

EX ALDERMAN NEWSLETTER 177 AND CHESTERFIELD 122



By John Hoffmann

May 10, 2015

IT IS TIME FOR DALTON TO RESIGN: Mayor/Cigarette Lobbyist Jon Dalton has always done a great job in one important thing...looking out for himself. Refusing to pay local contractors for work at his house and forcing them to sue him set the mark. Next he was a lobbyist for 10 years for tobacco companies. While taking an oath to look out for the health safety and welfare of residents, Dalton was helping to kill people by successfully lobbying legislators to keep Missouri cigarette taxes the lowest in the nation. In 2005 when he took office as mayor he was on the payroll as a lobbyist of the Fire District providing fire/EMS service to residents. That same year he signed a new \$17.5 million contract with the fire district.

Then there was the snatching of a business and property on S. Broadway in St. Louis for a nightclub district he was behind, using eminent domain. Then there was the judgment in a lawsuit brought by the 78-year-old widow claiming that she was cheated. Dalton's group's refused to pay judgment until she sued them individually in Federal Court.

Concerning assisted living facilities Dalton, who has a seat on the City's Planning and Zoning Commission, saw the fierce local opposition to the Allegro project proposed for the Wirth Property and voted against it. Within weeks he was representing developers for a proposed assisted living facility that was facing neighbor opposition in Sunset Hills. In the world of Jon Dalton's ethics what is good for Town and Country should be ignored in Sunset Hills, as long as he is getting paid by the developers.

It was announced on Monday May 4 in the St. Louis Business Journal that Dalton is representing another developer wanting to build an assisted living facility this time in Town and Country. Yes the City's mayor is representing the developer, W.B. Properties. It is time for Dalton to pick. Represent developers and make money or represent citizens and not make money! No plans have been filed at City Hall yet.

The proposal calls for the assisted living facility to be on Woods Mill Road behind the Schnucks Plaza and in front of the Wellness Center gym. W.B. Properties was the developer of the assist living facility on Henry Road at Clayton Road, behind the CVS.

William Biermann is the registered agent for W.B. Properties and The Grove Assisted Living, LLC which is behind the proposed and controversial facility in Frontenac at Clayton Road and Spoeede Road, a recent one in Creve Coeur that met neighbor opposition and the failed one in Sunset Hills.



Dalton



Biermann

The Problem: The city already has three large scale assisted living centers, plus a residential rehab facility. Another facility would not generate revenue but would put a drain on services, especially fire and EMS service. This would be a good reason for there to be a sizable increase in our next fire/EMS service contract. Here is the StLBJ article from Monday:

\$27 million assisted living center planned for Town & Country

May 4, 2015, 1:26pm CDT Updated: May 4, 2015, 2:45pm CDT



Rendering of the proposed \$27 million Stonecrest Town & Country assisted living facility.



[Corey Noles](#)

Reporter- *St. Louis Business Journal*

Once again, a local developer is in the early planning stages of another assisted living facility — Stonecrest Town & Country.

WB Properties LLC is listed as the owner of the 95-bed, \$27 million assisted living facility. It is expected to be approximately 77,400 square feet in size. A Certificate of Need application has been filed for the project with the Missouri Health Facilities Review Board.

The address listed on state documents for WB Properties is 1795 Clarkson Road, Ste. 190. The address is also listed as the office of attorney [William Biermann](#) of Biermann Anding LLC, a local law firm.

The facility, pending approval by local authorities and the CON, will be located in the 1006-1008 Woods Mill Road in Town & Country.

[Jonathan Dalton](#) of Armstrong Teasdale LLP is listed as legal counsel for the project. A total of \$702,753 are allotted for legal/consultant's fees.

Brinkmann Constructors is listed as the general contractor. Their bid for total construction costs was \$15.9 million.

The architect listed on the project is PDRG LLC of Dallas. According to the company website, the firm specializes in the design and planning of senior living, health care, hospice and hospitality properties.

The application shows the cost for land acquisition at \$3.4 million. The most recent transaction for the property according to St. Louis County records show it was transferred in 2003 to the Froesel A. James Trust. The appraisal of the land, per county records, shows a combined value of \$124,900 in 2015 for the approximately 3 acres of land.

According to the CON application, Stonecrest's memory care unit will have 35 units with a total of 42 beds. Twenty-five of the memory care units will be private studios, three will be deluxe private studios and the remaining seven will be shared (semi-private). The Assisted Living portion of the project will have a total of 53 beds, with 17 studio apartments, 32 private units and two semi-private units.

Amenities will include a fitness center, cafe/bistro, theater, art studio, indoor gardening room and complimentary wifi.

Construction is slated to begin in winter 2015 and last approximately one year, according to the CON application. The target date for opening is spring 2017.

AND THEN THE NEXT CONFLICT OF INTEREST FACING DALTON POPPED UP ON WEDNESDAY! On Wednesday night Dalton was quoted by Post-Dispatch reporter Virginia Young online and for the Thursday print edition saying as a lobbyist for the St. Louis County Municipal League it was unfair for Missouri to treat municipal courts different in St. Louis County than other counties in the state.

Apparently Dalton is not aware of a a number of laws concerning requirements for law enforcement and even fire service employees in "First Class Counties" versus rural counties. I don't remember him complaining about that before. The same is true for property taxes and sales taxes.

Dalton represents the St. Louis County Municipal League which is very much opposed to Chesterfield's lawsuit to eliminate the state law that created the "Sales Tax Pool" just for St. Louis County.

What is it Dalton? Your clients want a State Law that only affects St. Louis County cities dealing with sales tax. They say that law is good. But you are now claiming a proposed State Law to cap muni court fine revenues at 12.5% is bad.

The state legislature wants to cap court fine revenue cities can keep in St. Louis County to 12.5% and 20-percent in the rest of the State. Town and Country has been netting between 12.5 and 14-percent of its General Revenue from traffic fines. Dalton claims if Town and Country is forced to write less tickets on I-64 and I-270 the accident rate will go up.

This statement causes my BULLSHIT meter to go off. Because Town and Country receives State grants to do some traffic enforcement on I-64 and I-270 filling in for troopers. Town and Country is already being paid once to write tickets, why should the city get extra revenue from court? Also if a trooper wrote the ticket the case would be heard in State Associate Circuit Court and the fine money would go to school districts.

REDUCE REVENUE AND INCREASE JUSTICE: Here is a novel idea. Prohibit the city prosecutor from reducing 100 mph and Careless and Reckless driving tickets to \$500 "Illegal Parking" cases and make him fine violators \$100 or \$200 for the actual offense. Town and Country would be reducing the court revenue down to the 12.5-percent level but would be increasing justice 10-fold.



Dalton has his eye on the money



the Dalton Two Step

NOT KEEPING UP WITH FORMER TOWN AND COUNTRY OFFICERS...TWO DEATHS TO REPORT OVER THE LAST YEAR:

Town and Country did not used to be a police department. The incorporation of the Village of Town and Country in 1950 was a move to lower residents' very high home owners/fire insurance rates caused by there being no nearby fire department.

