

Resource Management Department 2026 – 1st Quarter Report to the County Commission



April 23, 2026

RMD Summary

The First quarter of 2026 has been steady and stable beginning to the year for the departments under the Resource Management umbrella.

We are adapting to staffing changes and doing our best to deliver efficient and timely services to citizens within the county.

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 2026 budget.

Grant Activity

The only new grant opportunity we have identified this year was through White River Valley Electric Cooperative. We applied for a \$5,900.00 grant to fund the purchase of a significant number of trees to populate the new campus property. Awards will be announced in the next few months with funding becoming available in early August. I am confident we will be awarded these funds and be prepared to really add to the appearance of the public areas at that site.

Planning and Development Department

Staff has been working with the Highway Department as they are updating the Christian County Road and Access Standards. Our role in that process is to examine our related development regulations to identify any conflicts arising from the proposed changes and make the appropriate adjustments. Once that review is completed, we will present appropriate amendments for approval.



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 2026.

- 3 rezoning requests were recommended for approval by the Planning and Zoning Commission involving a total of 40.55 acres.

Residential Development

The climate for residential development has been fairly strong so far this year. During the first quarter, our office processed 24 Administrative Minor Subdivision applications and re-plats resulting in the creation of 35 new parcels which are potential residential building sites.

We currently have multiple named subdivisions in the works which will add additional residential lots to the area. These projects tend to stretch over longer timeframes often experiencing stops and starts. Ultimately, the ongoing creation of buildable residential parcels and lots in the unincorporated county remains strong.

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.

- Strafford Steel – fabricating company
- Log Guys warehouse – near Billings
- Commercial infill project on Guin Road
- Cell Tower
- Added pavilion at Benchmark Rifle range
- Jesus is Real – warehouse project

Building Inspections

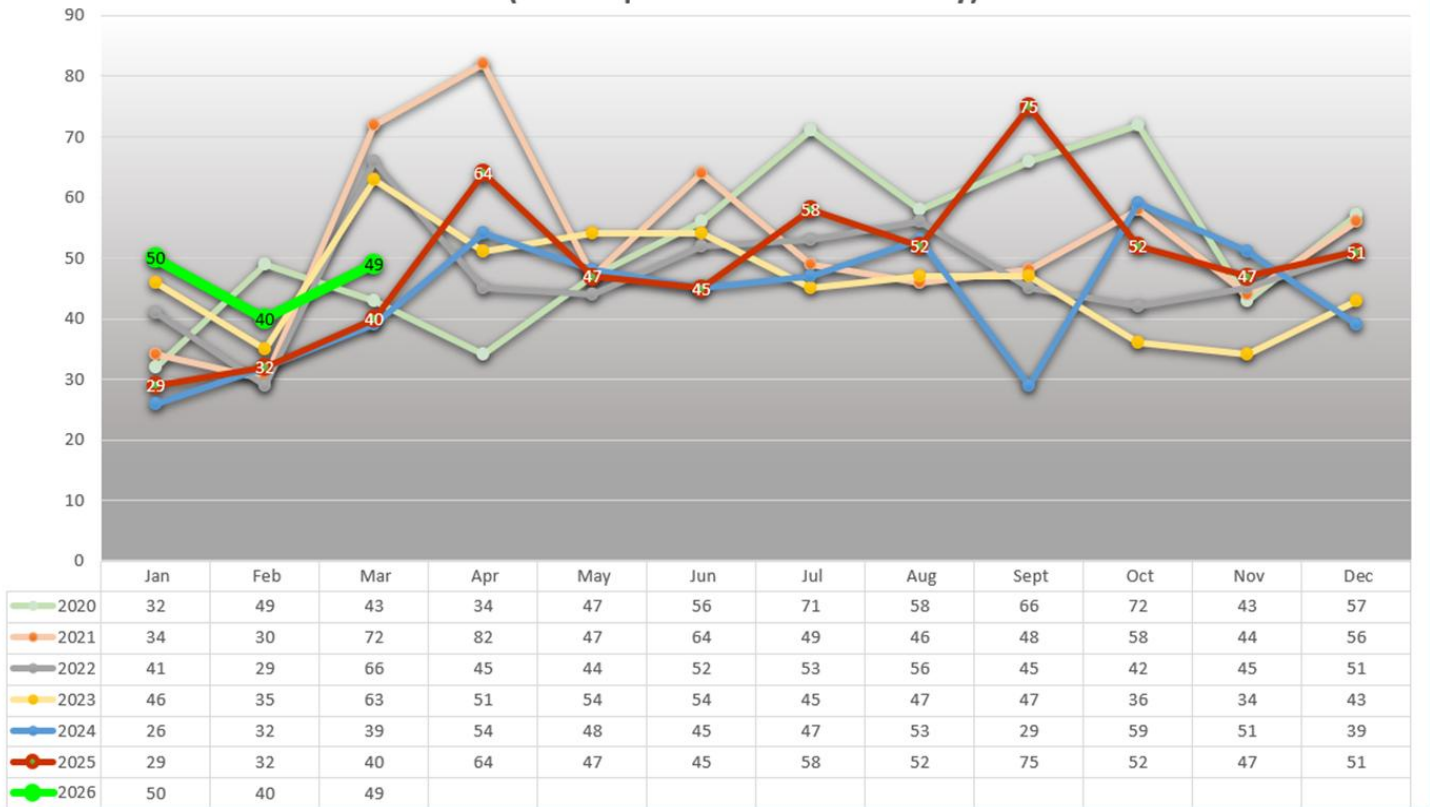
The first quarter of 2026 showed a 38.6% increase over the same period in 2025, with the department issuing 39 more permits than we did over the first three months of last year.



