



# CITY OF MIDDLETON

P.O. Box 487, 1103 W Main St, Middleton, ID 83644  
(208) 585-3133 Fax (208) 585-9601  
citmid@middletoncity.com  
www.middleton.id.gov

## Trolley Information

### Deposit (refundable)

- Meeting - \$100
- Events - \$500

### Cost

- Meetings \$50 per hour plus tax
- Whole Day \$320 plus tax (8a.m. - midnight)
- Cancellation fee \$30 (within 30 days of event)

### Alcohol

- Must have a licensed vendor (onsite/premises designation)
- Permit fee \$20 (to be paid by vendor at least 5 days prior to event)

13 eight foot long tables  
108 chairs (4 carts 27 chairs each)

Main Room is 30ft x 52ft



**TROLLEY STATION RENTAL AGREEMENT**

This agreement is made and effective on \_\_\_\_\_ between the City of Middleton, a municipal corporation of the State of Idaho, (Facility Owner) and \_\_\_\_\_ (Renter). The Trolley Station, kitchen, restrooms, and museum are owned and operated by the City of Middleton, and use of all or a portion of the facility is governed by the Middleton City Code. This fully-executed agreement, a paid or waived rental fee(s), a Property Condition Form signed by the Renter, and a City of Middleton Catering Permit Application and copy of the designated Alcohol Server license (if applicable), constitute a complete Trolley Station Rental Agreement. In consideration of the mutual covenants contained in this agreement, the Facility Owner rents the Trolley Station at 310 Cornell Street, Middleton, Idaho to the Renter under the following terms and conditions.

**TERMS AND CONDITIONS (Read and Initial each item)**

**Activity/Event Description.** \_\_\_\_\_

\_\_\_\_\_ **Capacity.** The maximum capacity of the Trolley Station is **100**. The Renter agrees to not cause or allow more than 100 individuals to be in the Trolley Station at one time.

\_\_\_\_\_ **Date and Time of Use.** \_\_\_\_\_

Time is of the essence with reference to the time of use, and any extra time for any reason must be approved in writing by the Facility Owner and must be paid for in advance.

\_\_\_\_\_ **Alcohol.**  Alcohol will be served  Alcohol will not be served

Alcohol served at the Trolley Station must be served by an Idaho licensed alcohol server, and a copy of the server’s license shall be attached to this application. If alcohol will be served at the Trolley Station, the Renter agrees to comply with the laws of the State of Idaho when using and serving alcohol. The Renter shall complete and return to the Facility Owner the City of Middleton Catering Permit Application at least five (5) calendar days prior to the event/activity (Send copy of Catering Permit to Idaho State Police and the Middleton Police Department).

\_\_\_\_\_ **Non-Smoking Facility.** Smoking, vaping and use of e-cigarettes are prohibited in the Trolley Station and city-owned parks. Designated smoking areas outside but near Trolley Station are clearly marked. The Renter agrees cause or allow smoking, vaping and use of e-cigarettes only in city-designated smoking areas.



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ADMINISTRATIVE

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### TROLLEY STATION RENTAL AGREEMENT REV. 3/2021

\_\_\_\_\_ **Decorations.** The Renter agrees to hang decorations only using the hooks previously installed by the Facility Owner.

\_\_\_\_\_ **Prohibited.** The Facility Owner and the Renter agree that the following or similar uses and items are strictly prohibited because of damage that could result: open flames, use of gasoline, fuels, oil lanterns or electrical equipment engines, motors or machinery, candles, glitter, confetti, straw, rice, birdseed, hay, drinks with red or purple dye, duct tape, fastening decorations to or hanging decorations on the projector, screen, light or fan fixtures, wood paneling, cabinets, doors, walls, or windows; denting, creating a hole, installing a hook, fastener, or inserting thumb tacks of any kind into the facility's walls, ceiling, or woodwork; or scarring or marking a window sill. The Renter agrees to pay to repair damage the Renter or Renter's representative, agent, guest, or visitor causes or allows.

