

# CITY OF OSSEO

## COMMUNITY CENTER RENTAL AGREEMENT



### A. GENERAL PROVISIONS

1. The City has a Community Center (Community Rooms A and B) intended to serve the general public by providing a facility conducive to public business. Since public funds made these facilities possible, the public is encouraged to use these spaces under the guidelines set forth herein. (The Council Chambers and Fire and Police Department Meeting Rooms are generally not available for use for public gatherings and are made available only upon special consent of the City Administrator and/or the Fire/Police Chief.) The following guidelines are official City Policy designed to promote orderly and appropriate use of these public facilities.
2. Designated portions of the Community Center shall be generally available for use by area civic, charitable or non-profit organizations, and for public and private meetings. They may also be used, subject to availability, for private parties and exhibitions. They shall not be used for any activity not consistent with the general purpose of the building or these policies.
3. Individuals or organizations desiring to use the Community Center must complete an application and submit it to the City. The request will be reviewed in accordance with these guidelines and the availability of the facilities. For organizations using the facilities regularly/on an ongoing basis during the year, the application shall be completed annually and updated as needed.
4. The City representative in charge of reservations shall advise the applicant of the status of his or her request as soon as possible. Usage requests are not approved until the City representative has advised the applicant and the applicant's fees and deposits are received. No reservation for use of the Community Center shall be held until final payment and deposit is received.
5. The City Council may adopt special rules and regulations pertaining to the specific uses of the Community Center, and such rules and regulations shall be effective upon adoption. The Council shall also adopt a fee schedule for the rental of the Community Center. The general policies, rules and regulations, and the fee schedule shall be available to the public and a copy given to all rental applicants.
6. Any meeting coming within the purview of the Minnesota "Open Meeting Law" shall conform to all requirements of the Open Meeting Law.
7. The City shall not be liable for any loss, damage, injury, or illness incurred by any user of the facility.
8. The applicant consents to police entry into the facility and video monitoring of applicant's use of the facility at any time. No warrant or probable cause shall be required for police entry and search of the facility. The applicant waives any claim to have a reasonable expectation of privacy in applicant's use of the facility.

### B. AVAILABILITY AND PRIORITY

1. The Community Center shall, in general, be available from 7:30 a.m. to 12:00 a.m. (midnight). Music and serving of food or beverages shall end at 10:00 pm and the building completely vacated by 12:00 a.m. (midnight).
  - a. The Community Center (both rooms A & B) are reserved by the Senior Citizens Center and NOT available on Tuesdays and Thursdays from 10:30 a.m. to 4 p.m. or on Mondays 10 am to 12 pm, 3 pm to 6 pm and on Thursdays from 10 am to 12 pm for Adult Fitness Classes.
  - b. Individual room rentals are allowed during regular weekday business hours only; individual rooms are not available for rental on weekends. Both rooms (A and B) must be rented together.
  - c. On holidays and weekends, the entire Community Center (both rooms A & B) must be rented. It will not be possible to rent separate rooms because the Community Center partition will be retracted over the weekend.
  - d. The Community Center will be unavailable to rent and closed on Christmas day.

2. The City Council, Economic Development Authority, City boards and commissions, or other organizations recognized by the City shall have priority in the use of the Community Center. Groups or organizations that receive permission for regularly scheduled meetings shall have second priority.
3. Routine use (weekly or bi-weekly) is allowed only with specific approval by the City Council or its designee.
4. Requests for use or rental of the Community Center will be handled on a first-come, first-served basis, subject to designated priorities.
5. For advanced facility bookings, reservations may be accepted by City staff up to 12 months in advance. Advance bookings beyond 12 months will be approved by the City Council or its designee.
6. The City reserves the right to cancel any reserved meeting or event, without any cost to the City, if it becomes necessary in an emergency to schedule a special governmental-associated meeting or event.

