



October 4, 2025



TOWN AND COUNTRY POLICE ARRESTS OVER 30-DAYS:

DATE OF ARREST	LOCATION OF ARREST	NAME	R/S/A	HOME ADDRESS	CHARGES
8/24/25 2:02	270/Ladue	Guido, Christopher	BM24 (2001)	1xxxx High Crest St 63033	DWI (ord); Fail to signal lane change (ord)

Christopher L. Guido, Jr. 24

08/24/25	DWI, Improper Lane Use	Town & Country PD
08/31/24	Expired License Plates	Bridgeton PD
06/19/23	Unregistered Vehicle	Edmundson PD
05/07/23	Exp Lic Plates \$50 fine, Exp Ops' Lic \$50 fine	Woodson Terrace PD
11/06/20	Expired Lic Plates FTA Warrant	Florissant PD
09/21/19	Speeding 21-25 over limit \$155 fine	MO Hwy Patrol

8/24/25 20:36	64/Woods Mill	Barkam, Manish	WM29 (1996)	4x Mora Ln 63366	DWI (ord); speeding (ord); open container (ord)
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Manish Barkam 29 O'Fallon MO



08/24/25	DWI, Speeding 97-60, Open Container	Town & Country PD
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8/25/25 08:50	2821 N Ballas	Wileman, Trenten	WM28 (1997)	1xx S. McKinley Ave 63084	Poss control substance (fel)
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Trenton Wileman 28

08/25/25 Felony Drug Possession Town & Country PD
07/27/16 Unlawful Use of Weapon Prob revoked 4-yrs prison Caruthersville PD
11/08/14 Peace Disturbance \$159 fine, Property Damage \$250 Caruthersville PD

9/2/25 2:21	270/Dougherty Ferry	Gutzler, Matthew	WM34 (1991)	3xxx Autumn Trace Dr 63043	DWI (ord); Open container (ord); Improper lane use (ord)
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Matthew Gutzler 34 Maryland Heights

09/02/25 DWI, Improper Lane Use, Open Container Town & Country PD
02/18/25 Careless Driving in snow resulting in crash \$266 fine Chesterfield PD
09/28/22 Moving Vio reduced to Parking Vio \$116 fine St. Ann PD

9/3/26 1:30	270/Dougherty Ferry	Lupo, Timothy	WM28 (1996)	1xxx Via Vento Dr 63125	DWI (ord); speeding (ord)
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Timothy Lupo 28

09/03/25 DWI refused Breath Test, Speeding 92 mph in 60 zone Town & Country PD
06/07/17 DWI refused Breath Test, Imp Lane Use \$50 fine MO Hwy Patrol
11/09/15 Misd Marijuana Poss Probation Revoked \$500 fine MO Hwy Patrol
Speeding 25+ over limit 2-days jail \$100 fine
03/01/14 Speeding MO Hwy Patrol

9/4/25 23:02	T&C PD	Safi, Zabihullah	AM30 (1995)	9xxx Sioux Dr 63123	Leaving the scene of MV crash (ord); CNI (Ord)
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Zabihullah Safi 30 Afghanistan

09/04/25 Leaving the Scene of MV Crash Town & Country PD
06/10/24 Stealing Granite City IL PD
04/05/24 FEL Stealing Collinsville IL PD
03/18/24 Speeding 52-35, Careless Driving, Eluding Police Lake St. Louis PD
03/11/24 Disobeyed Red Light, Disobeyed Stop Sign Lake St. Louis PD
Speeding 85-in-45 zone
02/05/24 Stealing FTA Warrant Crestwood PD
01/17/24 2-Cts Felony Drug Possession, Resisting Arrest O'Fallon PD
11/05/23 Stealing O'Fallon MO PD

08/24/24	Stealing reduced to Litter \$350 fine	Arnold PD
08/23/23	Peace Disturbance \$350 fine	Desloge PD
08/15/23	Stealing reduced to littering \$316 fine	St. Peters PD
06/19/23	2-cts Stealing, 2-cts Fel Drug Possession	St. Peters PD
04/20/23	Fel Stealing, Unlawful use of Weapon, Fel Drug Poss	Kirkwood PD
03/24/21	Expired Lic Plates \$50 fine, Moving Vio reduce to Parking Vio \$175 fine	Creve Coeur PD
11/25/18	Moving Vio reduced to Parking Vio \$191 fine	Bel Ridge PD

9/11/25 15:30	TCPD	Grant, Matthew	WM50 (1975)	1xxx Mason Knoll Rd 63131	Violating order of protection (misd)
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Matthew Richard Grant 50 Town & Country

09/11/25	Violating Order of Protection	Town & Country PD
07/12/19	Discharging Fireworks \$116 fine	Town & Country PD
08/22/24	Speeding 82 mph-in-60 Zone \$250 fine	MO Hwy Patrol
05/30/10	Operate Motor Boat in Careless Maner \$350 fine	MO Water Patrol

9/13/25 4:54	Mason Rd	Flores-Aguilera, David	WM31 (1994)	1x Sugar Maple Ln 63303	DWI (ord)
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David Flores-Aguilera 31



09/13/25	DWI	Town & Country PD
08/0/22	Speeding 20-25 over limit \$155 fine	MO Hwy Patrol

9/13/25 19:49	141/Woods Mill	Schroeder, John	WM65 (1959)	1xxxx Masonview Ct 63141	DWI (ord); Driving on wrong side of road (ord)
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John T Schroeder 65 Town & Country

09/13/25	DWI, Driving on Wrong Side of Road	Town & Country PD
11/24/05	Moving Vio reduced to Parking Vio \$200 fine	MO Hwy Patrol

9/20/25 17:51	270/Clayton	Hudson, Krystal	BF39 (1986)	3xx Countryshire 63367	DWI (ord)
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Krystal Hudson 39 Lake St Louis

09/20/25 DWI

Town & Country PD

9/21/25 00:53	141/64	Gilliam, Eddie	BM60 (1965)	1xxx Cottagemill Dr 63021	DWI (ord)
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Eddie Gilliam 60 Ballwin



09/21/25 DWI

Town & Country PD

TOWN & COUNTRY PUBLIC WORKS DIRECTOR RESIGNS: Michael Zeltmann was hired four years ago as the Town and Country Director of Public Works. He worked for 30 years for St. Louis County in planning and engineering. Prior to that he worked for the City of St. Louis.

The only word we are getting from Town & Country is that he resigned, not why he resigned. The best I got was “personnel issues we can’t get into, but he wasn’t fired.” The City is advertising for a replacement.



Michael Zeltmann

UNAPPROVED CHESTERFIELD NEWSLETTER



POLICE BLOTTER

WEDNESDAY SEPTEMBER 24, 2025 MIDNIGHT SHIFT

Update - 24-3399 - Prisoner Pick-Up - St Louis County - Officer responded to St Louis County intake for a subject with active Chesterfield stealing warrants.

Officers responded to calls for disturbances, suspicious vehicles/ persons, and sick cases.

They conducted traffic enforcement and provided close patrol of the residential and commercial areas throughout the city.

DAY WATCH WEDNESDAY SEPTEMBER 24, 2025

25-4263	Beginning: 09/24/2025, 06:15 Ending: 09/24/2025, 06:32	7XX SPIRIT OF ST LOUIS BLVD		SPIRIT OF ST LOUIS AIR PARK	5	4	Larceny Over \$750 From Auto
Arrested	N/A						
Narrative Description	Various tools stolen from vehicle.						

