



Jackie Ramey <jackiedramey@gmail.com>

Missouri Sunshine Law Request – Macgruder Asphalt Plant Project

18 messages

Jackie Ramey <jackiedramey@gmail.com>

Tue, Jun 16, 2026 at 1:11 PM

To: "aogborn@wrightcitymo.gov" <aogborn@wrightcitymo.gov>

Dear Ms. Ogborn,

I hope you are doing well.

Pursuant to Missouri's Sunshine Law, Chapter 610 RSMo, I respectfully request copies of public records related to the Macgruder Asphalt Plant project in Wright City.

As a resident seeking to better understand the approval process and applicable zoning regulations, I am specifically requesting records related to:

1. The zoning classification of the property associated with the project.
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Thank you for your assistance. I appreciate your time and look forward to your response.

Sincerely,

Dr. Jackie Ramey
Wright City Resident

Abbie Ogborn <aogborn@wrightcitymo.gov>

Wed, Jun 17, 2026 at 4:48 PM

To: Jackie Ramey <jackiedramey@gmail.com>

Good afternoon, Jackie,

In response to your email below, please see the attached letter.

In observance of Juneteenth, we will be closed on Friday, June 19th.

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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To: Abbie Ogborn <aogborn@wrightcitymo.gov>
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Response to Request 6-16-2026.pdf

191K

Jackie Ramey <jackiedramey@gmail.com>
To: Abbie Ogborn <aogborn@wrightcitymo.gov>

Wed, Jun 17, 2026 at 7:37 PM

Dear Ms. Ogborn,

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After reviewing Sections 405.560 and 405.570 of the zoning code, I noted that M-1 references manufacturing or fabrication from semi-finished materials, while M-2 specifically references the processing of basic or raw materials and describes industrial activities that may have greater impacts on public health, safety, and welfare.

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Alder Creek Resident

I'm in

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Jackie Ramey <jackiedramey@gmail.com>
To: Abbie Ogborn <aogborn@wrightcitymo.gov>

Mon, Jun 22, 2026 at 1:44 PM

Wright City Neighbors

LETTER 3 · RECORDS FOLLOW-UP

ALDER CREEK & ROELKER ROAD · WRIGHT CITY, MISSOURI

Date: June 22, 2026

Ms. Abbie Ogborn, City Clerk / Custodian of Records
City of Wright City
636 Westwoods Road, Wright City, MO 63390

Re: Follow-up to my June 16, 2026 Sunshine request — Magruder asphalt plant

Dear Ms. Ogborn:

Thank you for your June 17, 2026 response. I have submitted payment of the \$35.80 research fee; I understand it may not yet be logged on your end. As of today I have **not yet received any of the records** from my June 16 request, and nothing related to this project appears on the website you referenced for the June 11, 2026 Board minutes. I am following up to confirm delivery of those records and to add a few items. I am not asking the City to create any new record — only to identify and produce existing records.

A. Within my original request (items 5, 6, 8) — please include at no additional charge:

1. The final approved, condition-marked site plan relied on for the June 11, 2026 approval (title, date, sheet, revision).
2. The written conditions of approval, the exact motion, and the roll-call vote.
3. The draft June 11, 2026 minutes you offered to send, **and the finalized minutes if now available**, plus the audio/video recording. (I have not received the draft, and nothing appears on the website.)
4. All site-plan versions and revision logs from the Jan. 29, 2026 preliminary plat forward, including any reflecting relocation of the plant.
5. The consolidation plat and the setback determination for the resulting lots.
6. Whether the **aggregate storage shown on the plan was approved as part of this site plan** or deferred to the “future expansion” requiring a new site plan; the **open-storage (40%) acreage calculation** (§405.560(A)(5)(b)) and the lot used; and the **surfacing/drainage** required for the storage areas (or the exception applied).
7. The June 1, 2026 joint-workshop packet/minutes/recording and the complete signed traffic study — raw counts, appendices, and the consultant’s proposal/contract.
8. To the extent they exist: the screening/landscaping, lighting/photometric, stormwater, noise, vibration, odor, and dust-control plans.
9. Any document **fixing the plant’s location and setbacks within Lot 5** (the ~36.4-acre lot), and the **plant-**

location assumptions used in each study (traffic, noise, dust) — i.e., the distances to the nearest homes and school the studies relied on, **which plan version each study was based on** (preliminary plat, an interim revision, or the final approved plan), and whether the studies were **updated to match the final approved plan**.

