

Resource Management Department 2025 – 3rd Quarter Report to the County Commission



October 16, 2025

RMD Summary

The first nine months of 2025 have gone well for the three departments under the Resource Management umbrella, and we head into the home stretch expecting to close out the year on a strong note.

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.



Planning and Development Department

We were pleased to add Kari Cundiff to our team in August. She comes to us after having worked in the Assessor's Office and has quickly become an asset to the department.

Land Use Change

The Planning and Development Department staff, working through the Planning and Zoning Commission and the County Commission, processed two requests for land use change during the third quarter. One rezoning request was recommended for approval and later approved by the County Commission involving a total of 11 +/- acres.

Residential Development

The climate for residential development, in terms of the creation of new building sites, remains somewhat suppressed as compared with recent years but still active. During the third quarter, our office processed 18 Administrative Minor Subdivision applications and re-plats resulting in the creation of 26 new parcels which are potential residential building sites. Year-to-date, we have had 71 new parcels created via the Administrative Minor Subdivision process so far this year.

The Planning and Zoning Commission approved a preliminary plat for Timberline Estates located near Gregg and Inman roads. This development includes 6 lots on 19 +/- acres.

We also currently have other named subdivisions in the works which will add additional 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

It has been a very slow year with regard to commercial development in the unincorporated county. So far in 2025 we have only processed one rezoning of land to a commercial classification. We do, however, have two rezoning cases coming this month involving changes to commercial.

Our office continues to work with developers on various prospective and ongoing projects throughout the County. A great deal of staff time has been spent on several other commercial/industrial projects which simply have not come to fruition.

The lack of public sewer and water infrastructure in the unincorporated county limits the practicality 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, by referring potential commercial projects which could be developed utilizing municipal water and sewer. We also maintain an active and open line of communication with Show Me Christian County regarding interested parties looking to locate in our area.

Transportation

As chair of the SMCOG Transportation Advisory Committee (TAC), I work with representatives from the other nine counties in the SMCOG region to prioritize transportation needs for the areas outside of the OTO planning footprint. In this year's annual prioritization process, we were able to get all three of Christian County's highest needs placed within the top 13 (#s 1, 3, and 13) of the 30 needs presented. This strong showing will help to position our needs near the top as the prioritization process moves to the Southwest District-wide level where the SMCOG list is consolidated with those of three other planning organizations.

Having these types of transportation needs addressed is a long journey which can take years as MoDOT has limited funding and every community has projects competing for attention. Consistently identifying and advocating for impactful projects in Christian County has been a successful strategy to encouraging MoDOT to utilize scarce transportation funds to the benefit of our county and the region.

Grant Activity

The Southwest Missouri Council of Governments (SMCOG) worked on our behalf to apply for a 604(b) clean water grant opportunity through MoDNR. We were awarded a \$45,000 planning grant for our stormwater management program.

