



# Manchester Business Newsletter

February 2022

## LETTER FROM THE MAYOR

We are six weeks into the new year. Since becoming Mayor, staff and I have regularly met with small business owners. This year, more than most past years, there is a lot to talk about! The City is hosting a local business lunch on Friday, February 18 at 11:30 a.m. Here's what we'll discuss over lunch:

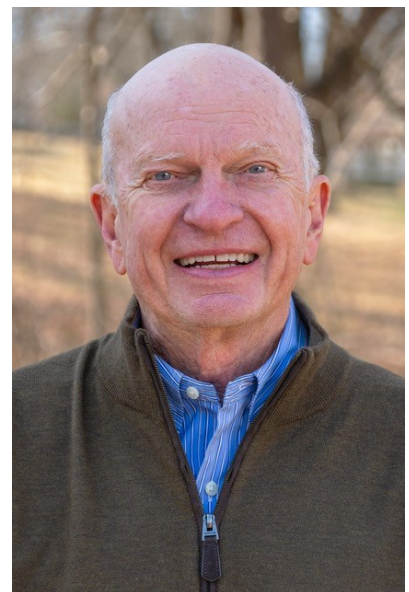
- Prop U, a "use tax" that allows the City and County to collect sales tax on online purchases. This is an April 5, 2022 ballot issue in most local municipalities and countywide, too. Most of you know that online sales have cut into the sales from our local business community. Many of those online sales occur without local sales tax collection. City staff and I will share information about the Prop U initiative.
- Planned Business District (PBD) redevelopment. We will share any news on redevelopment interest and, with or without immediate interest, what the future may look like for the City's PBD.
- Annexation initiative east of the current City limits. The City will be filing a Plan of Intent to seek approval to let voters decide on the annexation of the area to the east of our current City limits that include the Manchester Road commercial corridor to Barrett Station Road. There is a lot of work being focused on this initiative.

"Lessening the Distance" is a phrase I often use. It means knowing and understanding each other; trusting and respecting others. I believe that the outreach and connectedness between City staff and businesses must be honest, genuine and beneficial for all of us. For the City to be truly successful in its business support, business owners have to be engaged and active in the communication process. Please join us for lunch! Please ask questions!

Please RSVP your attendance to City Administrator Klocke at [jklocke@manchestermo.gov](mailto:jklocke@manchestermo.gov).

If several of you can't arrange to get away for lunch, let me know and I'll schedule a time—late afternoon, early morning or night—to share the same information with you!

Mike Clement  
[Mclement1310@gmail.com](mailto:Mclement1310@gmail.com)  
314-680-9278



## COME CHAT WITH US

Dear Business Owners,

Please join the City of Manchester's Local Business Gathering on Friday, February 18th at 11:30 a.m. at the Manchester Parks Building (359 Old Meramec Station Road). Our primary dialogue will be to discuss the following:



**Proposition U:** A proposal to enact a Local Use Tax on the purchase of online goods by Manchester residents from out-of-state retailers such as Amazon, Overstock.com, or Wayfair. City officials will explain how "Prop U" is part of a regionwide initiative where many neighboring municipalities will have the proposition on the April 5th ballot. Additionally, we would like to discuss how the local use tax will affect your business.

**Planned Business District Redevelopment (PBD):** The deadline for developers to submit a proposal for redevelopment of the PBD is February 10th. The City will provide an update on the proposals, if any are received, and answer any questions you may have.

**Annexation:** The City is pursuing annexation of two square miles of unincorporated St. Louis County just northeast of Manchester's boundaries and is interested in hearing more about what it means to be a Manchester business to you.

In addition to the topics that we will discuss above, we will also take a few moments to greet each other and hear how your business is doing and how the City can help you. A light lunch and drinks will be provided. If you have questions, please let us know. We look forward to seeing you then. Please email [jklocke@manchestermo.gov](mailto:jklocke@manchestermo.gov) to RSVP for

## BUSINESS LICENSING RENEWAL:

May 1, 2022 to April 30, 2023 licensing year

Annual renewal notices for Business Licenses for Merchant, Services, Vendor, and Bank/ Savings and Loan for the May 1, 2022 to April 30, 2023 licensing year will be mailed out to businesses by the Finance Department on or about March 1, 2022. Renewal applications need to be returned to the Finance Department (636 227-1385 x 103 or 105) at 14318 Manchester by April 15, 2022.

