

Resource Management Department
2025 – 1st Quarter Report
to the
County Commission



May 1, 2025

RMD Summary

The First quarter of 2025 has been steady and stable beginning to the year for the three departments under the Resource Management umbrella.

We have been fortunate to experience no new staffing changes over the past eight months or so and we have assembled an effective team to serve the needs of our citizens, relative to each department.

Operational expenditures of all departments are on pace to allow for normal operations without exceeding the respective funding allocated withing this year's budget.

Revenues also appear to be on pace to meet the annual totals projected in the 2025 budget.

The Resource Management Department was awarded grant funding last year to help purchase two Ford F150 Lightning electric vehicles. After about 9 months of utilizing these vehicles, Karl and Josh seem to have gotten used to them and have expressed no complaints with their performance or capability for our purposes. The FordPro software package allows us to accumulate certain data which can be used to evaluate this purchase.

During the first quarter, the two vehicles were driven a combined 6,030 miles. By using EVs, we:

- Saved an estimated 320.1 gallons of gasoline by powering with electric.
- Reduced CO2 emissions by 1,383 Lbs.
- After accounting for the cost of electric, the department saved an estimated \$615.00 in fuel cost.

Planning and Development Department

Staff has been reviewing multiple aspects of the County's Zoning Regulations in areas where amendment or change may be warranted.

We plan to meet with the planning staff of Nixa and Ozark to discuss our existing Urban Service Area regulations to evaluate the intent and the track record of implementation over the last 17 years. We plan to also discuss specific changes we believe will clarify the goals in the Urban Service Area and streamline intergovernmental processes and communication.



Land Use Change

The Planning and Development Department staff, working through the Planning and Zoning Commission and the County Commission processed a significant number of requests for land use change so far in 2024.

- 3 rezoning requests were recommended for approval by the Planning and Zoning Commission involving a total of 11.3 acres.

Residential Development

The climate for residential development remains somewhat suppressed as compared with recent years but still active. During the first quarter, our office processed 18 Administrative Minor Subdivision applications and re-plats resulting in the creation of 25 new parcels which are potential residential building sites.

We currently have two named subdivisions in the works which will add another 18 residential lots to the area.

Staff continues to work with developers regarding other new residential developments which will proceed through the Major Subdivision process in the coming months. Despite the slightly reduced numbers relative to recent years, the ongoing creation of buildable residential parcels and lots remains strong

From April 2020 to July 2024, Missouri gained 90,612 residents, or 1.5% of the state's population, according to the U.S. Census Bureau. The total United States population increased by approximately 2.6% in that same time frame, mostly centered in the South. Here in Missouri, Christian County experienced an 8.1% increase in population from April 1, 2020, to July 1, 2024, according to the Census Bureau. This ranked third in Missouri, following only Lincoln and Warren counties which grew at 10.6% and 8.3% respectively. It is also interesting to note that during the same period, Christian County's increase in total population was only 126 persons less than that of Greene County which has more than triple our population.

Commercial Development

While our office continues to work with developers on various prospective and ongoing projects throughout the County, the lack of public sewer and water infrastructure in the unincorporated county limits the desirability for some businesses to locate outside the urbanized core. As always, we regularly work with the Cities of Ozark and Nixa through our Urban Service Area Agreement referring potential commercial projects which could be developed utilizing municipal water and sewer.

Despite this lack of desirable utility infrastructure, we are working with several projects throughout the area which contribute to growth in the commercial sector.

- Flocchi of America – reconstruction after fire damage
- New warehouse building on Hwy 60
- Signal Gas Station on Hwy 14

Work continued on:

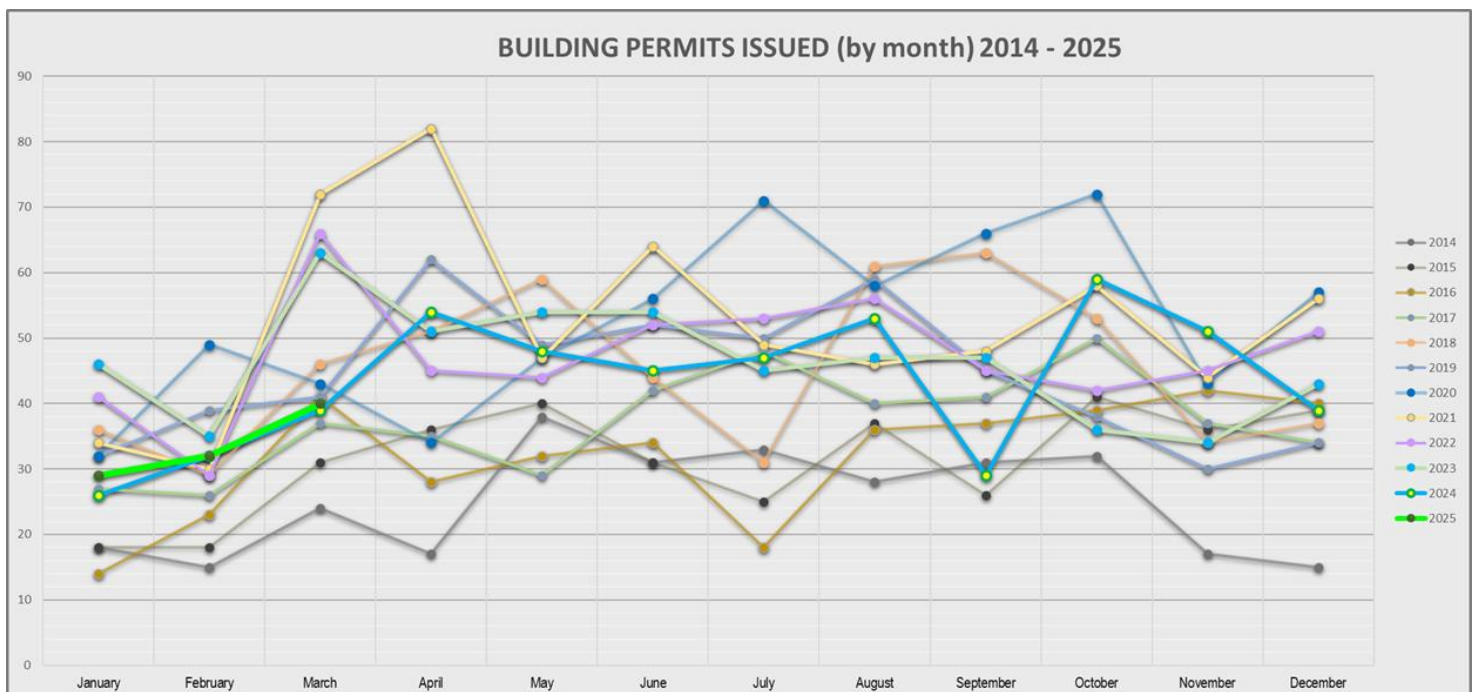
- Small winery facility near Billings
- Remodeling at Hopedale Baptist Church
- County employee health clinic

Building Inspections

While the climate for construction in Christian County throughout 2024 remained fairly strong, our department experienced a continued slight decline in the overall number of permits issued compared to the prior year. The first quarter of 2025 showed a mild increase over the same period in 2024, with the department issuing four more permits than we did over the first three months of last year. Hopefully, economic conditions are beginning to turn the corner, and we will continue this upswing throughout the year.



The chart below shows the number of Building Permits issued by month over the past 11 years. The current year is represented by the bright green line. As you can see, we have had a fairly average first quarter of activity. This also shows the degree of difference between now and the peak periods during 2019 – 2022. Christian County has not stopped being a great place to live, so these numbers will bounce back as external factors impacting the housing market change.



