



City of Farmington
Farmington East Industrial Park Plat 8 (Lots A-1 & A-2)
Missouri Certified Sites Program

1. Ownership Information Section

- 1.1. The property is part of the City of Farmington East Industrial Park. The City of Farmington owns the property. Contact information is:

Mr. Greg Beavers, City Administrator
110 West Columbia
Farmington, MO 63640
(573)756-1701
gbeavers@farmington-mo.gov

Locator map presented at Attachment 1.

- 1.2. A letter from the Mayor of Farmington identifying the property as a part of the Farmington East Industrial Park and specifying that it is being developed as an industrial site is included at Attachment 1.
- 1.3. The property is owned by the City of Farmington and is offered for sale fee simple.
- 1.4. All easements are identified on the Plat attached as Attachment 2. There are no liens, rental contracts or other physical or legal encumbrances associated with the property.
- 1.5. The property is within the City Limits of the City of Farmington.

2. Property Information Section

2.1. Parcel Information

2.1.1. Location

Name of Site – Farmington East Industrial Park Lot A-1 & A-2 of Plat 8
Address: 1300 Perrine Road (Lot A-1) and 1400 Perrine Road (Lot A-2)
Section: 2
Township: 35N
Range: 5E

Plat Map: Attachment 2

2.1.2. Parcel Size – 22.26 acres (two 11.13 acre platted lots)

2.1.3. Aerial Photograph included as Attachment 3. Aerial taken from Google Maps, photography flown 11/9/2015.

2.1.4. USGS Topographical map included as Attachment 4.

2.1.5. Current tax millage rates

St. Francois County Tax Levy Rates for 2015				
	Farmington Schools	3.7048		
	Mineral Area College	0.4763		
	Jefferson Junior College	0.3402		
	Farmington City	0.4440		
County				
	General Revenue	0.0639		
	Road and Bridge	0.2446		
	Special road district	0.2330		
	Health Center	0.0903		
	Amulance District	0.0000		
	Handicapped Services	0.0903		
	Senior Services	0.0489		
	State Tax	0.0300		
		5.7663	per \$100 assessed valuation	

2.2. Sales or lease information

2.2.1. The site is offered for sale by the City of Farmington at \$50,000 per acre. Sale price is negotiable based on the number and type of jobs associated with the development.

2.3. Zoning designation

2.3.1. The property is in the I-3 Planned Industrial Park District.

2.3.2 The I-3 Zoning ordinance and associated Tables is included as Attachment 5.

2.3.3. There are no special district restrictions or requirements associated with the I-3 Zone.

3. Environmental and Cultural Information

3.1 Phase 1 Environmental Assessment

3.1.1. Name and Contact Information of entity performing the Phase 1 Environmental Assessment

Russell W. Schwab, Senior Associate
Shannon & Wilson
Geotechnical and Environmental Consultants
2043 Westport Center Drive
St. Louis, MO 63146
(314)699-9660

3.1.2. Copy of the Phase 1 Environmental Assessment current within two years.

A copy of the Phase 1 Environmental Assessment Report is included as Attachment 6.

3.2 Phase II Environmental Assessment

The Phase 1 Environmental Assessment found:

“Based upon the information obtained in connection with this Phase I ESA, no *recognized environmental conditions* were identified on the property.

Therefore no Phase II Environmental Assessment is required.

3.3. Regional Air Quality

3.3.1. The EPA Green Book as of January, 2015 is included as Attachment 7.

The St. Louis Nonattainment Area for 8-hour ozone under the 2008 standard of 75 parts per billion ozone is identified as the “St. Louis – St. Charles – Farmington, MO-IL” nonattainment area. This designation is based on Census Bureau identification of the Metropolitan Statistical Area. The nonattainment area includes the Missouri Counties of St. Louis, St. Charles, Franklin and Jefferson and the City of St. Louis. It does not include St. Francois County or the City of Farmington.

