

Resource Management Department
2026 – 2nd Quarter Report
to the
County Commission



July 23, 2026

RMD Summary

The first two quarters of 2026 have been steady and stable for the 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 2026 budget.

The staff is ramping up preparations to relocate our operations to the new building at 479 County Government Circle. Our goal is to be ready for an efficient move with little to no interruption in the day-to-day services provided to our citizens.

Planning and Development Department

The year so far has presented numerous unusual and challenging cases and situations for our department staff. Thankfully, our team has done well to navigate by applying our adopted regulations consistently and fairly to achieve positive outcomes.

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.

- 6 rezoning requests were recommended for approval by the Planning and Zoning Commission involving a total of 55.42 acres.



Residential Development

The climate for residential development has been fairly strong so far this year in terms of the creation of potential residential properties. During the second quarter, our office processed 26 Administrative Minor Subdivision applications, re-plats and lot line adjustments resulting in the creation of 36 new parcels which are potential residential building sites. There was one major subdivision approved which added six new lots and we currently have two 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 steady.

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 the structure of our Urban Service Area Regulation. This involves 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 ongoing projects throughout the area which contribute to growth in the commercial sector.

- Strafford Steel – fabricating company
- Log Guys warehouse – near Billings
- Sancrest Trailer Shop
- RW Ranch Shop
- Added pavilion at Benchmark Rifle range
- Kingdom Hall
- McDonalds (coming soon)

Grant Activity

White River Valley Electric Cooperative. We applied for and were awarded a \$5,900.00 grant through the White River Valley Electric Cooperative to fund the purchase of a significant number of trees to populate the new campus property. We anticipate receiving the funds in August and between now and then we will work with Richard to plan for the planting of 40 – 50 new trees at the campus property.



WHITE RIVER VALLEY
ELECTRIC COOPERATIVE



WHITE RIVER VALLEY ELECTRIC
COOPERATIVE'S TRUST PROGRAM



plugged in
Enhancing WRVEC Communities

July 15, 2026

Christian County

Congratulations!

I am pleased to inform you of the approval of your Plugged In grant application from White River Valley Electric Cooperative and its Trust organization. You have been selected to receive \$5,900 towards the purchase and planting of trees to beautify the grounds. The funding must be used solely for the project's purposes and must be completed by August 1, 2027. To request volunteers, please email me a detailed request at least 30 days prior so that I can coordinate.

Thank you for your dedication to growing our area's economy, promoting community revitalization, and strengthening the overall livability of the Ozarks. Your commitment to enhancing our communities through your work is inspiring.

This grant was made possible by financial donations from both the Cooperative and the Trust organizations. Please keep us updated on the progress of your project.

Once completed, let us know, and we will schedule a photo. Also share impact metrics, progress pictures, and other info on the following form to showcase your project's success:
<https://form.jotform.com/210544767160151>

Sincerely,

A handwritten signature in black ink that reads "Nathan Stearns".