25-4263- Tampering- Spirit Of St Louis Blvd: An officer responded to a report of 7 company trucks ransacked. Investigation revealed person(s) unknown entered and searched 7 work vehicles. They stole \$3086.00 worth of tools and parts from 1 truck. A check of area businesses for video surveillance and other victims met with negative results.

25-4264- Lydia Hill Dr: Officers responded to a report of an unhoused individual loitering in the clubhouse. A record check of the individual found him to have outstanding warrants through Florissant PD. He was arrested, processed, and held pending pick up.

25-4266	Beginning: 09/24/2025, 13:36 Ending: 09/24/2025, 14:00	18XXX OUTLET BLVD	St. Louis Premium Outlets	CHESTERFIELD BLUE VALLEY	5	4	Drugs Fraudulent Prescription
Arrested	Schneider, Pete W 20 M						
Narrative Description	Officers received an anonymous tip that the subject had an active felony warrant. After locating the subject, officers discovered the 20-year-old subject was in possession of marijuana.						

25-4266- Drug/Fugitive Arrest- Outlet Blvd: SEU Officers located an individual with several warrants through out the St. Charles area. They took the subject into custody, and found him to be a minor in possession of marijuana, and in possession of a controlled substance without a prescription as well. The subject was arrested, processed, and held for other agencies.

Pete Schneider, Jr 20 Florissant PD

09/24/25	Poss of Drug, Minor in Poss Marijuana, Fugitive	Chesterfield PD
06/04/25	Patronizing Prostitution	Wentzville PD
03/31/25	Auto Theft	Wentzville PD
03/29/25	Minor in Poss Intox, Resisting Arrest, DWI FTA Warrant	O'Fallon PD
	Speeding 110 mph in 60 zone, No Veh Insurance	
03/11/25	Disobey Red Light FTA Warrant	St. Peters PD
11/04/24	No Vehicle Ins	Hazelwood PD
05/14/23	Speeding 26 MPH or More over limit SIS Probation	Foristell PD
	Fail to Yield to Emg Veh \$99 fine, Unreg Veh \$14 fine	
	Moving Vio reduced to Loud Muffler \$99 fine	

25-4267- Rape in the 2nd Degree- A juvenile male was taken into custody on two counts of Rape 2nd Degree. The Detective's investigation is ongoing.

25-4269- Protective Custody- Bantry Ln: Officers responded to a check the welfare at an apartment with regard to an ongoing DFS investigation. DFS was attempting to locate a 16 year old, 1 year old, and 4 month old believed to be being held by a 20 year old male. Upon arrival officers located the one year old in the care of his grandparents. No other involved parties were on scene. A DFS investigator responded to the scene and directed officers to take the child into protective custody. Officers did so with the grandparents consent, and the child was transferred to DFS custody.

No Report- Assist the SRO- Woodsmill Rd: Officers responded to assist the SRO with regard to a student with behavior issues that had fled the school. As officers arrived, the SRO was able to calm the student and return to the school without incident.

Officers responded to suspicious persons, sick cases, crashes, disturbances, citizen inquiries, and alarms.

Officers also patrolled neighborhoods, parks, and the business districts while also conducting traffic enforcement.

AFTERNOON WATCH SEPTEMBER 24, 2025

25-4270 - Accidental Injury (Central City Park Playground) a 4-year-old child walked in front of a swing and was struck in the face. The child sustained a facial injury and was conveyed to Mercy Hospital by EMS.

25-4271- Motor Vehicle Crash: Traffic Officers investigated a crash wherein one vehicle ran off of the road in the 1600 block of Kehrs Mill. The driver was not fully conscious. It is believed that a contributing factor may have been dangerously low blood sugar. The driver was conveyed to the hospital by EMS.

25-4272	Beginning: 03/14/2024, 12:00 Ending: 03/14/2024, 12:00	18XXX OUTLET BLVD		CHESTERFIELD BLUE VALLEY	5	4	Sexual Harassment
Arrested	N/A						
Narrative Description	Victim filed a delayed report of sexual harassment and assault.						

25-4272 - Delayed Assault: An officer met with the reporting party at the station regarding an assault that occurred at the outlet mall in 2024. This was a minor assault with no physical injury.

25-4275	Beginning: 09/24/2025, 18:46 Ending: 09/24/2025, 18:46	Chesterfield Airport Rd & N Spirit Dr			5	4	Failure to Yield
Arrested	N/A						
Narrative Description	Subject failed to yield to a traffic stop for an electric signal violation.						

25-4275 - Aggravated Fleeing: A Special Enforcement Unit Officer made a traffic stop on Chesterfield Airport Road at Spirit. As he walked up to the car, the driver drove off and entered eastbound I-64. Being that unmarked cars were being used, SEU officers followed behind the car seeking an opportunity to take the occupants into custody should they park their car. This opportunity did not present and the SEU officers returned to venue. Investigation continues by SEU.

25-4277 - Warrant Arrest: Resulting from a traffic stop on I - 64 at Boones Crossing, the driver was found to have an active Chesterfield traffic warrant. The driver was

arrested, conveyed to the station and booked. The driver then posted bond and was released.

Officers also responded to calls for alarms, solicitor, sick case, motorist assist, traffic complaint, animal complaint, disturbance, accidental injury and several (non-injury) motor vehicle crashes.

Officers also conducted proactive patrol of parks, (CVAC) retail and entertainment districts/venues as well as traffic enforcement.

THURSDAY SEPT 25, 2025 MIDNIGHT SHIFT

25-4276 – Fugitive Arrest – W I-64 / Boones Crossing Road

A 30-year-old female from Wentzville was stopped for a registration violation and found to have active traffic warrants issued by St. Charles County Police and Cottleville. The warrants were confirmed and she was arrested without incident. She was booked into the Chesterfield Jail, posted \$400.00 on each warrant, and was released.

25-4278 – Traffic Arrest – Chesterfield Parkway East / Swingley Ridge Road

A 30-year-old male from St. Louis was stopped for a registration violation and found to have a revoked driver's license. He was arrested, booked at the Chesterfield Jail, and released on a citation.

25-4280	Beginning: 09/25/2025, 03:26 Ending: 09/25/2025, 03:40	I64 Hwy W & Boones Crossing Rd			4	4	Failure to Yield
Arrested	N/A						
Narrative Description	Officers contacted a driver found slumped at the wheel. When asked to step out of the vehicle, driver left the scene at a high rate of speed.						

25-4280 – Aggravated Fleeing – W I-64 / Boones Crossing Road

Officers stopped the driver of a green Nissan Maxima, who was slumped over the wheel at the traffic signal. The driver, an unknown male in his late 30s to early 40s, and a female front passenger of similar age both appeared heavily intoxicated. When officers approached on foot, the driver suddenly accelerated through the intersection and entered westbound I-64 from Boone's Crossing.

Officers attempted to locate the vehicle on I-64 without success. Officers did not engage in a pursuit, and the information was broadcast over the police radio. Town & Country Police attempted to stop the vehicle on eastbound I-64, but the vehicle failed to yield. The investigating officer obtained clear body camera footage of the driver and is actively working to identify him.