On October 1, 2015 the standard for ground level ozone National Ambient Air Quality Standard (NAAQS) was revised downward to 70 ppb. Both of the relevant monitors, one in Perry County and one in Ste. Genevieve county have design values below that standard. The State of Missouri will be presenting recommendations for nonattainment area designation to the U.S. Environmental Protection Agency by October 1, 2016. Since data for 2016 will not be available at that time the recommendation will not include nonattainment area designation for St. Francois County.

3.3.2. Wind Rose is provided at Attachment 8.

3.4. Wetland or Waters of the US

3.4.1 The U.S. Fish and Wildlife Service National Wetlands Inventory map is presented at Attachment 9. No wetlands or Waters of the US issues noted. The Army Corps of Engineers personnel visited the site on January 25, 2016. As a result of that field visit there is no need for further permitting from the Army Corps of Engineers. The letter to this effect is included at Attachment 9.

3.5 Flood Plan Boundaries

3.5.1. NFIP membership is documented at Attachment 10.

3.5.2. The current Federal Emergency Management Agency Flood Insurance Rate Map is provided at Attachment 11.

3.5.3. Flood plain development is covered in Chapter 415 of the Farmington Code of Ordinances. A copy is provided at Attachment 12.

3.6 Threatened or endangered species review.

3.6.1. The U.S. Fish and Wildlife service lists some 43 species as threatened or endangered within the State of Missouri. Of these only the Indiana Bat and Hines Emerald Dragonfly are listed in St. Francois County. The Indiana Bat is listed for every county in Missouri. Hine's Emerald Dragonfly is listed for St. Francois County among a total of six counties. The habitat is identified as "Streams and associated wetlands overlying dolomite bedrock." As noted above at 3.4 there are no streams or wetlands on the site proposed for certification.

3.6.2. The Missouri Department of Conservation, Resource Science Division prepared a Natural Heritage Review Report. No Level 2 or Level 3 issues regarding species, wildlife or wilderness areas were identified. A copy of this review is provided at Attachment 13.

3.7 Archaeological and Cultural Resources

3.7.1. Archaeological and Cultural Review was done by:
Jeff Krutchen, Principal investigator
Archaeological Research Center of St. Louis, Inc.
2812 Woodson Road
St. Louis, MO 63114
Phone: (314)426-2577
Fax: (314) 426-2599
Email: arc@arcstl.com
Website: www.arc-stl.com

A copy of the survey report is included as Attachment 14.

3.8. Soil conditions

- 3.8.1. Test bores done by:
Holcond Foundation Engineering Company, Inc.
P.O. Box 88
Carbondale, IL 62903
(618)529-5262

A copy of the report is included at Attachment 15.

3.9. Seismic Activity

- 3.9.1. As shown at Attachment 16 St. Francois County is identified as Zone VII on the Modified Mercalli scale. Zone VII is further explained as "People have difficulty standing. Considerable damage in poorly built or badly designed buildings, adobe houses, old walls, spires and others. Damage is slight to moderate in well-built buildings. Numerous windows are broken. Weak chimneys break at roof lines. Cornices from towers and high buildings fall. Loose bricks fall from buildings. Heavy furniture is overturned and damaged. Some sand and gravel stream banks cave in."

3.10. Karst Topographical Conditions

- 3.10.1 The data base of the Missouri Geological Survey was reviewed regarding all "Karst Topographical Conditions" including:
- Springs
 - Losing and Gaining Streams
 - Sinkhole Areas
 - Sinkhole Points
 - Dye Injection Points
 - Dye Paths
 - Inventory of Mines, Occurrences and Prospects
 - Dye Recovery Points
 - Abandoned Mine Lands Projects
 - Industrial Mineral Mines
 - Metallic Mineral Waste Management Areas.

None of these were noted within a half-mile of the site. The Karst Topographical Conditions Map is presented at Attachment 17.

