



-
- I. **Call to Order – Roll Call – Pledge of Allegiance**
 - II. **Mayor and City Council Discussion**
 - a. i5 Growth Study
 - III. **Adjourn**



Festus Growth Study City Council Update

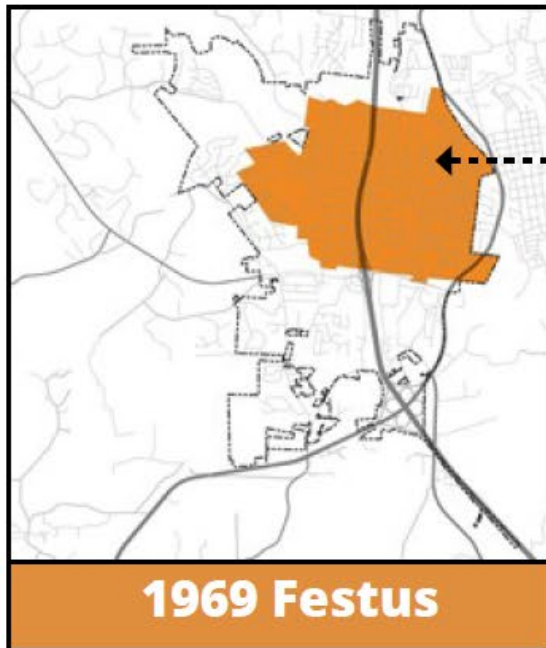
February 9, 2026



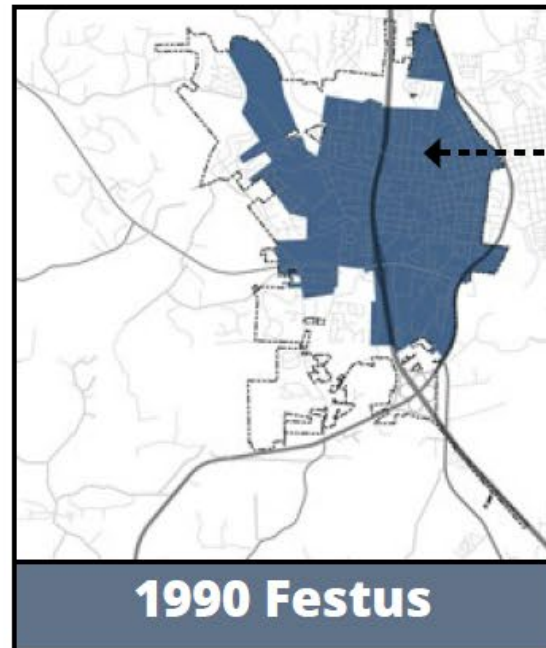
Why a Growth Study

The Population of Festus Has Grown

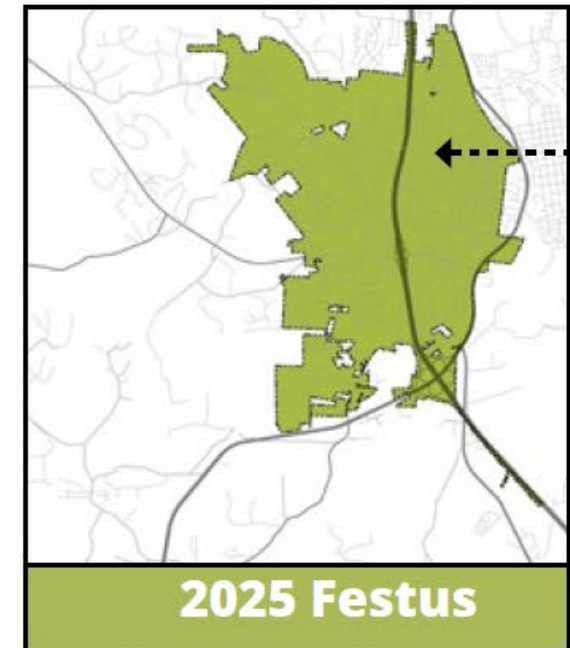
79% Since 1970



1969
Boundary
Population¹
7,530
Area
1,500 acres



1990
Boundary
Population
8,105
Area
2,300 acres