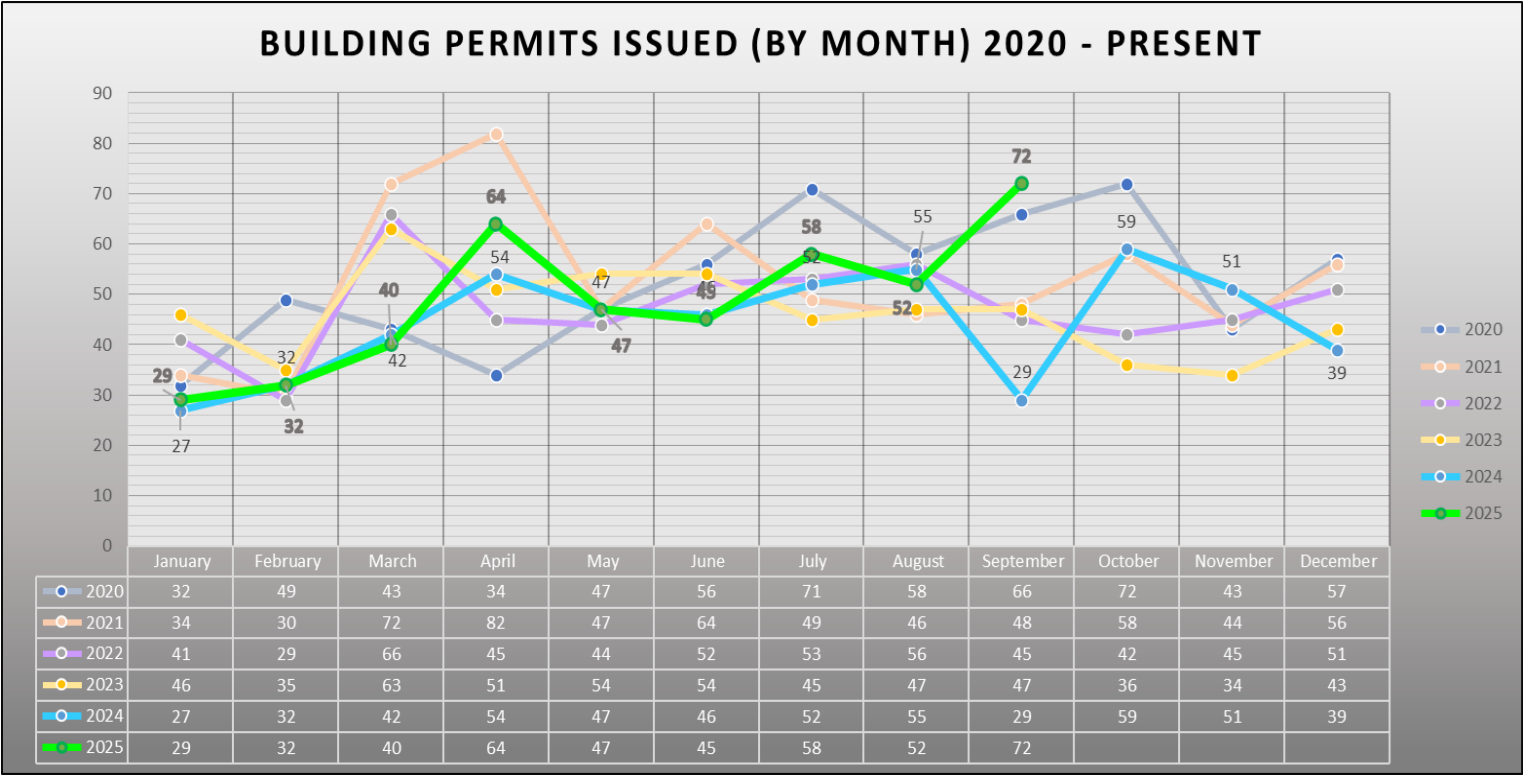
Last fall, we submitted a larger grant application for a Solid Waste Infrastructure for Recycling (SWIFR) Grant through the EPA. Our request is for \$708,875.00 in funding which would be used for the construction of the planned recycling facility. We were encouraged by notification received in June that our application had made it through the first level of reviews. There is no required local match in this program, but it is also very competitive. Our collective fingers are crossed as we hope for good news near the end of 2025.

Building Inspections

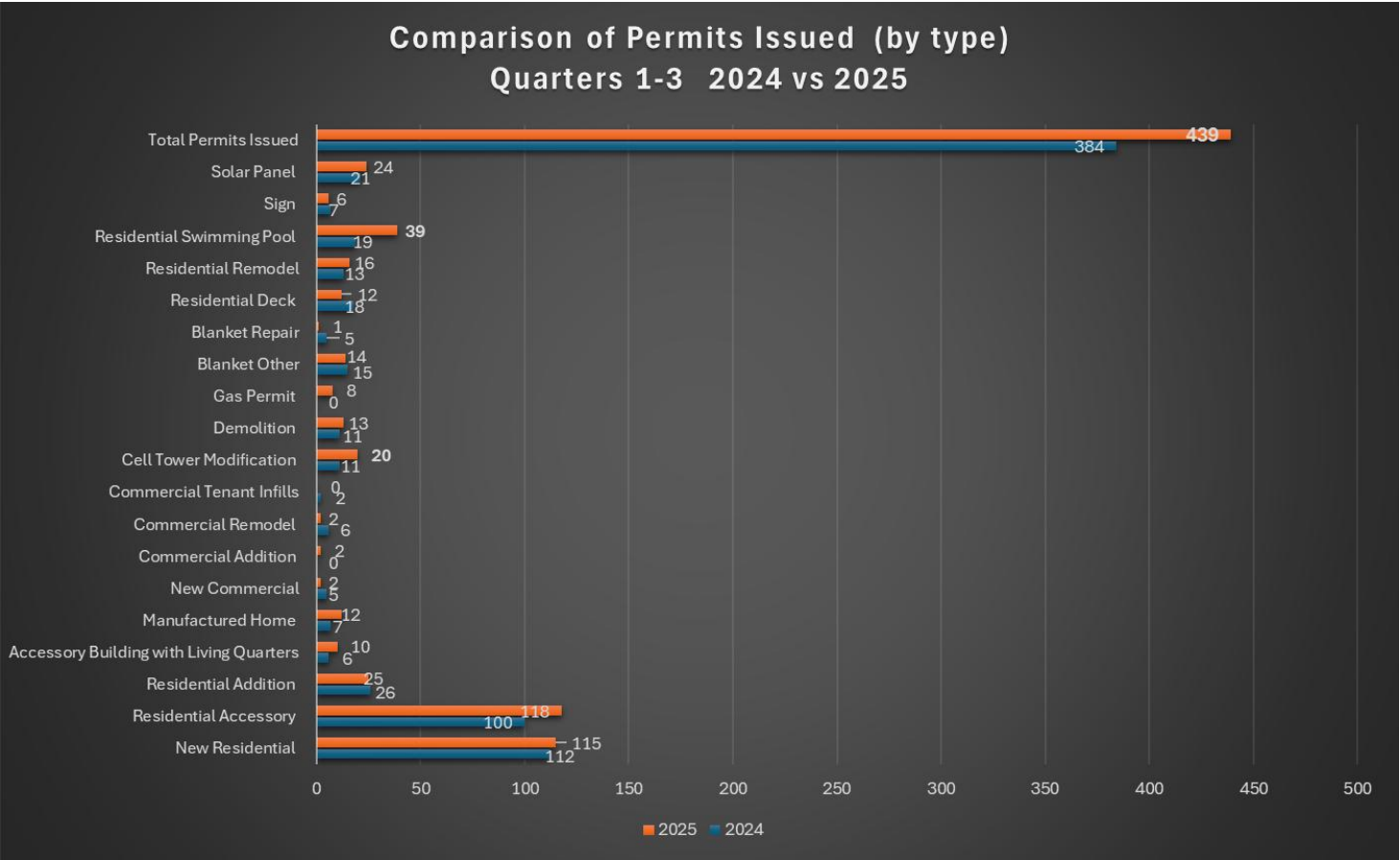
For each of the first three quarters in 2025 the department’s total for permits issued has outperformed the same periods in 2024. In the third quarter we issued 72 total building permits, which represents one of our busiest periods on record. Barring a total collapse in construction activity, we should finish this year with the highest total number of permits issued since 2021.



