



Audubon Materials LLC

Limestone Aggregate Production Facility

City of Sugar Creek, Missouri
Planning & Zoning Committee Meeting
August 26, 2021

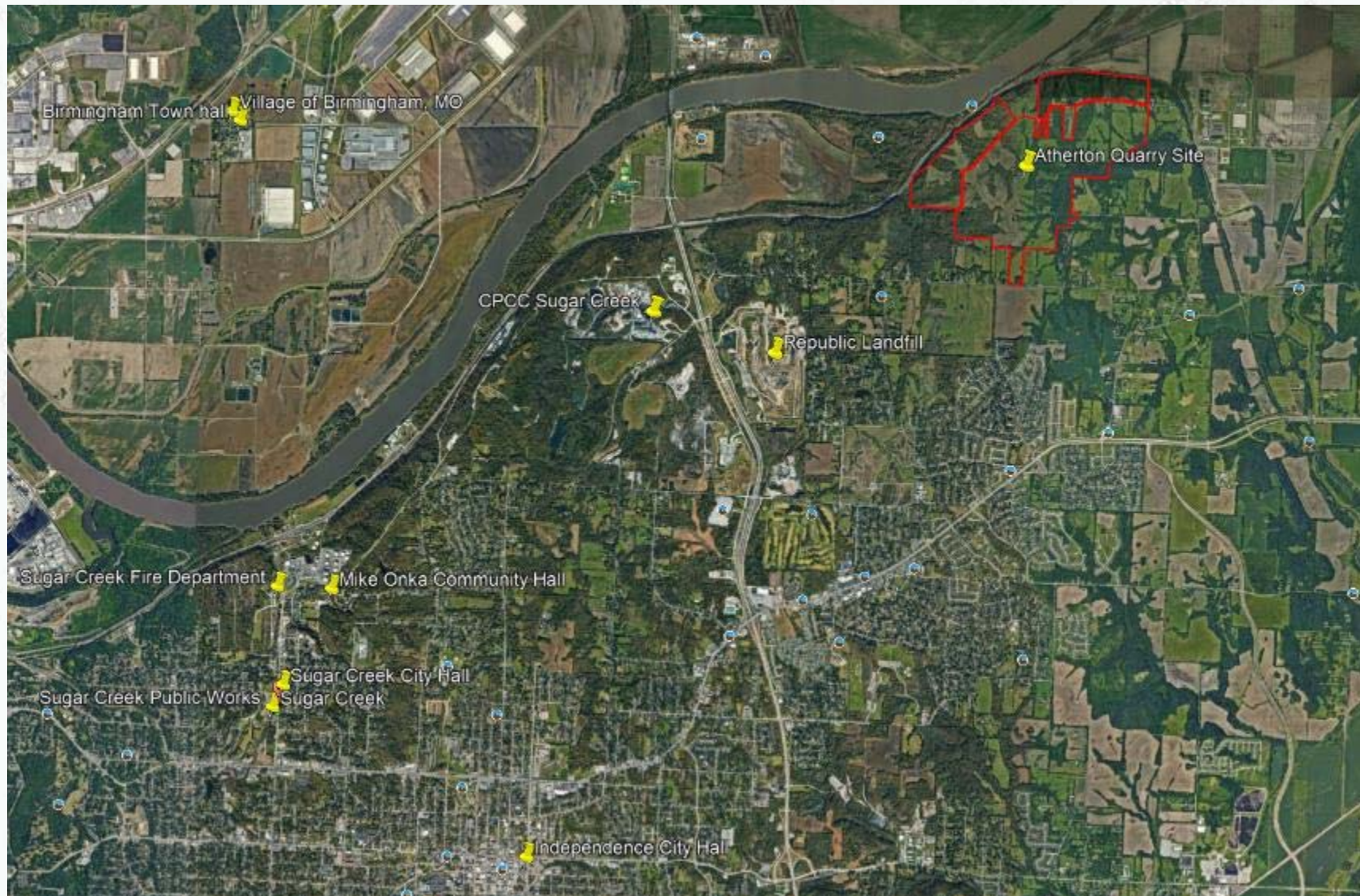
AUDUBON MATERIALS LLC

COMPANY REPRESENTATION

1. Ed Williams: Sr. Corporate Engineer, Eagle Materials
2. Brian Nunnenkamp: Operations Manager, Talon Aggregates
3. Steve Kidwell: Environmental Manager, Talon Aggregates
4. Doug Ferrell: Senior Vice President, Eagle Materials
5. David Waters: Outside Counsel, Lathrop GPM LLP
6. Andrew Robertson: Engineer, CFS Engineers
7. Phyllis Hasser: Vibratex
8. Jason Gisel: Manager of Capital Projects, Turnkey Process Solutions