#### C. APPLICATION PROCEDURES

1. Application forms may be obtained from the City offices during regular business hours, requested by mail, or on the City's website ([www.DiscoverOsseo.com](http://www.DiscoverOsseo.com)).
2. Application forms shall be fully completed by the applicant and returned to the City prior to the reservation date. Reservations shall not be complete until the City representative has informed the applicant of her or his status. The rental fee and deposits must accompany the signed application and rental agreement. The individual applying for the reservation shall be considered the applicant. **Proof of non-profit, tax-exempt status must be provided at application time.**
3. Rental fees shall be waived for the following organizations whose charitable gambling operations benefit the City: (a) the Osseo Lions Club, (b) the Osseo Fire Department Relief Association, (c) the Osseo/Maple Grove American Legion, and (d) the Osseo Maple Grove Hockey Association (collectively, the "Charitable Gambling Organizations").
4. Major credit card information must be provided by all applicants, including the Charitable Gambling Organizations, at the time of application, this information will be held until the damage deposit has been returned, it will then be destroyed. This card will be charged to cover any cleanup or damage expenses which exceed the deposit.
5. The applicant may contact the City offices in advance to arrange for pick up an access key for entrance into the Community Center for certain approved circumstances, such as drop off of supplies. **Please note: City Hall has limited Friday hours and closes at 11:30 a.m.**

#### D. AVAILABLE FACILITIES

1. Activity must be confined to the room(s) rented and use of the public restrooms. The lobby area and hallways are not available for meeting use or for play.
2. **EQUIPMENT AVAILABLE FOR USE IN THE OSSEO COMMUNITY CENTER** (Equipment may be room-specific; not all tables and chairs will be available if only one room is reserved)
  - a. 12 (48") round tables (each table seats a maximum of 6 people or a total of 72 chairs)
  - b. 8 (30"x72") rectangle tables for seating or serving (each table seats a maximum of 6 people or a total of 48 chairs)
  - c. 140 chairs
  - d. Projector screen (no projector)
  - e. Microphone and speaker
3. **Maximum Capacity:** The maximum standing capacity of the Community Center (both rooms A and B) is 295.
4. **Community Room A:** Typically contains 12 round tables with 4 chairs each. Standing Capacity 175.

5. **Community Room B:** Typically contains two rectangular tables with seating arranged in a “classroom” format. Standing Capacity 120.
6. **Kitchen** (for access to serving window and sink): The kitchen is **not** a licensed commercial kitchen, nor can it be used as such. Preparation and storage of food within the kitchen is NOT permissible. Kitchen use is only available with rental which includes Community Room A.
7. **Patio:** Patio use is only available with rental which includes Community Room B. The outside door will remain locked, and guests will need to be let in.
8. **Boerboom Park & Bandshell:** These facilities are located across Central Avenue from the Community Center. They may be reserved under a separate policy.

## E. CONDUCT

1. Activity must be confined to the room(s) rented. The lobby and hallway areas are not available for meeting use or for play.
2. Osseo Community Center and City Hall are smoke free facilities. Smoking is prohibited in all areas
3. All beverages (alcohol or not) may be served and consumed in the Community Center rooms and outside patio areas only. No beverages are allowed in the Community Center hallway/lobby area or in neighboring Boerboom Park or in any other outside areas.
4. Do not open windows or prop open outside doors. The heating and air conditioning system will not work efficiently if outside air is allowed to enter the building.
5. No gambling of any kind shall be allowed except lawful "bingo" games sponsored by licensed local non-profit organizations, or other City approved gambling uses.
6. No alcohol shall be allowed in the Community Center EXCEPT for an event that is through an Osseo Approved Caterer licensed to serve alcohol. See Section H for Alcohol Service policies.
7. It is the responsibility of the applicant to clean up anything relating to their use of the community center, including the service of beverages and of food. The applicant must wipe down all tables, counters, and ledges and clean up the outdoor patio area, if used.
  - a. At the City’s discretion, if cleaning has not been properly completed the deposit fee will not be returned.
  - b. Upon completion of the event, the Community Center shall be cleaned as follows:
    - i. Any equipment, supplies, or special items brought by the applicant shall be removed.
    - ii. All paper, garbage, trash, debris, etc., shall be collected and disposed of properly. Garbage shall be bagged and removed from the premises.
    - iii. Coffee grounds shall be placed in the garbage, not disposed of in sinks.
    - iv. Ice shall be removed from premises, not disposed of in sinks.
    - v. All items on the counter shall be returned to an orderly condition and all countertops shall be cleaned. Sinks shall be rinsed, and all spills shall be cleaned.
    - vi. Tables and chairs shall be wiped off to remove all food and spills.
    - vii. Tables and chairs shall be returned to their proper location.
    - viii. All floors shall be swept and mopped where necessary. Carpets shall be vacuumed if necessary (there is a vacuum in the Community Room A closet).
    - ix. Exterior doors will be programmed to be unlocked during the meeting or event. Applicant should verify that these doors are locked at the end of the event and light switches turned off.
    - x. Access keys shall be returned to the City offices the next business day or deposited in city drop boxes at the rear of City Hall.
    - xi. Bathrooms must be cleared of paper debris from the counters and floors.
8. The hours of use designated on the application form shall be adhered to. **Hours of use must include set-up and clean-up time.**

## F. DECORATIONS AND SIGNAGE

1. No open flame candles may be used.
2. No rice, birdseed, glitter, or confetti shall be used.
3. No decorations, banners, signs, etc., shall be attached to any walls. No tape or tacks shall be used.