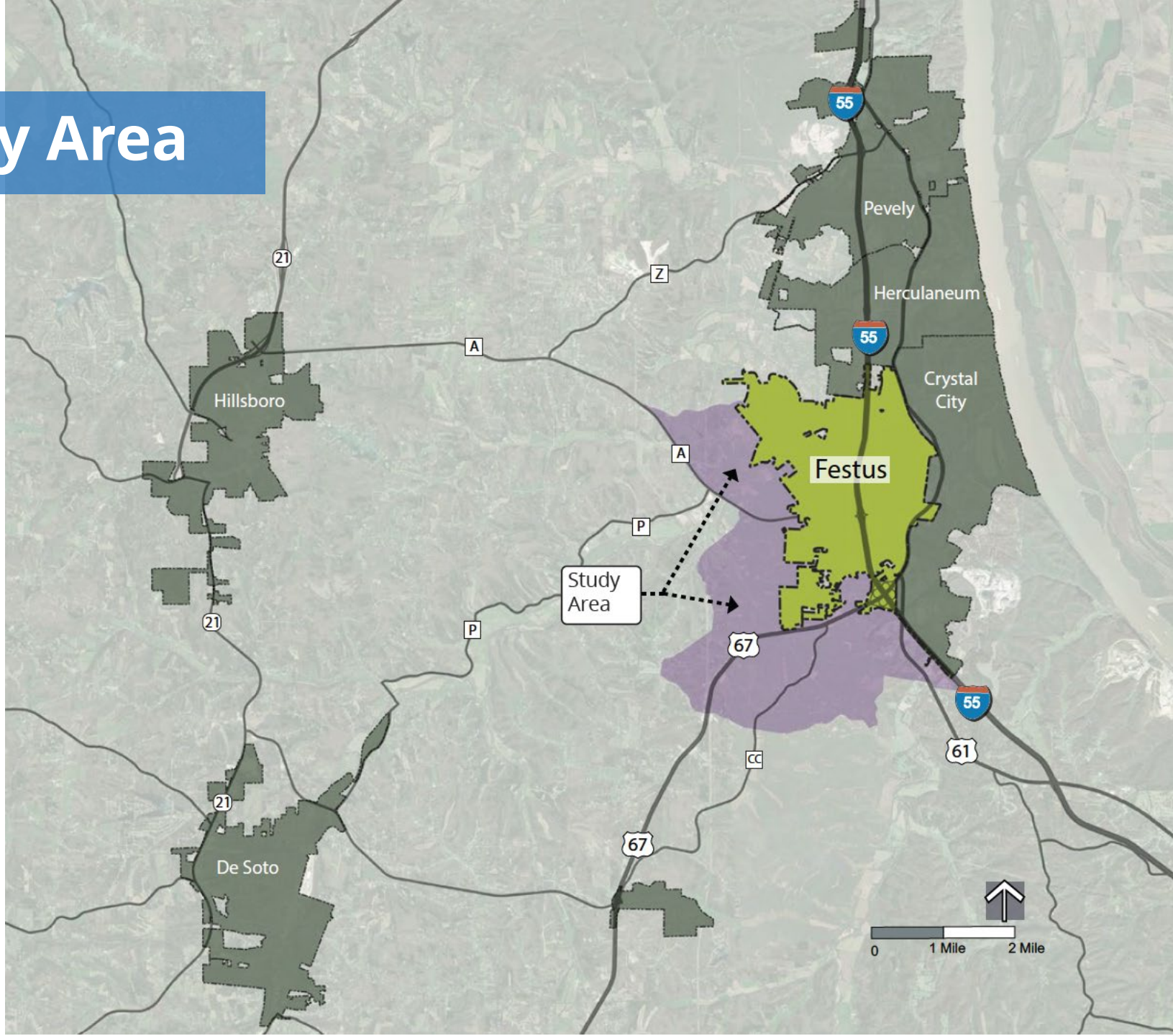


2025
Boundary
Population
13,445
Area
3,800 acres

⁽¹⁾ 1970 population.

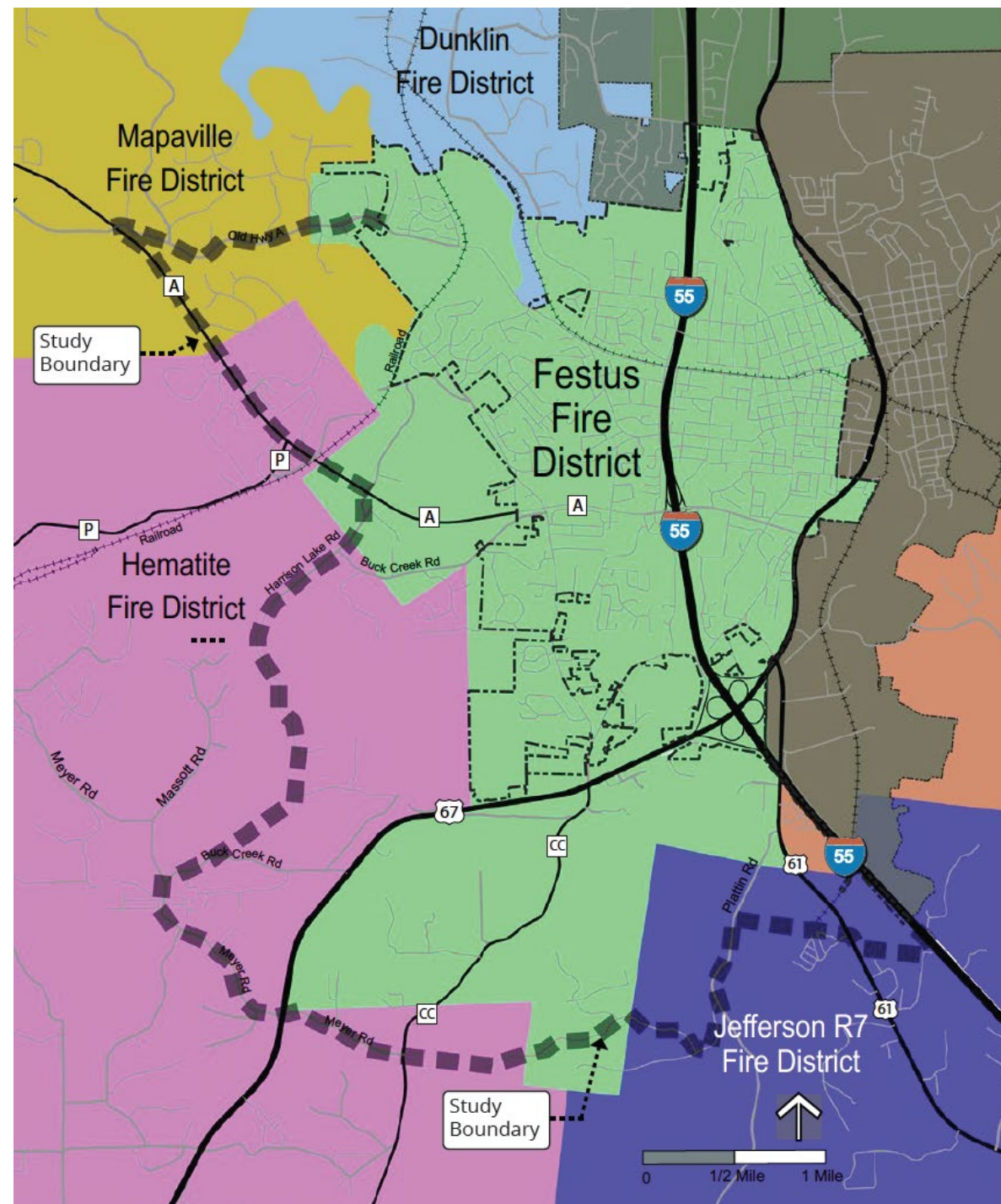
Growth Study Area

Size in Acres	
	Acres¹
City of Festus	3,800
Study Area	5,150



Selection of Study Area

- Overlaps Fire District
- Logical limits of existing roads.
 - Old Hwy A
 - Hwy A
 - Harrison Lake Rd
 - Meyer Rd



Existing Land Use

The map on this page shows existing land use. The two largest existing land uses in the study area include 'Single Family Residential' and 'Agriculture.'