Nathan Stearns
Community Programs Coordinator

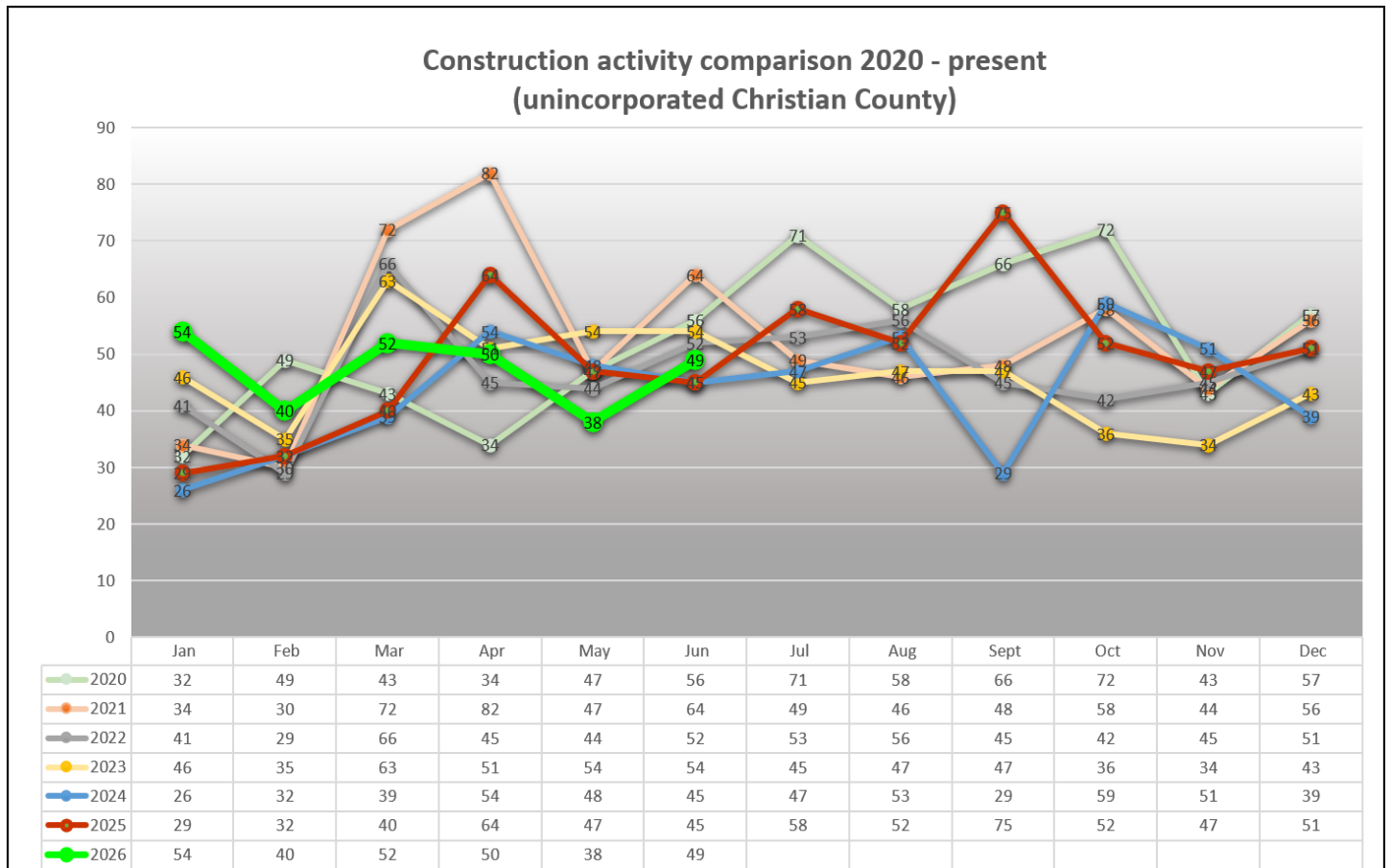
Building Inspections

Through the first two quarters of 2026, the pace at which we are issuing new construction related permits remains ahead of that which occurred over the same period in 2025.

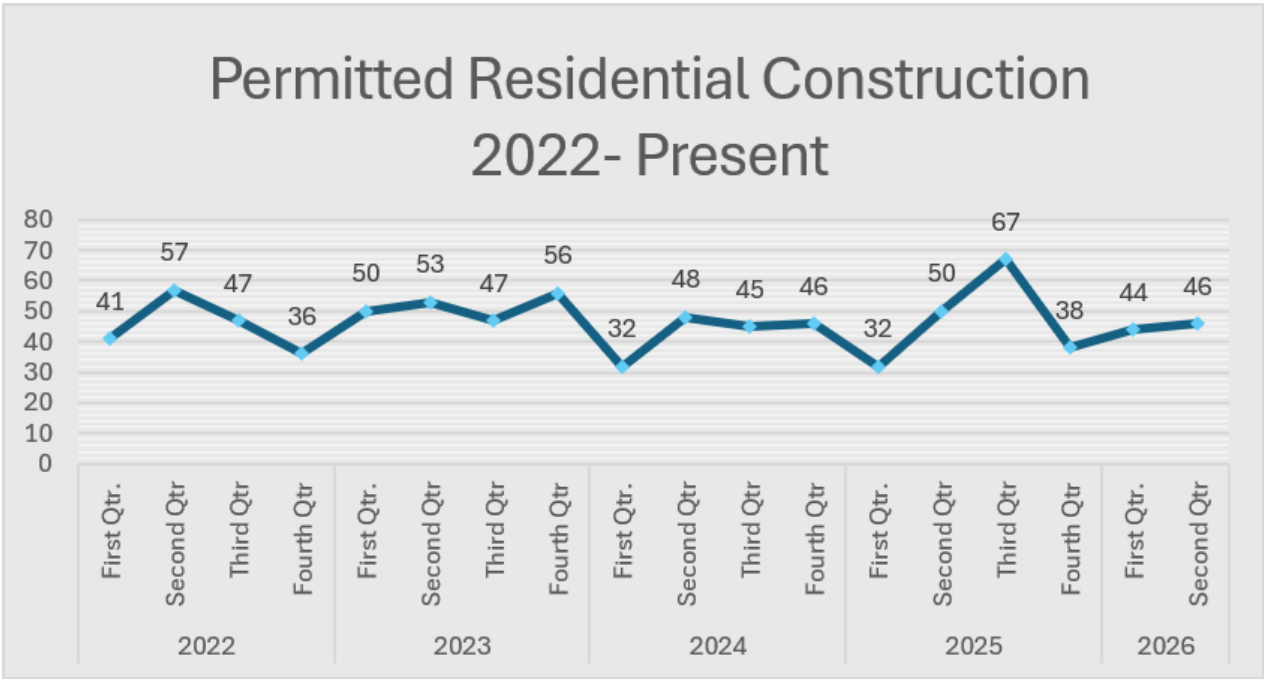


While overall, our numbers appear strong, there was a notable lag in May and June was slightly below average. This timing generally coincides with the start of military action in Iran and the spike in fuel cost etc. Hopefully, as things settle down, we can expect residents who may have paused individual project plans to resume.

The chart below 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 fairly strong first two quarters of activity with no extreme highs or lows. 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 2020 – 2022.



The graph below illustrates the number of permits issued by quarter for residential dwellings. In looking at the combined first and second quarters of 2026, we are off to the best year since 2023 in terms of the number of new homes we are seeing constructed.



The Building Code Board met during the second quarter and forwarded an amended permit fee schedule which the Commission adopted last month.

The Board also directed staff to move forward toward the adoption of updated 2018 building codes which would replace the current 2012 version. This move will make the County consistent with the current codes being used by the cities of Nixa, Ozark and Sparta.

Staff has prepared a document which includes all of the specific amendments and deletions intended to better tailor the code for our community. In the coming months, we will schedule the statutorily required public meetings to review the adoption of the new codes and make any changes or amendments based on the input received. Once completed the Building Code Board will forward a perfected document to the County Commission for review and adoption.

Environmental

During the second quarter we worked with SMCOG to select OWN as the consultant who will be working on a grant funded project 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 state and federal guidelines.

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
- Multiple Sherrif department trainings
- CERT training events
- Regular P&Z Commission hearings