What does this mean? For comparison sake, if we look at the last 12 years, in 10 out of 12 the first quarter was our lowest quarter in terms of the number of permits issued and in no case was it the highest. This information would seem to suggest we have a busy year ahead. This is quite remarkable when considering the impacts of inflation and instability taking place around the world.

The chart following page shows the number of Building Permits issued by month over the past seven years. The current year is represented by the bright green line. As you can see, we have had a very strong first quarter of activity. For comparison, the information from 2025 is shown on the red line. This chart also illustrates the degree of difference between now and the peak periods we experienced during 2019 – 2022.

**Construction activity comparison 2020 - present
(unincorporated Christian County)**



Environmental

The Missouri Department of Natural Resources requires Christian County to maintain a current MS4 stormwater permit program. This year marks a renewal period for our permit. Josh Bird invested a significant amount of time during the first quarter to complete the required renewal documents and to have them submitted on time.



In the coming weeks we will be working with SMOG to select a consultant who will be working with staff to evaluate our MS4 program and practices in order that we can make improvements where needed to keep our County compliant and to protect water quality.

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.

Recycling Center

The Christian County Recycling Center discontinued operations and closed to the public March 1, 2026. All remaining recyclable materials have been packaged and shipped.



There are still several pieces of equipment located at the site which can be liquidated if the Commission wishes us to do so.

In hopes of gaining some understanding by allowing citizens to express their thoughts, we provided the simple survey below and collected responses for three weeks beginning January 18th. In all, we received 51 responses. What follows is a summary of what those responses revealed.



CHRISTIAN COUNTY RECYCLING CENTER SURVEY

The Christian County Recycling Center has been in operation for over 20 years, accepting materials at no cost to users. Budgetary constraints are now making the continuation of this free service impossible. The information gained through this short survey will help guide future actions by the County Commission.

REDUCE - REUSE - RECYCLE

CHRISTIAN COUNTY MISSOURI

1. How important is it to you that the County provides a drop-off facility for recyclable materials?

☐ Extremely important

☐ moderately important

☐ mildly important

☐ not important

2. Where do you live?

☐ In the unincorporated County

☐ Within a city's corporate limits – What city? _____

3. How often do you use the Christian County Recycling Facility?

☐ More than once a week

☐ Once a month

☐ Every other week

☐ Less than once a month

4. Do you have access to curb-side recycling from your trash pickup provider?

☐ Yes

☐ No

☐ Unsure

5. As an example, the City of Nixa offers access to its recycling facility to non-residents for an annual \$36 fee. What yearly fee would you be willing to pay to support the operation of a County managed recycling facility?

☐ Nothing

☐ \$20 - \$24

☐ \$25 - \$29

☐ \$30 - \$35

6. If you live inside the city limits of one of Christian County's incorporated cities, would you be willing to pay a small monthly fee to support and have access to a County managed recycling facility?

☐ Yes

☐ No

7. If yes, how much would you be willing to pay?

☐ \$1

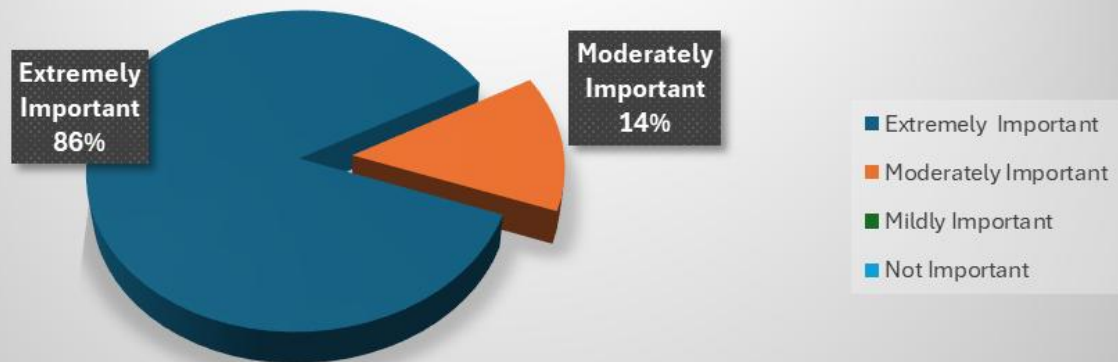
☐ \$2

☐ \$3

8. Any other Comments you wish to share:

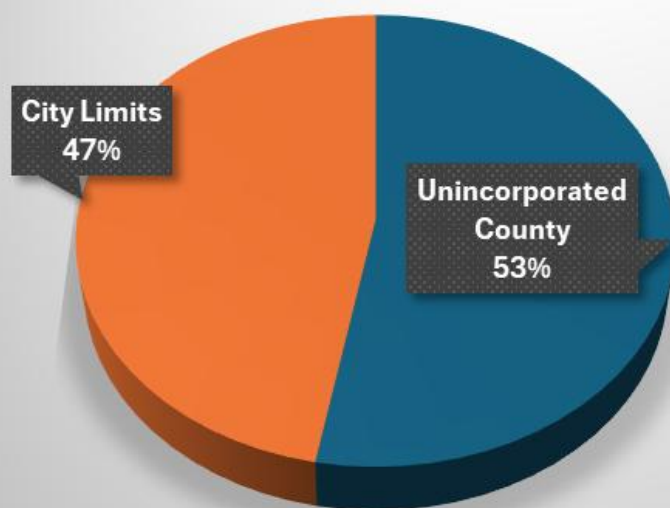
Contact information (optional): Name: _____ Phone: _____

How important is it to you that the County provides a drop-off facility for recyclable materials?



Here we find that 100% find it at least moderately important and 86% say it is extremely important to them.

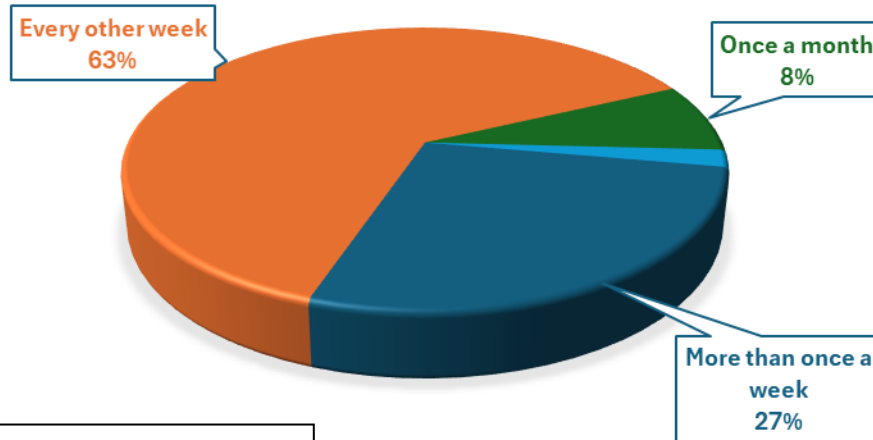
Where do you live?



Here we find that our percentage of usership is split at 47/53 between city and county residents. With the majority living inside city limits.

A deeper look reveals that 86% of those living in cities claimed Ozark as their home.

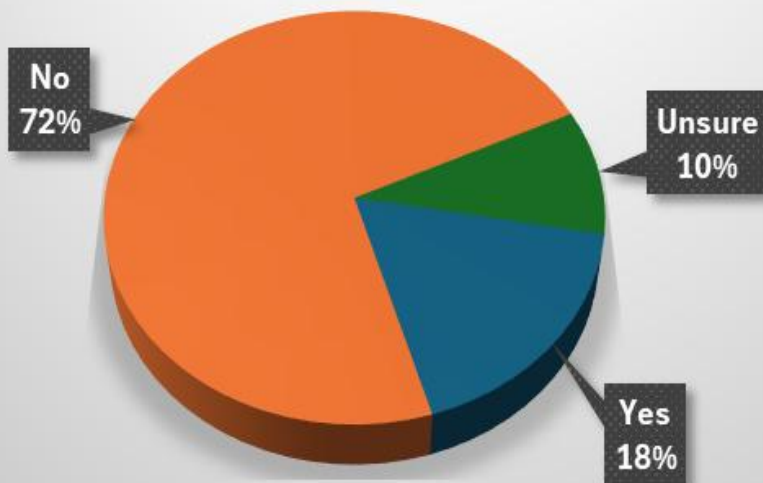
HOW OFTEN DO YOU USE THE CC RECYCLING FACILITY?



All but one user reported using this facility at least once a month.

90% utilize it at least twice per month.

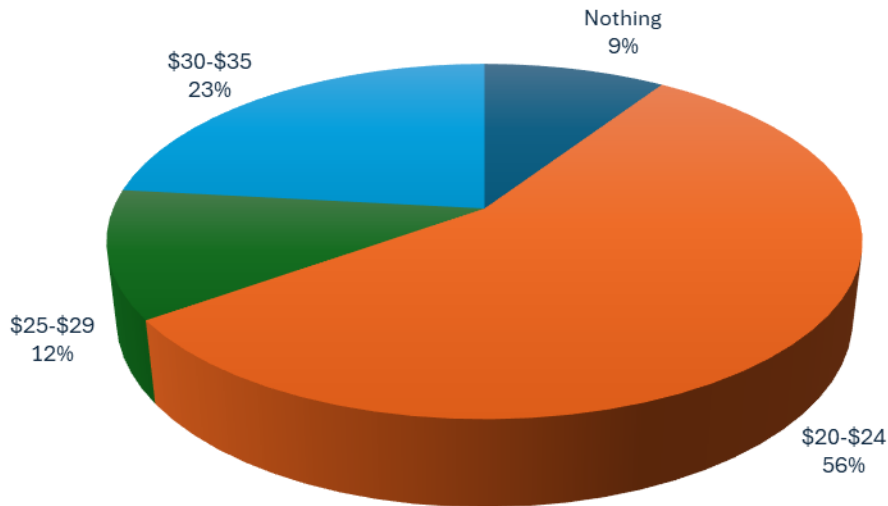
Do you have access to curbside recycling from your trash service provider?



Based upon the information provided, at least 72% of users do not have access to a pickup service at their homes.

Additionally, we must assume the 18% who do have that option prefer bringing materials to the facility.

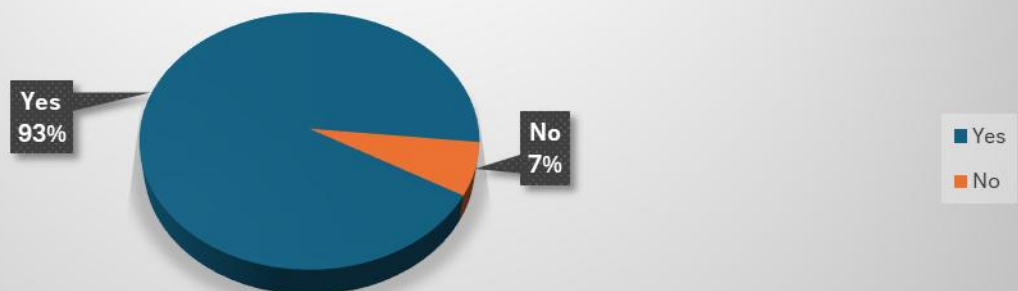
What yearly fee would you be willing to pay?



This question brought some diverse results.

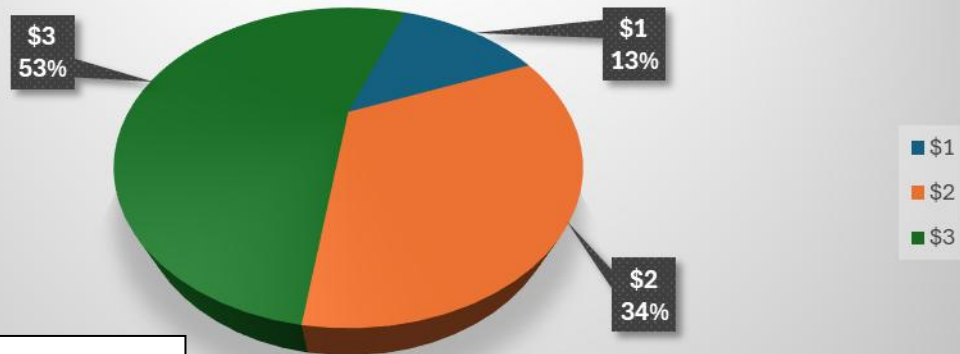
While 9% claimed they would not be willing to pay an annual fee, we find that 91% would be willing to pay at least \$20-\$24. This suggests some sort of user paid system could be developed to support this service.

If you live inside the city limits of one of Christian County's incorporated cities, would you be willing to pay a small monthly fee to support and have access to a County managed recycling facility?



This is a very important question which reveals that among the respondents who are city residents, 93% are willing to pay a monthly fee to be able to utilize a drop-off facility.

How much would you be willing to pay per month?



With regard to a monthly fee, a surprising 87% said they were willing to pay at least \$2.

Summary of What the Survey Responses Tell Us

1. Users of the recycling facility generally found the service we provided to be extremely important. This suggests that permanently closing the facility has been met with some level of dissatisfaction from the public. The County may wish to work toward a potential solution.
2. The folks that visit the facility are a mix of Ozark residents and citizens who live in the unincorporated county. The size of the proportion of users who say they live in Ozark supports the idea that the City should play a role in providing financial support for this type of operation.
3. Citizens who use this facility do it on a frequent basis. By comparison, the workers at the recycle center likely have a higher frequency of direct contact with the same constituents than most any other department.
4. The curbside programs offered by trash haulers tend to either be unavailable to our facility users or are simply not a desirable option. Many homeowners prefer not to be tied to a pickup schedule or to have an additional bin taking up room in their garages.
5. The majority of users said they would be willing to pay a reasonable yearly fee of \$20 or more to have access to a drop-off facility. Given that our facility was the only "free" drop-off option available. It is reasonable to expect that many of these people would opt for an annual fee assuming the cost we might charge is still the least expensive option.

6. The willingness expressed by 84% to pay \$2 or more per month is very encouraging. If we are able to negotiate with the City of Ozark to partner on a funding mechanism, there is an opportunity to have a stable source of funding which would help to minimize the financial burden currently borne by the County and to continue offering this service to our community.
7. It would be worthwhile for the Commission to explore some way to offer this service with a cost-effective facility design where the operation is largely funded by user fees.

Our Facility at 1106 W. Jackson

So far in 2026, our facility has hosted several public meetings as well as a variety of groups using the facility for other meetings. At times, the room is filled to 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
- EMA presentations
- Political party committee meetings
- Public meetings for road and bridge projects
- CERT training events
- Regular P&Z and BOA hearings



Todd M Wiesehan
Director, Resource Management Department