

DOORACK UPDATE December 22 2016

ANOTHER VIEW FROM INSIDE THE DOORACK SCANDAL: I recently wrote a check to the City of Chesterfield for \$62.50 to obtain all emails, letters, minutes and documents in 2016 connected to the Doorack Property. This was in response to a December 6, 2016 Missouri Open Records Sunshine request. Included in the 49 pages that I received were six copies of two Missouri Sunshine Law Open Records requests that I made. However, I was cheated. I clearly did not obtain everything.

Here are an interesting couple of e-mails:

New appraisal of Doorack Property: First there was a ???

Excerpt from September 19, 2016 Executive Session minutes:
Councilmember DeGroot made a motion, seconded by Councilmember Nations, to approve up to \$5,000 for appraisal of the (Doorack) Property. A roll call vote was taken with the following results: Ayes – Nations. Nays – McGuinness, DeGroot, DeCampi, Tilman and Hurt. Mayor Nation declared the motion failed.

Vickie Hass

City Clerk

690 Chesterfield Pkwy W

Chesterfield, MO 63017-0760

Phone: 636-537-6716

We wrote about this one as we learned that Bruce DeGroot was against having another appraisal of the property but moved to vote on it to shut up Councilwoman Bridget Nations, so that motion died on a 5-to-1 vote in secret session.

MISSING: On November 7th in a closed Executive Session meeting the council voted 4-to-4 to release all Doorack votes, emails, contracts and letters. Mayor Bob Nation broke the tie voting to release the information.

Those minutes were not included in my Sunshine Law request. I was aware of the vote as it was announced after the closed meeting in the open meeting. City Clerk Vickie Hass verbally gave me the vote results.

Yea to release

McGuinness

DeCampi

Hurt

Nay not to release

Flachsbart

Logan

DeGroot

Tilmann

Nations

Suddenly appearing: This email suddenly appears with my \$62.50 request.

From: mgeisel@chesterfield.mo.us

Sent: Wednesday, November 09, 2016 7:55 AM

To: robdodge@dodgeappraisal.com

Cc: cbg@gravillelaw.com; rsnation@aol.com; CWhite@chesterfield.mo.us;
cor@chesterfield.mo.us

Subject: City of Chesterfield, Appraisal

Attachments: 2016-11-8 Executed Appraisal for Doorack tract.pdf; 5492-PBS-1-30-15.pdf; Doorack Lease and Purchase Option.pdf; Property Description-LH.docx

Rob:

Per our conversation yesterday, I've attached the executed proposal for the appraisal of the Doorack tract.

I've also included the lease purchase option and survey as we discussed.

If you have any questions or require additional information, please don't hesitate to contact me.

Mike Geisel

City Administrator

636-537-4711

mgeisel@chesterfield.mo.us

On the same day the City Council voted to release all Doorack material there is an email about an appraisal. There was no record of the vote released to me about this new appraisal. The last appraisal vote the city would admit was voting down a request for an appraisal on September 19.

The City of Chesterfield also did not send me the results of the appraisal by Rob Dodge. There was an email sent out on November 23, 2016 to all council members telling them that Mr. Dodge's appraisal valued the Doorack property at \$400,000.

Chesterfield back to hiding documents from the public: I know for a fact that this email was sent out because it was shared with me by a council person. But it was not provided to me in my Sunshine Request. In other words despite the City Council voting to release all Doorack documents, when a request is made after that vote they refused

to release the vote to release the Doorack file, the vote for an appraisal, the appraisal itself and the email to the council telling them the results of the appraisal.

CHARGE FOR NON-RELATIVE MATERIAL: I was also charged for pages 8 and 9. Page eight is from Finance Director Craig White to the Council about an upcoming Finance and Administration Meeting with nothing in the email about Doorack. Then there was the email from resident Elmer Weis to the entire Council and the mayor complaining how the Mike Matheny (Cardinals manager) and Dan Buck fronted Big Sports Dome project was never put before the public or opened to public comment. Councilwoman Barb McGuinness responded to the email and also mentioned how she thought the Doorack deal was an example of the city wasting money.

I received this exchange on pages 14 and 15 and then again the same email exchange on pages 16 & 17.