25-4280 – (Update) Aggravated Fleeing

The investigating officer identified the driver who fled from officers on I-64 at Boones Crossing. The subject is a 46-year-old male with an extensive criminal history of violent crimes. He is currently on probation/parole for burglary 1st and has a prior record of drug distribution. He is also affiliated with a former problem residence on Park Forest

25-4281 – Assist other Agency – 1789 Clarkson Road

At approximately 2:00 AM, officers responded to Clarkson Mobil regarding a 24-year-old male involved in a domestic violence incident. The male reported his ex-girlfriend discovered him with another woman and broke the rear window of his vehicle in St. Charles County. Officers observed a large amount of blood on the driver's side of the vehicle and a loaded firearm in plain view on the rear passenger seat.

The male admitted to assaulting the victim during this incident in St. Charles County and requested we take a property damage report. Officers located the ex-girlfriend at a local hospital, where she provided a brief statement over the phone. Her injuries were not life-threatening. St. Charles County Police responded to the scene, and arrested the male. They will be handling the investigation moving forward.



Online Arrest Reports

Arrest Date	Arrest Time	Arrest County		
09/25/2025	3:11AM	ST. CHARLES		
Person Name	Person Age	Person City/State	Charge	
IMRIE, MALACHI R	18	CHESTERFIELD, MO	DRIVING WHILE INTOXICATED	

Malachi Imrie



09/25/25 DWI

Missouri Hwy Patrol

DAY WATCH THURSDAY SEPTEMBER 25, 2025

25-4284- Fugitive Arrest- 141/ Brooking Park: An officer conducted a traffic stop on 141. His investigation determined the driver had outstanding warrants from Florissant and Manchester. The driver was arrested, and conveyed directly to Manchester PD for their charges.

25-4285- Sexual Assault 2nd Degree- Chesterfield Airport Rd: The victim responded to the station to report a sexual assault perpetrated by a coworker. Officers responded to the business and arrested, interviewed, and processed the subject. He was then transported to Mercy for a mental health evaluation. The investigating officer will make state warrant application.

25-4285 (Update) – Sexual Assault – Chesterfield Airport à A mental health warrant was issued for the suspect as a result of this incident. Officers from the Special Enforcement Unit assisted a detective in taking the suspect into custody and transporting him to Mercy Hospital.

25-4286- EDP/Incorrigible Juvenile – Brook Hill Dr: Officers responded to a report of a juvenile that was out of control and threatening his mother in the front yard while refusing to go to school. Officers arrived on scene and attempted to deescalate the situation and the juvenile walked away and remained agitated. Officers followed and were able to stop the juvenile on an adjoining street without incident, and he was transported to Mercy for psychiatric care.

25-4289	Beginning: 09/15/2025, 09:20 Ending: 09/16/2025, 09:00	14XXX CLAYTON RD		ST LOUIS RETIREMENT	3	3	Larceny under \$750 from Mailbox
Arrested	N/A						
Narrative Description	Package stolen from mail room.						

25-4289- Larceny- Clayton Rd: An officer responded to a retirement community and contacted the victim who advised person(s) unknown had stolen a package that had been delivered.

25-4290- Traffic/Fugitive Arrest- Outlet Blvd: An officer conducted a traffic stop and determined the driver's license was revoked, and he had an outstanding traffic warrant through Troy, Missouri. The driver was arrested, processed and held awaiting pick up.

20-2416- Prisoner Pick Up- St. Peters PD: An officer responded to the St. Peters Police Department for a subject in custody on Chesterfield stealing charges. The subject was arrested, and transported to the station where he was processed and held pending payment of bond.

Officers responded to suspicious persons, sick cases, crashes, disturbances, citizen inquiries, and alarms.

Officers also patrolled neighborhoods, parks, and the business districts while also conducting traffic enforcement.

AFTERNOON WATCH THURSDAY SEPT 25, 2025

25-4292	Beginning: 08/19/2025, 16:06 Ending: 08/19/2025, 17:08	2XX THF BLVD	Lowes	CHESTERFIELD COMMONS	5	4	Larceny under \$750 Shoplifting
Arrested	N/A						
Narrative Description	Subject stole from multiple store locations.						

25-4292 – Stealing – THF Blvd

An SEU Officer responded to Lowe's for a report of a delayed stealing report. During her investigation she found the suspect had been switching price tags on multiple items and stealing from various stores throughout the area. This investigation is on-going.

In addition to the above incidents, Chesterfield Officers also responded to a variety of other radio assignments, which included Motor Vehicle Crashes, Motorist Assist, Keep the Peace, Suspicious Activity, Stealing, Disturbance, Suspicious Subject, Traffic Complaint, Suspicious Vehicle, Check the Welfare, Sick Cases, and Alarms.

Officers also patrolled neighborhoods, parks, and the business districts while also conducting traffic enforcement.

FRIDAY SEPT 26, 2025

MIDNIGHT SHIFT

25-4297 – Assist Other Agency – 14855 North Outer 40 Road

A 30-year-old male left his residence in Florida enroute to his uncle's home in St. Louis City but never arrived. His mother was unable to reach him by phone and believed he was with a male employed at Delmar Gardens in Chesterfield. Fearing he was being held against his will, she requested assistance. At the same time, the uncle reported him missing to St. Louis City Police. Officers initiated an emergency phone ping while family members searched, and he was later located unharmed in St. Louis City. No kidnapping occurred.

25-4299 – Crisis Intervention

A 32-year-old female recently diagnosed with cancer made suicidal statements to her mother. Officers intervened, and the subject voluntarily went with EMS to Mercy Hospital for a mental health evaluation. Her mother completed an affidavit for a 96-hour detention.

Officers also handled alarms, accidental injuries, traffic complaints, and suspicious vehicle investigations.

Throughout the shift, officers emphasized community safety through traffic enforcement, proactive patrols in residential neighborhoods, and checks of closed businesses.

DAY WATCH FRIDAY SEPTEMBER 26, 2025

25-4304	Beginning: 09/23/2025, 16:30 Ending: 09/23/2025, 16:45	23XX BAXTER RD		PARKWAY WEST MIDDLE SCHOOL	3	3	Assault Domestic
Arrested	N/A						
Narrative Description	Juvenile struck his moth in the face with a fist while she attempted to take a steak knife from him.						

25-4304- Domestic Assault- Baxter Rd: An SRO took a report to document a delayed domestic assault between a juvenile suspect and their parent on school grounds after hours. (We don't know if he actually struck a moth, but he did hit his mother,)

25-4305	Beginning: 09/26/2025, 08:46 Ending: 09/26/2025, 08:46	14XXX BIG TIMBER LN		CHESTERFIELD TRAILS	3	3	Fraud Identity Theft
Arrested	N/A						
Narrative Description	Unknown subject used victim's information to open a Kohl's credit card.						

25-4305- Fraud- Cyber Space: The victim responded to the station to report a fraud wherein person(s) unknown used his identifying information to open a credit card and charged \$500.00.

25-4307	Beginning: 09/12/2025, 08:00 Ending: 09/26/2025, 13:30	15XXX VILLAGE VIEW DR		FRIENDSHIP VILLAGE OF WEST COUNTY	2	1	Larceny under \$750 Person
Arrested	N/A						
Narrative Description	Victim's purse, cash, credit cards, and identity documents are missing from her assisted living apartment.						

