



July 7, 2026

To: Dr. Jackie Ramey

Re: Response to July 1, 2026 Consolidated Sunshine Request

Dr. Ramey,

The City of Wright City received your July 1, 2026 consolidated request for records regarding the proposed Magruder Asphalt Plant project. At the outset, please note that the Missouri Sunshine Law, Chapter 610 RSMo., requires the City to provide access to existing public records maintained by the City. The Sunshine Law does not require the City 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 City has interpreted the request 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.

2. Whether the plant was approved temporary/portable (12-month cap) or PERMANENT – and, if permanent, the M-1 provision authorizing it. The City has identified no records responsive to this request beyond those previously provided.

2-3 The specific code provision relied upon to permit the plant – e.g., within 405.560 (M-1) vs. 405.570 (M-2) – or, if the use is not listed, written confirmation of that under 405.080(A)(2)(c); plus any staff report/written interpretation/administrative determination relied upon (non-privileged). If non exists, please so state, with who decided and when. 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 to provide such information.

6 Final (adopted) June 11, 2026 Board minutes + audio/visual recording of the 6:30 p.m. meeting. (The DRAFT minutes were provided 6/29; this requests the FINAL adopted minutes once approved – not a duplicate.) Documents related to this request are attached.

6 Exact motion, roll-call vote, and written conditions of approved AS ADOPED (final, not draft) – plus any resolution, ordinance, staff memorandum, or findings memorializing the approval. Reference the June 11, 2026 minutes provided.

6 June 1, 2026 joint-workshop packet, minutes, and recording. Documents related to this request are attached.

NEW The M-1 “use dedication”: any instrument, covenant, agreement, letter, determination, or written assurance by which the City dedicated, vested, committed to, or acknowledged that permanent asphalt production is a permitted M-1 use – including any assurance given to the applicant/owner or their consultants – regardless of title or “confidential” marking. The City has identified no responsive records.

NEW City-applicant/owner communications & agreements – any NON-DISCLOSURE/CONFIDENTIALITY, development, reimbursement, MOU, or letter-of-intent agreement with the applicant, owner, developer, or affiliated entity – AND all records generated pursuant to, referenced in, attached to, or arising from any such agreement (forms, term sheets, drafts/redlines, transmittals, staff notes, understandings); plus pre-purchase/due-diligence zoning inquiries (Jan 1, 2024 – present); texts/personal devices included. There are no documents related to this request.

NEW How the “5 lots” carried authority before June 11, 2026; any City record recognizing, approving, or treating the property as 5 developable lots – lot-of-record or development-rights determination, vesting letters, or zoning verification – that the applicant could rely on to obtain state (DNR/EPA) permits. Please refer to records previously produced, including the June 11, 2026 minutes. No additional responsive records have been identified

8 The records identifying and applying all separation, setback, screening, and buffering requirements where the proposed industrial use abuts residentially zoned or used property – including 405.540 and any other provision the City determined applicable: the use-classification and zoning standards applied; the relevant property-line and structure measurements; any required fence, wall, hedge, berm, landscaping, or other screening; and the analysis showing compliance. There are no documents related to your request. Chapter 610 RSMo., commonly referred to as the Missouri Sunshine Law requires the City to make available specific public records which the City has retained, but does not require the City to create records, answer questions, or make legal conclusions or determinations to decide what records are sought. The city’s zoning code can be found online here: <https://ecode360.com/WR3486>

8 If the existing tree line is relied upon to satisfy 405.540(A)(4): the record showing it constitutes the required opaque fence, wall, or hedge, is located along the applicable side or rear lot line, is between five and six feet in height, and will be maintained in good condition. There are no documents related to your request.

8 The applicant’s dust, noise, vibration, and odor CONTROL plans and equipment submitted for or required by the approval (dust suppression, emission/odor controls, noise/vibration mitigation), with the engineering/compliance review of each. There are no documents related to your request.