4. Access Information Section

4.1. Site Access

- 4.1.1. The Farmington Industrial Park is accessible via U.S. Highway 67 less than five miles from the site. U.S. 67, in turn, is a limited access four-lane divided highway until it intersects with Interstate-55 at mile 174.

East access is via Missouri Highway 32, a two lane asphalt highway intersecting Interstate-55 at mile 150.

West access is via Missouri 32 or Missouri 8 accessed a little to the north at Park Hills with 32 heading more or less due west and 8 north west, or Missouri 221 southwest.

The site is served by Air Park Drive and New Perrine Road, both are 30 foot wide concrete streets. New Perrine is a through street with access off of Air Park Drive controlled by a stop sign.

4.1.2. Any permits regarding access to the site are handled through:

City of Farmington
Public Works Department
12 S. Franklin Street
Farmington, MO 63640
(573)756-0608

4.2. Rail Access

4.2.1. There is no direct railroad service to the site. The Union Pacific Railroad has service at Park Hills, less than 10 miles to the north and transshipment would be possible there. See the Missouri Rail Freight Carriers map included at Attachment 18.

4.2.2. UP estimates the cost of providing service at \$200 a rail foot "ballast up." Land acquisition and subsurface grading would be additional costs.

4.3. Airport Access

4.3.1. The nearest airport is Farmington Regional Airport less than a mile from the site, a general aviation airport with a 4,300 X 75 foot runway oriented 20/200. Fueling service for propeller and jet aircraft is available. Self-serve fuel, courtesy cars and terminal access are available 24/7/365.

Cape Girardeau Municipal Airport is 75 road miles south (60 air miles) and offers local commuter services through Cape Air with connections to St. Louis Lambert four times daily. The airport has a 6,500 X 150 foot main concrete runway oriented 100/280 and a 4,000 X 50 foot crosswind concrete and asphalt runway oriented 20/200. Fuel available is Shell 100 LL and Jet A with Prist icing inhibitor.

St. Louis Lambert Airport is about the same distance north and offers scheduled international passenger service and full freight service.

4.4. River Port Access

4.4.1. The site has no direct access to a river port. The nearest port is the New Bourbon Regional Port south of Ste. Genevieve approximately 30 miles east via Missouri 32.

4.5. Parcel Boundary Survey

4.5.1. Survey is included in the Plat of a Boundary Adjustment presented at Attachment 2.

4.5.2. Survey conducted by:
Charles Keith Harter
Taylor Engineering L.L.C.
P.O. Box 674
109 E. Columbia Street
Farmington, MO 63640

4.6 Fire Insurance Rating

4.6.1. A letter from the Fire Chief is included at Attachment 19.

4.6.2. The site is ISO 4.

4.6.3. The site is 1.4 miles from the fire station.

4.7 Utilities

4.7.2. Farmington provides electric service to the site. A map and detailed information are provided at Attachment 20.

Contact:
Bruce Belvin
Electric Foreman
110 W. Columbia Street
Farmington, MO 63640
(573)701-4567
bbelvin@farmington-mo.gov

At the site there is 4/Ø underground wire providing power in both 120/208 volts and 277/480 volts. Multiple 2500 kVA transformers may be installed at this property depending on the user's needs.

4.7.3. Natural gas service is provided by Missouri Gas/Laclede Gas. Location information is provided at Attachment 21. For security reasons the location of gas lines show are approximate.

4.7.4. Water service is provided by the City of Farmington.

Contact:
Casey Barnhouse
Water and Sewer Foreman
110 W. Columbia Street
Farmington, MO 63640
(573)218-8260
cbarnhouse@farmington-mo.gov

There are three water hydrants on site:

Hydrant # 13-23
Static - 92
Residual - 72
PSI - 41
GMP - 1,075

Hydrant # 13-24
Static - 90
Residual - 58
PSI - 140
GPM - 1,m061

Hydrant # 13-25
Static - 87
Residual - 87
PSI - 42
GPM - 1,088

1,000 GPM Excess Capacity

Water system information is provided as Attachment 22.