\_\_\_\_\_ **Noise.** Public disturbance by loud or offensive noise, especially after 10:00 p.m. is prohibited.

\_\_\_\_\_ **Fees and Refundable Deposit.** The Renter agrees to pay the Facility Owner the deposit and fee due prior to using the facility and/or equipment. The deposit and fee amounts are set by resolution of the Middleton City Council, and are included on the city's fee schedule. The Renter agrees to clean the facility and equipment, and after the Renter's activity or event, return possession of the facility and equipment to the Facility Owner in the same condition as when the Renter received it, normal wear and tear excepted. Expenses incurred by the Facility Owner to clean or repair the facility and/or equipment will be deducted from the Renter's deposit. The balance of the deposit, if any, will be returned to the Renter. If the expense to repair or clean the facility and/or equipment incurred by the Facility Owner exceeds the deposit, the Renter agrees to pay the Facility Owner the additional amount.

\_\_\_\_\_ **Cleaning.** The Trolley Station facility and equipment will be in a clean condition prior to the Renter's activity or event. Cleaning must be complete by the end of the contract period and cannot be delayed until the following day. If the Renter would like to clean the facility the day following the activity or event, then that day needs included in the date and time of use, and the appropriate fee paid. The Renter agrees to deliver the Trolley Station to the Facility Owner in as good condition as at the beginning of this agreement, including cleaning the facility and collecting, bagging and removing trash from the facility after the Renter's activity or event. The Renter agrees to pay the costs of cleaning or repairing any damage to fixtures, furniture or furnishings, walls, windows, ceiling, doors, flooring, kitchen, bathrooms, or electrical equipment caused by any act of the Renter or the Renter's employees, agents or anyone visiting the Trolley Station during the Renter's date and time of use.



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### TROLLEY STATION RENTAL AGREEMENT REV. 3/2021

The Facility Owner and the Renter agree that the determination of whether the facility and equipment are clean or damaged is in the sole discretion of the Facility Owner.

\_\_\_\_\_ **Facility.** The Facility Owner at a large expense remodeled Trolley Station in 2015-2016 into an event center for Middleton with an elegant environment, audio/video projection system and screen, warming kitchen, restrooms, a drinking fountain, and light-weight tables and chairs. The Facility Owner and the Renter will inspect the facility and review the attached Property Condition Form identifying the condition of the facility and equipment. The Renter must provide the city a complete Trolley Station Rental Agreement prior to occupying or using the facility.

The facility and equipment are available for use on a first-come, first-served basis unless previously reserved by calling 208-585-3133 or visiting City Hall. The Facility Owner may enter the Trolley Station at any time to inspect the facility and/or equipment if the Facility Owner suspects the terms and conditions of this agreement are being violated. An individual may be removed or this agreement terminated by the Facility Owner if the individual refuses to comply with the Middleton City Code or the terms and conditions of this agreement. The Facility Owner may decline to rent the facility to anyone who in the past has not complied with Middleton City Code or the terms and conditions of their agreement with the city.

\_\_\_\_\_ **Utilities, Kitchen, and Restrooms.** Use of the utilities, kitchen and restrooms is included in the fee to rent the Trolley Station. The kitchen is only for keeping food warm, final food presentation, serving and bussing. The kitchen does not contain dishes, glassware, knives, utensils, pots, or pans. The Renter agrees to not prepare or cook food in the kitchen.

\_\_\_\_\_ **Access.** The sidewalks, doorways, and halls providing access to the facility are only for loading/unloading items for an activity or event, and for individual ingress/egress. Obstructing sidewalks, doorways, and halls is prohibited. The Renter agrees to not cover or obstruct windows in the facility, including light fixtures, without prior written consent from the Facility Owner.

\_\_\_\_\_ **Safe and Legal Use.** The Renter agrees to comply with all applicable local, state and federal laws, and use the facility and equipment in a safe manner.