B. Items I believe fall within my original June 16 request (please produce at no additional charge). The original request sought all related materials, including documents identifying the code section relied upon and any interpretations (items 2–4), Board and P&Z materials (items 5–6), traffic studies/roadway reviews (item 7), and site/development plans and access documentation (item 8). Accordingly, items 9, 10, and 12 below appear to be within that scope. If you treat any item as new, please send the fee amount and I will remit it immediately so payment logging does not delay production:

9. Hours of operation, the approved truck route, and any no-left-turn / school-hour / staging-lane documents — including whether “school hours” is defined by the District’s actual calendar (early-dismissal days, half-days, late starts, bus times, events).
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11. **All correspondence relating to the actions of this case**, including correspondence between the City and the Missouri DNR — and any records concerning the **DNR air-quality permit for the portable plant** (Permit 032010-001AK) whose authority to operate reflected an expiration on or about **April 1, 2026**.
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If any record is withheld, please cite the specific exemption. For anything in Part B, please send the fee amount and I will remit it immediately so it can be processed without delay; please deliver records electronically where possible. Thank you.

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Dr. Jackie Ramey · Alder Creek Resident
701 Seaside Drive, Wright City, MO 63390 · 636-236-2126 ·

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City Clerk / Manager

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[636 Westwoods Road, Wright City, MO 63390](#)

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Wright City Resident

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Dr. Jackie Ramey

Jackie Ramey <jackiedramey@gmail.com>
To: deputyclerk@wrightcitymo.gov

Mon, Jun 22, 2026 at 4:01 PM

Hello!

Thank you for any help you can provide. *These are forwarded in reverse order.

Hae a great rest of your day!

----- Forwarded message -----

From: **Jackie Ramey** <jackiedramey@gmail.com>

Date: Mon, Jun 22, 2026 at 1:44 PM

Subject: Re: Missouri Sunshine Law Request – Macgruder Asphalt Plant Project

To: Abbie Ogborn <aogborn@wrightcitymo.gov>

Wright City Neighbors

ALDER CREEK & ROELKER ROAD · WRIGHT CITY, MISSOURI

LETTER 3 · RECORDS FOLLOW-UP

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Jackie Ramey <jackiedramey@gmail.com>

Thu, Jun 25, 2026 at 10:54 PM

To: deputyclerk@wrightcitymo.gov, "aogborn@wrightcitymo.gov" <aogborn@wrightcitymo.gov>

Wright City Neighbors

ALDER CREEK & ROELKER ROAD · WRIGHT CITY, MISSOURI

CONSOLIDATED RECORDS REQUEST
SUNSHINE LAW · CH. 610 RSMO

Scope. My **original June 16, 2026 Sunshine request was for ALL public records** related to the Magruder asphalt-plant project — including the site-plan approval at the **June 11, 2026 meeting and the meeting video/audio recording**. This table is a helpful, organized reference — **not** intended to narrow that request; if a responsive record isn't listed, it is still requested. I understand some may not exist. Sources: **L1** Jun 16 · **L2** Jun 17 · **L3** Jun 22 · **L4** Jun 25.

Hello Ms. Ogborn,

I hope you're doing well. I'm following up on my June 16 Sunshine request regarding the Magruder asphalt-plant project. I paid the **\$35.80 research fee on June 22** — the stated condition for release — but haven't yet received the records.

When records can't be ready within three business days, **§610.023.3 RSMo** asks the office to provide a brief **written reason for the delay** and the **date** the records will be available. I'd be grateful for that, along with confirmation the fee is logged.

To make things easy, I've **attached a one-page chart** organizing everything I've requested and where each item stands. My original June 16 request was for **all public records** on the project — the chart is just a helpful reference, not a narrowing of that request.

Thank you for your help. I'd appreciate a written response with a date.

Warm regards,
Jackie Ramey

Communication & payment log

Jun 16 Sunshine request submitted (all records on the project).

- Jun 17** City replied that records — including the draft June 11 minutes — would be released once the **\$35.80 research fee** was paid; no records actually attached.
- Jun 22** **\$35.80 fee paid** (the stated condition for release). The City later **called me to ask what the payment was for**; I clarified it was **for the records**, and was told the Clerk was out on vacation.
- Jun 25** **No records received.** The Aug 2025 P&Z minutes are posted online, but the June 11, 2026 Board minutes are not.

RECORD REQUESTED

LETTER

STATUS

A · Zoning classification & the M-1 / M-2 basis

Zoning classification of the property.

L1

Outstanding

Documents identifying the zoning code section(s) under which the plant was a permitted use.

L1

Outstanding

Ordinance provision, interpretation, administrative determination, staff recommendation, policy, or rationale for M-1 rather than M-2 (non-privileged; §§405.560 vs 405.570).

L2

WITHHELD · privilege

Staff reports, zoning interpretations, memoranda, or recommendations relied upon in that determination.

L1

WITHHELD · privilege

Any CUP, special-use permit, variance, or rezoning application — or documentation whether such approvals were required.