4.7.5. Phone/Fiber

Contact: Ross Bollinger
AT&T
740 West Karsch Boulevard
Farmington, MO 63640
(573)631-7954

The site is within the AT&T footprint. Unless there are site specific problems no installation charges would be anticipated. Upon contract and order AT&T will schedule a site survey and provide final cost figures. "EaMIS" is "Ethernet Fiber: Managed Internet Services meaning that AT&T ensures network problems are addressed as part of their service. Pricing for bundled programs are as follows:

10Mb EaMIS with IP Flex

Access = \$700.00
Port = \$150.48
IP Flex = \$100.80 (6 Concurrent Calls)
EF = \$12.00 (6 Concurrent Calls)
Total = \$963.28

20Mb EaMIS with IP Flex

Access = \$730.00
Port = \$219.26
IP Flex = \$201.60 (12 Concurrent Calls)
EF = \$24.00 (12 Concurrent Calls)
Total = \$1,174.86

50Mb EaMIS with IP Flex

Access = \$840.00

Port = \$362.90

IP Flex = \$386.40 (23 Concurrent Calls)

EF = \$46.00 (23 Concurrent Calls)

Total = \$1,635.30

POP Provider: Unknown.

AT&T will provide T1, T2 or broadband services based on customer requirements.

Cell service -

Contact:

Verizon Store N840301

555 West Karsch Boulevard

Farmington, MO 63640

(573)705-3140

Contact:

Big River Communications

101 S. Jefferson Street

Farmington, MO 63640

1-855-244-7483

4.7.6. Solid waste collection is provided by private contractors.

Thomure Disposal Service

4033 Fleming Street

Farmington, MO 63650

(573)756-3976

Residential and commercial service

Torrez Sanitation, LLC

1029 Madison CR 262

Fredericktown, MO 63645

(573)783-7809

Residential and commercial service

St. Francois County Environmental Corporation

200 Landfill Road

Park Hills, MO 63601

(573)431-4768

www.catchthebugrecycling.com

Residential and commercial service

Waste Management of St. Louis
7320 Hall Street
St. Louis, MO 63147
(314)506-4700
www.wm.com
Residential and commercial service

Republic Services, Inc.
18716 State Highway 177
Jackson, MO 63755
(573)243-0011
www.republicservices.com
Residential and commercial service

D&R Disposal, LLC
8352 Dorlac Road
Farmington, MO 63640
(573)701-0707
www.dandrdisposal.com
Residential and commercial service

IESI
2004 Lee Avenue
Jackson, MO 63755
(573)243-6223
www.iesi.com
Residential and commercial service

Providers use transfer stations either owned by the provider or publicly owned. Landfills are located in several locations depending on provider selected. All landfills are fully permitted by the Missouri Department of Natural Resources. All types of waste can be handled through contract with the provider. Special or hazardous waste issues require use of one of the larger providers, Waste Management, Republic or IESI.

4.7.7. Sanitary Sewer

Contact:
Casey Barnhouse
Water and Sewer Foreman
110 W. Columbia Street
Farmington, MO 63640
(573)218-8260
cbarnhouse@farmington-mo.gov

Capacity of the sewer system (gallons per day): Currently there is no excess sewer system capacity. However, an engineered plan for a 10" gravity sewer main has been created and approved by the Department of Natural Resources that will provide 600,000 gallons per day at the south edge of the parcels.

The sewer lines on site are 8"

See the ECHO Report included in Attachment 22.

4.7.8. Storm Sewer

Contact:

Robert Sullivan

Development Coordinator

110 W. Columbia Street

Farmington, MO 63640

(573)756-0608

rsullivan@farmington-mo.gov

There are no storm sewers on the site.

See the contour map included in Attachment 22.

5. Community Information

A general location map of Community Services is provided at Attachment 23.

5.1. Post Office (U.S. Postal Service)

Farmington Post Office

102 East Columbia Street

Farmington, MO 63640

(800)275-8777

(573)756-0280

Approximately 2 miles from the site.