## NEW BUSINESSES

**Family Partners Manchester**  
351 Forest Summit Ct

**Oberle Risk Strategies**  
14288 Manchester Rd

**Frida Cosmetic Art**  
134 Enchanted Parkway,  
Suite 202

**Jenna Marie's LLC**  
445 Lafayette Center, Suite 102

**Salon Vera**  
445 Lafayette Center, Suite 403

**Gangnam Medical Spa**  
435 Lafayette Center

**Altered State Comics**  
671 Big Bend Rd

**The Beauty Suite**  
445 Lafayette Center

**Hearts of Harmony**  
128 Enchanted Parkway,  
Suite 105

**Sun Up Express**  
14401 Manchester Rd

**Premier Martial Arts**  
469A Lafayette Center

**Honey Bee Tea**  
429 Lafayette Center

**Plaza Tire Service (new owner)**  
105 Baxter Rd

**Petro-Mart (new ownership)**  
859 Meramec Station Rd

**Petro-Mart (new ownership)**  
14181 Manchester Rd

**GLO West County**  
14615 Manchester Rd,  
Suite 103

*Coming Soon:*

**Slyman Brothers**  
14290 Manchester Road

**Olympia Gymnastics**  
79 Nationalway Shopping Center

# APRIL 5, 2022 GENERAL MUNICIPAL ELECTION PROPOSITION U—WHAT YOU NEED TO KNOW

Residents living in the City of Manchester and many neighboring communities will have the opportunity to vote in the April 5<sup>th</sup> election on **Proposition U**, a proposal to enact a local **U**se tax on the purchase of online goods by Manchester residents from out-of-state vendors such as Amazon, Overstock.com, or Wayfair.

The proposed local use tax would be applied to online purchases in the same way that a sales tax is paid on a local purchase. When individuals make purchases at retail stores in Manchester, they pay the sales tax that is applicable at that location. Purchases by Manchester residents from out-of-state, online vendors go untaxed. For the City of Manchester to receive revenue from online sales, the City’s voters must authorize its collection.

The enactment of a local use tax would ensure that online, out-of-state purchases are taxed the same way as purchases made from Manchester’s local businesses. The global pandemic has caused a boom in online sales forcing local Manchester businesses into an unfavorable position, competing with different tax laws that large out-of-state online vendors benefit from.

Proposition **U**, if approved by Manchester voters, would allow the City to collect local use tax revenue at a rate of 1.25% (the same as the City’s sales tax rate) on all online purchases from out-of-state vendors. “If approved on April 5<sup>th</sup>, the City could see local use tax revenue of more than \$500,000 annually that would be used for core City needs that support the police, parks programming, and public works equipment and services. All departments would benefit. The community will benefit.” City Administrator Justin Klocke said.

To learn more on how Proposition **U** could benefit you, the community, and Manchester’s local businesses, please visit [www.manchestermo.gov/propu](http://www.manchestermo.gov/propu) or call Mayor Mike Clement at 314-680-9278 or City Administrator Justin Klocke at 636-227-1385 x106. Register to vote in the April 5, 2022 General Municipal Election, by visiting [www.manchestermo.gov/voterregistration](http://www.manchestermo.gov/voterregistration).

Ballot Language:

Shall the City of Manchester impose a local use tax at the same rate as the total local sales tax rate, provided that if the local sales tax rate is reduced or raised by voter approval, the local use tax rate shall also be reduced or raised by the same action?