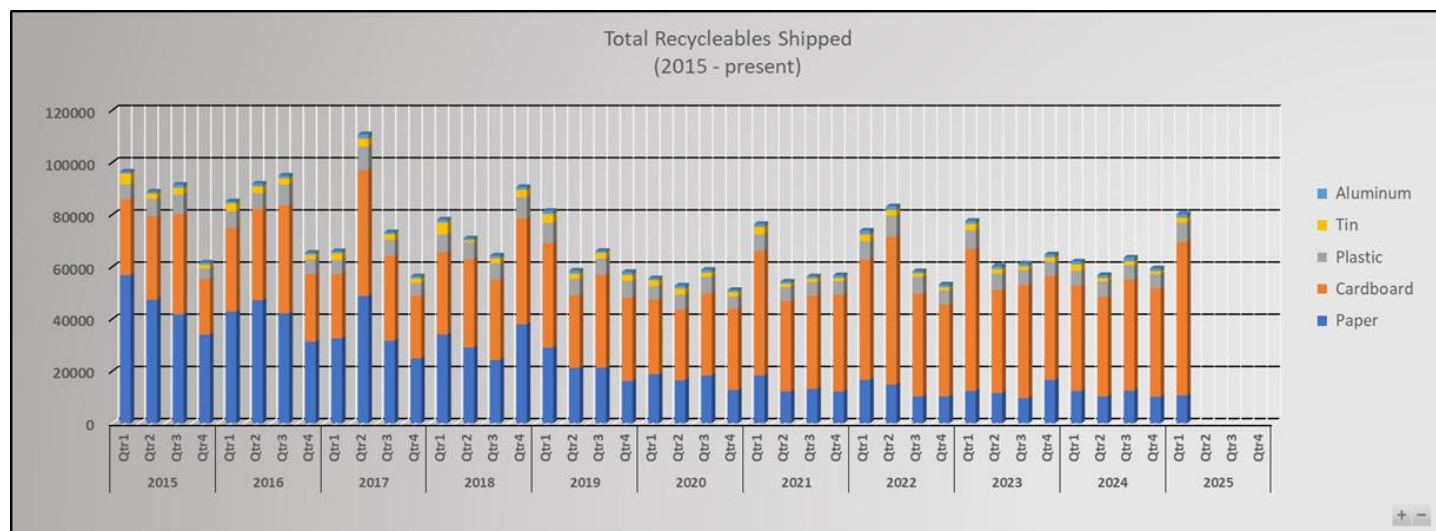
Recycling Center

Lee and Bobby at the recycling center continue to do a great job every day operating and maintaining this facility. These men are also tasked with transporting collected materials from our remote drop off sites in Sparta and Billings as well as making smaller pickups from County buildings and other various local businesses with significant amounts of materials.



Collections

The information reported here is based upon the weight of materials shipped out from the facility. Therefore, it does not truly reflect “collections” per se as the shipping schedule does not follow a calendar. Having stated that disclaimer, the information does, however, allow us to look at trends over larger time frames which is useful. The shipment weights shown for the first quarter of 2025 were somewhat higher than the same period of the preceding year. In fact, this was the second highest quarterly total in the past five years.

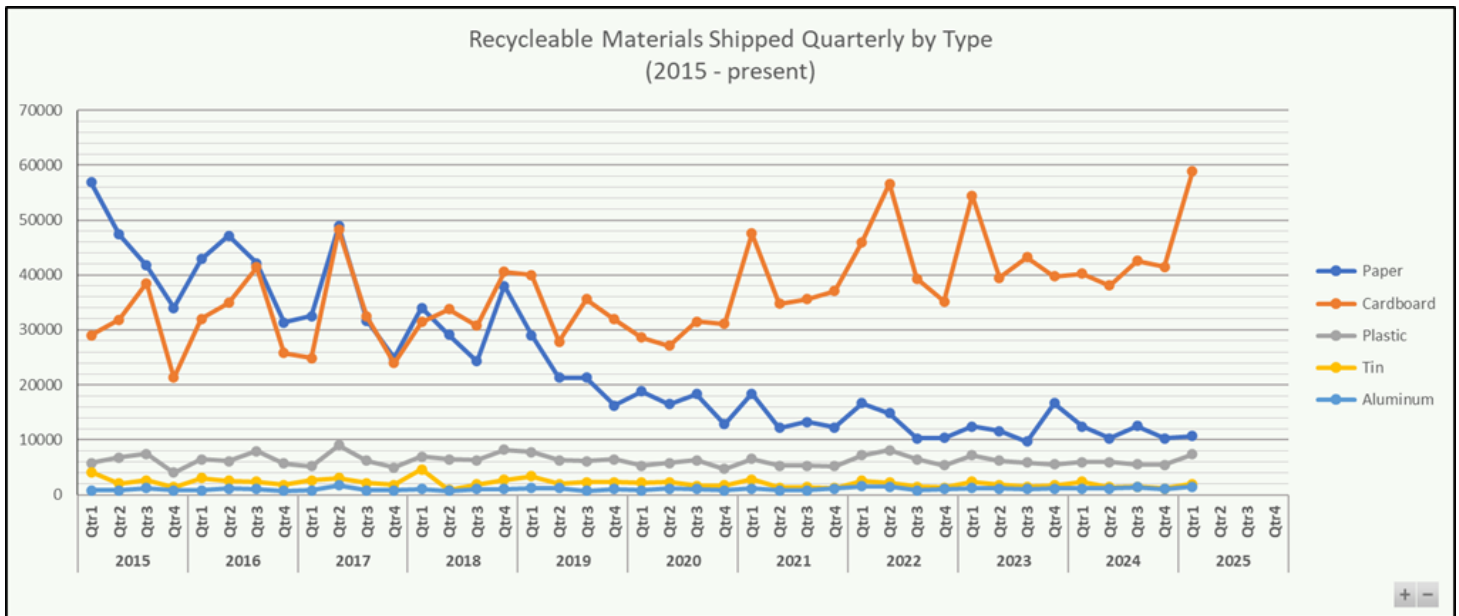


The chart above represents over 10 years of data. Clearly, from 2015 through 2017 we were shipping out a higher gross weight of materials. The source of decline is visible in the reduction of paper (blue) we now take in. What does this mean?