Land Use	Acres	%
Residential - Single Family	1,498	29.7%
Residential - Mobile Home	72	1.4%
Residential - Agriculture	660	13.1%
Residential - Vacant and Other	632	12.5%
Agriculture	1,820	36.0%
Commercial	124	2.5%
Commercial - Vacant	17	0.3%
Commercial - Residential	70	1.4%
Non-Assessed	97	1.9%
Other	61	1.2%

Sources and Notes
Land Use based on classifications from Jefferson County parcel data, including 'Prop_Class' and 'Occupancy.'

Existing Land Use

- Res - Single Family

Res - Mobile Home

Res - Agriculture

Res - Vacant/Other

Commercial

Commercial - Vacant

Commercial - Res

Agriculture

Non-Assessed

Other
- Multi-Family - Condos

Multi-Family - Duplex

Multi-Family - Triplex

Multi-Family - Quadplex

City of Festus

School

Institution

Cemetery

Source: Jefferson County GIS

Existing Land Use

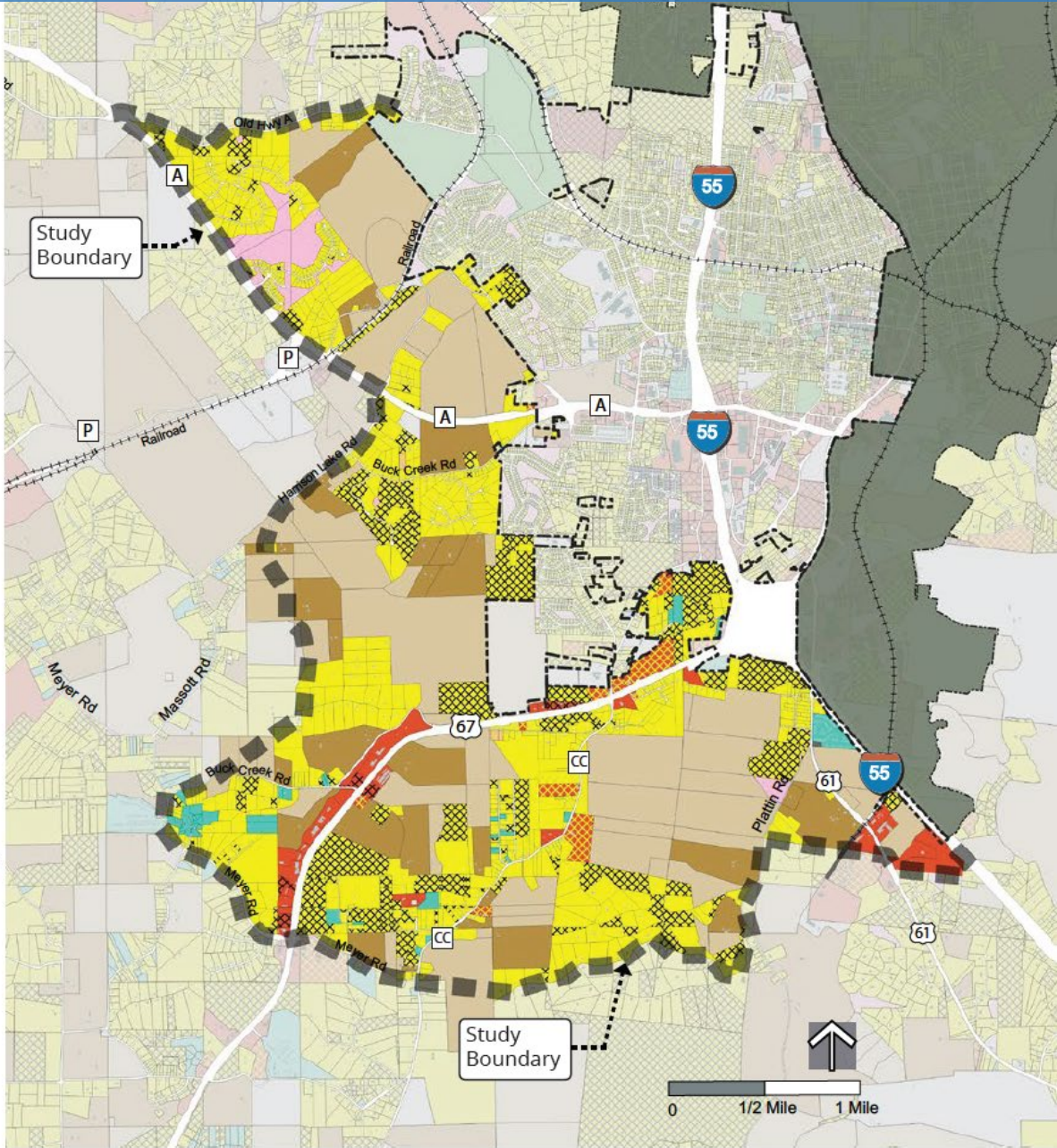
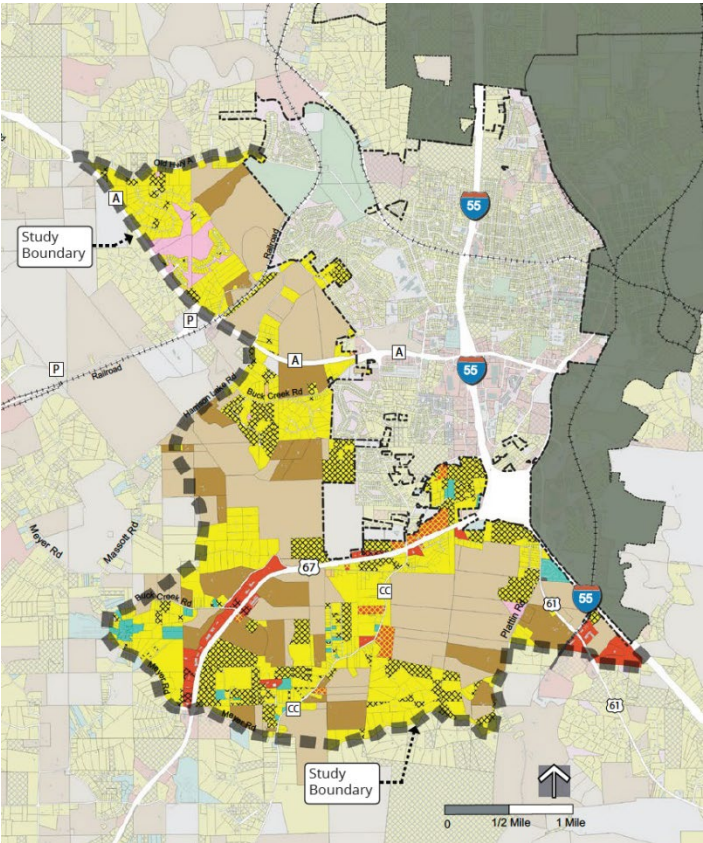
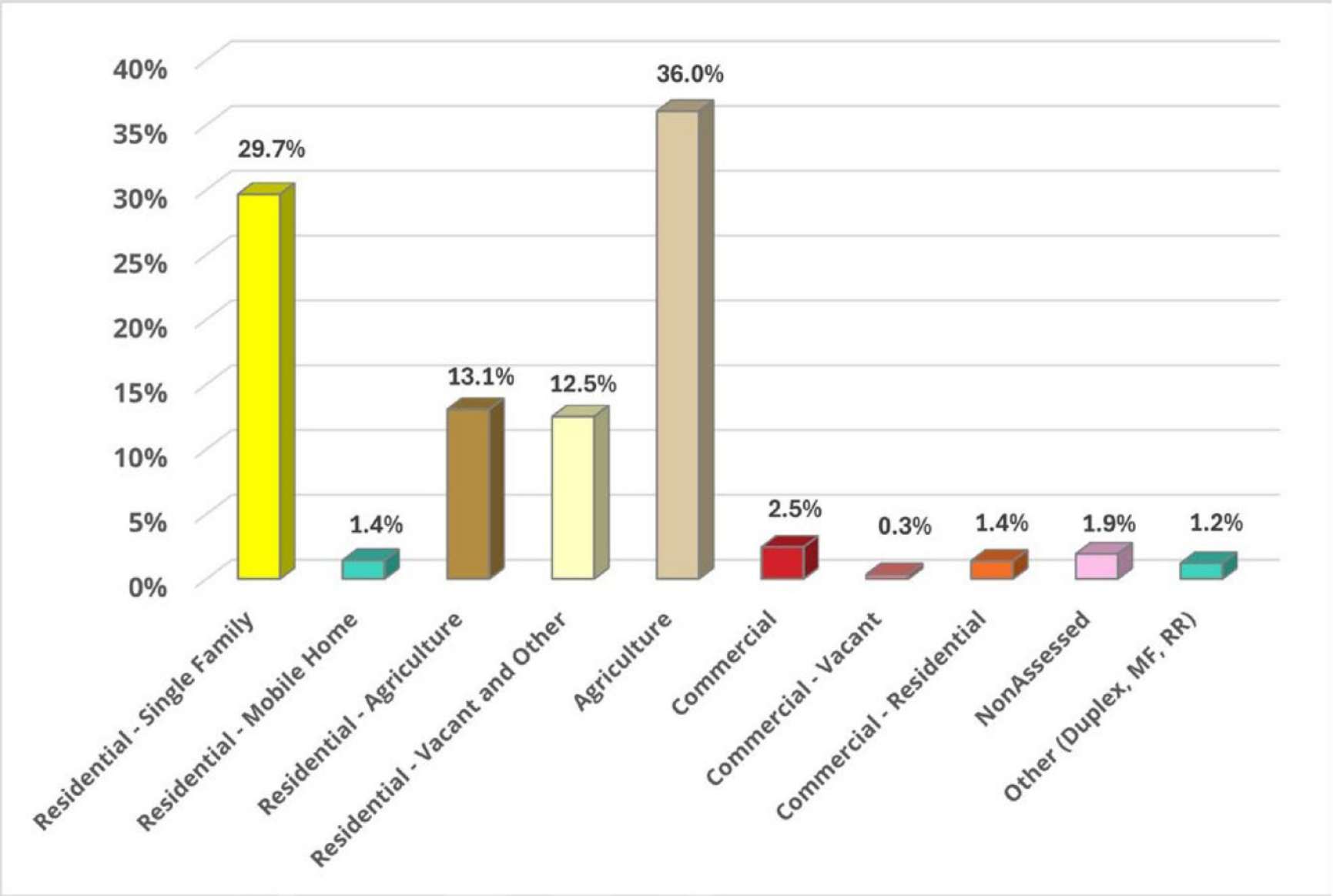