The village fire department morphed into a Department of Public Safety. Four public safety officers were on duty for a 24 hour shift. Three would be assigned to the fire truck and for eight hours the fourth would be a police officer patrolling the village and answering a very rare police call. At the end of eight hours he would come to the fire station and turn into a fireman while one of the men assigned to the fire truck would become a police officer for the next eight hours.

I knew a lot of these guys when I was a police dispatcher at Creve Coeur PD while I was going to college. Creve Coeur dispatched for Town and Country, Frontenac and after midnight Des Peres. When I became a police officer in 1974 I would still drop by and say hi. This continued when I moved to the Kansas City area and was a cop in Liberty, MO. When I was back to visit my parents, I'd still stop by.

For the most part the majority of the Town and Country guys were characters with over-the-top personalities. They were pretty much a fun bunch. I have to say that several of them were very good at their fire skills, but for the most part with a few exceptions they weren't really great cops or top line firefighters. But they all did their best.

Keep in mind there were not many many calls to answer and the entire Town and Country retail business district consisted of two service stations, the gift shop and snack bar at Missouri Baptist Hospital The city limits did not go much past Topping Road. It was not unusual during the winter for them not to have any police or fire calls for several days at a time. T&C became a city in 1974 so it could raise property taxes. After the approval of the 1983 annexation it became a good size suburb.

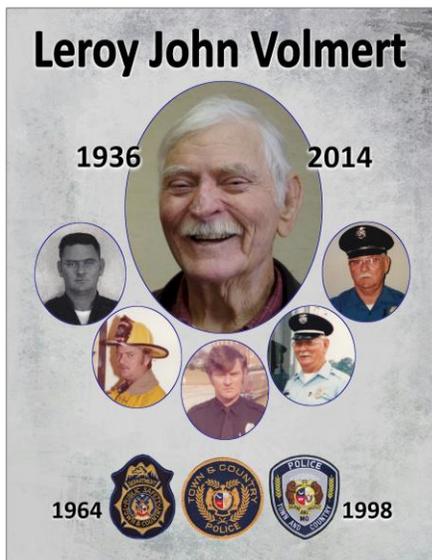
Right after I was elected an alderman in 2008 I learned that George Merkel, a long time captain with Town and Country had died. George was a wonderful guy. His heart was always that of a fireman, but his time riding around the village of about 3,200 in a police car was not wasted. George literally knew the name of every homeowner in town. I made a point to mention his passing from the dais at a May 2008 Aldermanic meeting, and had an obit in the summer city newsletter.

Many had their own unique skills and most were very well liked by the residents as the officers made it a habit to stop and chat when they saw residents outside.

One of the more exceptional police officers from the Public Safety days was Leroy "Lee" Volmert, who was one of the most low key guys on the department, but was extremely friendly and smart. The thing about Lee was he would always go the extra mile to help someone.

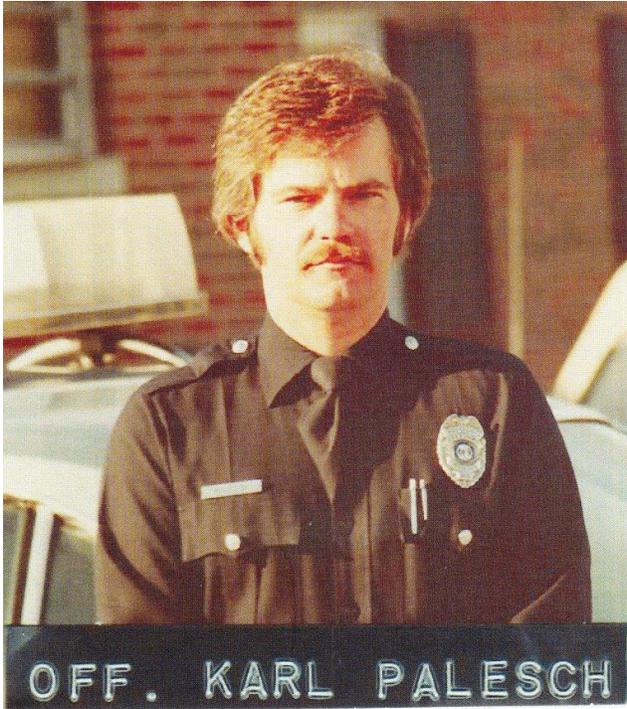
When the city's 1983 annexation was approved officers were given the choice to stay as a police officer or join the Manchester Fire Protection District as a firefighter. Most went to the fire side. Lee Volmert stayed on as a police officer. It was important for the department to have Lee while the entire annexed area was new to everyone, Lee taught newly hired officers about the original part of the city and its history.

I completely missed Leroy Volmert's death last June at age 77. He has served Town and Country for 34 years.



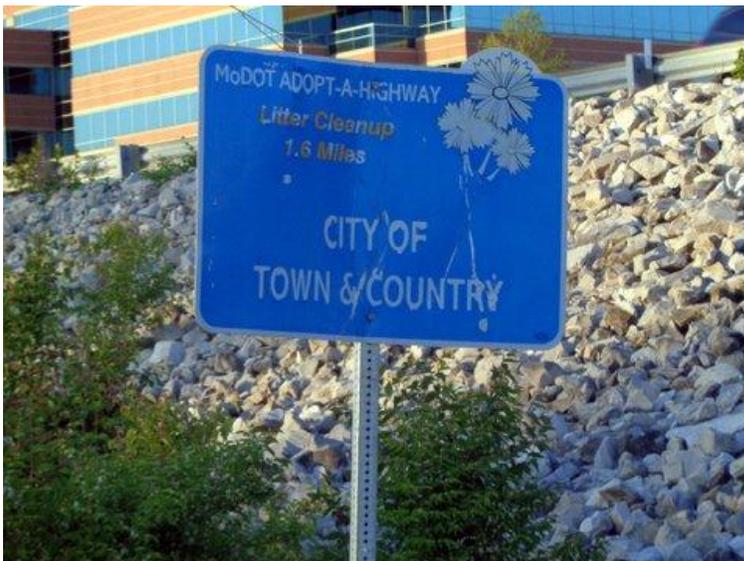
Last week I learned of the passing of Karl Palesch in March. Karl was one of the over-the-top guys, loud and funny. He had what could best be described as "big hair." After being in the military Karl became a police officer in Manchester and then joined Town and Country. At the time when I knew Karl he was single. He was driving a Pontiac Firebird or a Chevy Camaro. I'm not sure of the make of car, but I remember the license plate, which would be "politically incorrect" today. The license plate was "1-Niter."

Karl was one of the few that stayed on the police side when the split was made. His last job being a cop was as a campus police officer at Meramec Community College.



I have to admit that most readers of this piece will have never known these guys, but longtime residents dating back to the 1960s and 1970s will have likely met both of these officers.

