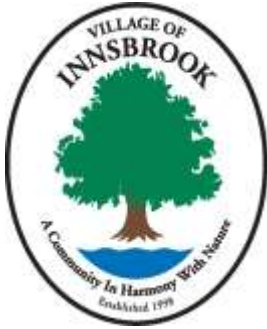


# THE VILLAGE NEWS



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**VILLAGE HALL HOURS**

Monday - Friday  
8:00 am - 4:00 pm

Village Hall Is Closed All State Holidays. Please Check Website For Closures.

## General Municipal Election Day

A Municipal Election will be held in the Village of Innsbrook on April 5, 2022. All registered voters residing within the Village of Innsbrook will be given the opportunity to vote. The official ballot can be found on the Village website to review prior to election day. Two incumbents, Donna West and Ted Sator, have filed for the two Trustee seats to be filled. The polling place for the April 5th election is located at Innsbrook Village Hall, 1835 Highway F, Innsbrook, MO 63390. The polling place will open at 6:00am and close at 7:00pm on election day.

## Proposition U

Also on the ballot for the Village is "Proposition U", local Use Tax. The purpose of the proposal is to assess the same tax rate on out-of-state purchases as local purchases. This is not a double tax, a Use Tax will generate local revenue that will fund community services. Get to know the facts before you vote.

- **What is a local Use Tax?** A Use Tax is a tax on the purchase of goods by Missouri residents from out-of-state vendors (most often online). Products exempt from the sales tax would also be exempt from the Use Tax. A Use Tax would ensure that purchases from online vendors located outside of the state are subject to the same local sales tax rates as those purchases made from Innsbrook vendors.
- **I already pay sales tax. Is this the same thing?** No. The sales tax applies to purchases made at local retailers within Missouri, while the Use Tax applies to purchases made from out-of-state vendors. Purchases cannot fall into both groups and cannot be taxed twice. If you already pay local sales tax on a purchase, you will NOT pay a Use Tax on the same purchase.
- **How can a Use Tax benefit my community?** As internet purchases increase, local revenues decrease. If voters approve Proposition U, funds generated from the Use Tax can be used to pay for vital municipal services and infrastructure. A local Use Tax ensures that out-of-state purchases are taxed at the same rate as purchases from your local business, and produces local funds for community services.
- **What is the rate of the Use Tax?** The local Use Tax rate is the same rate as the sales tax rate for the Village (0.875%). If the local sales tax is reduced or raised by voter approval, the local Use Tax shall also be reduced or raised by the same action.
- **How much will the Village receive from a local Use Tax?** It is difficult to accurately estimate the prospective revenue from a local Use Tax. A rough estimate of prior gross sales recorded as a use tax transaction per municipality can be found at <https://dor.mo.gov/public-reports/#pubtax>.

Approximately 59 Missouri Municipalities will have Proposition U on their April ballots. Some of the local municipalities are: Chesterfield, Dardenne Prairie, Florissant, Moscow Mills, St. Charles, St. Peters and Troy.

**Board of Trustees Meetings**

2nd Tuesday of month  
5:00 pm



**Innsbrook Village Hall  
1835 Highway F**

*St. Patrick's Day*



*March 17*



**MORIDES  
Transportation  
Referral Service in  
Missouri**

MORIDES is a listing of multiple Missouri public transportation resources for people who need a ride to work, medical appointments and more.

**Call  
844-836-RIDE (7433)  
or click  
www.morides.org**

**BOARD OF TRUSTEES**

<u>Trustee</u>	<u>Email</u>	<u>Phone</u>	<u>Term</u>
Jeff Thomsen	trustee1.innsbrook@gmail.com	636-745-8086	2017-2023
Trish Dunn	trustee2.innsbrook@gmail.com	314-602-0711	2017-2023
Dan Reuter	trustee3.innsbrook@gmail.com	314-413-2601	2021-2023
Ted Sator	trustee4.innsbrook@gmail.com	636-579-6324	2018-2022
Donna West	trustee5.innsbrook@gmail.com	636-745-2297	2020-2022

**Warren County Extension Council Vacancy**

The Board of Trustees are currently seeking a representative from the Village of Innsbrook, to be appointed to the Warren County Extension Council. The Warren County Extension Council generally meets at 7:00 pm on the fourth Monday of each month, at the extension center located in Warrenton. Please visit <https://www.villageofinnsbrook.org/mu-extension.html> for more information or contact the Village Administrator if interested in this opportunity to represent the Innsbrook community.

**Village Administration Building**

The Village of Innsbrook has purchased property with the intention to build a new Village Administration Building. This property is located near the intersection of Highway F and Highway M. After review of many qualified firms, the Architect/Engineering firm that has been chosen for this project is Cochran, located in Wentzville. The next step for the Village will be to acquire financing for the project through the USDA Rural Development. When that is completed, the design and layout of the building will begin. This is an exciting time for the Village of Innsbrook as we continue to grow as a community. As always, the Village welcomes input from our residents and will include the community in the design process. More information to come.

**Public Hearing**

Notice is hereby given that a Public Hearing will be held at Innsbrook Village Hall, 1835 Highway F, Innsbrook, Missouri 63390 before the Planning and Zoning Commission of the Village of Innsbrook on Wednesday, April 6, 2022 at 5:00 PM; and before the Village of Innsbrook Board of Trustees on Tuesday, April 12, 2022 at 5:00 PM; to review any public comments both oral and written regarding a petition from the Village of Innsbrook Community Development Corporation to annex and extend the boundaries of the Village of Innsbrook to include 13600 State Highway M, an unincorporated area of Warren County, in the State of Missouri, which are contiguous to the existing Village Limits and to rezone the same two (2.00) Acres from "AFM" Agricultural and Forest Management District to "C-H" Commercial Highway Business District. The legal description and map showing the location of the property petitioned to be rezoned can be viewed on the Village website.