\_\_\_\_\_ **Liability.** The Renter acknowledges the risk of large gatherings of people at one location and hereby assumes the risk of loss associated with renting the Trolley Station. The Renter releases and agrees to hold harmless the Facility Owner and its officers, agents, employees and representatives, from



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**TROLLEY STATION RENTAL AGREEMENT  
REV. 3/2021**

any claim, demand, loss, cost or damage that may arise in connection with the Renter’s rental of Trolley Station. The Facility Owner does not represent or warranty that the property is fit for any particular purpose, and does not assume any liability or responsibility for any personal property placed in the Trolley Station during the Renter’s date and time of use.

\_\_\_\_\_ **Abandoned Property.** The Renter and Facility Owner agree that the Facility Owner has the sole right to the custody of any personal property remaining at the facility after the Renter’s activity/event is over, and the property is deemed abandoned and becomes property of the Facility Owner after five business days following the date of Renter’s use of the facility.

\_\_\_\_\_ **Assignment or Subletting Prohibited.** Neither party may assign this rental agreement or sublet all or a portion of the facility without the prior written consent of the Facility Owner.

\_\_\_\_\_ **Impossibility.** The Renter releases and waives any claim against the Facility Owner for any loss or damage due to any defect of the water, sewer, drainage, heating, electrical, ventilation, or refrigeration system in, at, or connected to the facility that occurs while in connection with Renter’s activity or event. If any part of one or more of these systems fails or is damaged by natural causes, fire, strikes, failure of utilities, or Act of God which, in the sole discretion of the Facility Owner, renders the fulfillment of this rental agreement by the Facility Owner impossible, then the Renter releases Facility Owner, its officers, representatives, agents, and employees from any demand or claim for loss or damage arising from any of these causes.

\_\_\_\_\_ **Applicable Law.** This agreement shall be governed according to the laws of the State of Idaho.

\_\_\_\_\_ **Binding Agreement.** This agreement is binding on the parties and their respective heirs, executors, administrators, personal representatives, successors and assigns.

**After Hours Number: 208-921-0029**

**FACILITY OWNER:**

**RENTER:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Phone Number

**Office Use Only:**

Deposit Paid: \_\_\_\_\_

Deposit Check # \_\_\_\_\_ Cash \_\_\_\_\_

Copy of Driver’s License Rcvd: (Initials) \_\_\_\_\_

Rental Fee + Tax Paid: \_\_\_\_\_

Receipt #: \_\_\_\_\_



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**CATERING PERMIT APPLICATION**  
REV. 4/2021

**Event Information:**

Permit to be used from: \_\_\_\_\_ To: \_\_\_\_\_ Start Time: \_\_\_\_\_ End Time: \_\_\_\_\_  
(Month/Day) (Month/Day)

Catering for: \_\_\_\_\_ Sponsored By: \_\_\_\_\_  
(Event Name) (Name of Organization, Group or Person)

Sponsor Address: \_\_\_\_\_  
Street City State Zip

Sponsor phone: \_\_\_\_\_

Is this a 21 Year and older only event?

Yes

No

Estimate Number of Guests: \_\_\_\_\_

Estimated number of Guests in attendance per hour: \_\_\_\_\_

Event Location: \_\_\_\_\_

**Catering Applicant Information: (No Alcohol in City Parks)**

Food Truck Vendor: \_\_\_\_\_ Phone: \_\_\_\_\_

State Licensed Alcohol Holder: \_\_\_\_\_  
(Business Name as Listed on State Alcohol License)

Idaho State Alcohol License Number: \_\_\_\_\_ Year: \_\_\_\_\_

Responsible Licensee Name: \_\_\_\_\_  
(Name) (Title) (Phone Number)

Premises - Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)