25-4307- Larceny- Olive Blvd: An officer responded to a retirement community and contacted the victim who advised person(s) unknown had stolen her purse from her room sometime over the last 2 weeks.

25-4308- Animal Bite- Hunter's Hill Ct: A delivery driver was bitten by the homeowner's dog while making the delivery. EMS was refused.

No Report- Assist Other Agency- Joyce Ridge: A Chesterfield Officer assisted the U.S. Marshal's Service with an arrest attempt. The subject was found to no longer live at the address.

No Report- Honor Flight- City Hall: Officers and City staff welcomed veterans back to Chesterfield as they returned from visiting the Vietnam Wall exhibit in Perryville, MO

Officers responded to suspicious persons, sick cases, crashes, disturbances, citizen inquiries, and alarms.

Officers also patrolled neighborhoods, parks, and the business districts while also conducting traffic enforcement.

AFTERNOON WATCH FRIDAY SEPT 26, 2025

25-4311	Beginning: 09/26/2025, 16:22 Ending: 09/26/2025, 16:30	18XXX OUTLET BLVD	St. Louis Premium Outlets	CHESTERFIELD BLUE VALLEY	5	4	Larceny under \$750 Shoplifting
Arrested	Anderson, Nikia B 33 F						
Narrative Description	Subject stole clothing. After arresting the subject, officers located a theft device.						

25-4311 – Stealing – Outlet Blvd

An SEU Officer was called by a department store manager at the above location who advised a female had just stolen from the store. While the officer was enroute to the location, he asked for assist officers to respond to the area. Officers observed a female matching the suspect's description. An officer ordered the suspect to stop, to which she ignored the commands and ran from the officer. The suspect was quickly apprehended without any further incident. The suspect was transported to the station for booking, and the stolen merchandise was located and returned to the store.

Nikia S ANDERSON 33 O'Fallon IL



09/26/25	Stealing	Chesterfield PD
05/16/25	Speeding 86 mph-in-60 zone, Driving Revoked	MO Hwy Patrol
10/28/24	Speeding 52 mph in 35 zone \$150 fine	St. Charles City PD
10/05/24	Speeding 100 mph-in-65 zone \$266 fine, Driving While Revoked \$216 fine, Fleeing Police	Chesterfield PD
01/16/24	Nuisance Violation \$50 fine	Florissant PD
06/02/23	Stealing \$100 fine SIS Probation in lieu 30-days jail	Richmond Heights PD
05/01/23	Stealing, Misc Ord Violation	Des Peres DPS
12/13/22	Speeding 11-15 over \$116 fine	Hazelwood PD
08/17/19	No Ops' Lic \$200 fine, Veh With No Bumpers \$190 fine	Perry Co SO
04/22/19	Moving Vio reduced to Parking Vio \$166 fine	Normandy PD
08/07/18	Driving While Suspended, Child Restraint Vio	IL State Police
11/07/17	No Ops' License \$80 fine	MO Hwy Patrol
08/02/17	Stealing	East St. Louis IL PD
07/03/15	No Veh Ins, Speeding 15-20 above limit	IL State Police
11/18/14	Speeding	East St. Louis IL PD
10/24/14	Speeding 35+ MPH over limit	IL State Police
04/03/13	Failure to Pay Fare Metro Train	Metro Spec Police
12/05/12	Speeding 15-20 mph over limit	Fairview Heights IL PD
06/07/12	Stealing	Fairview Heights IL PD
03/30/12	Assault	SW IL College PD
01/06/12	Reckless Driving	Fairview Heights IL PD
04/16/11	Speeding 15-20 MPH above limit	O'Fallon PD
01/15/10	Disorderly Conduct	O'Fallon IL PD
03/06/10	Leaving Scene of Accident \$125 fine	Fairview Heights IL PD
10/01/09	Speeding 26-30 mph above limit \$95 fine	IL State Police
01/10/09	Disobeyed Red Signal \$75 fine	O'Fallon IL PD

25-4312	Beginning: 09/15/2025, 12:51 Ending: 09/15/2025, 12:51	18XXX EDISON AVE		EDISON CENTER	5	4	Fraud Wire
Arrested	N/A						
Narrative Description	Subject submitted a fraudulent request to change employee direct deposit information.						

25-4312 – Fraud – Edison Ave

An Officer responded to the above business location for a report of a fraud. An unknown suspect sent a letter to the company and said they were an employee and needed to change their direct deposit information. The information was changed and the paycheck was deposited into the new account. The victim called the business and said he never

received his paycheck and never authorize his check to be deposited into a new account. This report will be forwarded to the detective bureau for further investigation.

In addition to the above incidents, Chesterfield Officers also responded to a variety of other radio assignments, which included Motor Vehicle Crashes, Motorist Assist, Parking Violation, Suspicious Act, Accidental Injury, Suspicious Subject, Traffic Complaint, Suspicious Vehicle, Check the Welfare, Sick Cases, and Alarms.

Officers also patrolled neighborhoods, parks, and the business districts while also conducting traffic enforcement.

SATURDAY SEPTEMBER 27, 2025

MIDNIGHT SHIFT

25-4314	Beginning: 09/27/2025, 00:17 Ending: 09/27/2025, 00:17	I64 Hwy E & Timberlake Manor Pkwy			3	3	DWI Alcohol
Arrested	Wilson, Joshua W 45 M						
Narrative Description	During a traffic stop for speeding, driver was found to be intoxicated.						

25-4314 – DWI Arrest / Open Alcohol Container – I-64 / Timberlake Manor Parkway

A 45-year-old male from St. Louis was stopped for impaired driving. He displayed obvious signs of alcohol intoxication, including bloodshot eyes, slurred speech, and a strong odor of intoxicants on his breath. He refused to perform field sobriety tests or submit to a preliminary breath test (PBT). Based on the officer's observations, he was arrested for driving while intoxicated and booked at the Chesterfield Jail. He later refused to provide a breath sample under Missouri's implied consent law and remained in custody until he was sober enough to care for himself.

Joshua Wilson 45

09/27/25 DWI, Speeding

Chesterfield PD

25-4315 – Motor Vehicle Crash – Boones Crossing Road / I-64

Two sedans collided in the intersection. Minor injuries were reported, and neither driver showed signs of impairment. Both vehicles were towed from the scene.

25-4316 – Disturbance – Ferncreek Drive

A 31-year-old husband and wife were at the Hollywood Casino when the female became highly intoxicated. She was escorted out by security, and her husband carried her outside due to her condition. He had not consumed alcohol and drove her home to their residence on Ferncreek. Once home, an argument occurred over her drinking and a prior domestic assault arrest in July for which she blamed him. Officers observed her to be heavily intoxicated, but no visible injuries were present and both parties' accounts

were consistent that no physical assault occurred this evening. The husband agreed to stay elsewhere for the night, and her parents responded to the residence to care for her.

25-4317 – Traffic / Fugitive Arrest – I-64 / Boones Crossing Road

A 36-year-old male from St. Charles was stopped for improper lane use and found to be operating on a revoked Missouri driver's license. A records check revealed active traffic warrants issued by St. Peters Police. He was arrested, booked at the Chesterfield Jail, and held pending the arrival of conveyance officers.

