



August 6, 2026

To: Dr. Jackie Ramey

Re: Response to July 31, 2026 Sunshine Request

Dr. Ramey,

The City of Wright City received your July 31, 2026 request for records. At the outset, please note that the Missouri Sunshine Law, Chapter 610 RSMo., requires the City Clerk as custodian of records to provide access to existing public records maintained by the City. The Sunshine Law does not require the City Clerk to create records, answer questions, provide explanations, conduct research, prepare analyses, identify legal authority, make factual determinations, provide legal opinions, or otherwise generate records that do not already exist. To the extent portions of your request seek information, explanations, determinations, or legal conclusions rather than existing records, your request has been interpreted as seeking any existing records responsive to the subject matter described.

For records that exist and are responsive, the City has produced the records identified below. Where the City has identified no responsive records, no records are being produced.

1. **Final, signed CBB traffic study** — only the preliminary May 20, 2026 memo was produced June 29. Please include raw counts, appendices, the consultant's contract, and any record stating the volume assumptions (e.g., whether the ~100-truckload/day figure includes third-party contract haulers). *(Originally requested July 1; re-requested July 22.)*
The City has identified no responsive records
2. **Financial records for the \$23,850 CBB traffic study** — the City-side payment records (purchase order, warrant/check, fund, invoice, approval) and the developer-reimbursement records (invoice sent, receivable, proof of payment). If reimbursement has not been collected, please so state. *(Originally requested July 2; re-requested July 22.)*
Documents related to this request are attached.
3. **The applicant's application, in whatever form it exists** — application form, cover letter, project narrative, transmittal email, or plan-set submission. We discussed this by phone; for the record, please either provide whatever document initiated or facilitated this project with the City, or state in writing that none exists. *(Originally requested July 1; re-requested July 22.)* **Documents related to this request were provided in response to the 7-1-2026 Request.**
4. **Any document fixing the plant's location and setbacks within Lot 5 (~36.4 ac).** *(Originally requested July 1; re-requested July 22.)* **With respect to Item 4, I am unable to determine the specific records being requested. If you would clarify this request**

I will attempt to find the records you seek.

5. **The 40% open-storage and 75% building-coverage calculations** (§405.560(A)(5)), with the lot used for each — or a statement that none exists. (*Originally requested July 1; re-requested July 22.*) **The City has identified no responsive records. To the extent this request seeks legal interpretations, explanations, determinations, or conclusions, Chapter 610 RSMo. does not require the City Clerk to provide such information.**
6. **The January 29, 2025 variance application file** — thank you for the July 20 phone clarification (Temporary Concrete Plant, other location) and the online minutes. I am requesting the underlying *file*: the application, staff review notes, hearing notice, and withdrawal record — the withdrawal does not remove the file from the public record. (*Originally requested June 30.*) **Documents related to this request are attached.**
7. **Written statement of grounds (§610.023.4, RSMo)** for each record withheld or redacted from the “R. Hakim Documents” production, citing the specific exemption for each. In identifying each withheld or redacted item, please indicate the record type (email, text message, letter, memo), date, and the parties to it — this identifies the record without disclosing its contents. Please also clarify: the June 17 response withheld Items 3 & 9 as privileged, while the July 2 letter answered those same subjects “no documents” — which is correct? (*First requested July 7.*) **The Sunshine Law does not require the City Clerk to create records, answer questions, provide explanations, conduct research, prepare analyses, identify legal authority, make factual determinations, provide legal opinions, or otherwise generate records that do not already exist. To the extent portions of your request seek information, explanations, determinations, or legal conclusions rather than existing records, the request has been interpreted as seeking any existing records responsive to the subject matter described. As stated in the prior response, certain responsive records, or portions thereof, were withheld or redacted pursuant to Section 610.021(1), RSMo., which authorizes a public governmental body to close records relating to legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys.**
8. **Billing reconciliation** — the \$26.26 refund from the July 7 accounting (if the check is ready at City Hall, I’m happy to pick it up), and — per your July 17 letter’s own terms — confirmation of the actual time spent on the July 20 response against the \$34.87 deposit, with any difference refunded. (*Raised July 2.*) **Documents related to this request are attached.**
9. **June 1, 2026 joint-workshop packet** — the minutes were produced July 7; please provide the packet, or state that none exists. (I understand the City does not record meetings, so no recording is requested.) (*Originally requested July 1.*) **Documents related to this request were provided in response to the 7-1-2026 Request.**
10. **Permit records** — the July 7 response stated no permits were issued or pending, yet a water permit and a stormwater permit have been separately confirmed against the six-lot plan. I recognize those may be state (DNR) permits rather than City-issued — if that is the distinction, a sentence saying so fully answers this part. Please provide any City records concerning those permits, and any record of a building, grading, or access permit issued since July 7 — or a written statement that none exists. (*Raised July 17; re-requested July 22 — fairly treated as new if read differently before.*) **The City has identified no responsive records.**