\_\_\_\_\_  
Signature of Responsible Licensee/Vendor

**For City of Middleton Use Only**

\_\_\_\_\_ \$20.00 Receipt Number

\_\_\_\_\_ Verify "On Premises Consumption" designation with Idaho State Police Alcohol and Beverage Control  
at <https://isp.idaho.gov/abc/licenseSearch/>

\_\_\_\_\_ E-mail this form to Middleton Police Department, Middleton/Star Fire and Idaho State Police:  
[abc@isp.idaho.gov](mailto:abc@isp.idaho.gov)

\_\_\_\_\_ Attach copy of Catering Application Permit to Trolley Station Rental Agreement

## Trolley Station Food Truck Catering Event



Food Truck must vend to the sidewalk.

Only **ONE** Food truck can vend at a private event and require the Catering Permit and a fee of \$20.00

Food Truck must be located 10 ft away from the northwest corner of the building.★

Food Truck must be inspected by Middleton/Star Fire prior to event. (208-585-6650)



**Trolley Station**  
**Property Condition Form**  
**(To be filled out and returned after event)**

Date: \_\_\_\_\_ Renter/Event: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Trolley Station**

| Property Condition            | Property Clean<br>(Yes or No) |  | Comments |
|-------------------------------|-------------------------------|--|----------|
| Floors                        | Vacuumed, no damage           |  |          |
| Windows                       | Clean no damage               |  |          |
| Window sills                  | Clean no damage               |  |          |
| Wainscot                      | Clean no damage               |  |          |
| Cabinets (west wall)          | Clean no damage               |  |          |
| Projector                     | On-site, properly working     |  |          |
| Project remote control        | On-site, properly working     |  |          |
| HDMI Cord extension w/coupler | On-site, properly working     |  |          |
| Wireless Keyboard             | On-site, properly working     |  |          |
| Wireless Mouns/dongle         | On-site, properly working     |  |          |
| Screen                        | On-site, properly working     |  |          |
| Microphone                    | On-site, properly working     |  |          |
| Microphone Receiver           | On-site, properly working     |  |          |
| Sound Receiver                | On-site, properly working     |  |          |
| Walls                         | Clean no damage               |  |          |
| Doors                         | Clean no damage               |  |          |
| Ceiling lights, wall sconce   | No damage, properly working   |  |          |
| Light switches/wall plates    | No damage, properly working   |  |          |
| Fire extinguisher             | On-site                       |  |          |
| Security Cameras (2)          | On-site                       |  |          |
| Speakers in ceiling           | On-site                       |  |          |

**Kitchen**

| Property Condition         | Property Clean<br>(Yes or No)      |  | Comments |
|----------------------------|------------------------------------|--|----------|
| Floors                     | Clean, no damage                   |  |          |
| Sinks                      | Clean, no damage                   |  |          |
| Window                     | Clean, no damage                   |  |          |
| Refrigerator/freezer       | Clean, no damage, properly working |  |          |
| Stove (2)                  | Clean, no damage, properly working |  |          |
| Stove hoods (2)            | Clean, no damage, properly working |  |          |
| Counter tops               | Clean, no damage                   |  |          |
| Upper cabinets             | Clean, no damage                   |  |          |
| Lower cabinets, drawers    | Clean, no damage                   |  |          |
| Cutting board (2)          | Clean, no damage                   |  |          |
| Roll-up serving door, hook | Clean, no damage, properly working |  |          |
| Trash cans (3)             | Empty, with new liners             |  |          |
| Fire extinguisher          | On-site                            |  |          |

**Women's Bathroom**

| Property Condition          | Property Clean<br>(Yes or No)      |  | Comments |
|-----------------------------|------------------------------------|--|----------|
| Floors                      | Clean, no damage                   |  |          |
| Sink                        | Clean, no damage, working properly |  |          |
| Counters                    | Clean no damage                    |  |          |
| Toilets                     | Clean, no damage, working properly |  |          |
| Sanitary fixtures in stalls | Clean, no damage, clean liner      |  |          |
| Soap dispenser              | Clean, no damage, working properly |  |          |
| Walls                       | Clean, no damage                   |  |          |
| Partitions                  | Clean, no damage                   |  |          |
| Trash                       | Empty, clean liner                 |  |          |
| Light fixtures, switch      | No damage, properly working        |  |          |
| Towel dispenser             | No damage, properly working        |  |          |