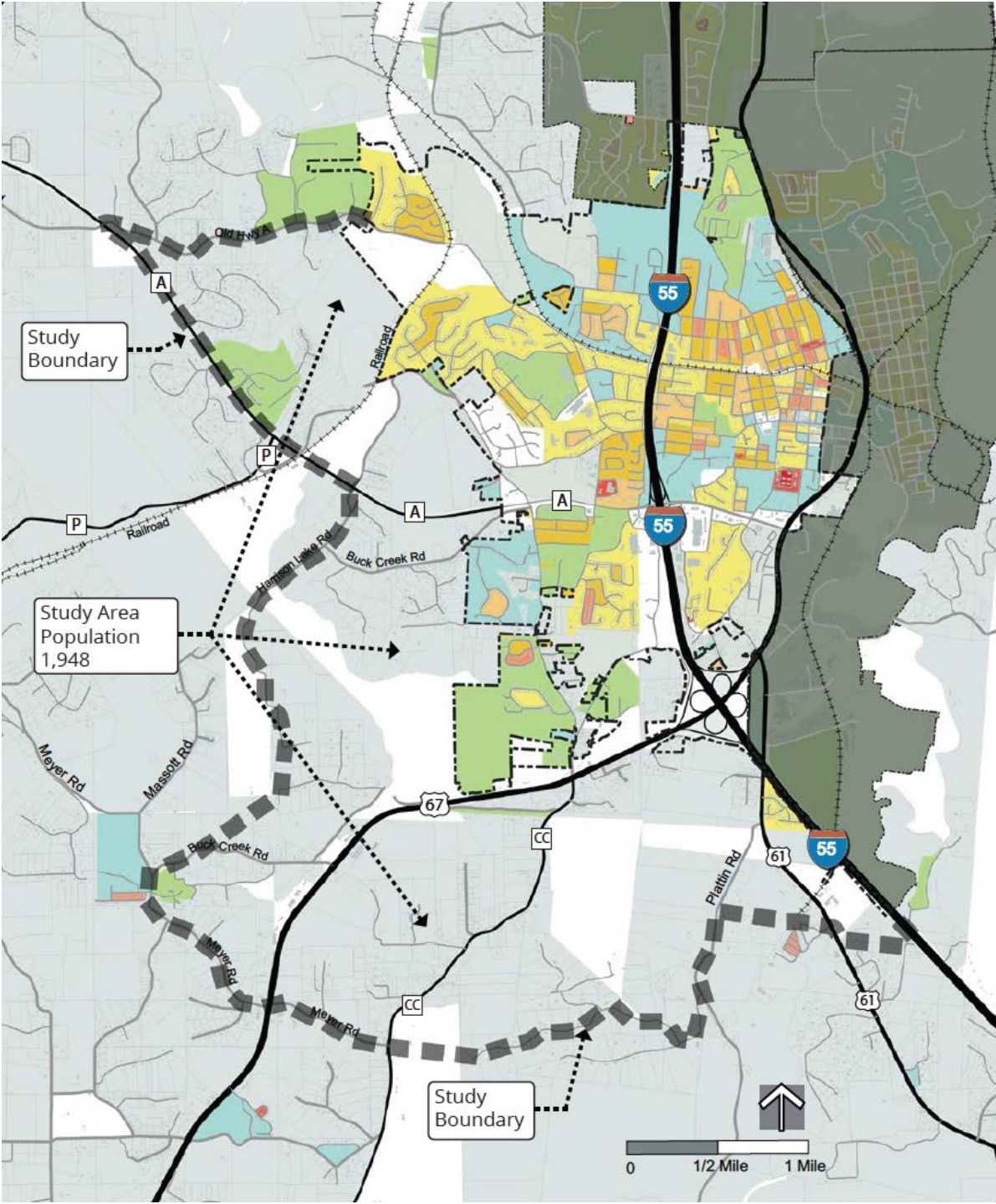
Chart: Existing Land Use - Study Area



Existing Population

Population	
	Population
City of Festus	13,445
Study Area	1,948

Population Density per Acre



Single Family Residential Valuations

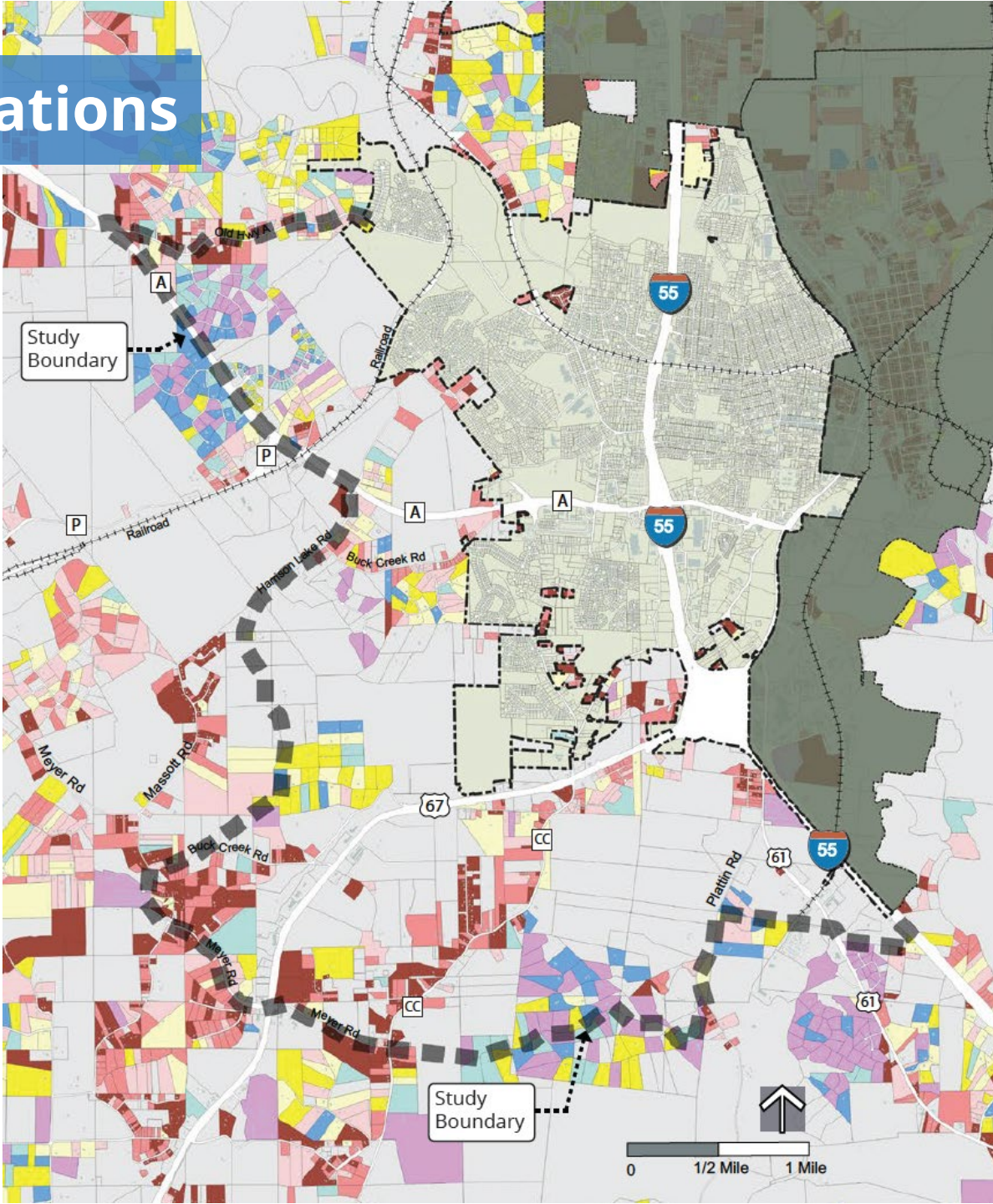
Single Family Homes - Detached		
	City of Festus	Study Area
Single Family Units	4,201	611
Avg (Mean) Value	\$160,151	\$221,728
Median Value	\$127,800	\$176,700
Avg (Mean) Value (Newer - post 2000) ¹	\$247,089	\$379,212
Avg (Mean) Parcel Size (Acres)	0.31	2.45
Median Parcel Size (Acres)	0.24	1.64

Sources and Notes
Based on 2025 Jefferson County assessor data. Detached single family includes parcels classified as 'Residential' for Property Class and 'Dwelling' for Occupancy.
(1) Sampling of newer housing as parcel data does not include year built.

Valuation - Residential Properties

- Less than \$100,000
- \$100,000 - \$150,000
- \$150,001 - \$200,000
- \$200,001 - \$250,000
- \$250,001 - \$300,000
- \$300,001 - \$350,000
- \$350,001 - \$400,000
- Over \$400,000

Source: Jefferson County GIS, Assessor (2025 Values)



Flood Hazard Areas



"Undeveloped" Parcels
Includes vacant, agriculture,
and residential agriculture
Property Class designation .