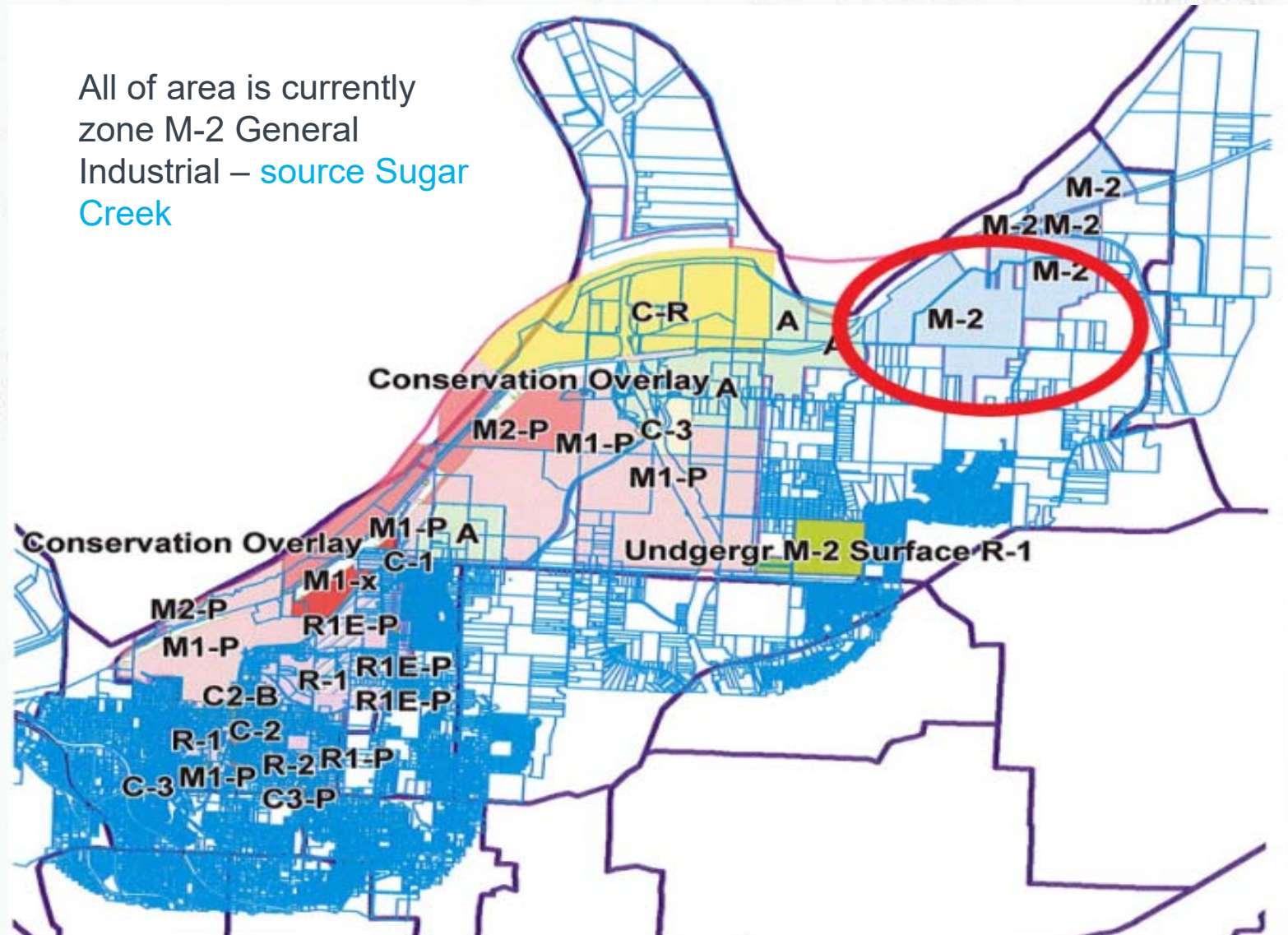
PROJECT LOCATION



PROJECT OVERVIEW

SUGAR CREEK CURRENT ZONING MAP