**Trolley Station**  
**Property Condition Form**  
**(To be filled out and returned after event)**

**Men's Bathroom**

|                           | Property Condition                 | Property Clean<br>(Yes or No) |  | Comments |
|---------------------------|------------------------------------|-------------------------------|--|----------|
| Floors                    | Clean, no damage                   |                               |  |          |
| Sink                      | Clean, no damage                   |                               |  |          |
| Counters                  | Clean, no damage                   |                               |  |          |
| Toilets                   | Clean, no damage, working properly |                               |  |          |
| Urinal                    | Clean, no damage, working properly |                               |  |          |
| Soap fixture              | Clean, no damage, working properly |                               |  |          |
| Walls                     | Clean, no damage                   |                               |  |          |
| Lighting fixtures, switch | Clean, no damage, working properly |                               |  |          |
| Partitions                | Clean, no damage                   |                               |  |          |
| Trash                     | Empty, clean liner                 |                               |  |          |
| Light fixtures, switches  | No damage, properly working        |                               |  |          |
| Towel dispenser           | No damage, properly working        |                               |  |          |

**Annex Hallway**

|                                | Property Condition                 | Property Clean<br>(Yes or No) |  | Comments |
|--------------------------------|------------------------------------|-------------------------------|--|----------|
| Floors (carpet)                | clean, no damage                   |                               |  |          |
| Walls Ceiling                  | clean, no damage                   |                               |  |          |
| Doors                          | clean, no damage                   |                               |  |          |
| Fire extinguisher              | clean, no damage                   |                               |  |          |
| Ceiling lighting, wall sconces | Clean, no damage, working properly |                               |  |          |
| Custodial Closet               |                                    |                               |  |          |
| Janitorial Sink                | Clean, no damage, working properly |                               |  |          |
| Broom (1)                      | On-site                            |                               |  |          |
| Mop (1)                        | On-site                            |                               |  |          |
| Bucket (1)                     | On-site                            |                               |  |          |
| Vacuum (2)                     | On-site                            |                               |  |          |
| Drinking Fountain              | Clean, no damage, works properly   |                               |  |          |
| Security Camera                | On-site                            |                               |  |          |

**Storage Room**

|             | Property Condition                   | Property Clean<br>(Yes or No) |  | Comments |
|-------------|--------------------------------------|-------------------------------|--|----------|
| Walls       | Clean, no damage                     |                               |  |          |
| Carpet      | Clean, no damage                     |                               |  |          |
| Ceiling     | Clean, no damage                     |                               |  |          |
| Chairs      | Clean, no damage                     |                               |  |          |
| Cart #1     | Clean, no damage - 27 chairs stacked |                               |  |          |
| Cart #2     | Clean, no damage - 27 chairs stacked |                               |  |          |
| Cart #3     | Clean, no damage - 27 chairs stacked |                               |  |          |
| Cart #4     | Clean, no damage - 27 chairs stacked |                               |  |          |
| Tables (13) | Clean, no damage - stacked on side   |                               |  |          |

**Exterior**

|                             | Property Condition | Property Clean<br>(Yes or No) |  | Comments |
|-----------------------------|--------------------|-------------------------------|--|----------|
| Sidewalks                   | Clean, no damage   |                               |  |          |
| Lighting fixtures           | Clean, no damage   |                               |  |          |
| Grounds, flower beds, grass | Clean, no damage   |                               |  |          |
| Security camera             | On-site            |                               |  |          |

Refund deposit: Yes \_\_\_\_ No: \_\_\_\_

City Staff: \_\_\_\_\_

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