Check the Welfare – 333 E Chesterfield Center

At approximately 3:30 AM, officers were dispatched to the Hyatt Place Hotel regarding a report of two "young ladies" who were reportedly stranded and sleeping in the lobby. The desk clerk stated they claimed to be over 16 years old, but he was doubtful of their age. Officers immediately checked the lobby and interior areas of the hotel, but the subjects were not located. A thorough canvass of the parking lot and surrounding area, including the former Chesterfield Mall property, was conducted with negative results. The desk clerk was unable to provide any further information regarding their identities or whereabouts.

DAY WATCH SATURDAY SEPT 27 2025

25-4320	Beginning: 09/27/2025, 14:25 Ending: 01/01/1900, 00:00	1XX CHESTERFIELD COMMONS EAST RD		CLOCK TOWER PLAZA	5	4	Abduction Adult
Arrested	N/A						
Narrative Description	Witnesses reported that an unidentified subject struck an unidentified victim and forced her into a Dodge Ram.						

25-4320 – Abduction/ Domestic Assault – CHF Commons East: Officers received a call for an abduction in the parking lot of a business strip. Witnesses initially observed a verbal disturbance between a male and a female. The female appeared to be trying to walk away from the male and stopped in one of the businesses asking for a phone. Both subjects walked down to a truck which they arrived in earlier and continued arguing.

Witnesses advised the male struck the female, came up behind her, bear hugged her from behind and covered her mouth with his hand to keep her from screaming. The male forced the female in the truck and drove away. Officers canvassed the area which met negative results. Using FLOCK, the vehicle was located heading into Ellisville after this incident. SEU officers and Detectives are currently attempting to locate the truck and these subjects. Photos of the vehicle are being posted on social media.



If you see this truck, call 911 immediately. The occupants of this truck were involved in a domestic disturbance, and our Officers are trying to verify the safety of the occupants. If you have any information regarding the owner of this truck, call the Chesterfield Police Department at 636-537-3000

Officers responded to calls for service to include sick cases, alarms, motorist assists, downed power lines, motor vehicle crashes, a water main break, citizen contacts, a check the welfare, an ordinance violation, a suspicious vehicle, an injured animal and a traffic hazard.

Officers also conducted traffic stops and provided patrols of businesses, neighborhoods, and parks.

AFTERNOON WATCH SATURDAY SEPT 27, 2025

25-4321-Burglar Alarm-Grey Stone Manor-An officer responded to a residential alarm. A check of the residence revealed no signs of forced entry.

25-4322-Motor Vehicle Crash-Kehrs Mill Road/Bottle Bush-A motor vehicle crash occurred and one driver reported minor injuries. The subject was treated on scene and released.

Officers responded to calls for service to include disturbances, citizens contact, vehicle lock outs, and a check the welfare.

Officers conducted traffic stops and provided patrols of the businesses, neighborhoods, and parks.

SUNDAY SEPTEMBER 28, 2025 MIDNIGHT SHIFT

25-4324	Beginning: 09/28/2025, 00:43 Ending: 09/28/2025, 00:47	N Woods Mill Rd & Four Seasons Shopping Center			1	1	DWI Alcohol
Arrested	Thames, Anthony B 61 M						
Narrative Description	While checking on a driver slumped at the wheel, officers found subject was intoxicated.						

25-4324-DWI-Four Seasons

Officers responded to a person slumped at 8 Four Seasons. It was determined by Officers the occupant was intoxicated. The occupant was taken into custody.

Anthony W Thames 61

09/28/25	DWI slumped behind wheel	Chesterfield PD
04/07/25	Unregistered Vehicle, No Veh Insurance	Edmundson PD
03/13/25	Unregistered Vehicle, No Veh Ins	Florissant PD
02/05/25	Felony Stealing	St. Louis City PD
12/10/24	Disobey Red Signal reduced to Health Code Vio	St. Louis City PD
	\$225 fine	
07/26/04	Driving While Revoked 15-days jail	St. Louis City PD
01/14/18	Speeding	Pine Lawn PD
10/19/16	No Veh Ins \$68 fine, Unreg Veh \$68 fine	No CO Police Co-op
04/16/99	Driving While Suspended 2-days jail	St. Louis City PD
08/16/98	Driving While Revoked SES Probation	St. Louis City PD
04/26/97	Driving While Suspended 2-days jail	St. Louis City PD
01/31/93	Burglary 3-years prison	St. Louis Co
03/12/86	Driving While Suspended 2-days jail	St. Louis Co
06/22/85	Driving Wrong Way on 1-way Street	Brooklyn IL PD
09/20/82	Robbery 5-years prison	St. Louis City PD

Officers responded to calls for service to include accidental injuries, sick cases, EDP, motorist assist, noise complaint, check the welfare and alarms.

DAY WATCH SUNDAY SEPT 28, 2025

25-4327- Injured Animal- Wilson Forest Ct: A Chesterfield officer responded to a residence with regard to an injured fox in the front yard. Upon arrival, it was determined the fox needed to be put down due to the extensive injuries.

No Report- Delayed Shooting Report- St. Luke's Hospital: Officers responded to the emergency room to contact the victim of a gunshot wound. Upon arrival, it was determined the crime occurred in St. Louis City, and officers secured the victim's vehicle and awaited SLMPD's arrival with the victim. The victim sustained a gunshot wound to

his hand, and was transferred to Barnes Hospital for further treatment. SLMPD handled the investigation

Officers responded to suspicious persons, sick cases, crashes, disturbances, citizen inquiries, and alarms.

Officers also patrolled neighborhoods, parks, and the business districts while also conducting traffic enforcement.

AFTERNOON WATCH SUNDAY SEPT 28, 2025

25-4328-Warrant Arrest-Outlet Blvd.-An SEU officer conducted a traffic stop. The driver was arrested and transported to St. Louis County Intake.

25-4330-Violation of a Court Order--Officers responded to the address for a violation of a court order, where one parent violated returning the children to the other parent, as listed in the court approved custody agreement. The parent violating the court order stated they would not return the children due to suspected abuse that occurred outside of Chesterfield. The parent had contacted the Missouri Children's Social Services this weekend and reported the abuse. Social services were contacted and confirmed that a Safety plan was implemented. The children remained in custody of the parent recommended by Social Services.

Officers handled additional calls for service to include alarms, motorist assist, and assist fire department.

Officers conducted traffic stops and patrolled the parks, businesses, and residential areas.

MONDAY SEPTEMBER 29, 2025

MIDNIGHT SHIFT

25-4331	Beginning: 09/28/2025, 18:00 Ending: 09/28/2025, 22:00	18XXX OUTLET BLVD	St. Louis Premium Outlets	CHESTERFIELD BLUE VALLEY	5	4	Larceny Over \$750 Person
Arrested	N/A						
Narrative Description	Bag containing AirPods, credit cards, car keys, and identity documents stolen by an identified subject. Victim tracked the AirPods to a house in Florissant.						

25-4331-Stealing-Outlet Mall

The victim reported his sling bag containing several items was stolen while he was shopping. One of the items that was contained in the bag was his Airpods. The Airpods were pinged to an address in Florissant. The victim did receive some of the items back.

25-4334-Warrant Arrest-Olive/River Valley

An Officer made a traffic stop and determined the driver had active warrants. The driver was arrested.

Officers handled calls for service to include alarms, sick cases and an accidental injury.

DAY WATCH MONDAY SEPTEMBER 29, 2025

25-4336 – Warrant Arrest – Justus Post / Charlemont à An officer performing a traffic stop found **the driver had twenty traffic warrants**. He was arrested and booked at the station.