## PLANNING AND ZONING COMMISSION

- ◇ Allen Huddleston   ◇ Bernie Cosby   ◇ Cheri Joyce   ◇ Bud Oldani
- ◇ Jerry Rust   ◇ Mike Wally   ◇ Virgal Woolfolk

## Short-Term Rental Properties

Many people rent out their vacation homes on a short-term basis. Certain property management websites can make renting vacation homes a very easy process. However, it might surprise property owners to learn that Missouri requires people who rent out their vacation homes to charge and collect state sales or lodging taxes on the income they earn from short-term rentals. Sales and/or lodging taxes are only due on income owed from "short-term rentals." Thus, for example, a landlord who rents out a home on an annual basis need not pay these taxes. In Missouri, any rental less than 30 days is considered short-term.

These taxes are completely separate from income tax and are not collected by the IRS. In Innsbrook, they are collected by the Missouri Department of Revenue. Like all sales taxes, they are paid by the person who purchases the goods or services (the vacation home renter), not the person who provides them (the vacation home owner). The role of a short-term rental owner is limited to collecting the taxes and remitting them to the Department of Revenue. The taxes are typically due monthly or quarterly, however the due dates can vary depending on the amount of tax owed.

For example, if a vacation home is rented for one month and earns \$2,000 in total revenue for the month, and the sales tax rate is 7.6%, the renters will be charged \$152 in sales taxes. The rental owner must collect and remit the funds to the Missouri Department of Revenue. The sales tax rate for Innsbrook is 7.6% (State 4.225, County 2.5, Village 0.875). Certain property management websites may collect and remit the sales taxes due on behalf of the short-term rental owners. If this is not done for the rental, it will need to be completed by the rental owner. Alternatively, a sales tax service company can be hired to collect and pay these taxes for property owners.

In addition to sales tax, short-term rentals are required to be registered with the Missouri Department of Revenue. Rental Properties can be registered at <https://dor.mo.gov/register-business/>. The Innsbrook Estates subdivision requires an annual Short-term Rental/Transient Occupancy Permit for all short-term rental properties, which expires on December 31. This application can be found on the Innsbrook Resort website at <https://www.innsbrook-resort.com/property-owners/rules-and-regulations/rentals-at-innsbrook>. The Village of Innsbrook requires an annual Business Permit for short-term rental properties which expires on June 30. This application can be found on the Village website at <https://www.villageofinnsbrook.org/resident-information.html>.

**PROPOSITION U**  
LOCAL USE TAX  
**Know The Facts!**  
Funds Community Services • Generates Local Revenue  
NOT A Double Tax!



### Planning & Zoning Meetings

1st Wednesday of month

5:00 pm

Innsbrook Village Hall  
1835 Highway F



### Easter Sunday



April 17

### Mother's Day



May 8



### Memorial Day

May 30



**VILLAGE CALENDAR:****MARCH, 2022**

08 - Board of Trustees Meeting; 5:00pm  
 14-17 - Staff Training [Village Hall Closed]

**APRIL, 2022**

05 - General Municipal Election Day  
 06 - P&Z Meeting; 5:00pm [Public Hearing]  
 12 - Board of Trustees Meeting; 5:00pm  
 [Public Hearing]  
 15 - Good Friday [Village Hall Closed]

**MAY, 2022**

10 - Board of Trustees Meeting; 5:00pm  
 30 - Memorial Day [Village Hall Closed]

**JUNE, 2022**

01 - P&Z Meeting; 5:00pm  
 14 - Board of Trustees Meeting; 5:00pm

**JULY, 2022**

04 - Independence Day [Village Hall Closed]  
 06 - P&Z Meeting; 5:00pm  
 12 - Board of Trustees Meeting; 5:00pm

**AUGUST, 2022**

02 - Primary Election Day  
 03 - P&Z Meeting; 5:00pm  
 09 - Board of Trustees Meeting; 5:00pm



Like us on  
**Facebook**

Village of Innsbrook  
 @villageofinnsbrookmo

**Communication**

In an effort to increase communication between the Village of Innsbrook and its residents, the Village would like to have your email address on file in order to disseminate important information to the residents of the Innsbrook community, such as this Newsletter. If you choose to participate, send an email to [admin@villageofinnsbrook.org](mailto:admin@villageofinnsbrook.org) using "Email List" as the subject. Please include your full name and Innsbrook address or lot number in the body of the email, along with a list of all email addresses you choose to add to the system. In addition, if you choose to be removed from this list. You can do so at any time by emailing the Village Administrator.

**Services Available at Village Hall**

**NOTARY SERVICES:** Are offered FREE of charge to residents at Village Hall during regular business hours. Call to set up an appointment.

**SMALL MEETING ROOM AVAILABLE:** Space available to all Village of Innsbrook residents, free of charge, during regular business hours. Please contact Village Hall to confirm room availability. This meeting room seats 6-8 people maximum.

**KEEP UPDATED ON EVENTS IN THE VILLAGE:** Visit the Village of Innsbrook website [www.villageofinnsbrook.org](http://www.villageofinnsbrook.org) often to stay up to date on current issues, meetings and office closures in the Village.

*Village of Innsbrook, 1835 Highway F, Innsbrook, MO 63390*

*"A Community in Harmony with Nature"*

∞ Carla Ayala, Village Administrator/Clerk ∞

**Phone** (636)745-8844 🌸 **Fax** (636)745-7755 🌸 **Email:** [admin@villageofinnsbrook.org](mailto:admin@villageofinnsbrook.org)

Visit the Village of Innsbrook website for the latest news! [www.villageofinnsbrook.org](http://www.villageofinnsbrook.org)