5.2. Freight Service

UPS Store

614 Wal Mart Drive

Farmington, MO 63640

(573)747-1467

Store4343@theupsstore.com

Offers custom freight services including palletizing, crating, shrink-wrapping and blanket wrapping.

FedEx

Express Drop Box

21 N. Washington Street (outside of US Bank)

Farmington, MO 63640

Small packages and documents

Shipping site
OfficeMax
941 Valley Creek Drive
Farmington, MO 63640
(573)747-0377
Larger packages

5.3. Emergency Medical Response

5.3.1. Emergency Services

Parkland Health Center
1101 West Liberty Street
Farmington, MO 63640
(573)756-6451
www.parklandhealthcenter.org

Full service hospital with emergency room.

Level III Trauma Center

Nearest Level I Trauma Centers are:

Barnes Jewish Hospital South – St. Louis
SSM Cardinal Glennon Children's Hospital – St. Louis
St. John's Mercy Medical Center – St. Louis
St. Louis Children's Hospital – St. Louis
St. Louis University Hospital-Main – St. Louis

5.3.2. Ambulance/EMS

St. Francois County Ambulance District
624 Wallace Road
Farmington, MO 63640
(573)431-0030
www.sfcad.org
David Tetrault, Administrator
dtetrault@sfcad.org

5.3.3. Air Ambulance

AirEvac Lifeteam 8
2002 U.S. Highway 67
Farmington, MO 63640
(573)756-7506
www.air-evac.com
Less than 10 minutes from the site.

Service to hospitals as directed.

ARCH Air Medical Service
1620 New Perrine Road
Farmington, MO 63640
(909)915-2304
http://www.airmethods.com/arch#.Vp_KNSorKUk
Dedicated service to St. Louis Children's Hospital.

5.3.4. 911 Service

The St. Francois/Ste. Genevieve County 911 dispatches all police, fire and EMS calls in St. Francois and Ste. Genevieve counties.
Alan Wells, Director
St. Francois County Joint Communications
102 Industrial Drive
Park Hills, MO 63601
(573)431-7842
awells@sfc911.org

The system includes Enhanced 911 service.

5.4. Planning Agency

5.4.1. Planning and Zoning questions are handled through the Planning Commission which also serves as the Zoning Commission. The relevant sections of the City of Farmington Comprehensive Plan adopted in 2010 are included as Attachment 24.

5.5. Building Department

5.5.2 Contact information

Robert W. Sullivan
Building Inspector
12 South Franklin Street
Farmington, MO 63640
(573)756-0608 X110
rsullivan@farmington-mo.gov

5.5.2. Permits

Permits required for:
Master Construction Permit

May be required for:
Mechanical, Electrical or Plumbing
Accessory Building
Demolition/Excavation (street cuts)

Planning and Zoning

Permit applications provided at Attachment 25.

All permit applications are available at
http://farmington-mo.gov/Building_Permits.cfm

5.6. Police Protection

The City of Farmington employs 26 full time officers for a rate of officers per capita of 1.5/1,000. The site is 2.3 miles from the Farmington Police department. In terms of area coverage, there are 2.9 police officers per square mile. A letter from the Chief of Police describes the police protection and is provided at Attachment No. 26.

5.7. Local Support

A letter of local support is included at Attachment 1.

5.8. Missouri Location One

5.8.1. Attachment 27 shows the Missouri Location One listing for Lot 26 of the East Industrial Park. The site is being replatted and the existing lots 15, 26 and 28 combined into two sites of 11.13 acres each. When the replatting is complete the Location One listing will be completely updated at that time.

5.9. Miscellaneous

5.9.1. The City of Farmington is aggressively supporting economic development. Prices for the land are negotiable based on the number and quality of jobs to be created. The City also works with the Southeast Missouri Regional Planning Commission and would discuss Tax Increment Financing, Community Improvement Districts or other support programs with an interested prospect.