HARD WORKING CITY EMPLOYEES OR HUMAN PROJECTILES? Perhaps you have noticed the badly faded MoDot sign along Des Peres Road (I-270 service road) facing NB traffic just inside the city limits. It is a MoDOT Adopt-a-Highway sign that says litter pickup for the next 1.6 miles is done by the City of Town and Country.



You might think that the Town and Country Public Works and Parks workers take care of this. You would only be partially correct. Last week I saw a brigade of city hall workers (mostly women) who were on this detail.

But part of what I saw was frankly frightening. I was at the red light on EB Clayton Road at the Des Peres Road/Municipal Drive intersection. I watched bouncing northbound through the intersection a public works pickup truck full of plastic trash bags and city hall employees in the bed of the truck. Among the group included our city clerk and admin aide for the planning and public works department. There are some very talented people working at city hall, who needlessly appeared to be put at risk.

In Missouri it is only illegal to have people ride unsecured in the rear of a pickup truck if they are under 18. However it is still grossly unsafe. If the vehicle is involved in a crash the dedicated employees are turned into human projectiles. The same can happen if the driver has to brake hard and swerve to avoid a collision.

I mean if we require people in cars to be secured by seatbelts, what is the city doing putting valuable employees unsecured in the bed of a pickup truck with trash bags? The city could easily use a one of their several Ford Escapes to drop employees off and pick them up along the road, three at a time, seat belted in normal seats.

Below is a photo I was able to take of employees exiting the bed of the pickup truck they had been riding in.



THE SIGN! IS 44 FEET TOO HIGH? Last week we mentioned that the only item of real note on the Town and County Board of Aldermen agenda was a sign request for Manchester Meadows.

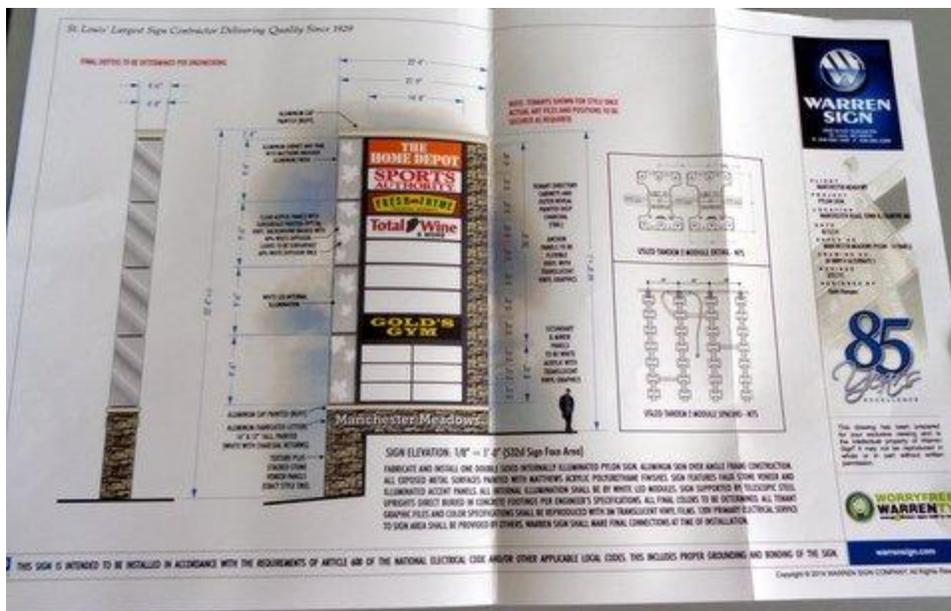
For years the City of Town and Country screwed the merchants in this shopping center. The commercial areas on the same side of the street to the east and to the west, plus everything across the street are in unincorporated St. Louis County. St. Louis County sign ordinances are far less restrictive than the ones in Town and Country. For the most part no one knows that Manchester Meadows is even in Town and Country.

The small merchants in Manchester Meadows (the two that are left) and those at Town and Country Crossing need to be on directory signs on the side of the shopping center next to the major roads. This is common all across the country. Since 2008 when alderpersons brought up this issue, they were told that staff is working on a revised sign ordinance. Seven years later there is still no new revised sign ordinance.

The city is basically screwing the small merchants in these shopping centers. The landlords do not pay a property tax to the city, but the small merchant has to pay for one of the more expensive business license fees in the County. Then the city has not allowed them to put up a sign by the road. We are hurting the merchants and our own tax coffers but not encouraging more customers to find small merchants which in turns increases sales tax revenue.

So the newest landlords for Manchester Meadows, Retail Properties of America, came to the April 27th Board of Aldermen meeting with a sign proposals.

It was for a directory sign that they were calling a "pylon sign" to be constructed next to Manchester Road. The height of the sign requested was 44 feet in height.



I'm not sure why RPAI included Sports Authority on the sign example since they are moving out in July going west to Ellisville. Also RPAI wanted to keep the two ground monument signs that already exist.

Ann Smith with RPAI then tried to hold a gun to the Board's head saying how the leases for new tenants Fresh Thyme food store and Total Wine and More are contingent on this sign. It was a threat if the aldermen didn't approve the sign the city would lose sales tax revenue.

This caused Mayor/Cigarette Lobbyist Jon Dalton to ask, "You agreed to sign a lease without getting approval for a sign from the Board?" Smith didn't have a very good answer.

However the big concern was the 44-feet in height.

Fred Meyland Smith "who has never met a sign that he liked" asked the first question.

He claimed it was hard for him to visualize how high 44 feet is. Well this is total bullshit from Fred. In 2013 he held up the Greek Church on the I-64 service road from putting up a 40-foot flag pole (two feet higher than the maximum allowed) in time for a 4th of July ceremony. Churches are not subject to city sign regulations unless there is a safety issue involved. This has never stopped Fred from trying to violate churches constitutional rights before. Then Fred announced at a meeting that it was totally inappropriate for there to be a front page story in the Post-Dispatch about the flag pole. Fred doesn't believe in the First Amendment for churches or newspapers.

Since Fred knew damn well what height a 40-foot flagpole was, I'm sure he can add four more feet and figure out what size of the sign would be.



Amy Anderson then made a statement.

"I'm just really concerned that it is really tall. I'd like to see it wider and not as tall," she said.

Anderson made a good point.

HOWEVER: If you look to the east of Manchester Meadows in the middle of the Steak n' Shake lot you will see a huge billboard with giant LED faces that change ads. To the west is a similar billboard. A 40-foot directory sign would be dwarfed by these billboards.



The billboard behind the Taco Bell sign is way over 40 feet in height as is the second billboard. The red lights on the left side of the photo is the entrance to Manchester Meadows.

THE ODD COMMENTS OF THE NIGHT: These were not about the sign proposal but other issues during the night.

Welcome to the 21st century! Amy Anderson: "Is it standard to send emails instead of something signed when trustees write you," asked Amy Anderson.

