representations, or agreements, either oral or written, including: any and all existing executed agreements governing EMS ambulance housing at Cedar Park Fire Stations #2 and #3; Interlocal Agreement Between Williamson County and the City of Cedar Park for Establishing EMS Ambulance Housing at Cedar Park Fire Station #4, executed by the parties to be effective September 23, 2008; and Interlocal Agreement Between Williamson County and the City of Cedar Park for Establishing EMS Ambulance Housing at Cedar Park Fire Station #5, executed by the parties to be effective June 20, 2017. This Agreement may be amended only by written instrument signed by each Party to this Agreement. NO OFFICIAL, EMPLOYEE, AGENT, OR REPRESENTATIVE OF THE COUNTY HAS ANY AUTHORITY, EITHER EXPRESS OR IMPLIED, TO AMEND THIS AGREEMENT, EXCEPT PURSUANT TO SUCH EXPRESS AUTHORITY AS MAY BE GRANTED BY THE WILLIAMSON COUNTY COMMISSIONERS COURT.

[Signatures on the following page.]

EXECUTED TO BE EFFECTIVE this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

WILLIAMSON COUNTY, TEXAS

CITY OF CEDAR PARK, TEXAS *pp*

By: \_\_\_\_\_  
Bill Gravell, Jr., County Judge

By: *Corbin Van Arsdale*  
Corbin Van Arsdale

Title: Williamson County  
Judge

Title: Mayor

Date: *2/28/19*

Date: \_\_\_\_\_