Flood Hazard Areas



100 Year Flood Risk

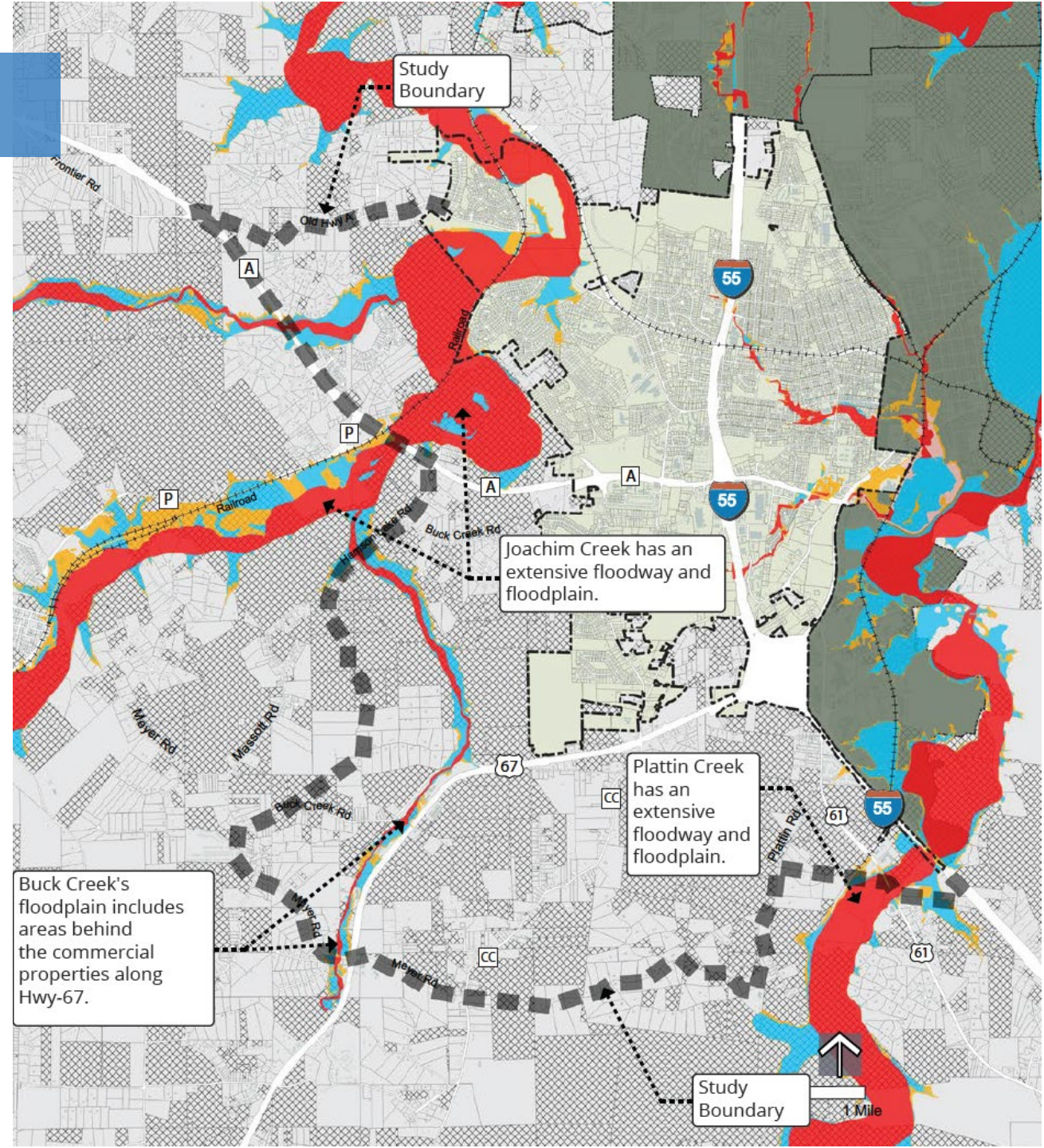


500 Year Flood Risk



Floodway

Source: Jefferson County GIS, FEMA



Potential Future Development

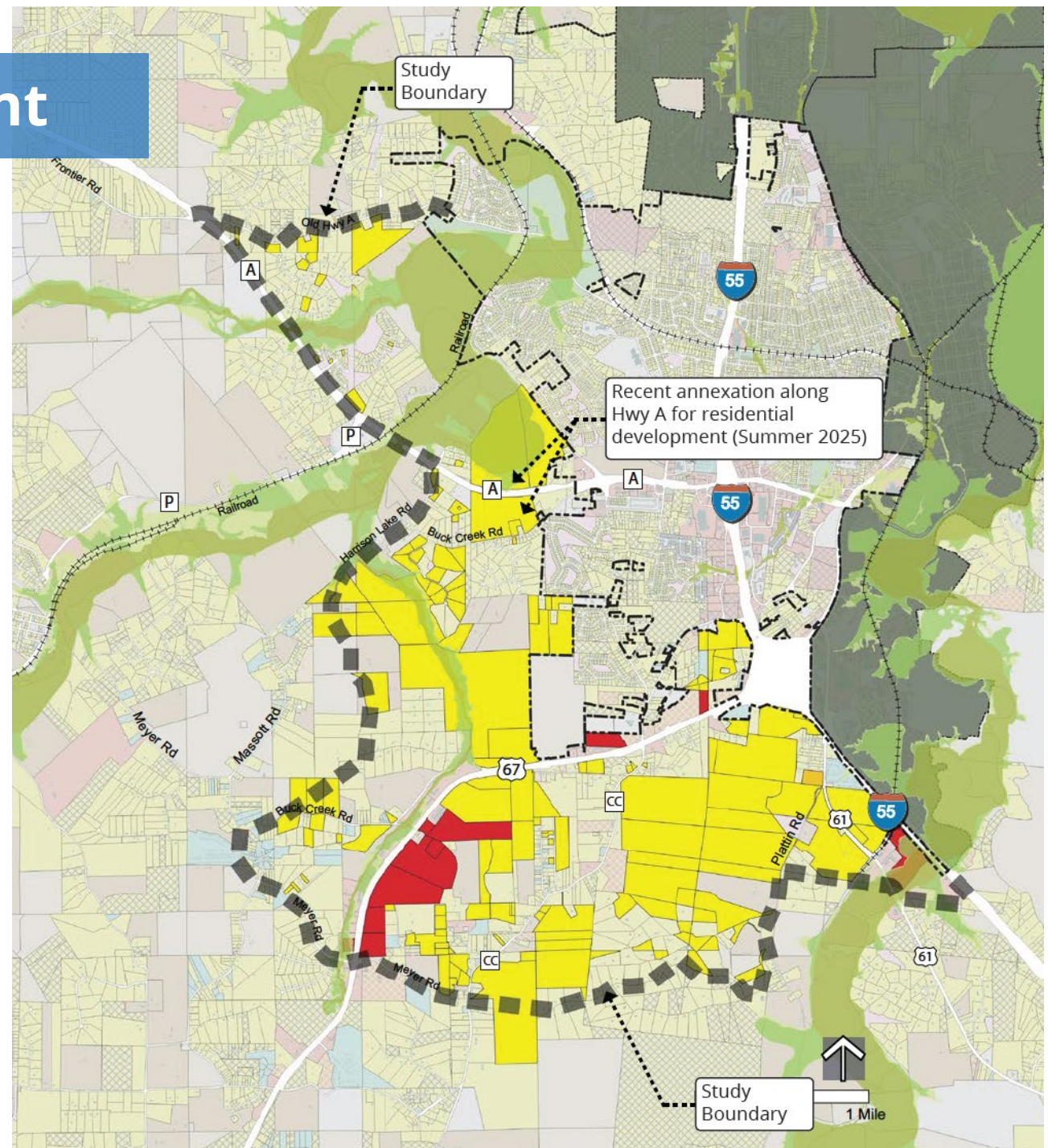
Potential Future Development

-  Residential: Single Family
-  Residential: Multi-Family
-  Commercial

Open Space / Agriculture (Based on Flood Hazard Areas)