The chart below shows the overall number of Building Permits issued by month over the past 6 years. The current year is represented by the bright green line, and the prior year is in bright blue. As you can see, our monthly activity has consistently been equal to or above the previous year. This chart also shows the degree of difference between now and the peak periods during 2020 – 2022. As external factors impacting the housing market are beginning to change, we may be seeing a return toward those numbers.



The graph below provides a breakdown of permits issued by type and a comparison between this year and the prior year. Despite the gap in overall totals, our numbers for New Residential construction are fairly similar. The increases are spread among other categories including accessory structures, cell tower antenna replacements and most notably, swimming pools. (39 vs 19)



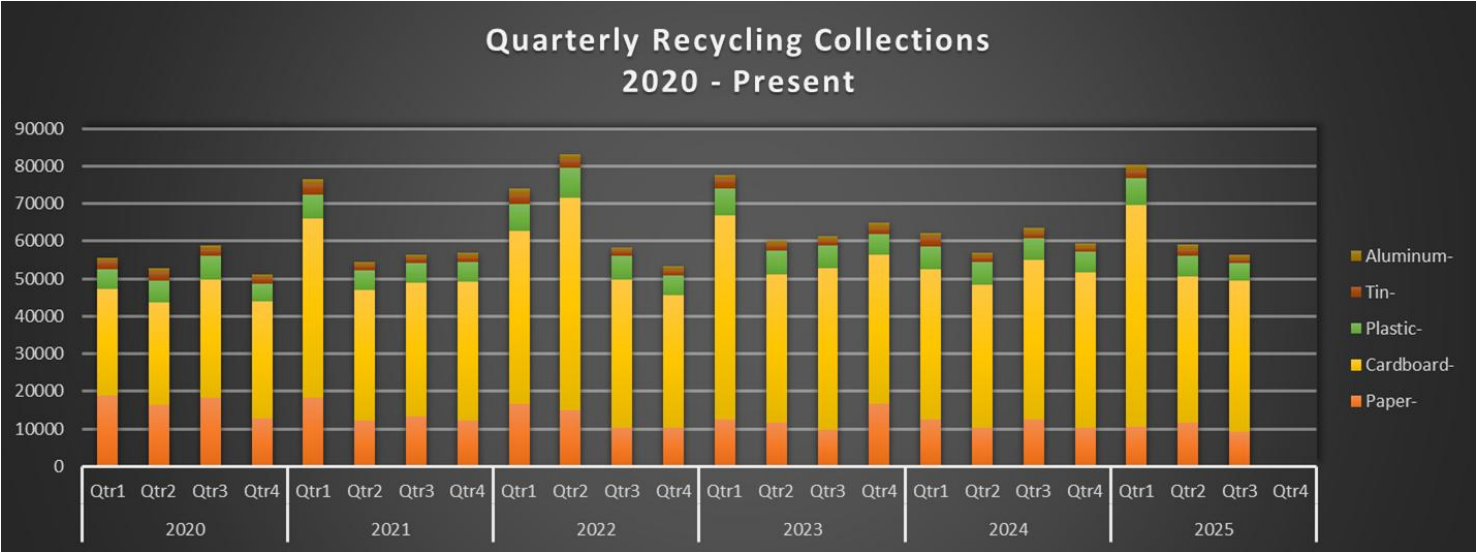
Recycling Center

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. Lee recently commented that they seem to be consistently busy with citizens dropping off materials almost every day whereas in the past there were occasional slow periods with less frequent visits.