- Societal decline in paper use? Less newspapers, no more phone books
- More cardboard. Greater reliance on parcel delivery over in-person shopping

The reduction in paper is not necessarily concerning. Ever since China stopped buying paper to recycle, the value we get back for collecting it is minimal.

The chart below illustrates the continued increase in cardboard collections versus the ongoing decline in paper. The first quarter of 2025 represents the highest tonnage of cardboard we have ever shipped out. It will be interesting to see if that trend continues.



The used oil burning furnace which was used to heat the current recycling building for many years was finally retired over the winter. Lee has repaired this unit many, many times but it has reached the end of its life. The unit was replaced with a new ceiling mounted gas heater. Our intention is to eventually re-locate this unit into the planned storage/maintenance building at the new campus once it is constructed.

Environmental



Staff attended multiple MS4 workshop presentations offered by the Missouri Department of Natural Resources.

We have been asked to participate in an Ozarks Environmental Collaborative which has a goal and purpose of reducing environmental impacts within the general Springfield metro area. This is purely voluntary, and we are hopeful that, at a minimum, our participation will aid in maintaining some related MS4 requirements.

Josh Bird will be representing the County as a volunteer at the annual James River Basin watershed education 5th grade field trip event taking place later this month at the OC.

Our Facility at 1106 W. Jackson

So far in 2025, our facility has hosted some large public meetings as well as a variety of groups using the facility for other meetings. At times, the room is filled beyond capacity, which reinforces the need for a larger venue to properly serve our citizens.

Examples of functions held in our large meeting room include:

- Election Judge training
- Commission Town Hall meetings
- EMA DART training
- Political party committee meetings
- Public meetings for road and bridge projects
- CERT training events
- Regular P&Z and BOA hearings
- Biometric wellness screenings

Progress Report on Campus Development Project

Overall site development:

- Storm sewer inlets and pipes were installed
- Curb and gutter has been poured along both sides of the road
- Sidewalks have been installed
- Terraced side wall and stairs in the main detention basin has been installed
- Topsoil has been re-spread over much of the area which was disturbed by grading
- The widened entrance from Hwy 14 onto Government Plaza Drive has been completed

Coming soon:

- Remaining finishing touches to concrete flat work will be completed
- Base rock for the trail component will be laid and compacted
- Recycled rubber surfacing layer will be installed
- All areas recently covered with topsoil will be hydroseeded
- The parking lot in front of the new building will be completed
- The road base will be finished with the top asphalt layer coming shortly thereafter

Building Progress

- Finishes on the exterior walls are being completed
- Framing for windows have been installed
- Framing for the clinic walls is complete
- Ductwork, fire sprinkler lines, water lines and electrical conduit are in place

Coming soon

- Sheetrock is going up in the clinic walls
- Interior finishes will follow quickly after the sheetrock is up
- Window glass and doors will be installed within the next 10 days

it is still our goal to have the clinic space ready for operation by the end of July.



Setbacks, concerns and issues

Electric:

Our contractor is very concerned that Liberty will not have us properly connected to electric by the end of July as we hope. This is somehow related to supply chain issues.

We are continuing to push for either a short term or permanent solution.

Water connection:

The City of Ozark has informed us that they are requiring that the backflow preventer equipment for the fire suppression be located in a vault outside of the building instead of the planned location inside. This will add cost to the project. Once we have a detailed cost estimate, I will be presenting a change order request.

Utility relocation:

As part of the plans for improving the connection from Hwy 14 onto Government Plaza Drive, MoDOT's approved plans required that we reduce the incline coming off of the Hwy. By doing this, the depth from the new surface to the existing water main passing underneath is reduced. The situation is worsened by the fact that the current depth was already substandard. In order to fully complete the entrance, we now need to excavate and lower that section of water main before finishing the road paving. Again, this will add a significant cost to the project as it is a fairly complex process. Once we have a detailed cost estimate, I will be presenting a change order request.



Todd M Wiesehan
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