



2500301 Re: FW: FW: Consolidated Plat Review - Magruder wright city property

From Sharon E. Sherrill <ses@sherrillassoc.com>

Date Fri 7/24/2026 1:15 PM

To Duane Mueller <dmueller@magrudercompanies.com>; matt.m@mwec.us <matt.m@mwec.us>

Cc Building Inspector <buildinginspector@wrightcitymo.gov>; Abbie Ogborn <aogborn@wrightcitymo.gov>; Paul Rost <paul@municipalfirm.com>; Jenner, Katie <Katie.Jenner@huschblackwell.com>; Sandifer, JoAnn <joann.sandifer@huschblackwell.com>; Matt Lindsay <matt_lindsay@magrudercompanies.com>; Mark Lindsay <marklindsay@magrudercompanies.com>

 2 attachments (791 KB)

2500301_Consolidation Plat Magruder - Roelker Road Wright City MO Layout1 (1).pdf; Plat Consolidation Review responses and city responses.pdf;

(EXTERNAL EMAIL)

Certainly. Here is the Consolidation plat as revised and the City's responses to my responses to the revisions.

Sharon E. Sherrill, PLS

President

SHERRILL ASSOCIATES, INC.

316 North Main Street

Edwardsville, IL 62025

Tel 618-656-9251

Fax 618-656-9496

ses@sherrillassoc.com

On 7/24/2026 1:00 PM, Duane Mueller wrote:

Sharon, could you please respond to everyone on this email and attach the final consolidated plat.

I am hoping that all the attorneys can agree this document meets the legal requirements that were requested by the city before having it signed and presented at the August 17 meeting.

Mr. Bauer thank you for your work on this.

Duane

From: Building Inspector <buildinginspector@wrightcitymo.gov>

Sent: Thursday, July 23, 2026 3:55 PM

To: Sharon E. Sherrill <ses@sherrillassoc.com>; Duane Mueller
<dmueller@magrudercompanies.com>
Cc: Abbie Ogborn <aogborn@wrightcitymo.gov>
Subject: Re: FW: Consolidated Plat Review - Magruder wright city property

Duane and Sharon,

The updated plan review comments are attached. The consolidated plat will be presented to the Planning and Zoning Commission for consideration at their meeting on August 17, 2026, at 6:00 p.m. At Wright City-City Hall.

The Board of Aldermen will be in receipt of the consolidated plat and Planning and Zoning's recommendation at their meeting on August 27th, 2026, at 6:30 p.m. At Wright City-City Hall.

Attendance at both meetings is required by a representative of the development. If you have any questions, please let us know.

From: Sharon E. Sherrill <ses@sherrillassoc.com>
Sent: Friday, July 17, 2026 2:17 PM
To: Duane Mueller <dmueller@magrudercompanies.com>; matt.m@mwec.us
<matt.m@mwec.us>; Building Inspector <buildinginspector@wrightcitymo.gov>; Abbie
Ogborn <aogborn@wrightcitymo.gov>
Cc: beverett@mwec.us <beverett@mwec.us>; Jenner, Katie
<Katie.Jenner@huschblackwell.com>; Sandifer, JoAnn
<joann.sandifer@huschblackwell.com>; Matt Lindsay
<matt_lindsay@magrudercompanies.com>
Subject: Re: FW: Consolidated Plat Review - Magruder wright city property

Lance/Abbie,
I have attached the revised drawing, the responses to the City Comments, and the title commitments that addressed one of those comments.
Let me know what else needs done.
Sincerely,

Sharon E. Sherrill, PLS

President

SHERRILL ASSOCIATES, INC.

316 North Main Street

Edwardsville, IL 62025

Tel 618-656-9251

Fax 618-656-9496

ses@sherrillassoc.com

On 7/17/2026 10:19 AM, Duane Mueller wrote:

Sharon and Matt, see attached plan review from City of Wright city.