## G. FOOD AND CATERING

1. Food and beverages may be served. The applicant is responsible for obtaining any necessary food and beverage licenses. Whether or not food is served, the premises must be cleaned up pursuant to the Community Center policy.
2. The kitchen in Community Room A is not a licensed commercial kitchen and cannot be used as such. Preparation and overnight or long-term storage of food within the kitchen is NOT allowed.
3. The applicant is responsible for furnishing all serving needs (plates, silverware, utensils, serving dishes, etc.) Applicant shall provide containers for leftovers.
4. All food, beverages, and serving needs must be removed immediately following an event.
5. All garbage must be removed from the premises and disposed of by the applicant.
6. Red beverages are prohibited; this includes punches and red juices but excludes red wine and wine coolers served by an approved Temporary Alcohol Catering Permit holder.
7. All Caterers must be licensed by the state of Minnesota and must provide a copy of their current Catering license to the City at least two weeks prior to the event date. If an Approved Caterer is serving alcohol, all rules and regulations per the Agreement for Catering Service must be followed.

## H. ALCOHOL

1. No alcoholic beverages shall be allowed in the Community Center EXCEPT for an event that contracts with an alcohol caterer and submits a Temporary Alcohol Catering Permit application.
2. The Temporary Alcohol Catering Permit application and \$50 fee must be submitted with the Community Center Rental Application.
3. Any event at which alcohol is served to 50 or more attendees requires hiring the Osseo Police Department to provide security at all times that alcohol is being served in the Community Center.
  - a. The Osseo Police Department must be contracted for a minimum of 3 hours; see current City of Osseo fee schedule for contract rates.
  - b. The applicant will cover all fees associated with the security measures.
4. Events with alcohol service require a damage deposit of \$350.
5. If an applicant serves alcohol at an event without a permit or according to policy, the applicant agrees to forfeit the full damage deposit.

## I. LIABILITY

1. Neither the City of Osseo nor any of its employees or agents shall be liable in any manner for any claims, injuries, or damages of whatever nature incurred by any person using the Community Center due to the negligence or action of any party other than the City of Osseo, its employees, or agents.

2. The person signing the application is deemed to be the representative of the group or organization using the Community Center and shall be responsible for compliance with all rules and regulations pertaining to the use of the Center.

#### J. INSURANCE AND INDEMNIFICATION

1. The City reserves the right to require the renter of the Community Center to carry general liability insurance and name the City as an additional insured for any rental and for any reason. If insurance is required, the City will notify the renter in writing. Within two weeks after notification from the City, the renter must submit proof of insurance to the City. Failure to obtain the required insurance may result in the cancellation of the reservation.
2. On behalf of the below named organization, group, or individual, the undersigned does hereby request that the Osseo Community Center (facility) be reserved for its use for the dates and purpose as stated in the application. On behalf of the below named organization, group, or individual, I agree to all of the stated terms and conditions together with all other written rules and policies adopted by the City which govern the use of the Osseo Community Center.
3. The undersigned is familiar with the Community Center and that the facility is in good and clean condition, that it is safe to be used for the purposes set forth above, and that the undersigned will not allow any activity to be conducted during the time which it uses the facility which will or could lead to damage to personal property or personal injury to any person whatsoever.
4. The undersigned agrees that it shall be totally responsible for all loss or damage, or claims made by any person or any party that concerns use of the facility during the time the undersigned is using the Community Center. The City shall not be responsible for any loss or damage or claims made by any person or party, it being understood that the sole and complete responsibility for use of the premises lies with the undersigned if such claims are made. The undersigned, for himself or herself and on behalf of the organization or group the undersigned agrees to defend, indemnify and hold harmless the City, its officers, council members, employees, and agents from and against any and all claims, liabilities, damages, injuries, illness or other loss, including attorneys' fees, arising out of or related to the use of the facility by the undersigned or the organization or group the undersigned represents. If the undersigned does not defend, indemnify, and hold the City harmless pursuant to the provisions of this Agreement, then the City may institute an action against the undersigned and all persons using the premises for recovery of all expenses and costs incurred by the City due to the failure to defend, indemnify, and hold the City harmless pursuant to the provisions of this paragraph.
5. The undersigned further agrees that if the signature of the undersigned is for and on behalf of an organization or group, that the organization or group has expressly authorized the undersigned to make this agreement on behalf of the organization or group and that the organization or group shall be bound by the undersigned's signature. The City may request that the undersigned furnish a certified copy of the resolution of the organization or association authorizing the undersigned to apply for use of the Community Center if, in its discretion, it determines necessary. Alternatively, the City may require all members of the organization or association or all of its officers or directors or members as it shall determine to sign this Agreement or an addendum to this Agreement to further document this request and agreement to use the facility in the manner provided herein. If the organization or association requesting use of the facility is not incorporated, by signing this request and Agreement, the undersigned understands and agrees that all organization members or members of the group are or could be liable for use of the facility and that all members bear responsibility legally if the facility is not used properly and is not used in accordance with the terms of this request and agreement.
6. The undersigned understands and agrees that the use of the Community Center is subject to the payment of all fees and deposits as required by the City and that the undersigned will be responsible for the payment of all such fees and deposits as required when due.
7. The rental fee and all deposits payable to the City of Osseo shall accompany this application. The undersigned understands this application/request is subject to approval by the City. If the request is approved, this request shall become a binding agreement between the undersigned and the City of Osseo. If this request is not approved, all fees and deposits shall be refunded.