L1

NONE EXIST

B · The June 11 decision record

Draft and final June 11, 2026 minutes and the audio/video recording.

L3 L4

NOT YET RELEASED

Written conditions of approval, the exact motion, and the roll-call vote.

L3 L4

Outstanding

Board of Aldermen agendas, packets, ordinances, resolutions & related materials.

L1

Outstanding

Planning & Zoning agendas, packets, staff reports, minutes, recommendations & related materials.

	L1
Outstanding	
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	L3
Outstanding	
C · Plans, plats & engineering	
Final approved, condition-marked site plan relied on for the approval (title, date, sheet, revision).	
	L1 L3 L4
Outstanding	
All site-plan versions and revision logs from the Jan. 29, 2026 preliminary plat forward, incl. plant relocation.	
	L3
Outstanding	
Consolidation plat and the setback determination for the resulting lots.	
	L3
Outstanding	
Any document fixing the plant's location and setbacks within Lot 5 (~36.4 ac).	
	L3
Outstanding	
Engineering reviews and compliance documentation for zoning, setback, buffering, screening & access.	
	L1
Outstanding	
To the extent they exist: screening/landscaping, lighting/photometric, stormwater, noise, vibration, odor & dust-control plans.	
	L3
Outstanding	
D · Operations, storage & traffic	
Aggregate storage: approved here or deferred to "future expansion"; 40% open-storage calc (\$405.560(A)(5)(b)) & lot used; required surfacing/drainage.	
	L3
Outstanding	
Complete signed traffic study — raw counts, appendices & consultant's proposal/contract — and whether approved by the Board before the June 11 vote.	
	L1 L3
Outstanding	
Plant-location assumptions used in each study (traffic, noise, dust) — distances to homes & school, which plan version, whether updated.	
	L3

Outstanding	
Hours of operation, the approved truck route, and any no-left-turn / school-hour / staging-lane documents.	L3
Outstanding	
Off-street parking plan.	L3
Outstanding	
E · Permits, correspondence & temporary-vs-permanent	
All correspondence on this case, incl. City–DNR and any records on the DNR air permit (032010-001AK) for the portable plant.	L1 L3
Outstanding	
Whether the plant was approved temporary/portable (12-month cap) or permanent — and, if permanent, the code provision authorizing it in M-1.	L3
Outstanding	
City–legal-counsel correspondence on the project’s zoning compliance (non-privileged portions).	L1
WITHHELD · privilege	
F · Procedural — outstanding as of June 25	
A date the records will be ready, and confirmation the \$35.80 fee is logged (paid June 22 — the stated condition for release).	L4
Outstanding	
For anything withheld or redacted, the specific statutory exemption (§610.023–.024).	L4
Outstanding	
Immediate partial production of whatever is gathered — esp. the June 11 minutes (incl. the video), motion & roll-call, conditions of approval & the final marked site plan.	L4
Outstanding	

STATUS KEY: **None exist** **Withheld — privilege** **Not yet released** **Outstanding**

Consolidated reference only — the operative requests are the four letters themselves. “Status” reflects the City’s June 17 response; “Outstanding” = neither produced nor addressed. Records to be delivered electronically where possible; organizer will remit any additional fee on notice.

Abbie Ogborn <aogborn@wrightcitymo.gov>
To: Jackie Ramey <jackiedramey@gmail.com>

Mon, Jun 29, 2026 at 1:26 PM

Good afternoon, Jackie,

In response to your request on June 16th, 2026, payment received on June 22nd, 2026, and my return from Vacation today, June 29th, 2026, please see the attached documents related to the request. All other links and information were provided in the response email and letter on June 17, 2026.

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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Subject: Re: Missouri Sunshine Law Request – Macgruder Asphalt Plant Project

(EXTERNAL EMAIL)

Dear Ms. Ogborn,

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I understand that the property is zoned M-1 Light Industrial. My question is not regarding the current zoning designation of the property, but rather the basis upon which the City determined that the proposed asphalt plant is a permitted M-1 use instead of a use more appropriately classified under the M-2 Heavy Industrial district.

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Sincerely,

Dr. Jackie Ramey

Alder Creek Resident

I'm in

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Wright City Resident

4 attachments



Technical Memorandum - Preliminary Findings Magruder.pdf
447K



11a. Magruder Asphalt Turn Lane.pdf
938K



11a. Magruder Quarry Project Set 012926 v2.pdf
8756K



5. 6-11-2026 Open Session Minutes.pdf
180K

Jackie Ramey <jackiedramey@gmail.com>
To: Abbie Ogborn <aogborn@wrightcitymo.gov>

Mon, Jun 29, 2026 at 3:31 PM

To: Ms. Abbie Ogborn, City Clerk — aogborn@wrightcitymo.gov

Re: Thank you for today's production — and the items still outstanding (Sunshine request, Magruder asphalt plant)

Dear Ms. Ogborn:

Thank you for the records you sent today, and welcome back. I appreciate your help working through this. I'm writing to confirm what I've received and to respectfully identify the items from my June 16 request that still appear outstanding — all within that original request. Where any requested record does not exist, I respectfully ask the City to confirm that in

writing.

Still outstanding, and respectfully requested:

1. The audio/video recording of the June 11, 2026 Board meeting (I received the draft minutes; please also provide the certified minutes once approved — the recording is a separate record).
2. The non-privileged basis for classifying the plant as a permitted M-1 use rather than M-2 — the staff recommendation, administrative determination, interpretation, or rationale. A non-privileged use determination is not attorney-client material; if no such record exists, I respectfully ask the City to confirm that in writing.
3. All correspondence on this matter — including emails, text messages, and notes/logs of calls — among City officials, staff, the applicant, and consultants, and between the City and Missouri DNR — including any email from Ramiz Hakim on or about August 19, 2025 expressing a mistake or concern about the prior day's approval. If any such record does not exist, please confirm that in writing.
4. Any recorded consolidation / boundary-adjustment plat for the six parcels (Condition 2 of the approval required this before any permits); if none has been recorded, please confirm in writing.
5. Any record showing whether the plant was approved as temporary/portable or permanent — and, if permanent, the code provision authorizing a permanent asphalt plant in M-1, given the portable, expired air permit (032010-001AK).
6. The complete signed traffic study. I received the CBB preliminary memorandum (May 20, 2026); I am requesting the complete/final study with raw counts, appendices, figures, and the consultant's proposal/contract, and confirmation of whether it was before the Board prior to the June 11 vote.
7. Any and all permits issued for the site to date — building, grading/land-disturbance, stormwater, access/right-of-way, occupancy, or other — with issue dates; or written confirmation that none have issued. (Condition 2 of the June 11 approval barred building/grading permits until the consolidation plat was approved.)
8. The June 1, 2026 workshop materials regarding Roelker Road and this project — packet, minutes, and the audio/video recording.
9. Any other conversations or documented records — of any kind — relating to the six parcels (04-21.0-2-00-021 through 025), their site plan, or any Planning & Zoning review of this project.
10. The setback determination and the lot dimensions / survey or plat the setbacks, building coverage, and the 40% open-storage limit were measured against — given that the lots are described as “conceptual only” and the six parcels are not consolidated.

For anything withheld, I respectfully ask for the specific statutory exemption (§610.021 / §610.100) per record. Electronic copies are preferred. If any item is treated as a new request, please assume payment is forthcoming — send the amount and I will remit it immediately, so that fee logging, vacations, or time limits do not delay production under the Sunshine Law.

Thank you again for your time and assistance.

Sincerely,

Dr. Jackie Ramey

701 Seaside Drive, Wright City, MO 63390 · 636-236-2126 · jackiedramey@gmail.com

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I'm in

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To: Abbie Ogborn <aogborn@wrightcitymo.gov>

Mon, Jun 29, 2026 at 3:38 PM

Wright City Neighbors

June 29, 2026

Ms. Abbie Ogborn, City Clerk / Custodian of Records · aogborn@wrightcitymo.gov

Re: One more item within my June 16 request — the June 11, 2026 special-meeting records

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City Clerk / Manager

City of Wright City

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Mon, Jun 29, 2026 at 4:01 PM

Good afternoon,

Please see the attached letter and documents related to the second request received on June 29th, 2026.

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June 29, 2026

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9. Any correspondence or documentation between Wright City and legal counsel regarding the project's compliance with existing zoning regulations.

If these records are available electronically, I would appreciate receiving them in electronic format.

If any portion of this request is denied or exempt from disclosure, please provide the statutory basis for withholding the records and release any non-exempt portions.

Thank you for your assistance. I appreciate your time and look forward to your response.

Sincerely,

Dr. Jackie Ramey
Wright City Resident

--
Dr. Jackie Ramey

3 attachments

 **5. 6-11-2026 Special Open Session Minutes.pdf**
99K

 **6-11-2026 Posted Special Meeting Agenda.pdf**
19K

 **Response to Second Request 6-29-2026.pdf**
167K

Jackie Ramey <jackiedramey@gmail.com>
To: Abbie Ogborn <aogborn@wrightcitymo.gov>

Mon, Jun 29, 2026 at 4:04 PM

Thank you, Abbie!

On Mon, Jun 29, 2026 at 4:01 PM Abbie Ogborn <aogborn@wrightcitymo.gov> wrote:

Good afternoon,

Please see the attached letter and documents related to the second request received on June 29th, 2026.

Thank you,

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



636 Westwoods Road, Wright City, MO 63390

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From: Jackie Ramey <jackiedramey@gmail.com>
Sent: Monday, June 29, 2026 3:38 PM
To: Abbie Ogborn <aogborn@wrightcitymo.gov>
Subject: Re: Missouri Sunshine Law Request – Macgruder Asphalt Plant Project

(EXTERNAL EMAIL)

Wright City Neighbors

June 29, 2026

Ms. Abbie Ogborn, City Clerk / Custodian of Records · aogborn@wrightcitymo.gov

Re: One more item within my June 16 request — the June 11, 2026 special-meeting records

Dear Ms. Ogborn:

Following my letter earlier today, I'd like to add one item that falls within my original June 16 request: the records for the **5:00 p.m. Special Meeting of June 11, 2026** — its **posted agenda/notice, minutes, and audio/video recording** — concerning the Comprehensive Street Plan firm interviews (CBB).

If any such record does not exist, I respectfully ask the City to confirm that in writing. If this is treated as a new request, please assume payment is forthcoming — send the amount and I will remit it immediately so logging does not delay production. Electronic copies are preferred.

Thank you again for your help.

Sincerely,
Dr. Jackie Ramey
636-236-2126 · jackiedramey@gmail.com

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Good afternoon, Jackie,

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Thank you,

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From: Jackie Ramey <jackiedramey@gmail.com>

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Subject: Re: Missouri Sunshine Law Request – Macgruder Asphalt Plant Project

(EXTERNAL EMAIL)

Dear Ms. Ogborn,

Thank you for your response today. I appreciate your help.

I understand that the property is zoned M-1 Light Industrial. My question is not regarding the current zoning designation of the property, but rather the basis upon which the City determined that the proposed asphalt plant is a permitted M-1 use instead of a use more appropriately classified under the M-2 Heavy Industrial district.

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Alder Creek Resident

I'm in

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City Clerk / Manager

City of Wright City

636-745-3101 ext. 101 or 5

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To: Abbie Ogborn <aogborn@wrightcitymo.gov>

Subject: Missouri Sunshine Law Request – Macgruder Asphalt Plant Project

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Dear Ms. Ogborn,

I hope you are doing well.

Pursuant to Missouri's Sunshine Law, Chapter 610 RSMo, I respectfully request copies of public records related to the Macgruder Asphalt Plant project in Wright City.

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Wright City Resident

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Dr. Jackie Ramey

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Dr. Jackie Ramey

Jackie Ramey <jackiedramey@gmail.com>
To: "ljzuhone@gmail.com" <ljzuhone@gmail.com>, vickizuhone@gmail.com

Mon, Jun 29, 2026 at 4:27 PM

Updated information per sunshine law attached.

----- Forwarded message -----

From: **Abbie Ogborn** <aogborn@wrightcitymo.gov>
Date: Mon, Jun 29, 2026 at 1:26 PM
Subject: Re: Missouri Sunshine Law Request – Macgruder Asphalt Plant Project
To: Jackie Ramey <jackiedramey@gmail.com>

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City Clerk / Manager
City of Wright City
636-745-3101 ext. 101 or 5
aogborn@wrightcitymo.gov



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Alder Creek Resident

I'm in
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City Clerk / Manager

City of Wright City

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Dr. Jackie Ramey

4 attachments



Technical Memorandum - Preliminary Findings Magruder.pdf
447K



11a. Magruder Asphalt Turn Lane.pdf
938K



11a. Magruder Quarry Project Set 012926 v2.pdf
8756K



5. 6-11-2026 Open Session Minutes.pdf
180K

Jackie Ramey <jackiedramey@gmail.com>
To: "ljzuhone@gmail.com" <ljzuhone@gmail.com>, vickizuhone@gmail.com

Mon, Jun 29, 2026 at 4:27 PM

Additional Records forwarded.

----- Forwarded message -----

From: **Abbie Ogborn** <aogborn@wrightcitymo.gov>
Date: Mon, Jun 29, 2026 at 4:01 PM
Subject: Re: Missouri Sunshine Law Request – Macgruder Asphalt Plant Project
To: Jackie Ramey <jackiedramey@gmail.com>

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Thank you,

Abbie Ogborn, CMC/MRCC/CMO

City Clerk / Manager

City of Wright City

636-745-3101 ext. 101 or 5

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Subject: Re: Missouri Sunshine Law Request – Macgruder Asphalt Plant Project

(EXTERNAL EMAIL)

Wright City Neighbors

June 29, 2026

Ms. Abbie Ogborn, City Clerk / Custodian of Records · aogborn@wrightcitymo.gov

Re: One more item within my June 16 request — the June 11, 2026 special-meeting records

Dear Ms. Ogborn:

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636-236-2126 · jackiedramey@gmail.com

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Alder Creek Resident

I'm in

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3 attachments



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99K



6-11-2026 Posted Special Meeting Agenda.pdf
19K



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167K

Jackie Ramey <jackiedramey@gmail.com>

Mon, Jun 29, 2026 at 4:29 PM

To: "ljzuhone@gmail.com" <ljzuhone@gmail.com>, vickizuhone@gmail.com

Items still missing: See list forwarded.

----- Forwarded message -----

From: **Jackie Ramey** <jackiedramey@gmail.com>

Date: Mon, Jun 29, 2026 at 3:31 PM

Subject: Re: Missouri Sunshine Law Request – Macgruder Asphalt Plant Project

To: Abbie Ogborn <aogborn@wrightcitymo.gov>

To: Ms. Abbie Ogborn, City Clerk — aogborn@wrightcitymo.gov

Re: Thank you for today's production — and the items still outstanding (Sunshine request, Magruder asphalt plant)

Dear Ms. Ogborn:

Thank you for the records you sent today, and welcome back. I appreciate your help working through this. I'm writing to confirm what I've received and to respectfully identify the items from my June 16 request that still appear outstanding — all within that original request. Where any requested record does not exist, I respectfully ask the City to confirm that in writing.

Still outstanding, and respectfully requested:

1. The audio/video recording of the June 11, 2026 Board meeting (I received the draft minutes; please also provide the certified minutes once approved — the recording is a separate record).
2. The non-privileged basis for classifying the plant as a permitted M-1 use rather than M-2 — the staff recommendation, administrative determination, interpretation, or rationale. A non-privileged use determination is not attorney-client material; if no such record exists, I respectfully ask the City to confirm that in writing.
3. All correspondence on this matter — including emails, text messages, and notes/logs of calls — among City officials, staff, the applicant, and consultants, and between the City and Missouri DNR — including any email from Ramiz Hakim on or about August 19, 2025 expressing a mistake or concern about the prior day's approval. If any such record does not exist, please confirm that in writing.
4. Any recorded consolidation / boundary-adjustment plat for the six parcels (Condition 2 of the approval required this before any permits); if none has been recorded, please confirm in writing.
5. Any record showing whether the plant was approved as temporary/portable or permanent — and, if permanent, the code provision authorizing a permanent asphalt plant in M-1, given the portable, expired air permit (032010-001AK).
6. The complete signed traffic study. I received the CBB preliminary memorandum (May 20, 2026); I am requesting the complete/final study with raw counts, appendices, figures, and the consultant's proposal/contract, and confirmation of whether it was before the Board prior to the June 11 vote.
7. Any and all permits issued for the site to date — building, grading/land-disturbance, stormwater, access/right-of-way, occupancy, or other — with issue dates; or written confirmation that none have issued. (Condition 2 of the June 11 approval barred building/grading permits until the consolidation plat was approved.)
8. The June 1, 2026 workshop materials regarding Roelker Road and this project — packet, minutes, and the audio/video recording.
9. Any other conversations or documented records — of any kind — relating to the six parcels (04-21.0-2-00-021 through 025), their site plan, or any Planning & Zoning review of this project.
10. The setback determination and the lot dimensions / survey or plat the setbacks, building coverage, and the 40% open-storage limit were measured against — given that the lots are described as “conceptual only” and the six parcels are not consolidated.

For anything withheld, I respectfully ask for the specific statutory exemption (§610.021 / §610.100) per record. Electronic copies are preferred. If any item is treated as a new request, please assume payment is forthcoming — send the amount and I will remit it immediately, so that fee logging, vacations, or time limits do not delay production under the Sunshine Law.

Thank you again for your time and assistance.

Sincerely,

Dr. Jackie Ramey

701 Seaside Drive, Wright City, MO 63390 · 636-236-2126 · jackiedramey@gmail.com

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Dear Ms. Ogborn,

I hope you are doing well.

Pursuant to Missouri's Sunshine Law, Chapter 610 RSMo, I respectfully request copies of public records related to the Macgruder Asphalt Plant project in Wright City.