New items — first requested today, July 31, 2026, given the August 17 P&Z review (current as of your response date)

11. **The consolidation / boundary-adjustment application and plat Magruder has submitted** (per counsel's July 23 statement to the Board) — the application itself and all submittal materials, the plat as filed, any fee or receipt record, and all staff review notes, checklists, correspondence, and any completeness or conformity determination concerning it under §410.010(G). *(Requested July 31, 2026.) Documents related to this request are attached.*
12. **The agenda and full packet for the August 17, 2026 Planning & Zoning meeting** as soon as they are available, including all materials provided to Commissioners concerning the plat review. I realize these may not yet be available as of this date — if so, please simply say so, and I will mark my records accordingly and renew the request once they exist. *(Requested July 31, 2026.) The City has identified no responsive records.*
13. **The “Water Engineers” review** referenced publicly on June 12, 2026 as confirming no negative impact to surrounding properties or the creek, and the City Engineer's written determination under §405.100(A)(4)(d). If no such record exists, please confirm in writing that this review is not on file with the City. *(Requested July 31, 2026.) Documents related to this request are attached.*
14. **Any §405.100(A)(7) desirability-review record created since your July 20 response** — that answer predated the pending consolidation-plat review; if a desirability or supplemental-regulations review record now exists in connection with that review (or the August 17 P&Z consideration), please provide it as it exists as of your response date. *(Requested July 31, 2026.) The City has identified no responsive records.*
15. **All existing records concerning satisfaction of the June 11 conditions of approval** — at the July 23 Board meeting, Magruder's counsel stated publicly that four of the five conditions have been met. Please provide any existing record reflecting the satisfaction of any condition: determinations, sign-offs, staff notes, inspection reports, or correspondence. The July 7 response identified no such records — if responsive records existed then and were missed, please note it as such and provide them; if created since, please treat this as a new request. If none exist, a written “no record exists” is a complete answer. *(Requested July 31, 2026.) Documents related to this request are attached.*
16. **Records concerning the handling of the petitions filed July 20, 2026** (Volumes I–IV, to the Board of Aldermen and the Planning & Zoning Commission) — any record showing their receipt, distribution, routing, referral, agenda placement, or scheduling for consideration, and any staff or Commission correspondence concerning them. I am not asking for a position or response to the petitions — only the existing records of how they have been processed. *(Requested July 31, 2026.) Documents related to this request are attached.*
17. **All records received from or sent to Magruder Limestone / Magruder Companies, their counsel, engineers, or consultants since July 7, 2026** — applications, submittals, revised site or engineering plans, plats, studies, correspondence (including email and text), meeting or pre-application records, fee, escrow, or surety records, right-of-way dedication instruments, and any draft or executed agreement. This captures anything the applicant has moved forward while other matters are pending. *(Requested July 31, 2026.) Responsive records are attached. Certain responsive records, or portions thereof, were withheld or redacted pursuant to Section 610.021(1), RSMo., which authorizes a public*

governmental body to close records relating to legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys.

Please further note that this response applies only to records existing and maintained by the City as of the date of this response. The Missouri Sunshine Law does not require continuing, prospective, or ongoing production of records created after the date of this response. Any request for records created after the date of this response must be made in a separate Sunshine Law request.

If you have questions regarding the records produced with this response, please contact my office.

Regards,

Abbie Ogborn

Abbie Ogborn
City Manager/Clerk and Custodian of Records
City of Wright City
636-745-3101
aogborn@wrightcitymo.gov