25-4339 – Warrant Arrest – Justus Post / Chesterfield Pkwy à An officer performing a traffic stop found the driver had a suspended license and warrants out of multiple jurisdictions. She was arrested and booked at the station.

Officers conducted vacation checks and patrolled neighborhoods, parks, and businesses. Additional calls for service included a sick case, EDP, motorist assist, and vehicle crashes.

AFTERNOON WATCH MONDAY SEPT. 29, 2025

25-4340-Lost Article-TFH Blvd.-A subject reported he lost his wallet, cash, and a credit card while shopping in the valley.

25-4341	Beginning: 09/26/2025, 06:30 Ending: 09/26/2025, 15:30	15XXX QUAIL MEADOWS DR		CHESTERFIELD VILLAGE TOWNHOMES	4	2	Larceny under \$750 Front/Rear Residence
Arrested	N/A						
Narrative Description	Amazon packages stolen off porch.						

25-4341-Larceny-Quail Meadows-A resident reported on 9/26/2025 their amazon packages were stolen off of their porch. A canvass of the area was conducted and no leads were discovered. The case was forwarded to the detective bureau.

25-4342	Beginning: 09/28/2025, 11:14 Ending: 09/28/2025, 11:20	1XX THF BLVD	Best Buy	CHESTERFIELD COMMONS	5	4	Fraud Credit Card
Arrested	N/A						
Narrative Description	Subject used a business credit card to make unauthorized purchases.						

25-4342-Fraudulent Use of a Credit Device-THF Blvd.-A business credit card was stolen from a hotel in Maryland Heights and used to make a fraudulent purchase at a business on THF Blvd. The officer contacted Best Buy, obtained video surveillance, and identified the subject. The investigation is ongoing and attempts to arrest the subject will be made.

25-4343	Beginning: 09/29/2025, 16:10 Ending: 09/29/2025, 18:31	14XX WESTMEADE DR		WESTBURY PARK	4	2	Fraud Impersonation
Arrested	N/A						
Narrative Description	Subject posing as law enforcement convinced victim to wire \$1750 to clear fictitious fines.						

25-4343-Fraud-Westmeade-A citizen was contacted by a scammer, claiming to be law enforcement. The scammer stated the subject missed a court date and had to sent money to avoid arrest. After a failed Venmo transaction, a successful Zelle transaction in the amount of \$1,750 was sent. This case was forwarded to the detective bureau.

25-4344-CIT-A juvenile made statements of wanting to do self-harm. The subject was transferred to Mercy for evaluation.

Officers handled additional calls for service to include motorist assist, motor vehicle crashes, alarms calls, accidental injuries, and assisted the fire department with medical calls.

Officers also made traffic stops and patrolled subdivisions, businesses, and parks.

TUESDAY SEPTEMBER 30, 2025
MIDNIGHT SHIFT

25-4350 - Open Door – 18--- Edison Ave - While conducting proactive patrol, Officers located an unsecured door at 18401 Edison Ave. A check of the interior found no obvious signs of disturbance and the door was resecured.

Officers responded to calls for alarms, sick cases, accidental injuries, and motorist assists

DAY WATCH TUESDAY SEPT. 30, 2025

25-4018 – Prisoner Pickup – Richmond Heights PD – An SEU officer investigating a felony theft from Macy's learned the suspect was in custody in Richmond Heights. An officer responded and arrested the suspect, who was transported and booked at the Chesterfield Police Station and interviewed.

25-4359 – Vehicle Crash Leaving the Scene – THF Blvd – A subject responded to the police station to make a delayed crash report in the parking lot of Target.

25-4360 – Stealing – THF Blvd – An SEU officer took a delayed report from Macy's of a felony theft. The suspect has been identified and is a repeat offender. An arrest attempt was made today at the suspect's probation officer, but he did not make the appointment.

25-4362 – Warrant Arrest – Olive Street Rd / Outlet Blvd – An SEU officer performed a traffic stop and found the driver had warrants out of multiple agencies. The driver was arrested and booked at the police station.

Officers conducted vacation checks and patrolled neighborhoods and businesses. Additional calls for service included burglar alarms, vehicle crashes, an abandoned vehicle, vehicle lockout, motorist assist, fire alarm, sick case, 911 hang-up, and a suspicious vehicle.

AFTERNOON WATCH TUESDAY SEPT 30, 2025

25-4367-Fraud-Clarkson Rd.-The reporting party stated items were stolen out of their vehicle in Sunset Hills. An unknown subject used the stolen ID to attempt to cash a \$3,485 check. The transaction was denied and the subject fled on foot from the bank. The ID and check were left behind in the bank. This case was forwarded to the detective bureau.

25-4368-Fraud-Chesterfield Airport Rd.-A Chesterfield resident received a scam call ordering them to withdraw money from their account and deposit it into another account. The resident completed the transaction at a Chesterfield bank. This case has been forwarded to the detective bureau.

25-4371-Domestic Assault-Post Rd.-Two siblings got into an altercation. The mother was struck with a cooking pot trying to break up the altercation. One subject was arrested and booked at the station. The Chesterfield PA was contacted and ordered the subject remain in custody overnight and be released on summonses in the morning.

25-4372-Warrant Cancellation-A subject in custody at Hazelwood PD, had Chesterfield traffic warrants. The subject had multiple warrants with other agencies and was given a court date for the Chesterfield charges.

25-4342 (Update)-Officers located and arrested the subject for Stealing and Fraudulent Use of a Credit Device. The subject consented to a search of their residence and the \$1,500.00 computer that was fraudulently purchased, was recovered. The subject was booked and released pending application of warrants.

Officers handled a variety of calls for service to include, motor vehicle crashes, custody disputes, CIT/EDP, trespassing, traffic complaints, motorist assist, alarms, assist fire/EMS, and suspicious vehicles.

Officers conducted traffic stops and patrolled neighborhoods, business areas, and parks.

IILLEGAL ROMANIAN NATIONAL PLED GUILTY IN ST. LOUIS FEDERAL COURT TO STEALING IN A SLEIGHT OF HAND SCHEME INCLUDING IN CHESTERFIELD

This is from the U.S. Attorney's Office:



ST. LOUIS – A Romanian national, who authorities say was in the country illegally, has [pleaded guilty to federal charges](#) tied to a national sleight-of-hand scheme that targeted the St. Louis area and at least 20 states.

Adrian Stoica, 46, pleaded guilty Thursday to three counts of wire fraud and one count of illegal entry into the United States.

Stoica admitted to carrying out at least 170 transactions at stores in 20 states from November 2021 to March 2025.

Investigators say, after cashiers scanned merchandise, prepaid gift cards, and electronic money transfers for Stoica, he would count out cash in piles to make it appear he was paying the full amount. He collected the piles and then slipped bills from the bottom of stacks into his pocket, short-changing stores by hundreds of dollars or more per transaction, then moving on to target another store elsewhere.

Stoica's plea agreement mentions three transactions in the St. Louis region.

On Feb. 17, 2023, he shortchanged a Chesterfield store by around \$860. On Sept. 7, 2023, he shortchanged a store in O'Fallon, Missouri by around \$690. The next day, he shortchanged a Fenton store by around \$660.