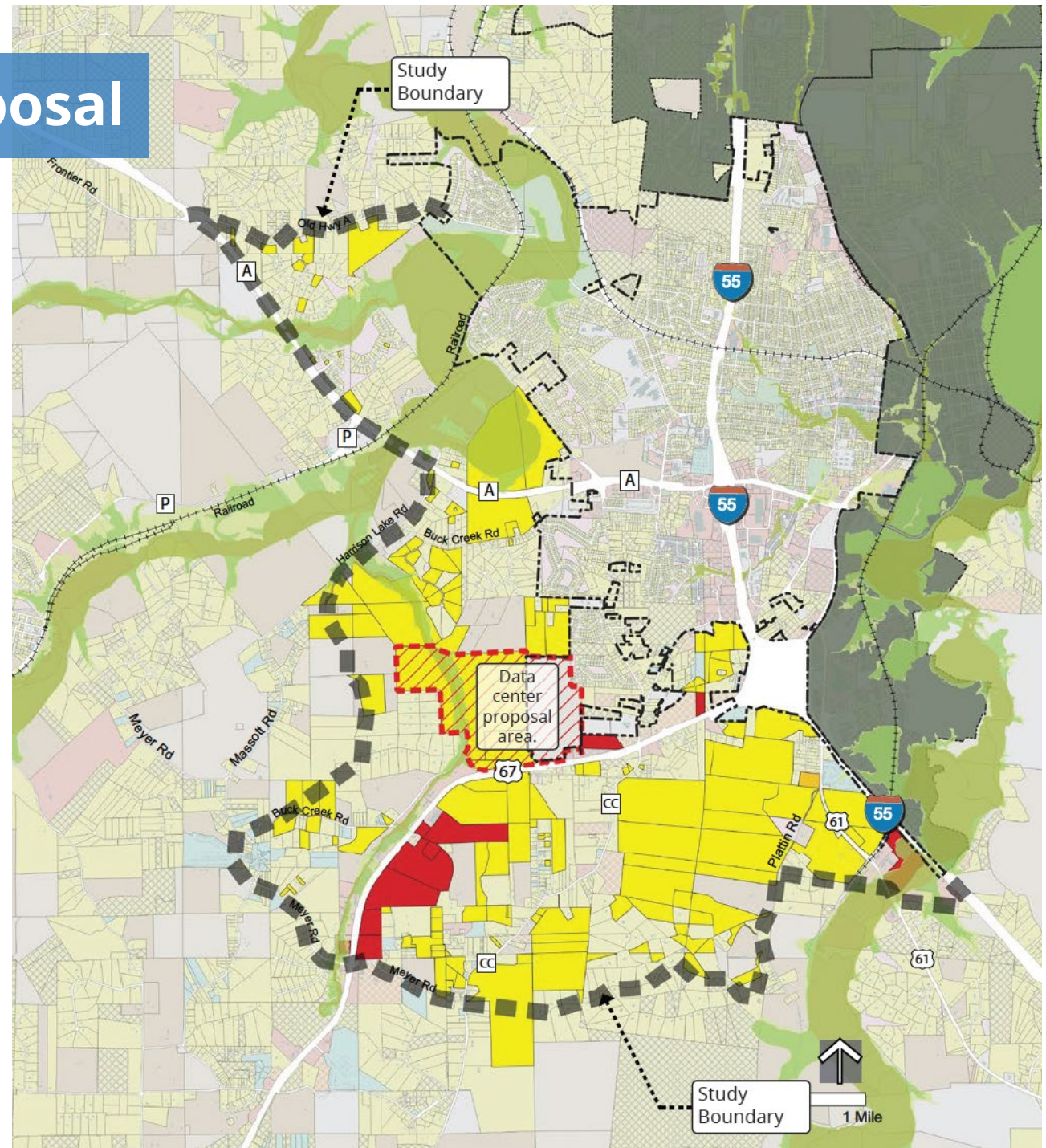
-  500 Year Flood Risk
-  100 Year Flood Risk
-  Floodway

Source: i5Group, Jefferson County GIS, FEMA



Location of Data Center Proposal

This growth analysis reflects conditions as of October 2025 and does not include the potential data center development.



Future Estimates

- Additional Population
 - 5,292
- Additional Housing Units
 - 2,063
- Additional Local Roads
 - 43.8 miles

Study Area - Future Residential Units			
	Study Area (Existing)	Study Area (Additional)	Study Area Future (Total)
Residential - Single Family	611	1,233	1,844
Residential - Mobile Home	132	0	132
Residential - Agriculture	28	0	28
Other (Duplex, MF)	6	53	59
Total (Residential Units)	777	1,286	2,063

Population	
	Population
City of Festus	13,445
Study Area (Existing)	1,948
Study Area (Additional)	3,344 ¹
Study Area Future (Total)	5,292

Notes

(1) Future study area population based on 2.6 people per additional residential unit (household) in study area.

Streets and Roads - Length in Miles ²				
	City of Festus	Study Area (Existing)	Study Area (Additional)	Study Area Future (Total)
State	14.1	11.8	-	11.8
County	0.0	0.7	-	0.7
Festus Special Road District	0.6	11.4	-	11.4
Local	1.0	16.6	27.2	43.8
City of Festus	71.0			

Notes

(2) Length in centerline miles, not lane miles. For state routes that are split highways, centerlines are for each direction of travel.

Fiscal Analysis

Growth Area	Total Population	Total Area	Estimated Total Costs	Estimated Total Revenues
Existing Development	1,948	5,150 acres	\$2,611,465	\$2,607,265
Existing & Projected Development	5,292	5,150 acres	\$2,829,760	\$3,890,992
City of Festus	13,445	3,800 acres		

Existing Development: Slightly higher costs than revenue in the short term with new equipment and personnel.

Future (Existing and Projected Development): Revenues are expected to exceed costs.

Important Notes

- The Growth Study Area was for evaluation purposes; inclusion in the study area does not imply that all of this land will become part of the City in the future. In addition, the city has historically grown incrementally.
- See “Methodology” page for additional details, but a few reminders:
 - Data is never static, it constantly changes. Analysis from the study should be considered estimates.
 - This analysis helps the City, homeowners, businesses, and property owners better understand existing conditions and the potential fiscal impacts of community services.

Thank You!