Thanks, Duane

From: Building Inspector <buildinginspector@wrightcitymo.gov>
Sent: Friday, July 17, 2026 10:14 AM
To: Duane Mueller <dmueller@magrudercompanies.com>; Abbie Ogborn <aogborn@wrightcitymo.gov>
Subject: Consolidated Plat Review

Please see attached consolidated plat review.

Thank you,

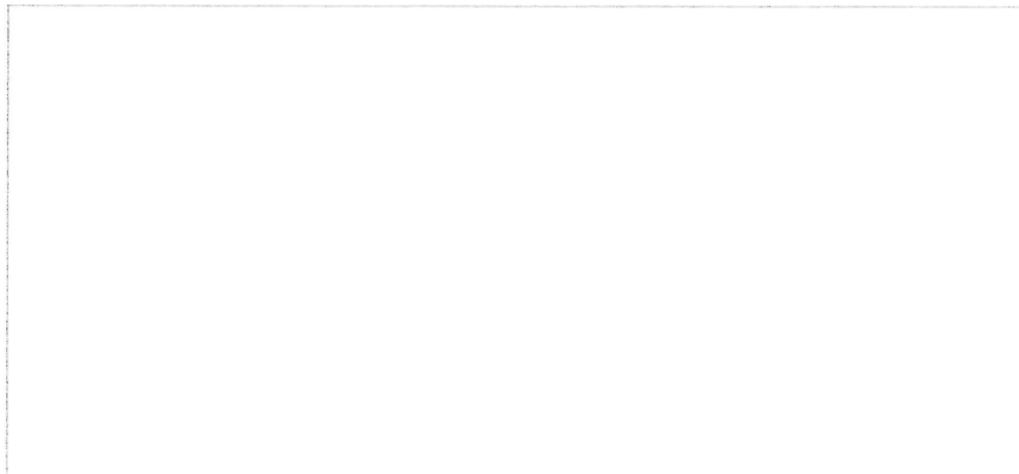
Lance Bauer

Building Department

City of Wright City

636-745-3101 ext. 107

buildinginspector@wrightcitymo.gov



636 Westwoods Road, Wright City, MO 63390

Magruder

From Building Inspector <buildinginspector@wrightcitymo.gov>

Date Mon 7/20/2026 11:57 AM

To Abbie Ogborn <aogborn@wrightcitymo.gov>

Sharon at Sherril revised the consolidation plat and sent back to us Friday. Do we need to send back to Paul or what is the next step as far as responding?

Thank you,

Lance Bauer

Building Department

City of Wright City

636-745-3101 ext. 107

buildinginspector@wrightcitymo.gov



636 Westwoods Road, Wright City, MO 63390

Magruder Consolidation Approval

From Building Inspector <buildinginspector@wrightcitymo.gov>

Date Thu 7/23/2026 2:27 PM

To Abbie Ogborn <aogborn@wrightcitymo.gov>

 1 attachment (44 KB)

Magruder Lot Consolidation Plat Approval.docx;

Will this work?

Thank you,

Lance Bauer

Building Department

City of Wright City

636-745-3101 ext. 107

buildinginspector@wrightcitymo.gov



636 Westwoods Road, Wright City, MO 63390

Magruder

From Building Inspector <buildinginspector@wrightcitymo.gov>

Date Tue 7/14/2026 1:21 PM

To Abbie Ogborn <aogborn@wrightcitymo.gov>

 4 attachments (341 KB)

Review of Preliminary Plat Asphalt Plant.docx; 2026-02-10 Magruder - SWPPP Letter of Recommendations.pdf; 2026-02-10 Magruder - Stormwater Letter of Recommendations .pdf; Review of Preliminary Plat Asphalt Plant.docx;

I think these?

