

VOLUME IV

Administrative Record and Supporting Documents

Submitted in Connection with Both Petitions

Proposed Asphalt Operation · 50 Roelker Road · Wright City, Missouri

Compiled July 20, 2026

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Exhibit Index

This Volume IV index (A–K) is the administrative-record set. The broader, running [Master Exhibit Index](#) (A–L) covers the full case file, including the site/parcel and public-statement exhibits referenced throughout both petitions.

EXHIBIT	DESCRIPTION	STATUS
A	June 11, 2026 Board of Aldermen minutes and approval conditions	On file
B	Ordinance No. 1108 and §410.010(G)	On file
C	Relevant Planning and Zoning Commission minutes	On file
D	Site plan and plan sheets relied upon by the City	On file
E	City Clerk Sunshine Law requests and responses	On file
F	Warren County Recorder of Deeds correspondence	On file
G	Records concerning the six parcels and conceptual Lots 1–5	On file
H	Missouri DNR stormwater/air-permit documents	On file
I	Public water supply / utility approval documents	On file
J	41 Roelker Road comparison records, including Ordinance No. 1104	On file
K	Other directly relevant records cited in either petition	On file
L	School district & MoDOT records, and petition drafts	On file



June 11, 2026 Board of Aldermen Minutes and Approval Conditions

- ✓ 6/11/26 Agenda — Special Meeting, 5 PM — posted notice/agenda for the special 5 PM session at which the site plan was heard.
- ✓ 6/11/26 Draft Open Session Minutes — unapproved draft version of the meeting minutes, pending Board review.
- ✓ 6/11/26 Open Session Minutes (final) — adopted minutes recording the 3–1 approval vote and Conditions 1–5.

B

Ordinance No. 1108 and §410.010(G)

- ✓ 4/23/26 Agenda — Bill 8-26 — agenda item introducing the boundary-adjustment ordinance amending §410.010.
- ✓ 4/23/26 Open Session Minutes — Bill 8-26 — minutes recording passage of Bill 8-26 (Ordinance No. 1108).
- ✓ Chapter 410 — §410.010 General Provisions (codified, as amended) — current codified text, including the §410.010(G) boundary-adjustment procedure.

C

Relevant Planning and Zoning Commission Minutes

- ✓ [11/4/24 Workshop Minutes — Roelker Road Impact Fee](#) — early discussion of a possible impact fee tied to Roelker Road development.
- ✓ [1/29/25 Meeting Minutes — Asphalt Batch](#) — Board of Adjustment session where an asphalt-batching variance was on the agenda then withdrawn.
- ✓ [8/18/25 P&Z Meeting Minutes — Magruder Asphalt](#) — P&Z approval of the site plan contingent on ROW dedication and the lighting-coverage condition.
- ✓ [3/2/26 Workshop Minutes](#) — workshop discussion touching on the project ahead of the boundary-adjustment ordinance.
- ✓ [6/1/26 Workshop Minutes](#) — joint workshop packet referenced in the City's July 7 consolidated Sunshine response.

D

Site Plan and Plan Sheets

- ✓ [1/29/26 Preliminary Plat \(image\)](#) — conceptual Lots 1–5 layout image, cited as the plan dated 1/29/2026.
- ✓ [1/29/26 Site Plan Set — Magruder Quarry Project \(v2\)](#) — full engineered plan set (v2) covering site layout, grading, and drainage.
- ✓ [Turn Lane Plan Sheet — Magruder Asphalt](#) — entrance/turn-lane design referenced in Condition 1.
- ✓ [Future Outside Storage Area \(image\)](#) — depicts the future expansion/storage area on Lot 5 restricted by Condition 3.
- ✓ [Technical Memorandum — Preliminary Findings \(Magruder\)](#) — engineering memo summarizing preliminary site findings.