What is amazing about this is that Anderson owns an IT business called Anderson Technologies. Suddenly she wanted to switch back to 1950 and get letters instead of emails about local issues.

How does it work? Linda Rallo: Now I can understand someone, say Amy Anderson who is somewhat naïve and isolated asking how a TDD (Traffic Development District) Works. However when Linda Rallo asked at a recent work session before a board of aldermen meeting, my mouth dropped open.

Rallo was an administrative aide to a state legislator in Jefferson City, she works for a policy research and lobbying firm in Jefferson City and writes pieces for an internet subscription daily newsletter concerning politics in Jefferson City. Yet she asked the

details on how a TDD works. TDDs are controversial taxing district that have retail customers help pay for the cost of a development through an extra sales tax. It helps take all the risk out of the equation for the developer. I'm surprised that Linda asked this in an open meeting, instead of making a private phone call a few days earlier.

KNOW YOUR GEOGRAPHY! Gussie Crawford: Mayor Dalton was looking for a sponsor for a piece of legislation involving the Manchester Meadows Shopping Center. Ward Three Alderwoman Gussie Crawford, in the middle of her second term piped up, "I'll sponsor it. It is in my ward."

Someone quietly told Crawford that the shopping center was not in her ward and it had never been in her ward. It is in Ward 2. Crawford replied, "Well I'm at Home Depot so much I just thought it was in my ward."

\$20,000 CAMPAIGN CONTRIBUTION HAD NOTHING TO DO WITH THAT APPOINTMENT! OF COURSE IT DIDN'T! I remember that about this time last year I was writing that if people in West County wanted to get rid of Charlie Dooley they needed to go to the August Primary Election and instead of voting Republican, take a Democratic ballot and vote for Steve Stenger. Well a lot of people did just that, including me. Guess what? Steve Stenger is not all that different than Charlie Dooley.



Craig Concannon

On April 28 Stenger appointed Kirkwood lawyer Craig Concannon to a \$39,000 a year part time job as a County Municipal Court judge. The Post-Dispatch reported that University City resident Tom Sullivan was at the meeting and complained about the appointment stating the Concannon gave more than \$20,000 to Stenger's campaign.

The night after it appeared in the Post-Dispatch it was also kicked around on Donnybrook on KETC.

When Stenger was elected you could only hope and keep your fingers crossed that Stenger would not be having "Pay for Play" appointments and contracts that dodged the Dooley administration.



We went back and found \$21,000 in contributions from Concannon or his law firm to Stenger. Now anyone can claim \$250 or \$500 is not a big deal for a campaign contribution. Many people give those amounts to candidates every year. But \$21,000 is not chump change.

"This is a public service position. It is not a perk or handout or anything of the kind," Stenger told the Post-Dispatch in defense of his ethically challenged appointment.

While Concannon make the contributions over a 2 1/2 year period, we looked at what he gave Stenger the six months prior to the election that totaled \$13,500:

\$2,500	09/10/14
\$2,500	08/30/14
\$1,000	07/31/14
\$2,500	07/17/14
\$2,500	06/30/14
\$2,500	03/31/14

UNION FIREFIGHTERS: If this wasn't bad enough we found a massive amount of money coming from union firefighters, their PAC and their lawyer to Stenger. Any Democratic candidate is going to get money from labor groups. But the massive amount of money he got from union firefighters you have to wonder how the payback will occur and how much it will hurt taxpayers. In a 2 1/2-year period Stenger received **\$38,850** from union firefighters, firefighters unions union flower funds and PACs.

Here are some of the contributions from union firefighters to Stenger:

09/24/14	\$1,000	Monarch Professional FF
09/24/14	\$200	Fenton FF
09/24/14	\$1,000	West County Firefighters

09/24/14	\$300	Creve Coeur FF
09/24/14	\$1,000	North County FF PAC
09/24/14	\$250	MO Assoc. of Career Firefighters
09/15/14	\$500	Rick Barry Attorney for Local 2665
07/23/14	\$500	Community FF Flower Fund
07/21/14	\$5,000	IAAF Liocal 2665
07/21/14	\$1,000	Monarch FF for Public Awareness
07/14/14	\$500	Rick Barry Attorney for Local 2665
06/18/14	\$500	Central County Professional FF
06/02/14	\$500	IAAF Local 2665
03/27/14	\$500	IAAF Local 2665
01/07/14	\$500	Cottleville Professional FF
12/11/13	\$500	Central County Firefighters
12/06/13	\$500	Community Firefighters Flower Fund
12/04/13	\$250	Fenton Firefighters
12/03/13	\$500	IAAF FF St. Chalres and Lincoln Counties
12/02/13	\$6,000	IAAF Local 2665
11/14/13	\$500	Rick Barry Attorney for Local 2665
09/24/13	\$250	MO Assoc of Career Firefighters
09/24/13	\$1,000	West County FF
09/24/13	\$300	Creve Coeur FF
09/24/13	\$8,100	IAAF Local 2665
09/24/13	\$1,000	Monarch FF For Public Awareness
09/24/13	\$200	Fenton FF
09/15/13	\$500	Rick Barry Attorney for Local 2665
10/17/13	\$200	IAAF FF St. Charles and Lincoln Counties
06/19/13	\$300	Central County Professional FF
03/28/13	\$250	North County FF PAC
12/17/12	\$250	Black Jack Union FF
12/17/12	\$1,000	IAAF Local 2665
12/17/12	\$350	West County FF Assoc
12/12/12	\$200	Metro North FF
12/12/12	\$500	North County FF
12/12/12	\$300	Pattonville FF
12/12/12	\$200	Fenton FF
12/12/12	\$200	Professional FF of NW St. Louis Co
12/12/12	\$200	Central County FF
12/12/12	\$200	Tri County Professional FF
12/11/12	\$300	Professional FF of West St. Louis CO
12/11/12	\$200	Riverview FF
12/07/12	\$200	Hazelwood FF Assoc
12/07/12	\$200	IAAF Local 1889
09/24/12	\$200	Central CO Professional FF
07/02/12	\$500	North County FF

07/02/12	\$500	Local 2665
07/02/12	\$250	Central St. Louis CO FF
06/07/12	\$250	Pattonville FF
04/09/12	\$300	Pattonville FF
03/22/12	\$200	IAAF Local 1889

CHESTERFIELD MONEY: While we did find a few Chesterfield residents who gave money to Stenger, however the big contributors from Chesterfield were developers and a Chesterfield based lobbyist. While lobbyist John Bardget and home builders Brinkman Construction and McKelvey Homes gave a lot of money to Stenger, the largest Chesterfield contributor was McBride and Sons home builders.