## CALENDAR OF EVENTS

### Board of Aldermen—7 :00 pm

February 7, 22 (Tuesday)  
March 7, 21  
April 4, 18  
May 2, 16  
June 6, 20  
July 5(Tuesday), 18

### Planning & Zoning Commission—7:00 pm

February 14, 28  
March 14, 28  
April 11, 25  
May 9, 23  
June 13, 27  
July 11, 25

### Board of Adjustment—6:30 pm

February 10  
March 10  
April 14  
May 12  
June 9  
July 14

### General Municipal Election

April 5—deadline to register for the General Municipal Election is March 9, 2022

### City Office Closures

February 21st—Presidents’ Day  
May 30th—Memorial Day  
July 4th—Independence Day

Check the City of Manchester’s calendar [here](#) to stay up to date with City events and closures.

## ELECTED OFFICIALS

### Mayor

[Mike Clement](#)  
314-680-9278

### Ward I

[John Dodge](#)  
314-504-7739

[Nelson Nolte](#)  
314-452-1211

### Ward II

[Megan Huether](#)  
314-323-4524

[Marilyn Ottenad](#)  
636-256-3109

### Ward III

[Rich Baumann](#)  
636-443-3322

[Ben Toben](#)  
314-518-2398

## CITY HALL INFORMATION

14318 Manchester Rd.  
Manchester, MO 63011  
Monday - Friday  
8:00 am - 4:30 pm  
636-227-1385

### City Administrator

[Justin Klocke](#)  
Extension 106

### City Clerk

[Michelle Melugin](#)  
Extension 108

### Code Enforcement

Extension 111

### Finance Department

Extension 103

### Parks, Recreation & Arts

Extension 400

### Planning & Zoning

Extension 118

### Public Works

Extension 104

### Police Department

636-227-1410

### Non-Emergency Police Dispatch

636-527-9200

### Police Tip Line

636-207-2823

## NEW CITY STAFF

The City is pleased to announce that the Board of Aldermen appointed three individuals to senior staff positions within the City at the December 6, 2021 Board of Aldermen meeting.

**City Clerk:** Ms. Michelle Melugin, after serving over 20 years as administrative support staff for several City departments, accepted a promotion from Deputy City Clerk to City Clerk. City Clerk Melugin will continue to spearhead several key City initiatives including the implementation of a new records management system, formation of the ManchesterCares 501(c), liquor and solicitation license management, and more.

**Public Works Director:** Mr. Errol Tate, a veteran public works staffer, joined the City on December 13, 2021. Mr. Tate served as the Senior Public Works Manager for University City and has already brought a wealth of experience and unique perspective to the Manchester team. Highlights of his experience in his role with University City are centered around many projects you may have heard of: Forsyth Boulevard Improvements, Kingsland Avenue Bridge Reconstruction, Canton Avenue Pedestrian Improvements, Westgate Avenue Road and Pedestrian Improvements. The City is enthusiastic about Mr. Tate's vision and goals for Manchester's award winning Public Works Department.

**Planning and Zoning Director:** Mr. Todd Streiler has over 20 years of planning experience from both the public and private sector and over 15 years of senior level project management experience. His professional planning experience includes the development of comprehensive plans, zoning codes, subdivision codes, design guidelines, sustainable development solutions, customized mapping, and public relations. Mr. Streiler served as consultant to the City in early 2021. The City is thrilled to have Mr. Streiler join the team as significant projects are launched and planned for in Manchester in the coming years.

Additionally, to assist with the City's prioritization of transparency and open communication with its residents and community stakeholders, the Board of Aldermen approved the creation of a full-time communications specialist position. The position was filled by Manchester's longtime communications intern, Ellie Schmidt. Ms. Schmidt recently graduated from Maryville University of St. Louis where she studied Communications. The City is pleased to have Ms. Schmidt advance her role in promoting open and transparent local government.

## LIQUOR LICENSE RENEWAL:

July 1, 2022 to June 30, 2023 licensing year

Annual renewal notices for Liquor Licenses for the July 1, 2022 to June 30, 2023 licensing year will be mailed out to businesses by the City Clerk's Office on or about March 9, 2022. Renewal applications need to be returned to the City Clerk's Office by May 1, 2022 (636 227-1385 x 108) at 14318 Manchester Road.