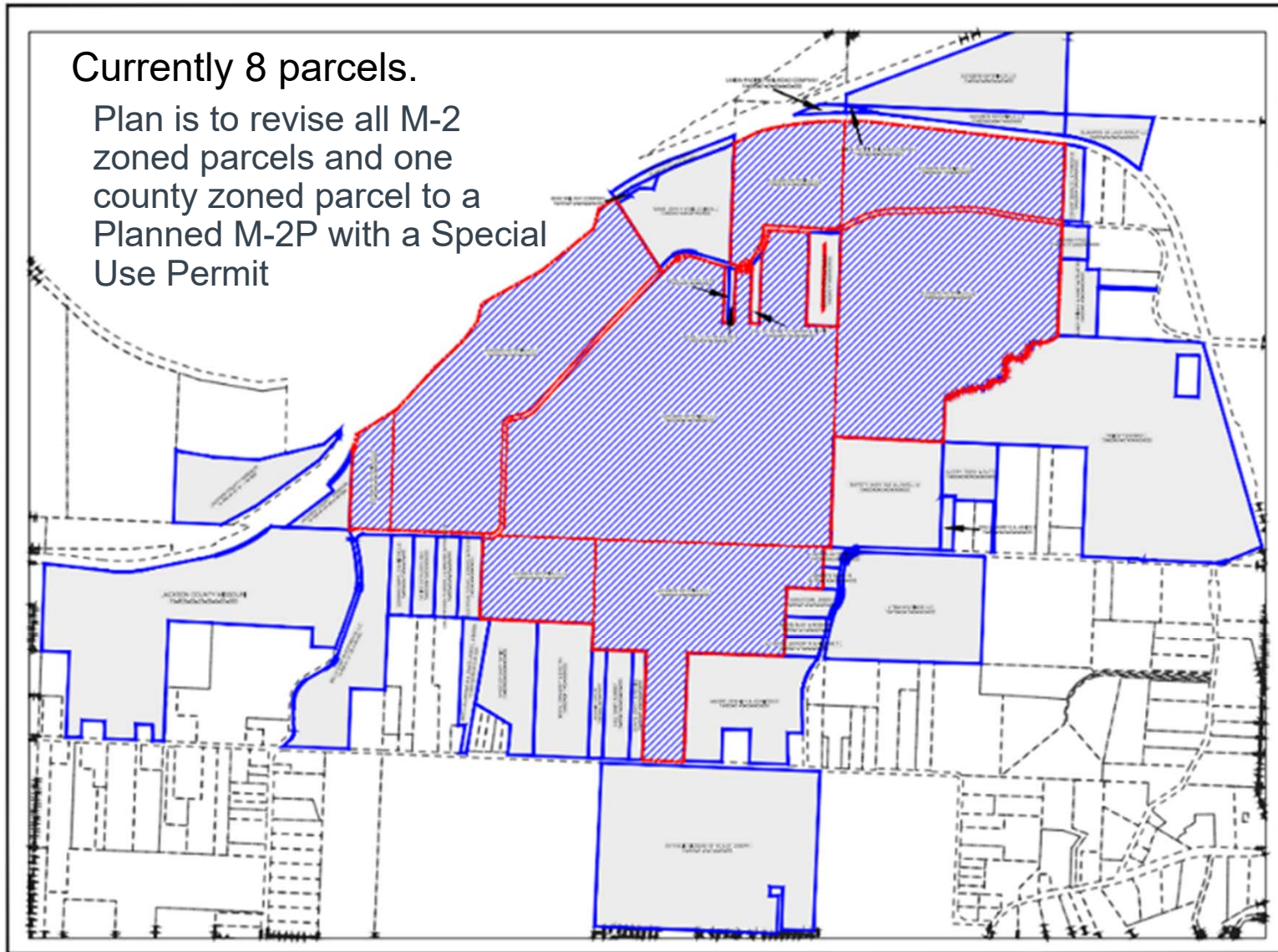
All of area is currently
zone M-2 General
Industrial – [source Sugar
Creek](#)