Here is the money that McBride and Sons gave Stenger over two years:

11/15/14	\$10,000
09/17/14	\$ 5,000
08/27/14	\$ 2,500
09/17/13	\$12,500
05/08/13	\$ 2,500
09/06/12	\$ 2,500
04/04/12	<u>\$ 1,500</u>

\$36,500

UNAPPROVED CHESTERFIELD NEWSLETTER 122



May 10, 2015

POLICE STORY! ARMED ROBBERY OF CHESTERFIELD GAS STATION TURNED OUT TO BE INSIDE JOB. CHESTERFIELD POLICE SPENT THOUSANDS OF DOLLARS AND HUNDREDS OF HOURS INVESTIGATING THE CASE. TWO SUSPECTS DON'T RECEIVE ANY JAIL TIME, FINES, HAVE A PERMANENT RECORD OR HAVE TO REPAY CHESTERFIELD:

What happened: For five months in 2013 the clerk at the Circle K Shell gas station on Olive at Chesterfield Parkway, Raymond Jackson, 21 of North St. Louis was talking to his friend 19-year-old Dominic Alex Young. The conversation was for Young to fake an armed robbery at the Chesterfield Circle K while Jackson was on duty.

After his arrest Young said that Jackson had been bugging him about doing the robbery, because Jackson wanted to get his manager fired. Jackson was apparently upset that the manager had not been sending him to manager training. (Perhaps for good reason.)

It was eventually agreed on to do the robbery on Monday morning August 5.

Prior to the fake robbery Young had been driving a stolen black Ford (stolen in St. Peters) around the County doing gasoline thefts from gas stations as far south as Crestwood and North and West as Creve Coeur and Chesterfield. He hit the Mobil on the Run on Clarkson Road twice in July of 2013, once for \$60.39 cents worth of gasoline and the other time for \$49.80.



Young on store surveillance



Jackson texted Young that morning and advised him where to park his car to avoid the outside surveillance cameras.

Young said he entered the store through the back door as he had been told. "When he started playing it out" the safe was open but he panicked (apparently a customer also walked in.) He fled the store without any money and left in the stolen car he had been driving for days with a stolen dealer license plate.

At this point there was no harm no foul. If Jackson didn't call anyone or say anything, nobody would have been the wiser, but is not how things were about to play out.



Raymond Jackson, the inside man.

Next Jackson called his manager who had left the stores to check gas prices at the competition, to tell him about the attempted robbery. His manager asks if he had called the police. Jackson says he had not and his manager tells him to call the police.

THE STORY TO THE POLICE: Jackson called the police and reported an armed robbery with a gun. Officer Borawski and six other officers and detectives respond to the Circle K or the immediate area.



Jackson told Officer Borawski that he had been outside (in the back of the store) checking his phone (this would later change to taking out the trash), reentered the store and about 10 seconds later a black/male 18-20 entered the store through the backdoor and announced "a stick up." (I can't image an 18-20 year black/male announcing "a stick up." More likely he would announcing, "This is a robbery motherfucker!") Jackson continued telling Officer Borawski that the suspect (Young) put the barrel of his gun against his neck and told him "Open the fucking safe. Put in the fucking code." (The gun was a paintball gun given to Young by Jackson.)

Jackson's fictional story continued by him telling the suspect (Young) that he didn't know the code and adding, "You don't have to do this bro."

Jackson told Officer Borawski that a woman customer entered the store causing the suspect to flee out the back door. Jackson claimed that the suspect was the same person he saw behind the wheel of a black Ford parked at the rear of the business when he walked outside to "check his phone."

A woman clerk at the BP station and store across the street identified Young from the surveillance recording at the Shell station as being in the BP store a short time before the reported "robbery" at the Circle K. However Jackson claimed he could not positively identify Young from the BP surveillance recording as the person who held him up.



Officer Borawski appeared to be immediately suspicious of Jackson and noted in his report how Jackson did not call the police immediately after the "robbery" and when he did call the police he did not call 9-1-1 but called the non-emergency number.

Det. Brandt interviewed Jackson at the police station that day and she was also suspicious of Jackson and asked him how he was able to remain so calm after having a gun placed against his neck. Jackson claimed it was because he was carjacked once so he is used to have guns pointed at him.

THE INVESTIGATION: The image of the "robber" was sent to TV stations and newspapers by Capt. Steve Lewis. Within a day two tips were received from the public naming Young as the suspect and better than that a Berkley Missouri police detective called and identified Young.

The black Ford Fusion auto being driven by a black/male was identified as being used in gas station drive off thefts in Crestwood on 08/02/13, similar thefts in Brentwood and Creve Coeur, plus and three in Chesterfield. Detectives determined that the Dealer license plate was stolen off a car in South St. Louis and the car was stolen from the parking area of a Mobil-on-the-Run in St. Peters, MO.

Since there were at least three gasoline thefts involving the suspect vehicle in the Chesterfield area detectives felt the suspect may have a friend in an area apartment. Canvasses were down at six nearby apartment complexes for witnesses who may have seen the car or the suspect in surveillance photos. This was to no avail.

Four Chesterfield police detectives met with two Berkley police detective and went to a known address of Young's in Berkley for an arrest attempt. A woman at the house in Berkley answered the door and said Young was not in the house. She allowed officers to search the house. She also said she had received calls from friends saying that they had seen Young's photo on TV newscasts about the robbery. She then identified Young from a photo lineup using six photos, including one of Young at the Circle K.

On 08/08/13 the St. Louis Police recovered the stolen Ford Fusion and license plate in the 4800 block of Calvin Street in North St. Louis. A Chesterfield Crime Scene Investigator was dispatched to the St. Louis Tow Lot where photos and fingerprints of the car were taken.

A warrant was not issued for the arrest of Young, but a "wanted" was issued for his arrest, which would allow police to hold him up to 24 hours to further investigate and file charges.

On December 27, 2013 Young was arrested by the Moline Acres Police in North St. Louis County after a police pursuit that ended in a crash. Young was driving another stolen car. Due to injuries in the accident Young was at Barnes Hospital. He was unable to be interviewed. Two days later he had been transferred to the holding unit at St. Louis University Hospital. Two Chesterfield Detectives drove to the hospital on South Grand in St. Louis. They fingerprinted Young and attempted to interview him, but he refused to answer any questions.

On December 30 a conference with an assistant prosecutor in Clayton resulted in detectives being told for charges to be filed against Young, Jackson needed to at least say that the person in the surveillance photos from the BP station was the same man in the photos from Circle K.

Jackson was no longer working at the Circle K. He agreed to meet detectives at a public library in St. Louis on Jefferson Avenue.

At the library Jackson agreed that it was the same person in both photos and it was the person who tried to rob him.

On December 31 St. Louis County prosecutors charged Young with Armed Robbery and Armed Criminal Action.

On January 4, 2014 Young was in custody in St. Charles for other crimes. Chesterfield Det. Ovca drove to St. Charles after being called by a St. Charles officer who said Young wanted to talk to him.

Young confessed. First to the three thefts at area gas stations (drive offs) and then to the incident at the Circle K. However the story changed as to what happened at the Circle K. Young said he met Jackson through a girl he had been seeing. Jackson wanted him to do a fake robbery at the Circle K.