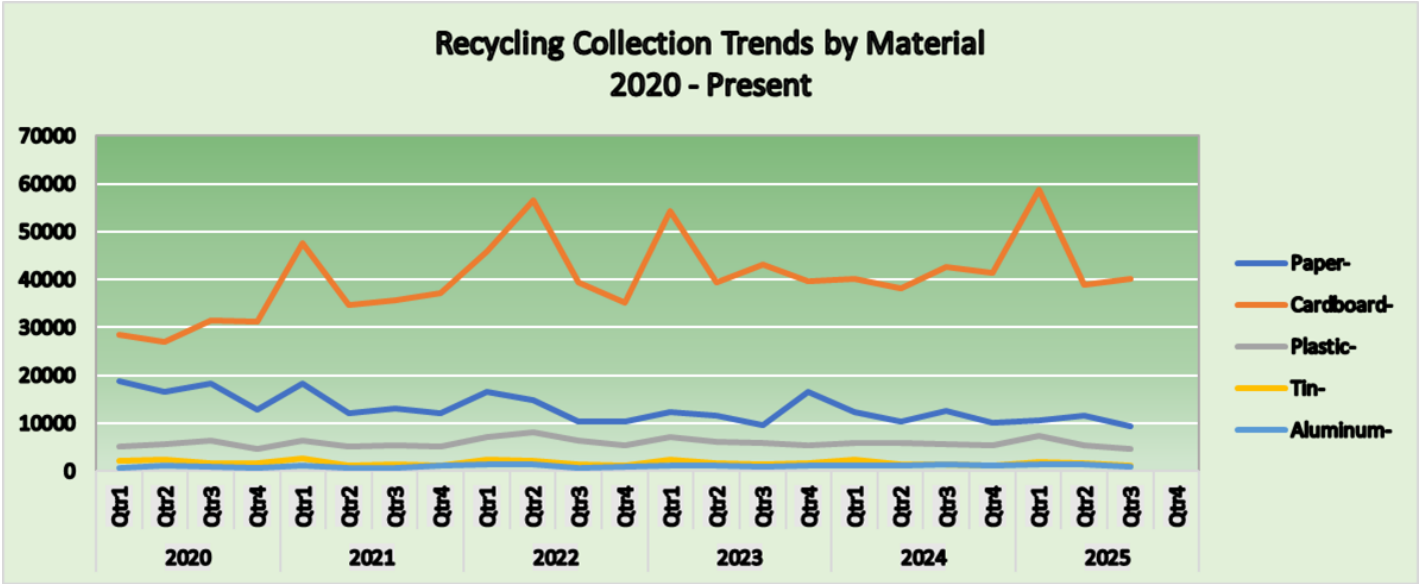
Collections

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. Through the first nine months of 2025 the total shipment weights are up 7.4% from the same period of the preceding year. At this point, it is safe to assume our total collections for the year will surpass those of 2024.



The chart above represents the last six years of data. The graphic provides a visual representation of quarterly materials collections compared to prior years. It also shows how dominant the cardboard segment (yellow) is compared to other materials.

The chart below also illustrates the continued increase in cardboard collections versus the ongoing decline in paper and the relatively steady collection of other materials. The first three quarters of 2025 represents the 2nd highest tonnage of cardboard we have ever shipped out by October 1st. It will be interesting to see if a strong 4th quarter helps us to surpass 2022.



Environmental

Our department was awarded a \$45,000 planning grant through MoDNR's 604(b) program. Our intent is to utilize these funds to develop a more comprehensive stormwater management plan that will address the risk of impairment. This will likely include:

- A review of our existing regulations for ways to reduce sediments in stormwater that may disturb or impact fish habitat in our streams.
- Update and enhance stormwater system mapping via aerial maps, USGS maps, and provide GIS for crucial stormwater system elements.
- Staff training for illicit discharge reduction.
- Updating procedures for reporting and enforcing the County's stormwater ordinance.
- Identification of best management practices for point and nonpoint source pollution.



This project will aid in satisfying and maintaining several related MS4 requirements placed upon us by the State.

As always, we continually work with property owners who have or are considering developments located within the mapped floodplain or in sinkhole areas to achieve their goals while also implementing 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:

- Show Me Christian County 1st Tuesday meeting
- 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
- Sexual Harassment training
- Various Sheriff's Department trainings



Todd M Wiesehan
Director, Resource Management Department