After his guilty plea, Stoica could face up to 62 years in prison and \$1 million in fines. He is also expected to be ordered to repay the stolen money and be deported, according to the U.S. Department of Justice.

GRAND JURY INDICTMENT LEAVING THE SCENE AFTER HITTING CHILD GETTING OFF SCHOOL BUS I originally reported this crime in Newsletter 700.

I, Greg Rupp, DSN 264, Chesterfield Police Department, knowing that false statements on this form are punishable by law, state that the facts contained herein are true and documented in report number 25-3820. I have probable cause to believe that on August 27, 2025, within St. Louis County, Dante Devito, 35, White, Male, 5'08", 140lbs, committed one or more criminal offense(s).

Count: 01	DWI - SERIOUS PHYSICAL INJURY - CLASS D FELONY
Count: 02	LEAVING SCENE OF ACCIDENT - PHYSICAL INJURY - CLASS E FELONY

The facts supporting this belief are as follows: On Wednesday, August 27, 2025, at approximately 4:30 p.m., officers responded to the area of 1965 Schoettler Road for a report of a child being hit by a car, and the driver of the vehicle, a 2017 Buick Lacrosse, left the scene. Upon arrival, the officer made contact with the victim who was transported to the hospital. The officer observed a few car parts on the ground including a sidemirror of the suspect vehicle that had fallen off from the accident. Officers stopped a vehicle matching the description provided, and the defendant was driving. A witness confirmed the vehicle was the same vehicle involved in the crash. The suspect vehicle was missing a mirror, and it matched the mirror

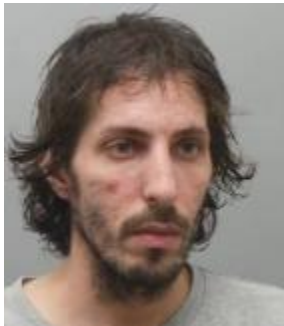
found at the scene of the accident. The defendant was identified as the driver of the vehicle and initially said that the mirror had broken off a week earlier. The defendant's body was shaking and his eyes were bloodshot, and he appeared drowsy.

An officer read the defendant the Missouri Implied Consent Advisory, and the defendant agreed to provide a sample of his blood. The defendant waived Miranda and said that he did not know that he hit anybody. Footage from a Flock camera shows the defendant vehicle's mirror still attached to the vehicle just before the accident. En route to the hospital for the blood draw the defendant asked, "then after my blood draw I go to Chesterfield?" The officer said yes, and the defendant asked, "do I have bond or?" The officer said there was no bond, and the defendant asked, "I have to wait until I am not high anymore?" The defendant said, "I was off today. Today I was off so I smoked a little more than normal because I was off." When asked, on a scaled of 1 to 10 with 1 being sober and 10 being the highest he has ever been, what level of impairment did the defendant think he was, and the defendant said he was currently a 4 but at roadside he was closer to a 7. The defendant admitted he "heard something hit the side. So I didn't think I hit anything...So I heard something hit the side and then I didn't see anything so I thought it was a deer."

The victim suffered a fractured elbow and concussion as well as other injuries.

There is reason to believe the defendant poses a danger to the community and/or crime victim based on the above-outlined facts.

Dante Devito 35



08/27/25	Felony DWID, Felony Leaving Scene of Accident	Chesterfield PD
11/17/21	Criminal Vio reduced to Parking Vio \$175 fine	Eureka PD
03/04/21	Moving Vio reduced to Health Code Vio \$285 fine	Creve Coeur PD
02/10/21	Moving Vio reduced to Parking Vio \$150 fine	Shrewsbury PD
05/24/12	Property Damage reduced to Littering \$300 fine, Ct 2 Property Damage \$125 fine	Chesterfield PD

MORE ON THE \$17.3 MILLION PURCHASE OF AN OFFICE BUILDING FOR MORE PARKING AT THE AMPHITHEATER. Possible lawsuit coming:

HOLY JOE SOCIETY

www.holyjoesociety.com

7777 Bonhomme
Suite 1300
St. Louis, MO 63105
holyjoe@holyjoesociety.com

PRESS RELEASE

FOR IMMEDIATE RELEASE

SEPTEMBER 15, 2025

Litigation Director
Robert H. Dierker

As we state in our mission statement, the Holy Joe Society has three tools: persuasion, education and litigation. The first is *Persuasion*.

Board of Directors

Various Chesterfield citizens and officials recently contacted the Society about the partially approved upcoming purchase by the City of an office building for \$17.3 million when the most recent appraisal is only \$14.5 million.

Emily R. Perez
Chair

The Society has today sent by courier to the Mayor of Chesterfield, the City Administrator, and each member of the Council the attached letter and a copy of that recent appraisal. As one can see from the letter, Chesterfield appears to be using maneuvers which are at least questionable.

Eric C. Peterson
Vice Chair

Perhaps the Society will end up with a taxpayer client who wants to bring a lawsuit to stop the purchase, for the purchase may fail the "public purpose test," but the Society is optimistic that the purchase may be stopped by *persuasion*.

W. Bevis Schock
Secretary

Chesterfield's citizens should be asking their elected officials, (and the elected officials should be asking themselves):

Samuel Panke
Treasurer

Why are we purchasing an office building anyway?
Why are we paying \$2.8 million over the appraised price?

Joseph von Kaenel
Member

...they are not paying the amount over the appraised price.

Chesterfield has around 50,000 residents. The \$2.8 million over payment comes to \$56 per resident. Perhaps the residents would prefer to use their \$56 to go out to a nice dinner at one of Chesterfield's fine restaurants...

The Holy Joe Society asks the Council to please be persuaded to vote to cancel this transaction and help restore confidence in the City's administration of the public fisc.

Is something rotten in the City of Chesterfield?



Using persuasion, education and litigation to challenge
improper activities of Missouri local government

The Sunday Tony Messenger's Post-Dispatch column take on the \$17.3-million purchase of an office building:

CHESTERFIELD — Early last year, Bob Nation came across news that didn't pass his smell test.

Nation was mayor of Chesterfield at the time, and he and the city council were reviewing the annual goals of City Manager Mike Geisel. One of them was to complete the purchase of an office building near the city's Central Park.

Nation had heard nothing of the potential purchase of the Mass Mutual office building. It didn't make sense to him.

"For the mayor to not even be aware of that is completely inappropriate," Nation told me in a recent interview.

Nation's tenure as mayor ended in April. But he and other critics of the purchase — which was **approved by the council** in August — are putting on a full-court press before the deal is finalized, trying to convince council members to change their minds. Nation and others believe the purchase would be a big mistake.

There are several reasons the critics point to. Start with the \$17.3 million price tag, which is **\$3 million more** than the most recent appraisal. There are questions about the stated needs — a parking garage and space to expand city offices. There are questions about whether the city should be in the commercial real estate business.

Among the most important arguments: the plans have been brewing longer than most folks in Chesterfield realize, leaving a dark cloud of suspicion.

“It looks to me like they’re ramrodding it through,” says Jim Regna, a Chesterfield resident and retired banking executive.

He started paying attention to city council actions during the process to create a tax increment finance district, which will provide incentives for the redevelopment of the Chesterfield Mall site.

“They’re not being transparent with the citizens of Chesterfield,” Regna says.

That’s been true since he was the mayor, Nation said. The council started discussing the purchase of the building and its parking garage in closed sessions last summer, Nation said. Among the biggest cheerleaders was Councilman Dan Hurt, who is now the mayor.

