

Resource Management Department
2025 – 2nd Quarter Report
to the
County Commission



July31, 2025

RMD Summary

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

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

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

Grant Activity

Having finally completed the trail surfacing project at the campus development property, we were able to submit a \$50,000 grant reimbursement request to MoDNR for a grant we received back in 2023.

We are also working through SMCOG on a 604(b) clean water grant opportunity which, if awarded, would help us with a \$45,000 planning grant for our stormwater management program.

Last fall, we submitted a larger grant application for a Solid Waste Infrastructure for Recycling (SWIFR) Grant through the EPA. Our request is for \$708,875.00 in funding which would be used for the construction of the planned recycling facility. We found out last month that our application had made it through the first level of reviews which is encouraging. There is no required local match in this program and it is very competitive. Awards will not be made until near the end of 2025.

Planning and Development Department

Staff has worked with the Planning and Zoning Commission to review multiple aspects of the County's Zoning Regulations and has forwarded recommended amendments to the County Commission.



We have begun discussions with the planning staffs of Nixa and Ozark regarding our existing Urban Service Area regulations. We presented them both with a packet of information summarizing our evaluation of the intent and the track record of implementation over the last 17 years. While we are yet to hear back from either municipality, our hope is to discuss specific changes we believe will clarify the goals in the Urban Service Area and streamline intergovernmental processes and communication.

Trail Development

Over the past two years we have been working with regional partners to acquire a section of unused railroad right-of-way which will fill one of the missing links in the Chadwick Flyer trail between Springfield and Ozark. During the second quarter we were able to finalize all documents needed to transfer ownership to the County and onto Ozark Greenways. Our role as an intermediary was critical to enabling the acquisition of approximately 1.44 miles of ROW for this trail.

Land Use Change

The Planning and Development Department staff, working through the Planning and Zoning Commission and the County Commission, processed several significant requests for land use change during the second quarter. Three rezoning requests were recommended for approval by the Planning and Zoning Commission involving a total of 67.8 acres.

Residential Development

The climate for residential development remains somewhat suppressed as compared with recent years but still active. During the second quarter, our office processed 11 Administrative Minor Subdivision applications and re-plats resulting in the creation of 20 new parcels which are potential residential building sites. Combined with the first quarter activity, we have had 45 new parcels created via the Administrative Minor Subdivision process so far this year.

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

Our 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 in our area.

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 many 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. We also maintain open communication with Show Me Christian County regarding interested parties looking to locate in our area.

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

- Gas station remodel/addition in Spokane
- New warehouse building on Hwy 60
- Signal Gas Station on Hwy 14

Work continued on:

- Fiocchi of America – reconstruction after fire damage
- Remodeling at Riverdale Baptist Church
- County employee health clinic