PROJECT OVERVIEW

Currently 8 parcels.

Plan is to revise all M-2
zoned parcels and one
county zoned parcel to a
Planned M-2P with a Special
Use Permit



CITY GUIDELINES REGARDING M-2 ZONING

- **Sec. 48-52. - General Industrial District (M-2).**
- In District M-2, no building, structure, land or premises shall be used, no building or structure shall be erected, constructed, reconstructed, moved or altered, except for one or more of the following uses:

Permitted uses.

Agriculture.
Offices and restaurants.
Public and private utilities.
Warehousing, wholesaling and storage of any commodity.
Freight terminals and docks.
Railroad yards.
Handling, storage and processing of salvage and scrap metals.
Manufacturing, refining, distilling, processing, fabrication, assembling, disassembling, packaging, repairing, cleaning, servicing, or testing of any commodity.

Uses permitted by special use permit.

Airports or landing fields.
Concrete and asphalt plants.
Dog pounds and kennels.
Mines or quarries.
Sanitary landfills.
Salvage or junk yards.
Demolition landfills.
Hazardous waste landfills.
Sanitary landfills.
Special waste landfills.

No use shall be permitted or so operated as to produce or emit:

- Smoke or particulate matter of a number 1 or darker on the Ringlemann Chart;
- Dust, fly ash, radiation, gasses, heat, glare or other effects which are obviously injurious or damaging to humans or property beyond the property line;
- Vibration or concussion perceptible without instruments at the property line, with the exception of blasting;
- Noise that exceeds 80 decibels at any point along the property line.
- Industrial wastes of a quantity or of an unsafe nature that may overburden the public sewage disposal facilities or cause odors or unsanitary effects beyond the property line.



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INTRODUCTION

- **Audubon Materials LLC** is a US Based wholly-owned division of Eagle Materials, Inc. (Since 2012) comprised of Talon Concrete and Aggregates, Talon Ready Mix, Quicksilver Readymix and Central Plains Cement Company operating in the Kansas City Region for over 100 years.
- **Eagle Materials**
 - Eagle was founded in 1964 (NYSE: EXP) and is one of the most respected companies in the industry
 - Key products manufactured and distributed
 - Cement – Eight cement plants across the US (IL, NV, MO, OK, TX, WY, KY and OH)
 - Gypsum Wallboard – Five wallboard plants (NM (2), OK, SC, CO)
 - Recycled Paperboard – Republic Paperboard Company (OK)
 - Aggregates, Concrete and Fly Ash – 14 locations (TX, MO, KS ,NV)



EAGLE'S BELIEF IN SUSTAINABILITY

- *Protect and Enhance our Environment through the responsible use of natural resources in our manufacturing process*
- **Water Management**
 - Responsible and efficient water management
 - Seek to use recycled / renewed sources
- **Waste Management**
 - Improve methods to recover / recycle wastes from our production processes
 - Dispose of waste in an environmentally responsible manner
- **Biodiversity and Land Use**
 - Minimize impacts to local habitats
 - Land use and reclamation
- **Community**
 - Contribute to the community in meaningful ways
- **Carbon Footprint**
 - Efficient fuel management and consumption
 - Use of non-virgin over virgin materials wherever possible