Nation didn’t believe the city needed to buy a Class A office building. The owners weren’t actually marketing it for sale. The initial appraisal seemed too high.

In January 2025, Nation raised another objection. In an email to city attorney Chris Graville, Nation said discussions about the purchase shouldn’t be held behind closed doors. Missouri’s Sunshine Law includes an exception for some real estate matters. That allows city councils in some circumstances to discuss the issues behind closed doors, particularly when “public knowledge of the transaction might adversely affect the legal consideration thereof.”

In this case, the only potential buyer of the building, Nation said, was the city. Public discussions wouldn’t change that. He told Graville and the council he wanted the discussions to take place in open session. The attorney disagreed.

At that point, discussions of the potential purchase slowed down until Nation was out of office and Hurt took over as mayor in April.

“They were slow-rolling me,” Nation said. “Nothing happened until I was out of office.”

Hurt did not return calls seeking comment.

It wasn’t until recently that Nation realized the discussions had been going on “for some time.” That’s what a memo written by Giesel on July 13, 2023, indicates. The memo outlines a meeting between multiple city officials and the building’s owners that took place the day before. The owners “expressed concern about confidentiality,” the memo says, in fear that tenants would leave after hearing about a potential sale to the city.

“They had been talking about this for more than a year, and I had no knowledge of it,” Nation said.

The secrecy is one reason why a watchdog group called the Holy Joe Society **sent a letter** to city leaders warning of potential legal action if the purchase goes through.

The “process by which the acquisition was approved and by which funding is to be accomplished has been opaque, and there seem to have been violations of the Missouri Sunshine Law,” says the Sept. 15 letter from Robert Dierker, a former circuit court judge in the city of St. Louis.

“They had been talking about this for more than a year, and I had no knowledge of it,” Nation said.

The secrecy is one reason why a watchdog group called the Holy Joe Society **sent a letter** to city leaders warning of potential legal action if the purchase goes through.

The “process by which the acquisition was approved and by which funding is to be accomplished has been opaque, and there seem to have been violations of the Missouri Sunshine Law,” says the Sept. 15 letter from Robert Dierker, a former circuit court judge in the city of St. Louis.

There is still time to stop the sale, says Kenny Kott, a Chesterfield resident who once managed commercial real estate. He has sent a series of letters to council members, urging them to look more carefully at the idea of turning themselves into commercial real estate managers at a time when the market “is soft.”

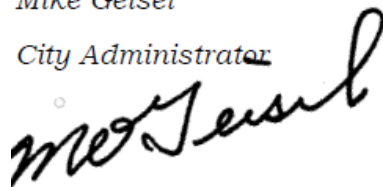
“There is no financial benefit to the city whatsoever,” Kott says. “Hopefully we can get them to stop before it’s too late.”

BUYING THE BUILDING WAS A SECRET TO SOME. HERE IS AN EMAIL FROM 2023, SENT TO ME THIS WEEK:

THIS GOES ALONG WITH THE TONY MESS PIECE TODAY....NEITHER COUNCIL OR MAYOR KNEW ANYTHING ABOUT THIS.....WHO TOLD STAFF TO DO THIS ANYWAY? NEITHER MAYOR OR COUNCIL WAS EVER COPIED ON THIS STUFF.....STATUTORILY....THE CITY ADMINISTRATOR IS THE ASSISTANT TO THE MAYOR....LOOKS LIKE SOMEBODY WENT ROGUE DOESN'T IT.

NEITHER MAYOR NOR ALL THE COUNCIL KNEW THIS WAS GOING ON.....SEE THE DATE OM THIS MEMO TO THE CITY ADMINISTRATOR'S FILE ...2023....IT SHOWED UP ON A COUNCIL AGENDA IN EXEC SESSION IN 2024. Notice that no Council person was copied or at a secret meeting.

Mike Geisel
City Administrator



690 Chesterfield Pkwy W
Chesterfield MO 63017
Phone 636-537-4711
Fax 636-537-4798

OFFICE OF THE CITY ADMINISTRATOR

TO: File

Date: July 13, 2023

RE: 16150 Main Circle Drive, HOK Building

Meeting was held on Wednesday 7/12/2023, at 10:30 am, Conference Room 202 of Chesterfield City Hall. Attendees:

- Chris Fox – Gershman Properties (representing property manager)
cfox@gershmancommercial.com Off 314-889-0608 Cell 314-471-4620
- Paul Hylton – BurkHill Real Estate (representing ownership)
Paul.hilton@burkhill.com Off 314-648-3402 Cell 314-276-0313
- Mike Geisel, City Administrator
- Jeannette Kelly, Finance Director
- Justin Wyse, Director of Planning
- Elliot Brown, Assistant City Administrator

Parties have been discussing the City's intention to acquire the referenced property for some time. The meeting was requested by Chris Fox in response to the City's request for financial information necessary to develop a valuation for said property.

The ownership group expressed concern about confidentiality, in fear that tenants may hear rumors of a potential sale to the City and seek to terminate their lease. They may not desire to be tenants in a building that is owned, or even used by the City, specifically if one of the uses is a community center.

City representatives discussed the current status of the TIF, the timing of any funding mechanism to raise the capital to acquire the building, and the City's ultimate use of the building. We also discussed a desire that once the City acquired the building, that we would likely occupy one floor, but would hope that Gershman would continue to operate and manage the building independently.

Ownership has a blanket loan that is due in August of 2026, so that would be a preferred window to convey ownership.

City representatives expressed that there is no need for the City to own or occupy the facility immediately, and that the City prefers that current ownership & management continue to lease the building and attempt to maintain the revenue stream. Ownership indicated that they would be willing to provide high level cash flow information, but generally the building is operating at a net positive cash flow of roughly \$1.5 million/year.

The existing parking garage has ~288 spaces, and at current build costs, (\$40 - \$50k per spot) the garage value is roughly \$11,520,00 - \$14,400, and the building would be in addition to that. The building is the newest building in their portfolio and is of unique and notable architecture, having been designed by HOK. Paul Hylton indicated that their asking price would be in the neighborhood of \$20 million. New build costs are in the \$350 - \$400 per square foot range. The HOK building is roughly 98,000 square feet, over five floors. The TIF budget includes \$24 million for this purpose.

There was general conversation about the overall office market. Per Chris Fox, “everybody is waiting on the mall”. There won’t be any significant office building or movement in Chesterfield until after the mall settles out. In their opinion, this is what is causing Wildhorse Village delays, larger office users are waiting, preferring Mall space and once that happens, the market will backfill into Wildhorse Village. They also confirmed that the market will demand a dense residential component to be successful.

All parties seemed to be of a similar understanding in pursuing a sale to the City, and that it would be preferable to develop a sales contract expressing the terms and conditions, but the actual conveyance

Paul Hylton was going to develop a draft letter of intent for the City to consider, that would facilitate the next steps in moving towards a sales contract.

Meeting ended at roughly 12 noon.

I have a problem with Dan Hurt pushing to spend \$17.3 for and office building allegedly to obtain some parking spaces, but I have a bigger problem with Hurt refusing to answer a reporter’s question about a Chesterfield political issue...after all that is the job of a mayor. The City Administrator also seems to have done some work on keeping the purchase of the office building from some of the Council for sometime.

CARTOONS:







