

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 · Updated August 15, 2026 to add the Aug 6, 2026 records production

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Exhibit Index

This Volume IV index (A–N) 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
M	Aug 6, 2026 production on the July 31 consolidated request (Items 1–17)	On file (added Aug 15, 2026)
N	DNR air permit record — Fuel Oil Tanks (9B), diesel generators, ULSD conditions	On file (added Aug 16, 2026)



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.
- ✓ [Magruder Civil Site Plan — Updated July 2026 \(New Entrance Reference\)](#) — revised civil site plan referencing new entrance configuration(s), produced Aug 6, 2026 alongside Item 17 correspondence; not shown on the January 2026 plan reviewed at the June 11 approval.



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.

J

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.



Aug 6, 2026 Records Production — July 31 Consolidated Request (Items 1–17)

- ✓ [FINAL Consolidation Plat \(Bax job 2500301\)](#) — the final plat combining the six parcels into one lot, produced with the City's Aug 6 response (Item 11).
- ✓ [Building Inspector Lance Bauer's July 15/17 §410.010\(G\) Plan Review](#) — finds the plat “appears to comply” with the boundary-adjustment requirements but lists open deficiencies: the Ch. 412 stream-buffer question, a notarized no-delinquent-taxes certification, an unlabeled consolidated lot, state-plane coordinates, and abstract of title (Item 11).
- ✓ [CBB Invoice 260280001](#) — \$17,887.50 billed of a \$23,850 contract (75% complete), dated 6/10/26 (Item 2).
- ✓ [Invoice Detail — Payment \(image\)](#) — payment detail accompanying the CBB invoice (Item 2).
- ✓ [Star Connection Drive Temporary Concrete Plant — Variance Application](#) — the withdrawn Jan 2025 variance file (Item 6).
- ✓ [Public Hearing Notice — Star Connection Drive Temp Concrete Plant](#) (Item 6).
- ✓ [Temp Concrete Site — Concept Plan](#) (Item 6).
- ✓ [BFA SWPPP Letter of Recommendations, Feb. 10, 2026](#) — 6th-review letter, “no conflicts” (Item 13).
- ✓ [BFA Stormwater Letter of Recommendations, Feb. 10, 2026](#) (Item 13).
- ✓ [Correspondence \(14 pp.\)](#) — Magruder correspondence since Jul 7; image-only scan, some records withheld under §610.021(1) (Item 17).
- ✓ [SKM Scan \(Item 17\)](#) — additional image-only scan produced with the correspondence.
- ✓ Not clearly broken out in the production: billing reconciliation (Item 8), condition-satisfaction records (Item 15), petition-handling records (Item 16) — likely folded into the invoice detail/correspondence above.
- ✓ *No responsive records: final signed CBB traffic study (Item 1); 40%/75% coverage calculations (Item 5); permits (Item 10); Aug 17 P&Z agenda/packet (Item 12 — renewed); §405.100(A)(7) desirability review (Item 14).*

Full reconciliation against each request item: [Sunshine Charges and Productions Log](#).



DNR Air Permit Record — Fuel Oil Tanks (9B) and On-Site Diesel Storage

The operator's own state filings for this address identify fuel-oil tanks and diesel generators as plant equipment, and the issued authorization requires ultra-low sulfur diesel and per-shipment fuel records. The City-approved site plan (Exhibit D) identifies liquid asphalt tanks but no fuel-oil or diesel tank, capacity, containment, or fueling area. Analysis: [Findings Memo — Fuel Storage Omission and Expired Site Authorization](#). The authorization also states on its face that authority to operate at this site expired April 1, 2026.

- ✓ [2/24/2025 Portable Source Relocation Request — Magruder Paving LLC, PORT-0658 \(5 pp.\)](#) — cover letter from Heider Environmental Consulting requesting relocation from Eldon (Miller County S35, T42N, R15W) to 50 Roelker Road (Warren County S21, T47N, R1W) at a proposed **3,500 tons/day** for MoDOT and commercial projects; form signed by Duane Mueller, Environmental Manager, listing G&M Concrete and Asphalt Co., Inc. as owner and an estimated one year at the new location. Page 2 answers “**Yes**” to “Is this a new site for this equipment?”, which triggers the form's instruction to attach a map and “*Show locations and orientation of all portable equipment. Show haul roads and storage piles.*” Page 3 is the **Form 1.1 Process Flow Diagram** for Plant No. 0658, numbering the equipment: AC Tank (9A), **Fuel Oil Tanks (9B)**, Asphalt Oil Heater (5), Diesel Generators (10), Dryer (4), Crusher (11), Stockpiles (2), haul-in and load-out steps, and the note “See also attached sketches.” Page 4 is a handwritten equipment sketch grouping the AC tank with tanks labeled Fuel #5 and Fuel #2. Page 5 is the submitted site map, showing only haul distances (1,720' in, 1,620' out, 200' stockpiles to plant) and a single plant rectangle — no individually located tanks, generators, heater, or dryer.
- ✓ [3/12/2025 DNR Authorization — Permit No. 032010-001AK, Project No. 2025-03-002 \(11 pp.\)](#) — letter from Kendall B. Hale, Permits Section Chief, authorizing relocation of PORT-0658 to 50 Roelker Road subject to conditions, including that the equipment be operated “in accordance with your existing permit,” and stating that **authority to operate at this site expires April 1, 2026. Special Condition 4.A** requires the drum dryer's baghouse to operate “as specified in the permit application” — establishing DNR's reliance on an underlying application not reproduced in these pages. **Special Condition 5** requires exclusively ultra-low sulfur diesel (≤ 0.0015 wt%, 15 ppm) in the drum dryer (EU-4) and the asphalt heater (EU-7), vendor sulfur records **for each shipment of fuel received**, kept with the unit. **Special Condition 6** bars operation at the site longer than 12 consecutive months to preserve nonroad-engine status under 40 CFR 1068.30. The Technical Review states a maximum design rate of **400 tons per hour**, a 120 MMBtu/hr diesel-fired drum dryer, a 3.5 MMBtu/hr diesel-fired asphalt heater, 1.5 acres of storage piles, and that the plant is powered by a diesel engine; project emissions were based in part on the plant's **2024 Emissions Inventory Questionnaire**.

- ✓ *Not disclosed in either filing: tank capacity in gallons, aboveground/underground configuration, tank location on the parcel, secondary containment, overfill protection, fill or delivery-truck location, fuel piping and dispensing layout, aggregate petroleum storage capacity, or any SPCC plan. Records sought: equipment/emission unit 9B tank capacities and specifications; the existing permit governing PORT-0658; the full construction-permit application and attachments; the 2024 EIQ; and any Wright City Fire Marshal review of fuel storage at this address.*