City Clerk Sunshine Law Requests and Responses

- ✓ [6/16/26 Records Response](#) — confirms M-1 zoning classification, points to online zoning code/map, and states no CUP/rezoning records exist; attaches P&Z/Board materials, traffic studies, and site plans, withholding attorney-privileged items under §610.021(1).
- ✓ [6/22/26 Records-Request Fee Receipt](#) — payment confirmation for the second records request.
- ✓ [6/29/26 Second Records Response](#) — responds to a follow-up for the June 11 Special Meeting (5 PM) agenda/minutes on the CBB street-plan interviews; provides the agenda/minutes and states no audio/video recording exists.
- ✓ [7/1/26 Consolidated Records Response \(v2\)](#) — item-by-item response to ~25 requests, mostly "no responsive records" (M-1 use dedication, setback/buffer analysis, truck-route/school-safety plan, odor/noise standards, DNR/EPA correspondence, permits); confirms final June 11 minutes and June 1 workshop packet attached, and confirms withheld/redacted Hakim-thread material under §610.021(1).
- ✓ [7/1/26 Consolidated Records List](#) — fee-deposit notice: estimates 4 hours of staff research (\$139.48) tied to the Aug. 2025/June 11 correspondence and the Ramiz Hakim email thread, with a 7/7/26 production date pending payment.
- ✓ [7/1/26 Records Research Breakdown](#) — breakdown of staff research time and cost supporting the consolidated response.
- ✓ [7/1/26 Email — Missouri Sunshine Law](#) — inline-response version of the privilege-log/M-1-basis request; no responsive records for a privilege log or a non-privileged M-1 determination.
- ✓ [7/1/26 Records Response Letter](#) — cover-letter version of the same privilege-log/M-1 request (\$10.27 cost, 90-day payment deadline); substantively the same answer as the email version above.
- ✓ [7/1/26 Email — Meeting Logistics](#) — logistics for the July 9 Board meeting: agenda cutoff (7/6), public-comment rules (no time limit, no sign-up, open topic), Zoom access, not recorded.
- ✓ [7/2/26 Records-Request Fee Receipt](#) — payment receipt for the consolidated-request deposit.
- ✓ [Records Response Checklist \(for Clerk\)](#).
- ✓ [Applicable Emails](#) — Aug. 19, 2025 email: project engineer Matthew Marschke asks City Clerk Abbie Ogborn when the Board will hear the case ("the 28th?").

- ✓ [R. Hakim Documents](#) — Aug. 27, 2025 exchange: Alderman Ramiz Hakim tells Ogborn he sees "no issue" with a draft response to Magruder but wants attorney Paul Rost to review it first; Ogborn's draft cites the Board wanting stormwater review comments before scheduling the site plan.
- ✓ [Proposed Zoning Code Changes, Rev. No. 2](#)
- ✓ [Public Works Remediation Bids](#)
- ✓ [Memo — Withheld Records & Stated Reasons](#)



Warren County Recorder of Deeds Correspondence

- ✓ 6/29/26 Recorder of Deeds Letter — no plat or survey recorded under G&M Concrete & Asphalt Co., Inc.'s name — the Recorder's written confirmation that no boundary-adjustment plat has been recorded.
- ✓ Recorder of Deeds Correspondence — the underlying request/response correspondence with the Recorder's office.

G

Records Concerning the Six Parcels and Conceptual Lots 1–5

- ✓ [The Six Parcels — Overview \(6 parcels Macgruder\)](#) — summary of the six existing legal parcels comprising the site.
- ✓ [Exhibit A — The Six Parcels](#) — internal exhibit compiling parcel data and tax status.
- ✓ [Parcels Summary \(parcels6\)](#) — supporting parcel-by-parcel data table.
- ✓ [4,500 SF Parcel Calculation — Asphalt Plant](#) — calculation note tied to site coverage/lot-area figures.
- ✓ [Six Parcels — Deed Records](#) — deed/chain-of-title data for the six parcels.
- ✓ [Macgruder Asphalt Parcels — Six Parcels](#) — source parcel listing confirming the six-parcel configuration.



Missouri DNR Stormwater / Air-Permit Documents

- ✓ [3/12/25 DNR Portable Source Relocation Request](#) — application to relocate the portable asphalt plant to the site.
- ✓ [4/4/25 DNR Nine-Element Plan — Peruque Creek/Lake Saint Louis \(draft\)](#) — watershed management plan addressing the impaired creek the site drains toward.
- ✓ [6/26/26 DNR Concern Report \(screenshot\)](#) — resident-filed DNR environmental-concern report regarding the plant.
- ✓ [DNR TMDL Letter](#) — DNR correspondence on the Total Maximum Daily Load designation affecting the watershed.
- ✓ [Peruque Creek Fact Sheet](#) — DNR/agency fact sheet on the creek's watershed status.
- ✓ [Draft Public Comment — DNR](#) — prepared draft comment for submission to DNR.