On January 16, 2014 two Chesterfield police detectives went to Jackson's home on Shreve in North St. Louis and arrested him for Attempt Theft of Over \$500.

At the Chesterfield Police Station he at first denied any involvement but after being shown evidence that he had lied and had known Young and called Young on the day of the crime he confessed and provided a written statement.

TOTAL POLICE RESPONSE TO THIS CALL:

- 7 officers, detectives and crime scene investigators responded to original call
- 31 crime scene photos were taken
- 5 latent fingerprints were lifted
- 2 sets of elimination prints were taken
- 3 nearby businesses had police interview employees to see if they witnessed anything
- 2 surveillance recordings were seized from the Circle K and BP Stores
- 6 nearby apartment complexes were visited and canvassed to see if anyone recognized the "suspect" in the surveillance photos.

- 1 media relation officer wrote a press release. Surveillance photos were sent to the media for airing on local TV newscasts in the daily newspaper and on websites.
- 4 Chesterfield Police detectives and 2 detectives from Berkley attempted to arrest a suspect at a home in Berkley.
- 1 Chesterfield Crime Scene detective drove to the St. Louis PD Tow Lot, took 12 photos of the stolen car used in the crime and recovered by St. Louis Police.
- 9 Latent fingerprints were lifted from stolen car
- 2 Chesterfield Police detectives went to Barnes Hospital to contact the suspect
- 2 Chesterfield Police detectives went to St. Louis University Hospital for an interview
- 1 Chesterfield Police detective went to Clayton to discuss case with a prosecutors.
- 2 Chesterfield Police detectives drove to a St. Louis library to meet with the "witness."
- 1 Chesterfield police detective drove to Clayton and obtained an arrested warrant for Young for Armed Robbery and Armed Criminal Action.
- 1 Chesterfield police detective drove to St. Charles PD and took a confession from Young.
- 1 Chesterfield police detective went to a tow lot in North County and recovered a cell phone from a stolen car
- 1 Chesterfield detective transported cell phone to County cyber crime unit.
- 2 Chesterfield detectives went to North St. Louis and arrested Jackson and drove him back to Chesterfield where they obtained a written statement
- 1 Ballwin police detective responded to Chesterfield and arrested Jackson for an offense that occurred in Ballwin.
- 1 Chesterfield detective drove to Clayton and obtained an arrest warrant on Jackson.

There were 15 single spaced typed reports written by seven different Chesterfield officers in connection to this event totaling 51 pages. There were six other reports written written by four officers in connection to the three gasoline thefts Young was involved with.

OUTCOME:

On June 9, 2014 **Young** pled guilty to Attempted Theft over \$500. He was given a 5-year "no-record" SIS probation term to only be supervised irregularly by the court. His 45-days in jail after his arrest and pending trial were credited as "shock" jail time and part of his probation.

On July 7, 2014 Young pled guilty in St. Charles Circuit court to Tampering with an Auto (Driving a Stolen Auto) in connection with a Missouri Highway Patrol case dating back to August of 2013. He was placed on a "no-record" two year probation term.

Concerning his three gasoline thefts in Chesterfield, one charge was dropped and Young pled guilty on December 12, 2014 to the two other charges and fined \$250 for each charge.

The other gasoline theft cases were not filed in Circuit Court and hidden from public view by each municipality.

On July 25, 2014 **Jackson** pled guilty before Judge Cohen and was given a "no-record" 5-year Suspended Imposition of Sentence. The probation was to be supervised by the Missouri Department of Probation and Parole.

THE PROBLEM WITH THE SENTENCES: I can understand a judge not sending these guys to jail. But their little scheme and lies cost the taxpayers of Chesterfield a lot of money for a five month long police investigation. I can't understand why the judges did not require these guys to pay back Chesterfield say \$50 a month over two years. It would be a token gesture at best and would not recover all the money spent, but it would make a point with the two criminal idiots.

AS PREDICTED FORMER MONARCH BOARD PRESIDENT IS APPOINTED TO REPLACE STEVEN SWYERS: On Friday May 1, in a closed executive session Monarch Fire Protection Board, President Robin Harris and Secretary Jane Cunningham voted to appoint Rick Gans to replace Steve Swyers on the Monarch Fire Protection District Board of Directors. Gans who served 13 years on the board of directors was originally elected as a pro-firefighter and firefighter union candidate. But after having to deal with the union he switched and became "pro-taxpayer" and "anti-union." Gans lost a third term reelection bid in 2011 to Swyers getting 48% of the vote.



WHAT IS THIS WOMAN THINKING? On April 28 Kelley Miller, who just 21 days earlier lost by 63-percent of the vote to Robin Harris sent multiple certified letters to Monarch Board President Robin Harris and Director Jane Cunningham asking to be appointed to the Board to fill the seat vacated by Steven Swyers.



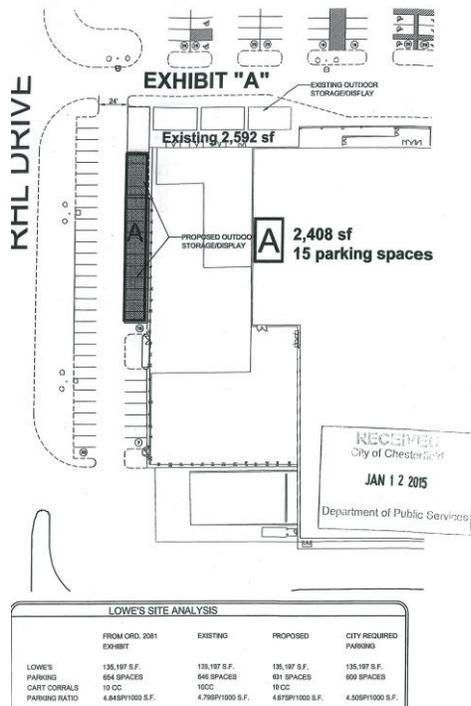
Miller clearly tied to the union firefighter groups of the district was just told by 63-percent of the voters in the district that they didn't want her on the board of directors. She was just involved in a campaign where vile and untruthful postcards were mailed to voters in an attempt to smear the board president Robin Harris. Now she thinks it would be a good idea for Harris and Jane Cunningham who just spent four months campaigning against her to appoint to a seat on the board of directors.

You have to wonder how much if any common sense Miller possesses.

"She sent a certified letter to my house and to headquarters and sent an email. She did the same thing with Jane Cunningham. "It's a little strange," said Harris.

"It would be a slap in the face of the 63-percent of the voters who rejected her to even consider her," said Harris.

LOWES WITHDRAWS REQUEST FOR EXPANDED OUTDOOR STORAGE AND HOURS CHANGES: In a surprise move especially after dueling with councilpersons Connie Fults and Dan Hurt in Planning and Public Works Committee meetings, Lowes decided to withdraw a bill on first reading to add outside storage space. They had originally asked for a change in hours to match those at the nearby Home Depot store.