NEW Every setback or separation measurement, map, survey, calculation, or staff determination for distances from the plant (and its storage/operations) to nearby residences –

several of which directly ABUT the site at a shared property line (zero-foot separation) – and to the high school, churches, parks, and other protected uses. **The City has identified no responsive records beyond materials previously provided.**

NEW The approved truck route, hours, and staging plan – and exactly how truck traffic is restricted around the high school for the ENTIRE school calendar: regular arrival/dismissal, half-days, early-dismissal days, special/adjusted schedules, emergency early releases, and inclement/poor weather schedules. Include any requirement that trucks travel north (not south toward the school), and who monitors and enforces compliance. **The City has identified no responsive records.**

NEW Any record showing the school district / school officials were consulted on, provided input to, or confirmed the plant's "safety hours" – including the actual source and version of the school calendar used, and how the plan accounts for early dismissals, half-days, emergency/weather releases, and school evacuation routes. If no school-official input was obtained, please so state. **The City has identified no responsive records.**

NEW The complete record developing the PUBLIC-SAFETY condition imposed by Planning & Zoning: the exact wording and origin of the condition; every study, staff analysis, and any fire/EMS/first-responder or school-district input relied upon to develop it; and any written determination that it has been fully satisfied – who made that determination and when. If it was carried forward ad unmet, please identify what remains outstanding. **The City has identified no responsive records.**

NEW The specific odor and noise "performance standards" the plant was found subject to (the nuisance/peace-disturbance code sections cited in the June 11 conditions), AND any written determination, interpretation, or staff analysis concluding those standards are adequate for a use directly abutting homes: the exact measurable limit or threshold, if any; how compliance is measured and by whom; and the monitoring, compliant, and enforcement procedure. If no such written determination exists, or the standard is not quantified (no numeric odor limit), please so state. **The City has identified no responsive records. The online code and nuisance codes can be found online here: <https://wrightcitymo.gov/departments/building-code-enforcement/> and here <https://ecode360.com/WR3486> See for example, Section 405.100.A.4, Section 210.670, and Chapter 215.**

6-8 Any proposed or executed right-of-way dedication instrument for the site. **Reference the Magruder Quarry Project Set provided previously.**

8 The legal lot lines the June 11 setbacks/coverage were measured against – with all legal descriptions, parcel lists, surveys, plats, or maps used to identify the site – and any consolidated/boundary-adjustment/subdivision/record-plat APPLICATION (pending or recorded) for the six parcels. If none exists, please so state. **Reference the Magruder Quarry Project Set provided previously. No additional responsive records have been identified.**

NEW Any revised site plan submitted AFTER the June 11 approval (e.g., the "updated site plan" the City has said it still must receive). **The City has identified no responsive records.**

8 All permits issued or pending – zoning, grading, land-disturbance, building, sign, access – with checklists, review notes, inspections. **The City has identified no responsive records.**

9 All City – DNR/EPA correspondence on the site (emails and text/SMS messages), and non-privileged City-legal-counsel correspondence (privilege log for anything withheld). **The City has identified no responsive records.**

ORIG City records on the DNR air permit (032010-001AK) and any stormwater/land-disturbance permit of SWPPP. **The City has identified no responsive records.**

ORIG Correspondence to/from any P&Z Commissioner, Board member, or City staff (Aug 18-31, 2025 & the June 11, 2026 window) – emails AND text/SMS messages – incl. any member's message in the days after a meeting (e.g., Aug 19, 2025); City and personal accounts/devices included. **Responsive records are attached.**

NEW Any zoning-verification, zoning-compliance, or written use-determination letter the city issued – to the applicant, owner, their engineers/consultants, or directly to DNR/EPA (2024-present) – stating the asphalt use or M-1 classification; plus any City letter of support, endorsement, or “no-objection” submitted for a state air/water/stormwater/land-disturbance permit. **The City has identified no responsive records.**

NEW Any legal description or parcel certification the City provided to a state agency or the applicant describing the property as 5 lots; and any local land-disturbance, grading, stormwater/SWPPP, or floodplain-development permit or approval issued for those lots BEFORE June 11, 2026 (with dates and applications). **The City has identified no responsive records**

Specifically: any email OR text/SMS message from Ramiz Hakim sent around and after the August 2025 P&Z meeting, together with every response, reply, forward, or reply-all to or from it – by any Commissioner, Board member, or City staff, on City or personal accounts/devices. **Responsive records are attached. Certain responsive records, or portions thereof, have been 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.**

NEW Any written determination that one or more conditions of approval has been satisfied (who determined it and when). **The City has identified no responsive records.**

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

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