COMMUNITY BENEFITS

- 15 new high paying jobs including equipment operators, technicians office staff and management along with contracts for additional work resources to other local companies.
- Extend resource at underground mine by approximately 15 years along with the 120-150 jobs associated with Central Plains Cement.
- Productive use of property currently planned and zoned for industrial purposes.
- Potential for reclamation that will serve Sugar Creek Community in the future.
- Extensive improvements to the Courtney Atherton and Union School roadways



ENVIRONMENTAL CONTROLS

- State issued Air Permit. Dust mitigation will include water trucks, misting systems, pavement and tire wash systems. - In progress
- State issued Storm Water Permit. Mitigation will include settling ponds, fine rock material handling system (Thickener) and water recycling into process.
- City issued Blasting Permit. Pre blast survey to be conducted per City requirements, seismic monitoring, predictable and well communicated blasting schedule.
- Federally mandated SPCC plan, (Spill Prevention, Control and Countermeasure).
- USACE Permit Wetland Permits (404 and 401) – Application filed
- NPDES – Water Discharge Quality control permit
- NSPS – Federal Emissions limitations (Nationwide)
- Wetlands Delineation - complete
- Historical Archeological Preservation Study - complete
- Bat Mist Netting for Species preservation - complete



PROJECT OPERATIONAL DESCRIPTION

- Approximately 1m tons of limestone to mined annually.
- Majority of finished products will be used internally through Central Plains Cement and Talon/Quicksilver Concrete.
- Approximately 15 new full time employees stationed at site.
- Proposed 5 day work week, Monday through Friday 6:00 am to 6:00 pm.
- Trucking hours proposed from 7:00 am to 5:00 pm.
- Property currently under lease as a tree farm and large portions will remain a tree farm areas for many years to come in the unmined areas.



All materials will leave site via on road trucking.
Approximately 40,000 truck loads per year.

COURTNEY
ATHERTON ROAD
TEMPORARY
RELOCATION

QUARRY

E COURTNEY ATHERTON ROAD
CONSTRUCT PAVED ROAD
ADD BERM ALONG SOUTHSIDE

E COURTNEY ATHERTON ROAD
ADD PAVEMENT THICKNESS

N BAKER ROAD
CONSTRUCT GRAVEL ROAD

N BAKER ROAD
CONSTRUCT GRAVEL ROAD

N BAKER ROAD
CONSTRUCT NEW DRIVEWAY

RESIDENTIAL AREAS
AVOIDED BY USE OF
REPUBLIC IN BLUE

OLD BAKER ROAD
ENTRANCE TO E.
COURTNEY
ATHERTON ROAD

TRUCKS AND C.A.
ROAD DIVERTED
BEHIND BERM

E UNION SCHOOL ROAD

N WHITNEY ROAD

TO BE DEMOLISHED

SCALE 500' 500' 1000'