HERE IS ANOTHER INTERESTING TID BIT, WHERE DOORACK IS MENTIONED BY COUNCILPERSONS SARCASTICALLY CONCERNING ANOTHER ISSUE:

Apparently Brinkmann Development Co. was considering building apartments where the lone Chesterfield trailer park is located east of the Doorack property.

From: Mike Geisel

Sent: Thursday, September 22, 2016 9:49 AM

To: Barbara McGuinness; Barry Flachsbart (barryf@mst.edu); Bob Nation; Bridget Nations; Bruce DeGroot; Chris Graville; Dan Hurt (longhornz@aol.com); Guy Tilman; Mike Geisel; Randy Logan; Tom DeCampi

Subject: FW: chesterfield mobile home park

See below

From: Aimee Nassif

Sent: Thursday, September 22, 2016 9:48 AM

Subject: chesterfield mobile home park

Good morning,

Just wanted to let you all know that Brinkmann called this morning and they have withdrawn their application for change of zoning to the mobile home park.

All they stated was that they have a change in their development team so want to withdraw all their plans now and then will be resubmitting at some point in the future.

Thank you

Aimee

Aimee Nassif, AICP

Planning and Development Services Director

On Sep 22, 2016, at 8:38 PM, **Barbara McGuinness** <BMcGuinness@chesterfield.mo.us> wrote:

Heck.....now Doorack really is useless

From: Randy Logan

Sent: Friday, September 23, 2016 8:49 AM

To: Barbara McGuinness

Subject: Re: chesterfield mobile home park

What does Doorack have to do with the trailer park.

From: BMcGuinness@chesterfield.mo.us

Sent: Friday, September 23, 2016 10:48 AM

To: RLogan@chesterfield.mo.us

Subject: RE: chesterfield mobile home park

Putting multi family at the trailer park sitewe could rent it to Brinkman to use for their equipment while we wait out the lease. It was just a thought to help re-coup some \$

I also received several pages of emails from staff about a cable spool being left on the property and the staff's work to get the owner to retrieve it.

HERE IS WHAT THE CITY HID FROM ME BUT CHARGED \$62.50: They did not provide the vote for the appraisal or correspondence to get the appraisal and how the appraiser was chosen. The city also refused to provide the appraisal that was received and then sent by email to all councilpersons on November 23.

Making and paying for this Open records request after the council voted to make all Doorack material open to the public was a test. Chesterfield again failed in the honesty department.

STILL ANOTHER VIEW OF THE DOORACK DEAL: Former Councilman Gene Schenberg, who voted for the deal in 2009, sent me a very candid and interesting email concerning the Doorack lease and original vote. Here is part of the email:

I remember this coming up because there was something in the discussion which didn't sit right with me.

It was pitched as a park and trail head to connect the Riparian Trail to the Monarch Levee Trail. I specifically remember the goal of being able to hike/bike from what was planned (at the time) as the new downtown Chesterfield all the way to Kansas City; all on the trail system.

I asked at the time how were they planning to connect the two trails over or under the highway and at what specific location if that was the trail head, and got a non-answer. As much as I liked the idea of this goal, I couldn't get my head around how it was going to actually work and no one else could tell me at the time. I trusted the people in the room and voted for what seemed like an awesome opportunity for the hiking/biking residents in Chesterfield.

The City planned to purchase the property for this purpose at that time.

It was not uncommon (at least for me) to come to a meeting where something like this was presented and pitched where Nations, Herring, and Heggie would act as the pitchmen, answer questions, and proffer an opinion on what would be best for the City. I realize now looking back that it was perhaps naïve of me to presume they were all telling the truth and presenting what was best for Chesterfield. Most of the time what they pitched made sense and most of us would vote with the recommendation. Knowing then what I know now, I would have been much more skeptical on every issue. It was (and maybe still today) very difficult to get all of the details on every issue far enough in advance to be able to expertly vote on every matter.

Some things came in fast and furious with limited details and limited time and we followed the advice of the people listed above. Again, knowing then what I know now, I should have sensed a red flag on these exact types of issues when they came up this way.

I wish more current and former councilpersons could be as candid as Mr. Schenberg. His honesty helps paint an even clearer picture of what was going on.