

GRAND LAKE TOWNSHIP

TOWN HALL – RENTAL POLICY

The Town Board hereby adopts the following as the rental policy for the rental of the Grand Lake Township Town Hall.

1. **Definitions.** For the purposes of this policy, the following terms shall have the meaning given them in this section.
 - a. **Alcohol.** "Alcohol" means wine, beer, liquor, and any other beverage containing more than one-half of one percent alcohol by volume.
 - b. **Event.** "Event" means the entire period for which a Renter has rented the Hall, including any permitted set-up or clean-up periods.
 - c. **Grounds.** "Grounds" means the land immediately adjacent to and surrounding the Hall that is owned or leased by the Town.
 - d. **Guests.** "Guests" means those who attend the Event.
 - e. **Hall.** "Hall" means the Grand Lake Township – Town Hall building located at 5297 Highway 53 Twig, MN.
 - f. **Rental Application.** "Rental Application" means the form developed by the Town to be completed and submitted to the Town by proposed Renters to seek permission to rent the Hall.
 - g. **Rental Request.** "Rental Request" means the submission of a completed Rental Application by a proposed Renter seeking permission from the Town to rent the Hall.
 - h. **Renter.** "Renter" means the person, corporation, or entity that submits a Rental Application to rent the Hall.
 - i. **Town.** "Town" means Grand Lake Township, St. Louis County, Minnesota and any references to actions or approvals by the Town are to its Town Board of Supervisors.
2. **Renters Bound by Policy.** Rental of the Hall constitutes Renter's acceptance of the terms and conditions of this policy. The Renter assumes full responsibility for any damage caused in connection with the Event and for the actions of those who attend the Event. If a corporation or entity is renting the Hall, an officer or agent of the corporation or entity must be designated on the application as the responsible person for the rental; though doing so does not limit the liability of the corporation or entity for the rental or what occurs during the Event.
3. **Rental Request.**
 - a. **Process.** All rental requests must be made on the application form provided by the Town and shall be delivered to the rental manager. All rental requests must be made at least 14 days before the proposed Event. When a completed Rental Application is received, the Town will notify the Renter of whether the request is approved. All approvals are subject to and conditioned upon: the payment of all required rental fees and a damage deposit (if required); any modifications, limitations, or additional requirements indicated on the Rental Application; and compliance with all the provisions of this policy and any other applicable rules or regulations.
 - b. **Rental Hours.** The rental hours for a particular Event shall be as indicated by the Town on the Rental Application form and approved by the Town. The Town may approve additional hours to set-up for, and clean-up after, the Event. The Renter and all attendees must vacate the Hall by the end of the rental hours; except that the Town may approve specific additional hours a Renter may use to clean the Hall after the Event.
 - c. **Sublet or Transfer.** A Renter may not sublet the Hall, nor may the application or rental privileges be transferred or assigned.

- d. **Cancellation.** Approved rental requests may be cancelled as provided in this section.
- i. **By Town.** The Town may cancel any approved rental request in any of the following circumstances: (1) at any time if the Renter fails to comply with any conditions imposed by the Town on the rental including, but not limited to, failing to file the required damage deposit within the time set, failing to pay the rental fee in full by the time set, failing to provide for security by a law enforcement when required; (2) for any reason if the Town provides notice of cancellation to the Renter at least 30 days before the Event; or (3) at any time for reasons beyond the Town’s control, such as in cases of emergency, unsafe environmental or health conditions, or the interruption of utility services. If the Town cancels a rental request after it has been approved, except for Renter’s failure to provide payment, proof of insurance, or to comply with any other conditions imposed on the request within the time set, it will return any rental fees and damage deposit paid by the Renter. Renter acknowledges and agrees that the Town shall not be liable for any claims of disruption, loss, or damages resulting from the Town’s cancellation of a rental request as provided in this section.
 - ii. **By Renter.** A Renter may cancel a rental request up to 14 days before the Event. The Town will return any rental fees and damage deposit paid by the Renter. A Renter canceling a rental request within 14 days of the Event forfeits all rental fees paid the Town, but the Town will return the damage deposit if one was paid.

4. **Rental Fees and Damage Deposit.** The following rental fees and damage deposit apply to the rental of the Hall and must be paid to the Town at least *14 days* before the Event. Checks are payable to “Grand Lake Township” with a separate check for the Damage Deposit required (no cash please). Any unused portion of the damage deposit will be returned to the Renter within *30 days* after the Event. If damage deposit is not used, the check will promptly be voided.
- a. **Resident Fees.** Resident fees apply to Renters who are residents of the Township on the date of the Event. If a corporation or organization is renting the Hall, it will only be considered a resident if a majority of its officers or members are residents of the Town. Resident Fees are applicable to members of the Grand Lake Volunteer Fire Department even if they are non-residents.
 - b. **Non-Resident Fees.** Non-resident fees apply to Renters who are not residents of the Township as of the date of the Event.
 - c. **Damage Deposit.** The Town may require a Renter to post a damage deposit with the Town at least 14 days before the date of the Event. The Renter is responsible for all damages caused to the Hall or Grounds during the Event. The Town Board may deduct from the damage deposit any repair and cleanup costs it incurs to return the Hall to the same condition it was prior to the rental. Any unused portion of a damage deposit will be returned to the Renter within *30 days* of the day of the rental. If damage deposit is not used, the check will promptly be voided. If a damage deposit was not collected, or if the costs to clean and repair the Hall exceed the amount of the damage deposit posted, the Renter shall be responsible for reimbursing the Town for all costs the Town incurs to clean and repair the Hall, including all collection costs. The Town will provide the Renter a bill containing an itemized list of the costs incurred to clean and repair the Hall that is due and payable upon receipt.