Lowe's did not get permission to open at 6 am, like nearby Home Depot does. Fults has repeatedly said she is protecting nearby residents from unwanted noise. However, the competing Home Depot store is not in the opposite end of the Chesterfield Commons Shopping Center but is just one store away and has contractors picking up supplies at 6am, while Lowe's can't open its doors until 7 am.

The attorney representing Lowe's, Mike Doster told the council members in the agenda meeting why Lowe's is dropping the bill.

"Lowe's cannot accept the requirements tacked on by the city," he said.

Councilman Hurt wanted to control what direction cars could enter the outdoor shortage area to pick up items. Also there were restrictions on the height that items could be stored and how the shortage area had to be shut down during winter months.

IN THE NEXT NEWSLETTER: Due to space limitations we were forced to move some Chesterfield news to our next newsletter. That includes a push to officially declare Sweet Gum trees as "dangerous," how a bill to strip the mayor of powers to appoint committees is being sent to a special "council as a whole" committee for further debate and a resident's comments calling Connie Fults remarks directed toward Mayor Bob Nation at the last meeting as a tantrum. Plus the Council approves a man with no name but ethical issues to a city post.

WHAT DOES IT LOOK LIKE TO YOU? I'm I the only one that is seeing this photo a certain way. This is one of the rotating photos on the city's website. Is it Field of Dreams or Field of Pee?

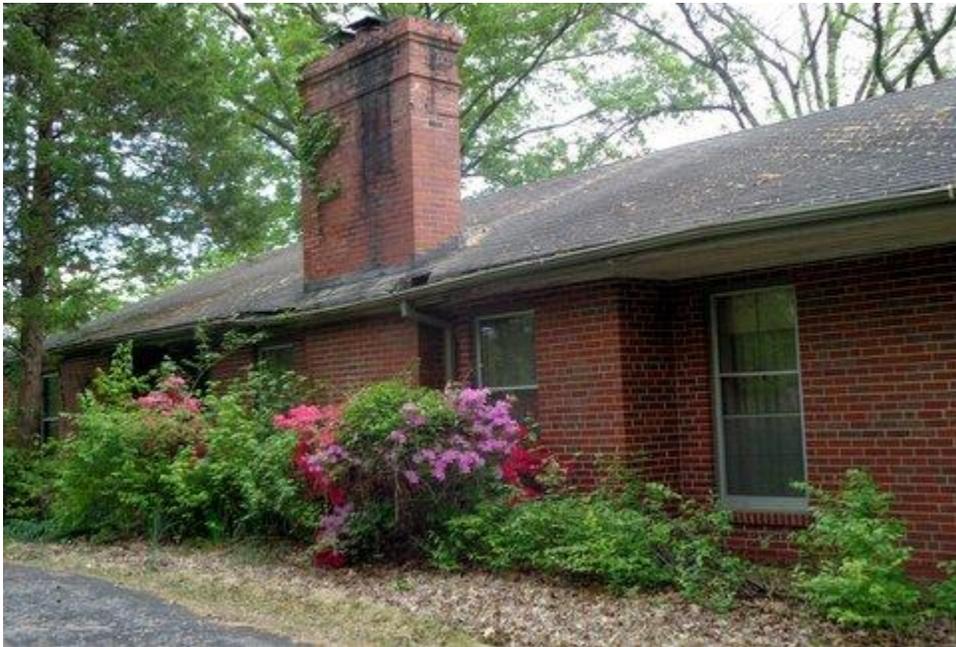


REAL ESTATE: \$3,499,972 for four baths and four bedrooms! This one appears to be for people with more money than sense. It is a spec home at 4 Old Colony Lane in Town and Country. It is planned for have four bedrooms and four full baths. That comes out to \$874,993 per bedroom and per full bath. Here is the planned house.



MARIS

The odd thing about the online ads and listing information is that the home builder is not named. However a drive by the property showed that Vista Custom Homes is the builder. Also the condition of the property makes it beyond saving as a nice ranch house for sale if they can't find someone to drop \$3,499,972 for a new house.



If you do decide to spend the \$3.5 million at 4 Old Colony Lane, it still might be hard to keep up with the Jones. Below is a photo of 1 Old colony and the house 2 Old Colony is almost as big.



Now here is an entire 4-bedroom house on the ritzy Sherwood Drive in Webster Groves for just \$859,000. That is just a mere \$214,750 per bedroom. It is 90 years old, but that means it has just gotten broken in. Yes property taxes are higher in Webster Groves, but you could have saved \$2,224,979 by buying this one instead of the spec house in Town and Country for \$3.499,972.



539 Sherwood Drive

21 Upper Ladue for just \$3.3 million: The 8,225 square foot house was built in 1951. You get five bedrooms and 4 full baths. The house had been owned by Louis N. and Carrol Goldring. Carrol died on on 2-22-09. For one year the house was listed to Louis N. Goldring Trustee and since 2011 it has been listed under the Carrol Goldring Revocable Trust. A house built in 1951 in Town and Country would normally be slated to be torn down.



HUGH PRICE DROP FOR WILDWOOD DREAM HOUSE OF DEAD CIGARETTE

MAKER: Last September we wrote about the dream house of Mark Dunham, a former employee of Brown and Williamson Tobacco who moved to St. Louis and founder Premier Tobacco so he could find a market of people who could not avoid the expensive cigarettes but wanted to kill themselves smoking the generic brands that sold for much less at convenience stores and gas stations. He hired Town and Country mayor Jon Dalton as a lobbyist to keep the Missouri legislature from taxing the generic smokes at the same rate as the brand named ones and keeping the Missouri cigarette tax the lowest in the nation.

Dunham died at age 59 in March of 2014. Janet McAfee was the listing company. There was not a house for sale, but a contract to build one for \$8.7 million at 318 Wardenburg Farm Court.

Here is the description of the property:

Buyer to assume seller's construction contract, at additional cost. Existing plans to include 5 bedrooms, 6 bathrooms, nine fireplaces, two outdoor kitchens, two outdoor pools, one indoor pool, two story wine room, 13+ car garage, and one large screened in terrace, at additional expense. Existing poured foundation built to accommodate bowling alley, golf simulator, arcade, fitness center, elevator and more - buyer to complete if desired. Home includes gorgeous stone, brick, and plaster exterior, mahogany garage and exterior doors, Grand Manor 50 year roofing, a geothermal energy system and back-up generator. Home situated on 6+ extensively landscaped and irrigated acres, at the end of private cul-de-sac in Wardenburg Farms neighborhood off Wild Horse Creek Road. This home is truly a must see! Duplicate listing: see MLS #14034340.



Mark Dunham



Well since we last wrote about this, construction started on the house and then stopped. Now the house is for sale again. This time it is listed by Mary Beth Benes. The price

has dropped **44%**! The new asking price is \$4,900,000. Here is the new description of the house.