Thank you,

Lance Bauer

Building Department

City of Wright City

636-745-3101 ext. 107

buildinginspector@wrightcitymo.gov



636 Westwoods Road, Wright City, MO 63390

Magruder Asphalt Plant Wright City Site Plan

From Duane Mueller <dmueller@magrudercompanies.com>

Date Thu 7/9/2026 1:46 PM

To Abbie Ogborn <aogborn@wrightcitymo.gov>; Building Inspector <buildinginspector@wrightcitymo.gov>; paul@municipalfirm.com <paul@municipalfirm.com>

Cc Matthew Marschke <matt.m@mwec.us>; Brandon Everett <beverett@mwec.us>; Sharon E. Sherrill <ses@sherrillassoc.com>; Jenner, Katie <Katie.Jenner@huschblackwell.com>; Sandifer, JoAnn <JoAnn.Sandifer@huschblackwell.com>; Matt Lindsay <matt_lindsay@magrudercompanies.com>; Mark Magruder <mmagruder@magrudercompanies.com>

(EXTERNAL EMAIL)

Hello everyone, the conditions on approval of Magruder's site plan are complete. Per 6/11/26 meeting minutes:

1. *An updated site plan must be submitted reflecting the relocated and redesigned turn lane, Roelker Road widening, and entry way to the development (as shown on plan sheet C-6, "Entrance Detail" submitted at the meeting) prior to any building permits being issued.*

Please click on the shared link in this email thread to access the complete site plan

2. *A boundary adjustment plat be submitted and approved by the City to consolidate the existing six lots into one and reflect the 90' right-of-way dedication along the site's frontage on Roelker Road prior to any development or building permits being issued.*

The consolidated plat was hand delivered to the city by Sharon Sherrill on 7/9/26

Thank you,
Duane Mueller
Magruder Companies

From: Michael Shocklee <MShocklee@magrudercompanies.com>

Sent: Thursday, July 9, 2026 1:07 PM

To: Duane Mueller <dmueller@magrudercompanies.com>

Subject: Magruder Asphalt Plant Wright City Site Plan

 [Magruder SS 070826.pdf](#)



Michael Shocklee

Network and Systems Administrator, Magruder Companies

t. 636.290.7080 | m. 636.236.2285

RE: Consolidated Plat Review

From Duane Mueller <dmueller@magrudercompanies.com>

Date Fri 7/17/2026 10:57 AM

To Abbie Ogborn <aogborn@wrightcitymo.gov>; Building Inspector <buildinginspector@wrightcitymo.gov>

Cc Matt Lindsay <matt_lindsay@magrudercompanies.com>

(EXTERNAL EMAIL)

Then I must have miss-understood.

From: Abbie Ogborn <aogborn@wrightcitymo.gov>

Sent: Friday, July 17, 2026 10:47 AM

To: Duane Mueller <dmueller@magrudercompanies.com>; Building Inspector <buildinginspector@wrightcitymo.gov>

Cc: Matt Lindsay <matt_lindsay@magrudercompanies.com>

Subject: Re: Consolidated Plat Review

Good morning, Duane,

We received a PDF version of the plans from Sharon Sherrill on Tuesday, July 7, 2026, at 3:21 p.m. That was the first time our office had received any version of the Consolidated Plat for review. In her email, she stated "please just mark it up and I will make the revisions before a final submittal".

She then contacted me to confirm the verbiage for the city's signature block and wanted to make sure that part was correct before collecting signatures on the plat. We then received the signed documents on Thursday, July 9th, 2026, prior to review being completed.

Unfortunately, the information you were given was incorrect as we did not have the plans for even 2 whole days prior to receiving the signed documents.

Once the updated plans are resubmitted, we ask that no copies are signed until the final version is approved, we will notify you that it can be collected for signatures and turned in.

Thank you,

Abbie Ogborn, CMC/MRCC/CMO

City Clerk / Manager

City of Wright City

636-745-3101 ext. 101 or 5

aogborn@wrightcitymo.gov



636 Westwoods Road, Wright City, MO 63390

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From: Duane Mueller <dmueller@magrudercompanies.com>
Sent: Friday, July 17, 2026 10:26 AM
To: Building Inspector <buildinginspector@wrightcitymo.gov>; Abbie Ogborn <aogborn@wrightcitymo.gov>
Cc: Matt Lindsay <matt_lindsay@magrudercompanies.com>
Subject: RE: Consolidated Plat Review

(EXTERNAL EMAIL)

Mr. Bauer, (maybe I am wrong) but it was my understanding that you had the draft plat from SES for approximately two weeks to conduct a review. Why were these new items not addressed earlier in the process before notarized copies were hand delivered to you?