K. RESERVATIONS AND FEES

RENTAL FEES	Weekdays (Monday - Friday)			Weekends (Saturday-Sunday)
	4-hour minimum rental			6-hour minimum rental
	Room A	Room B	Both Rooms	Both Rooms
Residents	\$50	\$50	\$100	\$100
Osseo Business	\$50	\$50	\$100	\$100
Osseo-Based Nonprofits*	\$25	\$25	\$50	\$50
Non-Residents	\$150	\$150	\$300	\$300
Other Businesses	\$150	\$150	\$300	\$300
Other Nonprofits*	\$75	\$75	\$150	\$150
Charitable Gambling Organizations	Rental Fees waived per policy. Damage deposit required.			

\*Nonprofits required to provide proof of non-profit, tax-exempt status.

1. **RENTAL FEE** The rental fee and all deposits must accompany the signed application (recurring events pay quarterly in advance. No physical use of the facility shall be allowed under any circumstances unless all fees and deposits have been paid in full.
2. **CANCELLATIONS** If the applicant cancels the reservation, a cancellation fee of \$50 will be retained. The rental fee and deposits will be returned if the room becomes unavailable and the reservation is cancelled by the City of Osseo.
3. **DAMAGE AND CLEANUP DEPOSIT** In addition to the rental fee, a damage and cleanup deposit of \$250 shall be required. For events with alcohol service the deposit will be \$350. This shall be refunded within three weeks after the event, subject to any deductions.
  - a. Examples of causes that would result in withholding return of damage deposit include: if any damage to the facility or contents is done, if items owned by the facility are broken or lost, if the facility is not left clean and tidy, if the fire alarm system is activated unnecessarily, if the facility is not vacated at the time indicated on the application, and/or if all tables and chairs are not returned to their proper locations.
  - b. If applicant's use of the facility results in any public employee being required to respond to the facility for any cause attributable to applicant's use of the facility, and if the City incurs overtime wage expense for that employee's response, then the cost of such overtime wage expense shall be deducted from the applicant's deposit.
  - c. The applicant shall be responsible for any and all expenses that exceed the deposit.
  - d. City Staff will make efforts to inform the applicant by phone and email before charging the provided credit card information for cleanup costs which exceed the deposit.
  - e. The amount taken from the damage deposit will be determined by a calculation based on the amount of time required for the cleanup as follows:
    - a. \$50 for hour 1
    - b. \$50 for hour 2
    - c. \$70 for hour 3
    - d. \$70 for hour 4
    - e. \$90 for each additional hour
  - f. If damage to property occurs, the true replacement cost will be taken from the damage deposit or charged to the credit card if it exceeds the deposit.
4. **SET UP/RESET FEE** If the applicant requests the City to set up or reset tables and chairs for the meeting or event, a charge of \$50 per each occurrence of set up or reset will be required.
5. **ACCESS KEY** The charge for a lost access key is \$25.