FEET

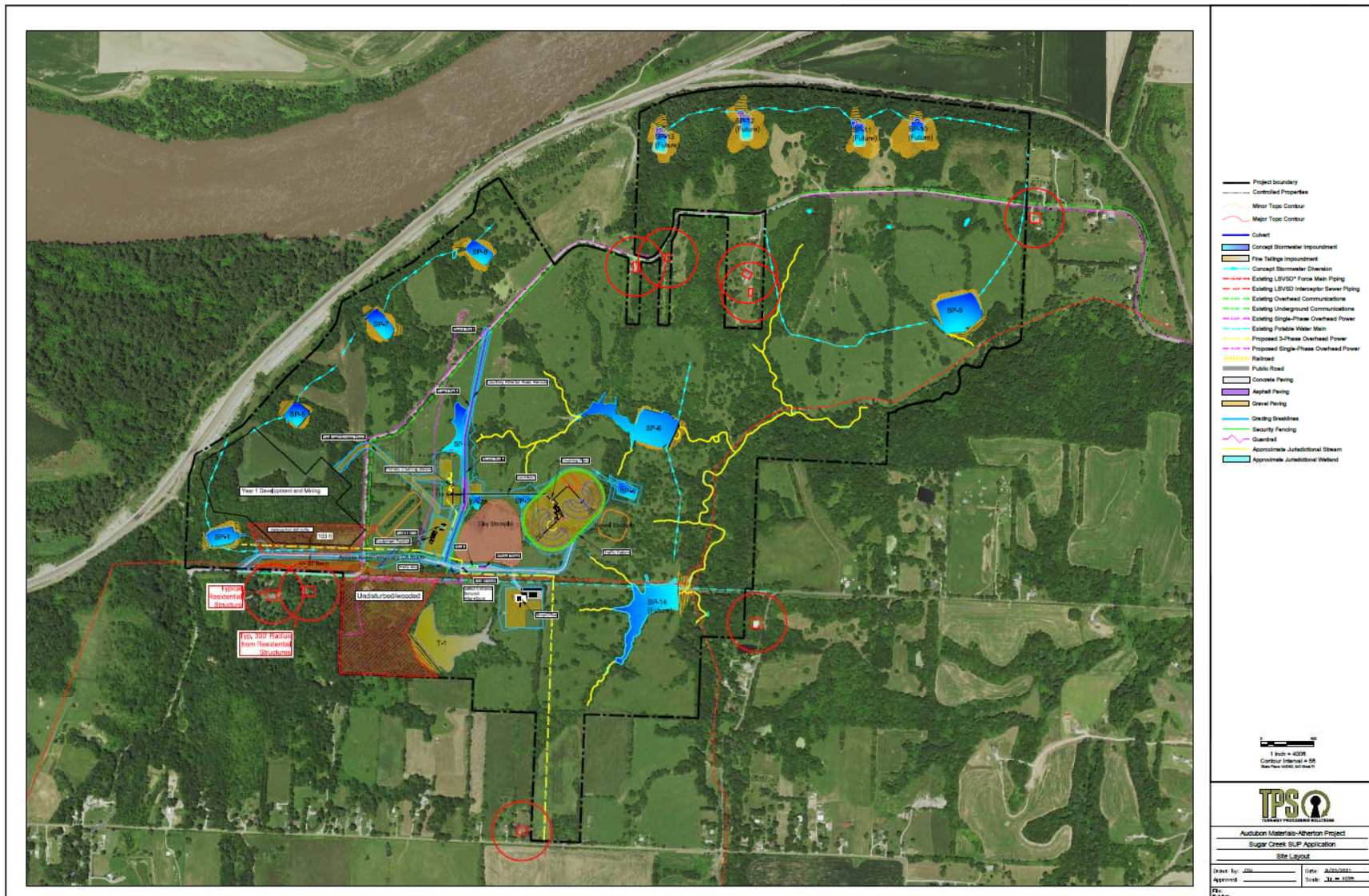
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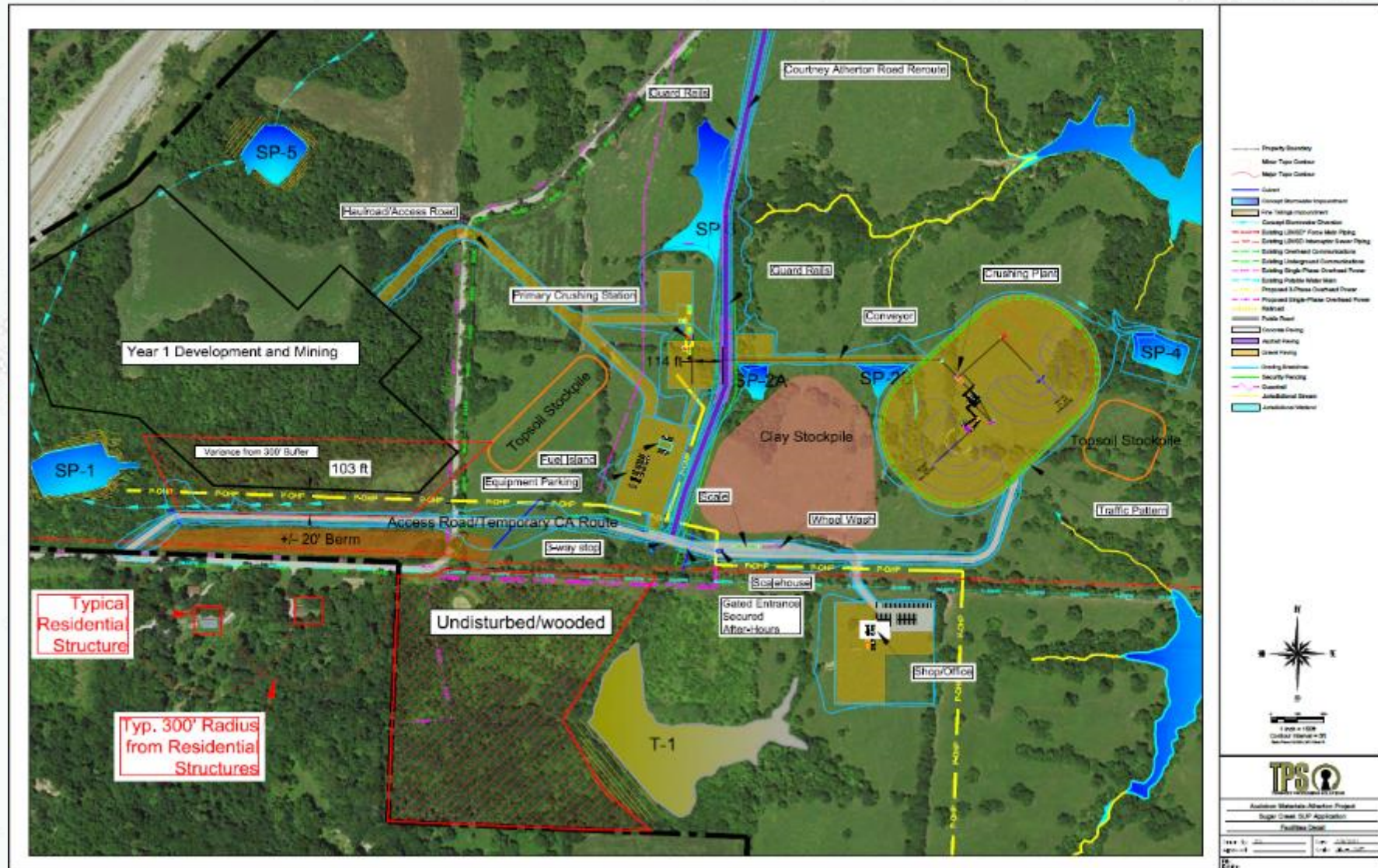
QUARRY

