



Duluth Township Hall  
Rental Policy

The Town Board hereby adopts the following as the rental policy for the rental of the Duluth 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 Duluth Township Hall located at 6092 Homestead Road Duluth, MN 55804.
  - f. **Rental Application.** “Rental Application” means the form developed by the Town to be completed and submitted to the Town by proposed Renter seeking permission from the Town 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. **Security Guard.** A reputable person with background or training in law enforcement or security, though not necessarily licensed as a “peace officer”. A security guard may not be someone who would otherwise be a guest at the event.
  - j. **Town.** “Town” means Duluth 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 town clerk. 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 applicant or rental privileges be transferred or assigned.
- d. **Cancellation.** Approved rental requests may be cancelled as provided in this section. Application fees are non-refundable and will not be returned if a rental request is cancelled.
  - 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 of 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 in 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 environment or health conditions, or the interruption of utility services. If the Town cancels a rental request after it has been approved, except for Renters 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 and before the event will be scheduled on the calendar. Rental fees are not refundable, except that unused portion of the damage deposit will be returned to the Renter within *21 days* after the day of the Event.

Fee Type	Residents	Non-Residents
Rental Fee	\$50.00	\$100.00
Wedding/Dance	\$100.00	\$450.00
Damage Deposit	\$300.00	\$500.00

5. **Use of the Hall.** The Renter and Guests must comply with all of the following.
- a. **Set up and Decorations.** The Town may allow the Renter to enter the Hall before the rental hours in order to set-up or decorate for the Event. Decorations may not be affixed to the Hall in any way that damages the Hall. Confetti, birdseed, rice, or other like items are prohibited.
  - 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**. No liquor, wine, or beer shall be sold or otherwise exchanged for compensation in connection with the use of the Hall. If alcohol is to be consumed, the Renter must indicate that fact on the Rental Application.
- e. **Security**. The Town shall require the Renter to have a designated security guard on duty 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 security guard, paying for the service, and for providing the person a copy of this policy.
- 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 on the grass or in any way 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.
- k. **Floors**. Wood floors in the Town Hall are sensitive to damage. Renter must insure that guests do not track snow, mud, salt, or grit onto the wood floors. Furniture must be lifted, and not dragged, if it is moved. Tables and chairs without rubber bumpers on the legs must not be used. Spilled liquids must be wiped up immediately.
- l. **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.

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 Guest.

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 12<sup>th</sup> day of August 2004.

George made a motion to fill in the blanks and adopt the policy as amended, Bruce seconded. Motion passed unopposed.

Amended this 11<sup>th</sup> day of August 2011

Mary Ann Sironen made a motion to amend the hall rental agreement as submitted, Dave Miller seconded.  
Motion passed.

BY THE TOWN BOARD

\_\_\_\_David Mount\_\_\_\_\_  
Town Chairperson

Attest: \_\_\_\_\_Ann K. Cox\_\_\_\_\_  
Town Clerk

RENTAL APPLICATION FOR THE  
DULUTH TOWNSHIP TOWN HALL  
6092 Homestead Road  
Duluth, MN 55804

*Applications must be submitted to the town clerk at least 14 days before the event along with the application fee.*

Date of Event: \_\_\_\_\_ Type of Event: \_\_\_\_\_

**Applicant Information**

Name of Applicant: \_\_\_\_\_ Date of Application: \_\_\_\_\_

Address: \_\_\_\_\_ Home Phone: \_\_\_\_\_

\_\_\_\_\_ Work Phone: \_\_\_\_\_

**Rental Hours.** Starting Time: \_\_\_\_\_ Ending Time: \_\_\_\_\_ (No later than \_\_\_\_\_)

**Set-up and Clean-up Times.** *Applicant may request additional time to set-up for the event or to clean-up after the event.*

Set-up Date and Times: \_\_\_\_\_ Clean-up Date and Times: \_\_\_\_\_

**Alcohol.** Will any alcohol be brought to or consumed at the event? \_\_\_\_\_ Yes \_\_\_\_\_ No

**IMPORTANT:** Alcohol may not be sold or otherwise exchanged for compensation in any way in connection with the use of the Hall. If alcohol will be present, the Town shall require the Renter to hire a security guard to provide security for the event.

Security Guard Name: \_\_\_\_\_

Affiliation or Qualifications: \_\_\_\_\_

**Insurance:** Applicant shall be required to provide proof of liability insurance before the event in an amount determined by the Town.

**Residency.** Is the applicant a resident of the Town: \_\_\_\_\_ Yes \_\_\_\_\_ No.

**Rental Fees and Damage Deposit.** A non-refundable application fee must be paid at the time of submitting the application. All additional fees and a damage deposit, if required, must be paid to the Town at least 14 days before the event or this application is voided. The applicable fees are those as set by the Town in its Township Hall Rental Policy.

Applicant understands and agrees that if its application is approved, applicant is fully responsible for the event and is subject to the terms and conditions of the Township Hall Rental Policy.

Applicants' Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(at least 18 years of age)

TOWN USE ONLY

Application approved: \_\_ Yes \_\_ No. If "No", the reason(s) for the denial (use reverse side of sheet).

The approval is conditioned upon the following medications, limitations, or additional requirements (if any)

FEES: Rental Fee \$ \_\_\_\_\_ Damage Deposit \$ \_\_\_\_\_