6. **CLEANING** After use of the facility it shall be cleaned as provided by the general rules and regulations pertaining to the use and rental of the Community Center adopted by the City Council and attached in the CONDUCT section of this policy.
  - a. If clean-up work is not satisfactorily completed, the City shall have the facility cleaned and the undersigned agrees to pay for the charges of this cleanup.
7. **THE TEMPORARY ALCOHOL CATERING PERMIT** is an additional \$50.00. This permit is required for any event applying to serve alcohol.
8. **FEES FOR CHARITABLE GAMBLING ORGANIZATIONS.** Rental fees are waived for those rentals by Charitable Gambling Organizations; however Charitable Gambling Organizations are still required to submit a damage and cleanup deposit pursuant to paragraph 2 and pay the charges and fees specified in paragraphs 3, 4, 5 and 6 of this section K.
9. **SPECIAL CONSIDERATION FOR REDUCED FEES** The City Council may set special fees or vary or waive fees for special conditions or circumstances where the applicant has performed a commensurate service to the City. To request reduced fees, contact City staff.
10. The person signing the application must be 18 years or older, is deemed to be the representative of the group or organization using the Community Center and shall be responsible for compliance with all rules and regulations pertaining to the use of the Center.
11. There shall be no subletting or assignment of reservations.
  - a. A resident of Osseo cannot reserve the facility for non-residents.
12. Failure to conform to any policies or rules for use of the Community Center may result in forfeiture of future use privileges, as well as forfeiture of any deposits.



# APPLICATION FOR USE & RENTAL OF THE OSSEO COMMUNITY CENTER

Information provided to the City of Osseo may be considered public data pursuant to data practices law and the City will comply with all applicable laws if the information is subject to a data request.

Applicant/Contact Person: \_\_\_\_\_  
 Street Address \_\_\_\_\_  
 City, State, Zip \_\_\_\_\_  
 Phone # (Day and Evening) \_\_\_\_\_  
 Organization/Business if different from Applicant: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_

Room(s) Desired: Room A \_\_\_\_\_ Room B \_\_\_\_\_ Both \_\_\_\_\_

Use:  Weekday  Weekend Date(s) of: \_\_\_\_\_

Time of Use: From: \_\_\_\_\_ am/pm to: \_\_\_\_\_ am/pm

Total Number of Hours Community Center will be used (include set-up & take-down): \_\_\_\_\_

Purpose of Meeting/Event: \_\_\_\_\_

Number of Participants: \_\_\_\_\_

Fee charged or donations solicited from participants? Yes \_\_\_\_\_ No \_\_\_\_\_ If so, how much: \_\_\_\_\_

Will food or refreshments be served? Yes \_\_\_\_\_ No \_\_\_\_\_ What type: \_\_\_\_\_

Will alcohol be served? Yes \_\_\_\_\_ No \_\_\_\_\_ What type: \_\_\_\_\_

Caterer's Name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone#: \_\_\_\_\_

**I HAVE READ AND AGREE TO THE CONDITIONS OF THE ATTACHED CONTRACT. I UNDERSTAND THAT THE CITY OF OSSEO MAY CANCEL ANY RESERVED MEETING OR EVENT.**

Date: \_\_\_\_\_  
Name of individual, organization, group, or Approved Caterer

Email: \_\_\_\_\_  
Signature of applicant

\*\*\*\*\*

This application approved/rejected by: Date \_\_\_\_\_ By \_\_\_\_\_

Rental & event fees for event received on: Date \_\_\_\_\_ Amount \_\_\_\_\_ Check# \_\_\_\_\_

Damage and cleanup deposit received on: Date \_\_\_\_\_ Amount \_\_\_\_\_ Check# \_\_\_\_\_

Caterer's permit application received on: Date \_\_\_\_\_ Amount \_\_\_\_\_ Check# \_\_\_\_\_

Deposit(s) returned to applicant on: Date \_\_\_\_\_ Amount \_\_\_\_\_ Check # \_\_\_\_\_



**Major Credit Card Form**

To be held in the event damages exceed damage deposit.

Cardholder Name (as shown on card): \_\_\_\_\_

Card Number: \_\_\_\_\_

Expiration Date (mm/yy): \_\_\_\_\_

Card Holder Zip Code (from credit card billing address): \_\_\_\_\_

I, \_\_\_\_\_, **authorize the City of Osseo to charge my credit card for damages exceeding the damage deposit. I understand that my information will be destroyed following this payment, or the return of my security deposit, following my rental.**

\_\_\_\_\_  
**Customer Signature**

\_\_\_\_\_  
**Date**

**Please return this application to Osseo City Hall, 415 Central Avenue, Osseo, MN 55369**