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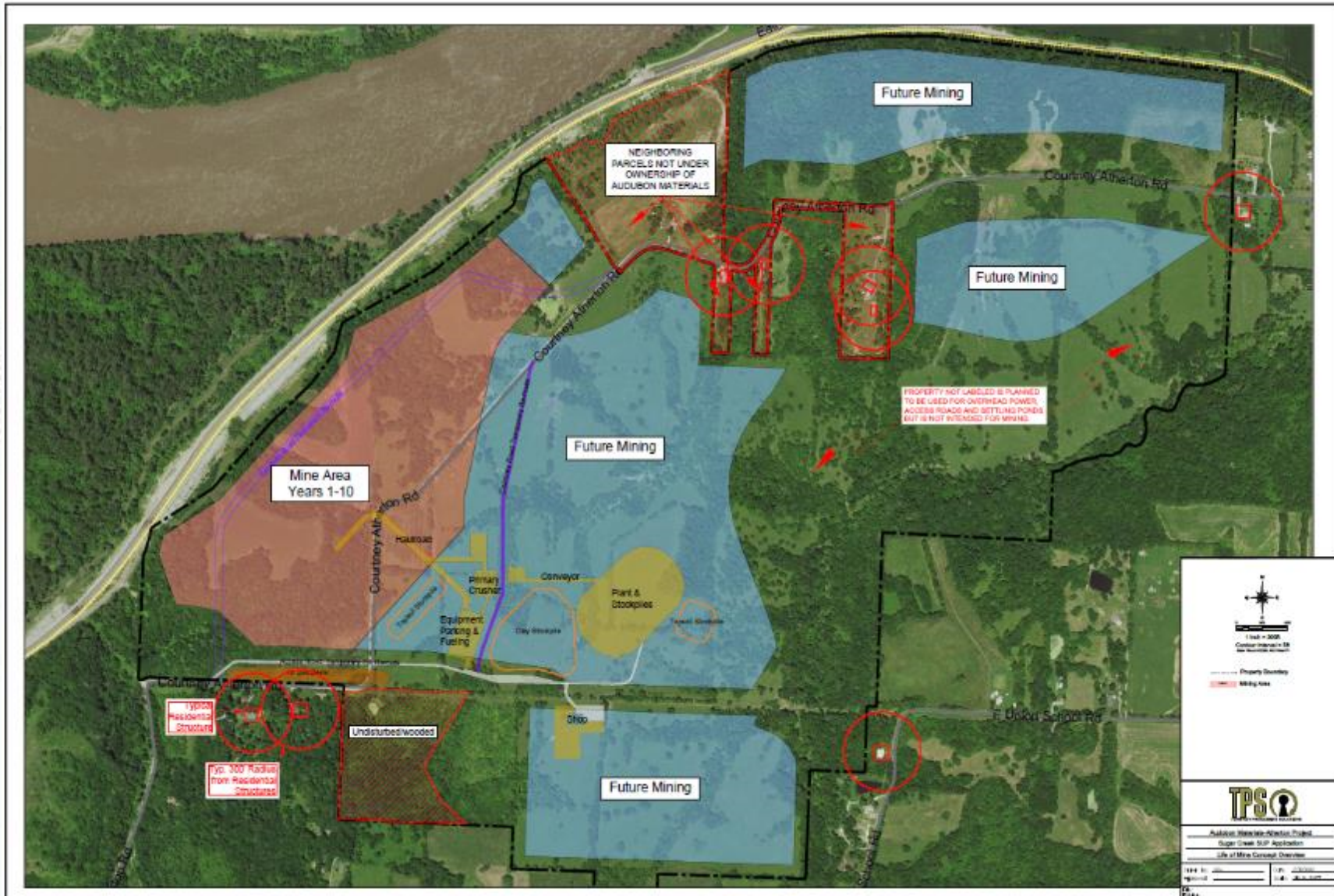
FACILITIES LAYOUT OVER THE ENTIRE PROPERTY