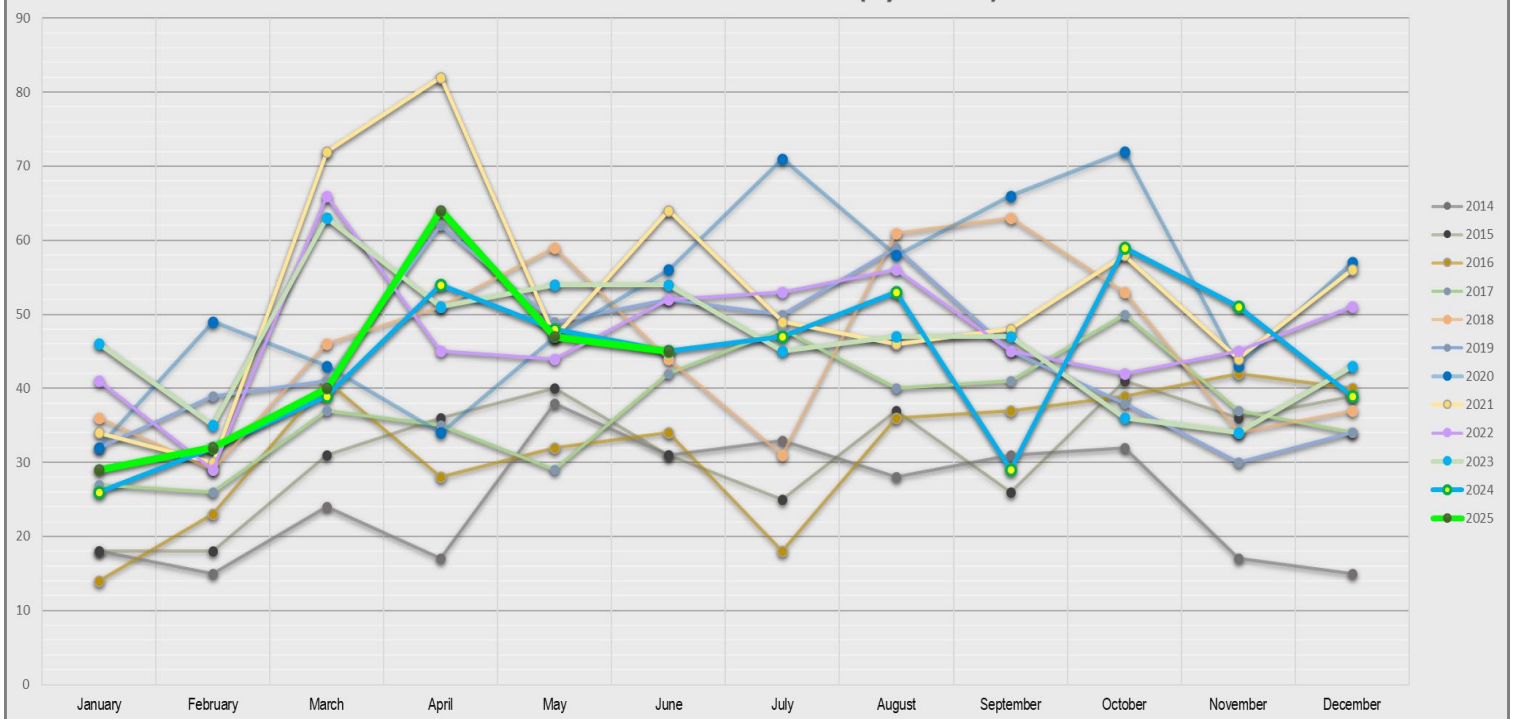


Building Inspections

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. This trend has continued through the second quarter and we find ourselves having issued 13 more permits than we had issued at this point in 2024. Hopefully, economic conditions are beginning to turn the corner, and we will continue this upswing throughout the year.

The chart below shows the overall 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.