As a resident seeking to better understand the approval process and applicable zoning regulations, I am specifically requesting records related to:

1. The zoning classification of the property associated with the project.
2. Any documents identifying the zoning code section(s) under which the asphalt plant was determined to be a permitted use.
3. Any staff reports, zoning interpretations, legal opinions, memoranda, or recommendations relied upon in making that determination.
4. Any Conditional Use Permit, Special Use Permit, variance, rezoning application, or documentation indicating whether such approvals were or were not required.
5. Planning and Zoning Commission agendas, packets, staff reports, minutes, recommendations, and related materials concerning the project.
6. Board of Aldermen agendas, packets, minutes, ordinances, resolutions, and related materials concerning the project.
7. Any traffic studies, traffic impact analyses, roadway assessments, or transportation reviews submitted or reviewed in connection with the project.
8. Site plans, development plans, engineering reviews, and documentation demonstrating compliance with applicable zoning, setback, buffering, screening, and access requirements.
9. Any correspondence or documentation between Wright City and legal counsel regarding the project's compliance with existing zoning regulations.

If these records are available electronically, I would appreciate receiving them in electronic format.

If any portion of this request is denied or exempt from disclosure, please provide the statutory basis for withholding the records and release any non-exempt portions.

Thank you for your assistance. I appreciate your time and look forward to your response.

Sincerely,

Dr. Jackie Ramey
Wright City Resident

--
Dr. Jackie Ramey

--
Dr. Jackie Ramey

Jackie Ramey <jackiedramey@gmail.com>
To: Abbie Ogborn <aogborn@wrightcitymo.gov>

Wed, Jul 1, 2026 at 9:09 PM

To: Abbie Ogborn, City Clerk/Manager · aogborn@wrightcitymo.gov
Subject: Follow-up on my Sunshine request — privilege log & the basis for the M-1 use determination (50 Roelker Road)

Dear Ms. Ogborn,

Thank you for your June 17 response and for the records provided; the \$35.80 fee has been paid. I have one narrow, good-faith follow-up about the items that were withheld under §610.021(1) RSMo and Wright City Code §120.020 (Items 3 and 9).

I understand a public body may close genuine legal advice from its attorney under §610.021(1) RSMo. But that exemption is construed narrowly (§610.011.1 directs that Chapter 610 be liberally construed in favor of openness), and it does not reach the underlying facts or any administrative determination — such as a staff report, zoning interpretation, or written

finding that a permanent asphalt plant is a permitted M-1 use. Factual material is not privileged simply because it also appears in a communication with counsel. So that the record is complete, I respectfully request:

1. A privilege log for every withheld record — date, author, recipients, general subject, and the specific statutory basis — so the claimed exemption can be identified and, if needed, reviewed. A public body that denies access must, on request, cite the specific provision of law under which access is denied (§610.023.4 RSMo).
2. Any non-privileged staff report, zoning interpretation, administrative determination, or written finding identifying the code basis under which the use was deemed permitted in M-1 — produced with only genuinely privileged legal advice redacted (not withheld in full).
3. If no such non-privileged record exists — that is, if the determination rests solely on advice of counsel — I respectfully ask the City to state that in writing. Either answer resolves my question.

I'd also note that if any withheld analysis was shared with the applicant, the property owner, or their consultants, the privilege as to those records may have been waived; please produce any such shared records.

This is not a complaint — only a request to complete the record on the single question of how the M-1 use was determined. For continued transparency, I've attached our Sunshine request & production log so our records align. I'm glad to promptly remit any additional fee on notice. Given the July 9 Board meeting, a response this week would be very much appreciated. Please confirm receipt.

Thank you again for your professionalism and help.

Warm regards,
Dr. Jackie D. Ramey
Wright City resident · 636-236-2126 · jackiedramey@gmail.com

 **Sunshine Log - Requests & Productions.pdf**
1260K

Abbie Ogborn <aogborn@wrightcitymo.gov>
To: Jackie Ramey <jackiedramey@gmail.com>

Thu, Jul 2, 2026 at 2:28 PM

Good afternoon, Jackie,

In response to your email received on July 1, 2026, see the attached letter.

In observance of Independence Day, we will be closed on Friday, July 3rd.

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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unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message and attachments.

From: Jackie Ramey <jackiedramey@gmail.com>
Sent: Wednesday, July 1, 2026 9:09 PM
To: Abbie Ogborn <aogborn@wrightcitymo.gov>
Subject: Re: Missouri Sunshine Law Request – Macgruder Asphalt Plant Project

(EXTERNAL EMAIL)

To: Abbie Ogborn, City Clerk/Manager · aogborn@wrightcitymo.gov
Subject: Follow-up on my Sunshine request — privilege log & the basis for the M-1 use determination (50 Roelker Road)

Dear Ms. Ogborn,

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I'd also note that if any withheld analysis was shared with the applicant, the property owner, or their consultants, the privilege as to those records may have been waived; please produce any such shared records.

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Thank you again for your professionalism and help.