Public Water Supply / Utility Approval Documents

- ✓ [PSWD 2 Water Supply Report](#) — public water district's supply-capacity documentation for the site.
- ✓ [1/22/26 Water Report — 5-Lot Site](#) — water-service report referencing the conceptual five-lot configuration.
- ✓ [Alder Creek Water Report — 2 Sites](#) — water-service documentation covering two nearby Alder Creek sites for comparison.
- ✓ [Magruder 5 Lots \(image on Water Report\)](#) — annotated water-report image showing the five-lot layout.



41 Roelker Road Comparison Records, Including Ordinance No. 1104

- ✓ [1/23/25 BOA Minutes — Roelker Road Improvement Project](#) — early Board discussion of Roelker Road improvements.
- ✓ [2/12/25 BOA Minutes — Traffic Study Commissioned](#) — Board action commissioning a City traffic study for the corridor.
- ✓ [2/27/25 BOA Minutes — Roelker Rd Safety Improvements & §405.110 Parking Amendment](#) — safety-improvement discussion and a parking-code amendment.
- ✓ [6/2/25 Special BOA Minutes — Roelker Rd](#) — special session continuing the Roelker Road improvement discussion.
- ✓ [1/22/26 BOA Minutes — 41 Roelker Road Approval, ROW & Star Connection](#) — Board's 6–0 approval of the 41 Roelker Road resubdivision plat with ROW dedication and Star Connection terms.
- ✓ **Ordinance No. 1104** · adopted 2/12/26 · Record Plat Approval for "The Summit at Roelker" · NCM, 5–0 — the enacted ordinance formally approving the 41 Roelker Road plat, the comparison precedent for the boundary-adjustment sequence.

K

Other Directly Relevant Records

- ✓ [1/21/26 Mayor's P&Z Recap \(Exhibit I-1\)](#) — public Facebook recap describing the 41 Roelker Road subdivision fix (easements, Star Connection access).
- ✓ [Email — Source-Water Protection & Water-Main Extension](#) — correspondence on water-main extension and source-water protection for the site.
- ✓ [6/12/26 Mayor's Board Recap \(Exhibit I-2, mapped to code in Exhibit B\)](#) — public recap stating the site plan met all City requirements, including cited traffic and water-engineer approvals.
- ✓ [US DOT — Safe Streets Issues](#) — federal correspondence on Safe Streets/road-safety issues.
- ✓ [DOT Follow-up — Roelker Road Turn Lane & Pedestrian Safety, Crossing 483544E](#) — follow-up on turn-lane and pedestrian-safety concerns at the rail crossing.
- ✓ [Recorder of Deeds — Records Request, Six G&M Concrete & Asphalt Parcels](#) — the underlying county records request seeking recorded plats/deeds for the six parcels.
- ✓ [Chapter 400 §400 Establishment](#) — code chapter establishing City administrative/zoning authority.
- ✓ [Chapter 405 — Zoning Regulations General Rules for Application](#) — general zoning-application provisions, including §405.100(A)(4)(d).
- ✓ [Macgruder Asphalt Plant Public Meeting Notes](#) — notes/recap from a public meeting on the project.



School District & MoDOT Records and Petition Drafts

- ✓ [5/20/26 City Letter — SS4A Grant Support](#) — City's letter of support for a federal Safe Streets and Roads for All grant, unrelated to the plant but cited by the District.
- ✓ [TREKK — Wright City HS Traffic Impact Study \(referenced in correspondence with Superintendent Salvo\)](#) — the School District's own traffic study for the high school, offered for comparison against the plant's traffic study.
- ✓ [7/1/26 Email — Student Safety on Roelker Road \(District Correspondence\)](#) — Superintendent Salvo's reply confirming the District had no communication with the City about the plant and no responsibility for Roelker Road maintenance.
- ✓ [7/2/26 MoDOT Letter — Roelker Road Concerns \(jurisdiction limited to at-grade rail crossing\)](#) — MoDOT's response clarifying it has no authority over the road itself, only the rail crossing's warning devices.
- ✓ [Email — RE: New Environmental Concern Report #82436](#) — correspondence regarding a filed environmental-concern report.