Duane

From: Building Inspector <buildinginspector@wrightcitymo.gov>
Sent: Friday, July 17, 2026 10:14 AM
To: Duane Mueller <dmueller@magrudercompanies.com>; Abbie Ogborn <aogborn@wrightcitymo.gov>
Subject: Consolidated Plat Review

Please see attached consolidated plat review.

Thank you,

Lance Bauer

Building Department

City of Wright City

636-745-3101 ext. 107

buildinginspector@wrightcitymo.gov



636 Westwoods Road, Wright City, MO 63390

phone call yesterday

From Duane Mueller <dmueller@magrudercompanies.com>

Date Thu 7/16/2026 2:11 PM

To Abbie Ogborn <aogborn@wrightcitymo.gov>

(EXTERNAL EMAIL)

Abbie could you please send me an email with the information you called me about yesterday.

Thank you! Duane



RE: Invitation to attend the Wright City Board of Aldermen Meeting on July 23, 2026.

From Duane Mueller <dmueller@magrudercompanies.com>
Date Thu 7/16/2026 4:32 PM
To Abbie Ogborn <aogborn@wrightcitymo.gov>
Cc matt.m@mwec.us <matt.m@mwec.us>; beverett@mwec.us <beverett@mwec.us>; ses@sherrillassoc.com <ses@sherrillassoc.com>; Katie.Jenner@huschblackwell.com <katie.jenner@huschblackwell.com>; JoAnn.Sandifer@huschblackwell.com <joann.sandifer@huschblackwell.com>; Matt Lindsay <matt_lindsay@magrudercompanies.com>; Mark Magruder <mmagruder@magrudercompanies.com>; Paul Rost <paul@municipalfirm.com>; Mayor <mayor@wrightcitymo.gov>

(EXTERNAL EMAIL)

Is the next P&Z meeting on July 20, 2026? If so, it seems reasonable that the consolidation plat (requested by the city), be on Monday's agenda.

Thank you, Duane

From: Abbie Ogborn <aogborn@wrightcitymo.gov>
Sent: Thursday, July 16, 2026 4:24 PM
To: Duane Mueller <dmueller@magrudercompanies.com>
Cc: matt.m@mwec.us; beverett@mwec.us; ses@sherrillassoc.com; Katie.Jenner@huschblackwell.com; JoAnn.Sandifer@huschblackwell.com; Matt Lindsay <matt_lindsay@magrudercompanies.com>; Mark Magruder <mmagruder@magrudercompanies.com>; Paul Rost <paul@municipalfirm.com>; Mayor <mayor@wrightcitymo.gov>
Subject: Invitation to attend the Wright City Board of Aldermen Meeting on July 23, 2026.

Good afternoon, Duane,

Thank you for taking my call yesterday. As discussed, during the Board of Aldermen meeting on July 9, 2026, an alderman announced his intention to bring forward a motion concerning the previously approved site plan and requested that the matter be placed on a future agenda. Accordingly, discussion of a motion to rescind or amend the site plan approval has been placed on the agenda for the Board of Aldermen meeting scheduled for Thursday, July 23, 2026. The meeting will be held at City Hall (636 Westwoods Road, Wright City, MO 63390) and will begin at 6:30 p.m. You and any representatives of Magruder Companies are welcome to attend and be present at the meeting should you choose to do so.

We also discussed the amended site plan and consolidation plat that have been submitted to the City. Those documents remain under review. Once review of the consolidation plat is complete, I will advise you of the next available Planning and Zoning Commission and Board of Aldermen meeting dates at which the matter may be considered. Per your request, I am providing this information by email and copying the individuals identified during our conversation.

Please contact me if you have any questions.

Thank you,

Abbie Ogborn, CMC/MRCC/CMO
City Clerk / Manager
City of Wright City
636-745-3101 ext. 101 or 5
aogborn@wrightcitymo.gov



636 Westwoods Road, Wright City, MO 63390

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