Warm regards,
Dr. Jackie D. Ramey
Wright City resident · 636-236-2126 · jackiedramey@gmail.com

 **Response to Request 7-1-2026 Letter.pdf**
158K

Abbie Ogborn <aogborn@wrightcitymo.gov>
To: Jackie Ramey <jackiedramey@gmail.com>

Thu, Jul 2, 2026 at 3:08 PM

Good afternoon, Jackie,

In response to your payment received on July 2, 2026, please see the attached letter.

In observance of Independence Day, we will be closed on Friday, July 3rd.

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: Abbie Ogborn <aogborn@wrightcitymo.gov>

Sent: Thursday, July 2, 2026 2:28 PM

To: Jackie Ramey <jackiedramey@gmail.com>

Subject: Re: Missouri Sunshine Law Request – Macgruder Asphalt Plant Project

Good afternoon, Jackie,

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In observance of Independence Day, we will be closed on Friday, July 3rd.

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: Jackie Ramey <jackiedramey@gmail.com>
Sent: Wednesday, July 1, 2026 9:09 PM
To: Abbie Ogborn <aogborn@wrightcitymo.gov>
Subject: Re: Missouri Sunshine Law Request – Macgruder Asphalt Plant Project

(EXTERNAL EMAIL)

To: Abbie Ogborn, City Clerk/Manager · aogborn@wrightcitymo.gov
Subject: Follow-up on my Sunshine request — privilege log & the basis for the M-1 use determination (50 Roelker Road)

Dear Ms. Ogborn,

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Thank you again for your professionalism and help.

Warm regards,
Dr. Jackie D. Ramey
Wright City resident · 636-236-2126 · jackiedramey@gmail.com

 **Response to 7-1-2026 email re Missouri Sunshine Law.pdf**
113K

Jackie Ramey <jackiedramey@gmail.com>
To: Abbie Ogborn <aogborn@wrightcitymo.gov>

Thu, Jul 2, 2026 at 4:59 PM

To: Abbie Ogborn, City Clerk/Manager · aogborn@wrightcitymo.gov
Subject: Remitting the \$139.48 deposit — and a few clarifications

Hi Abbie,

Thank you for the July 2 response and for setting a date. I confirm I am **remitting the \$139.48 deposit today** so the research can proceed, and I understand the responsive records are expected by **4:00 p.m. on July 7, 2026**. I appreciate the written reason for the delay and the date-certain.

1. Actual-cost billing. The estimate uses the **\$34.87/hour** (July 6) rate rather than the **\$31.13/hour** rate in effect when the request was received (July 1) and when the work could begin (July 2). I'm paying the deposit so nothing is delayed, but I respectfully ask that the City **bill only the actual research time at the applicable rate** and, per your letter, **refund the difference** if the actual cost is lower. A brief itemization of hours with the records would be appreciated.

2. The M-1 basis — thank you; I'm noting your answer for the record. I appreciate your **July 2 letter**, which states in response to each part of my request that **"there are no documents related to this request."** I understand you are not making a legal conclusion, and I'm not asking you to — I'm simply confirming the **factual answer** you gave: the City holds **no staff report, zoning interpretation, administrative determination, or written finding** identifying the code basis under which the asphalt plant was deemed a permitted M-1 use. **So that the record is clear, please confirm I've understood correctly: the City holds no record identifying the M-1 basis for this use.**

One item to reconcile so the record is consistent: your **June 17** response *withheld* Items 3 and 9 under **\$610.021(1) RSMo** as privileged, while your July 2 letter states no responsive documents exist. Please clarify whether **withheld Items 3 and 9 relate to the M-1 use determination** — and if so, provide a **privilege log** (date, author, recipients, and the specific §610.021 exemption) and release any **non-privileged portions** (§610.024). If any such analysis was shared with the **applicant, the property owner, or their consultants**, the privilege may have been waived as to those records; please produce them. I ask only because if the sole basis for the classification is privileged legal advice, then **no independent administrative determination was made** — which, together with your July 2 answer, is itself the answer I am seeking: on the record, **no basis for an asphalt plant as a permitted M-1 use has been identified.**

3. Fee accounting — please provide an itemized receipt. I've **attached my receipt for the records fee paid.** So I can account for each record against each charge, would you please provide an **itemized receipt** identifying **which specific records this payment covers**, and **confirm whether those records were part of my initial June 16 request or are additional to it.** I want to be sure I'm **not paying twice** for anything already covered by my first request and its fee, and that each record I receive is matched to the correct charge. If any item was already covered, please just note that so we can reconcile it.

Thank you again for your help, and I look forward to the records on July 7.

Warm regards,
Jackie Ramey

Dr. Jackie D. Ramey · 636-236-2126 · jackiedramey@gmail.com

2 attachments



6:22 records Gmail - CourtMoney.com Transaction Receipt.pdf
153K



7:2:26 Gmail - CourtMoney.com Transaction Receipt.pdf
152K