FACILITIES LAYOUT – OPERATIONS FOCUS



MINING OVERVIEW YEARS 1-10



Typical Mining Layout and Reclamation Timing/Offset

Cross Section NOT TO SCALE

Material	Volume (cu yd)
Overburden	100,000
Waste Rock	100,000
Tailings	100,000
Backfill	100,000
Total	300,000

Example Backfill Material Balance

Material	Volume (cu yd)
Overburden	100,000
Waste Rock	100,000
Tailings	100,000
Backfill	100,000
Total	300,000

Courtesy Atherton Road relocation is shown for visual approximation. Grading and drainage for road construction is not considered at this time.

Tie In Sloping
Highwall reductions and backfill sloping at a maximum 2:1 grade to tie into native ground or pit floor elevations

Uplands Reclamation Area
Final Grade 0-4ft Below Original Ground

Lowlands Reclamation
Pit Floor Elevation Opportunities for Wetlands and water features

Typical Residential Structure

Typ. 300' Radius from Residential Structures

Legend:

- Property Boundary
- Bearing Type Contour (+/- 10')
- Conceptual Backfill Contour (20')
- Lowland Reclamation
- Tie-In Sloping
- Reclamation Channel

TPSO

Atherton Mine - Atherton Project
Super Creek SGP Application
Conceptual Reclamation

Date: 10/1/2018
Scale: 1" = 100'

RECLAMATION EXAMPLE

- Eagle Materials Illinois Cement Quarry





Audubon Materials LLC

Thank you for your time