Fee Type:	Fees:	Resident	Non-Resident	Damage Deposit:
Rummage Sales (applies to set-up day)		\$ 30.00/day	Not Available	<i>\$ 75.00</i>
Wedding Party: No Alcohol		\$300.00	\$450.00	<i>\$150.00</i>
With Alcohol		\$400.00	\$550.00	<i>\$150.00</i>
-Insurance and licensed/insured security person required				
Family Gatherings: No Alcohol		No charge	\$ 40.00	<i>\$ 75.00</i>
With Alcohol		No charge	\$ 40.00	<i>\$150.00</i>
-Showers, birthdays, anniversaries, graduations, etc.				
-If event goes past 10:00pm Wedding Party fees apply				
Community Groups		No charge		
-For other gatherings/meetings such as scouts, clubs, etc. if premises are in the same order they found it.				
-Required to submit a Rental Application annually.				

5. **Use of the Hall.** The Renter and Guests must comply with all of the following.
- a. **Set-Up and Decorations.**
 - i. Set-up: The Town may allow the Renter to enter the Hall before the rental hours in order to set-up or decorate for the Event.
 - ii. Decorations:
 - a) May not be affixed to the Hall in any way that damages the Hall. This includes not using tape, pins, nails or similar objects to the walls or ceilings.
 - b) Confetti, birdseed, rice, or other like items are prohibited.
 - c) No Township tables, chairs, or other property are allowed to be removed from the Hall. This includes placing tables and chairs on the lawn outside the Hall.
 - b. **Sound Levels.** Sound levels must be controlled so as to not cause damage to the Hall or to unreasonably disturb neighbors.
 - c. **Disorderly Conduct.** Disorderly conduct of any kind is prohibited and any persons engaging in disorderly conduct are subject to being ejected. The Renter shall be solely responsible for supervising the conduct of those who attend the Event and is financially responsible for any damages caused.
 - d. **Alcohol.**
 - i. No liquor, wine, or beer shall be sold or otherwise exchanged for compensation in connection with the use of the Hall.
 - ii. If alcohol is to be consumed, the Renter must indicate that fact on the Rental Application. Renter is responsible to retain the services of security (see below).
 - iii. Per Minnesota State Law, alcohol is not to be served to individuals under age 21.
 - iv. The bar will close and band stop at 12:45 am.
 - e. **Security.** The Town may require the Renter to have a licensed law enforcement officer present during the Event to provide security and to help enforce the provisions of this policy. The Renter will be responsible for making all arrangements to secure the services of a licensed law enforcement officer, paying for the service, and for providing the person a copy of this policy.
 - i. Security will also respond to any problems and will assist as needed, close the bar if State or local laws are broken, and have the authority to enforce all the rules made by the Town and the State of Minnesota.
 - f. **Gambling.** Gambling of any nature or manner is prohibited.
 - g. **Smoking.** The Hall is a smoke-free building and smoking of any kind is prohibited in the Hall and within *30 feet* of the Hall.
 - h. **Parking.** Guests may not park in front of the Hall, exits, or on the lawn or in anyway that causes damage to the Grounds or that interferes with traffic or safety.
 - i. **Charging Admission.** The Renter may not charge admission for the Event unless approved by the Town.
 - j. **Safety.**
 - i. No furniture, decorations, or other items may be placed in such a way as to block the exits.
 - ii. The Renter is responsible for assuring the Hall does not become overcrowded.
 - iii. No open flames, sparklers, or any fireworks are permitted in the Hall or on the Grounds, nor flammable decorations such as hay, cornstalks, etc.
 - k. **Clean-Up.** The Renter is responsible for cleaning the Hall and must return the Hall to at least the same condition it was in before the rental.
 - i. Garbage: a key is provided for the dumpster outside the Hall. Dispose of all wet garbage (food, drinks, etc.) and place in plastic garbage bags and put in dumpster. No personal refuse is allowed to be placed in the dumpster and only items that are associated with the function (paper, plates, etc.). If the Hall is rented for a rummage sale, *absolutely* no discarded items are to be left in the dumpster or in the proximity of the Hall. Any costs incurred by the Town to dispose of property left will be charged to the renter and deducted from the damage deposit.

k. **Clean-Up.** (Continued)

- ii. Remove all decorations. Wipe off counters and tables. Put tables and chairs in order.
- iii. Littering property is prohibited. Renter will pick up outside when cleaning up.

l. **Exit.** The Renter is responsible for securing and locking all doors upon exit.

- i. Return key the day after the event.

6. **Assumption of Responsibility.** The Renter assumes full responsibility for the appropriate conduct of all the group members and Guests at the Hall during rental hours. The Renter also assumes full responsibility for any loss, breakage, or damage caused to the Hall, the Hall contents, or to the Grounds. The Town is not liable for any loss, damage, injury, or illness suffered during the use of the Hall by the Renter or the guests. The Town is not responsible for any items that are left at the Hall by the Renter or the guests.
7. **Indemnification.** The Renter agrees to defend, indemnify, and hold harmless the Town, its officers, agents, and employees against any and all liability, loss, costs, damages, expenses, claims or actions, including attorney fees which the Town, its officers, agents, or employees may hereafter sustain, incur, or be required to pay, arising out of or by reason of any act or omission of the Renter or Guests.
8. **Insurance.** The Renter may be required to provide proof of liability insurance before the Event proving coverage in an amount determined by the Town. If proof of insurance is required, the Renter must deliver the proof to the Town at least 7 days before the Event. Failure to provide adequate proof of insurance as required by the Town will void the rental request and any approvals given by the Town.

Adopted this 10th day of May, 2011 by the TOWN BOARD.