Exquisite 1.5-Story European-styled Manse! Situated at the end of the cul-de-sac, this custom design home with its elegant circular drive makes a stunning entrance. Over 15,000 sq ft of living space enhanced by extraordinary craftsmanship, superb architectural finishes & state-of-the-art systems. The open floor plan provides room for fun & entertaining with quiet areas for relaxation. Professional quality appliances, granite countertops & custom cabinetry are featured in the exceptionally large kitchen. The adjoining breakfast room & stunning hearth room highlighted by full-height stone fireplace offer a welcoming gathering place. The master bedroom suite is a haven of luxury with coffered ceiling, His & Hers walk-in closets & beautifully appointed master bath with Jacuzzi. Elevator access to 2nd floor living quarters with 4 additional ensuite bedrooms plus bonus loft room. Gorgeous 6+ acre grounds include deck, patio, 2 inground pools, hot tub, circular drive & 18-car spaces.

Reading the two descriptions it sounds as if there are fewer fireplaces and the garage increased in size from 13 cars to 18 cars.

Benes is advertising the house as being in Chesterfield, but it isn't. It is in Wildwood.

The property is still in names of husband and wife Mark and Karen Dunham.



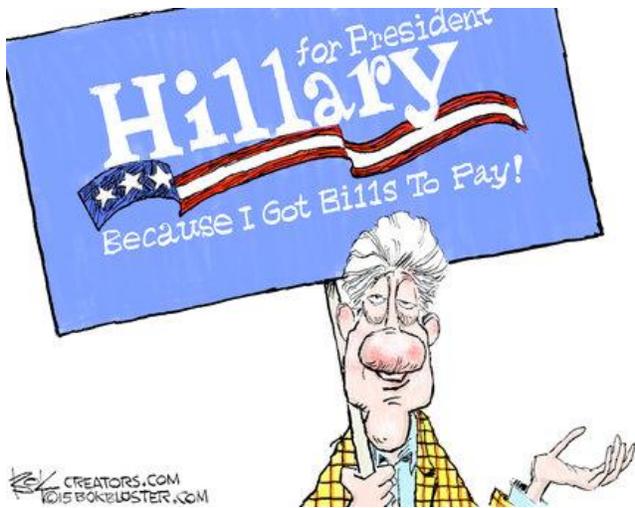
Benes also has listed the current home of Karen Dunham at 18242 Canyon Forest in Chesterfield. That 5,235 square foot house with four bedrooms and a four car garage is listed at \$1,575,000.



MUSIC: IT'S BACK! After taking April off, The Rat Pack Monday show starring Dean Christopher returns to the One-19 North in Kirkwood on Monday May 18 starting at 7:30. Call 314-821-4119 to get a table close to the action. There is no cover or minimum.



CARTOONS: This week we lead off with Hillary and then go to football and then a mixed bag. Pages 30-to-36.



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OR WAS IT THE RIGHT POCKET?

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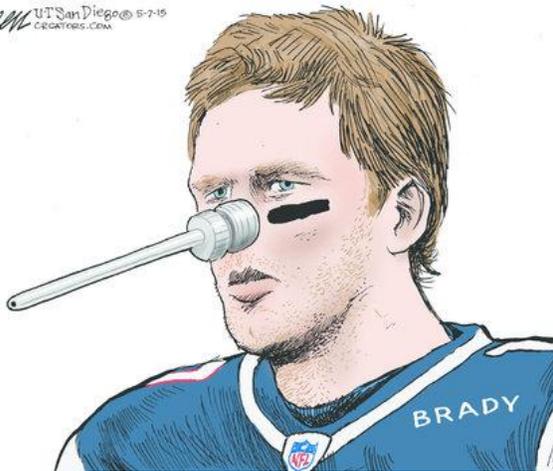
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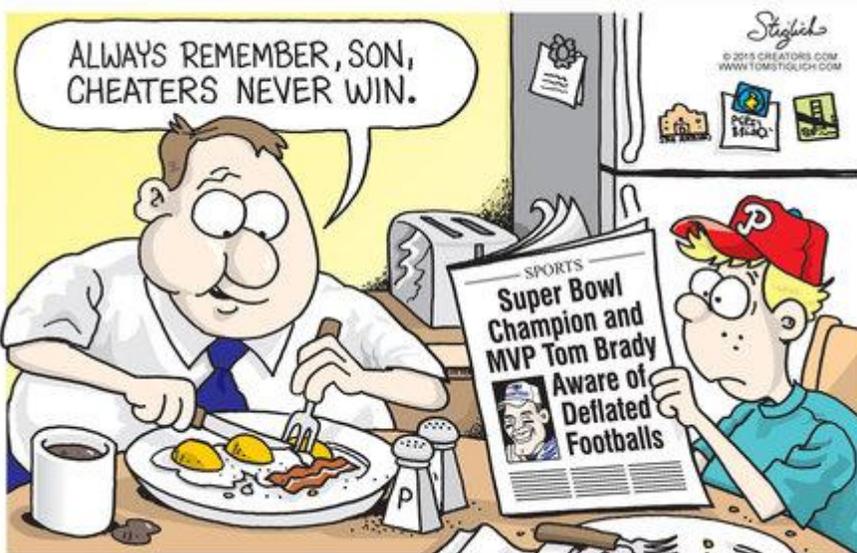
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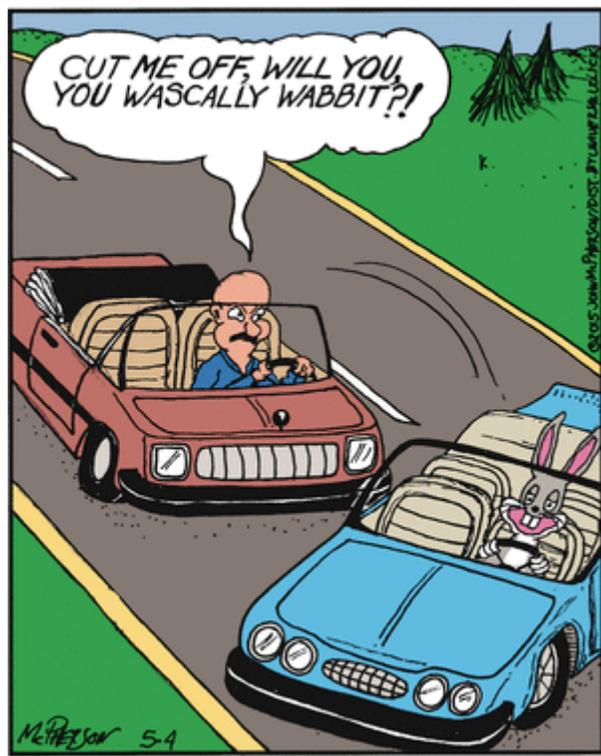
DID YOU KNOW DISTRACTED DRIVING IS A FACTOR IN ALMOST SIX OF 10 CAR CRASHES INVOLVING TEENS?



"No, but it sounds like I should text all my friends and let them know."



Jerry had forwarded one too many stupid jokes to his friends and family.



Woad wage.



"Um, Steve ... Steve!"