BUILDING PERMITS ISSUED (by month) 2014 - 2025



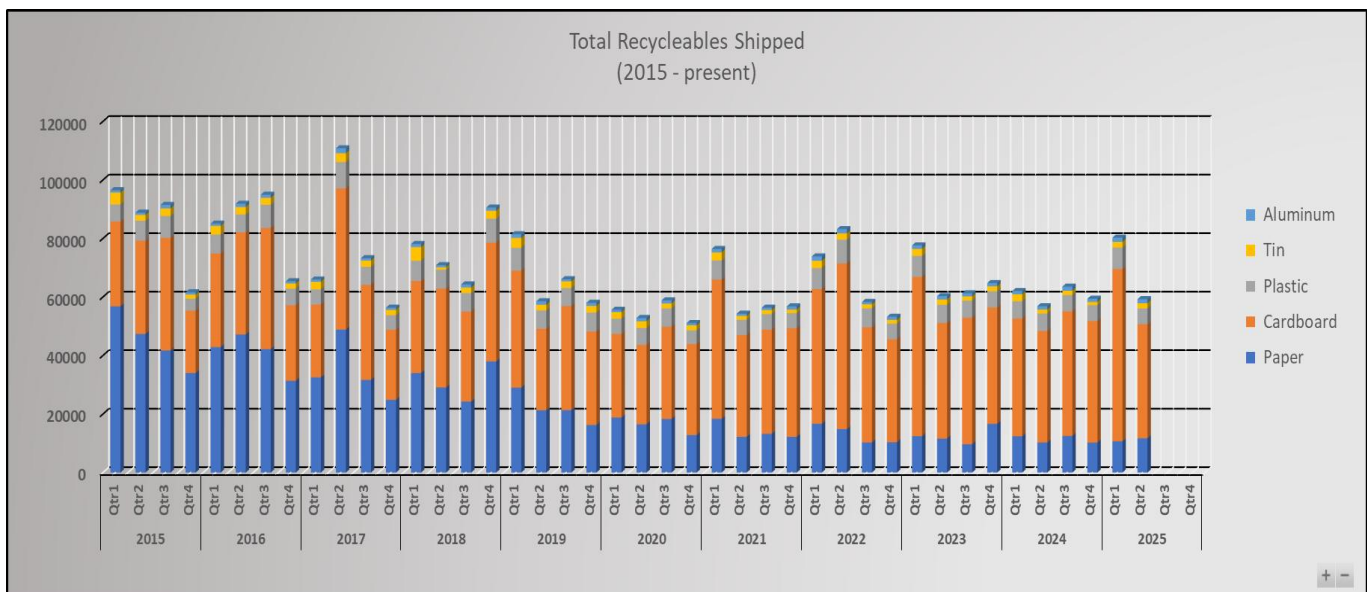


Recycling Center

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 that produce significant amounts of materials.

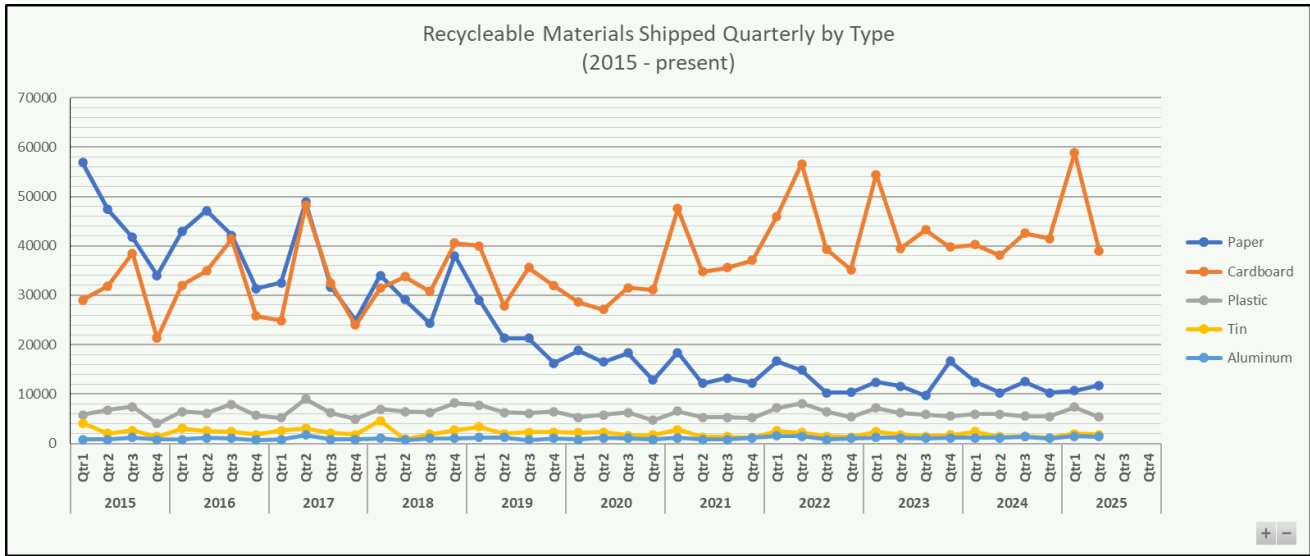
Collections

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 total shipment weights for the first two quarters of 2025 are up 17.4% from the same period of the preceding year. This suggests that, barring a significant drop-off, our total collections for the year will surpass that of 2024.



The chart above represents over 10 years of data. The graphic provides a visual representation of the first two quarters compared to prior years. It also shows how the ever-increasing collections of cardboard (orange) over time.

The chart below illustrates the continued increase in cardboard collections versus the ongoing decline in paper and the relatively steady collection of other materials. 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.



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.



During this unusually rainy quarter, our staff has investigated a variety of complaints and situations related to permitting and compliance with our stormwater regulations. In most cases the property owners have taken steps to remedy their issues. In other cases, we have escalated to working with the prosecutors office to attain compliance.

We are also working with multiple property owners who have developments within the floodplain to achieve their goals within the limitations of the County's Floodplain Ordinance and federal guidelines.

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



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