Resource Management Department
2026 – 3rd Quarter Report
to the
County Commission



November 19, 2026

RMD Summary

The first three 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.

While a precise completion date for the new building has been difficult to pin down over the summer months, staff continues to prepare 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 throughout 2026.

- 11 rezoning requests were recommended for approval by the Planning and Zoning Commission involving a total of 115.22 acres.



Residential Development

The climate for residential development has been steady so far this year in terms of the creation of potential residential properties. During the third quarter, our office processed 26 Administrative Minor Subdivision applications, re-plats and lot line adjustments. In total, 33 new lots and parcels were created which are potential residential building sites.
There was one major subdivision approved which will add 8 new lots and we currently have two named subdivisions in the works which will add 17 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
- Jesus is Real Warehouse
- Possible Expansion at Creative Associates
- Kingdom Hall McDonalds (coming soon)

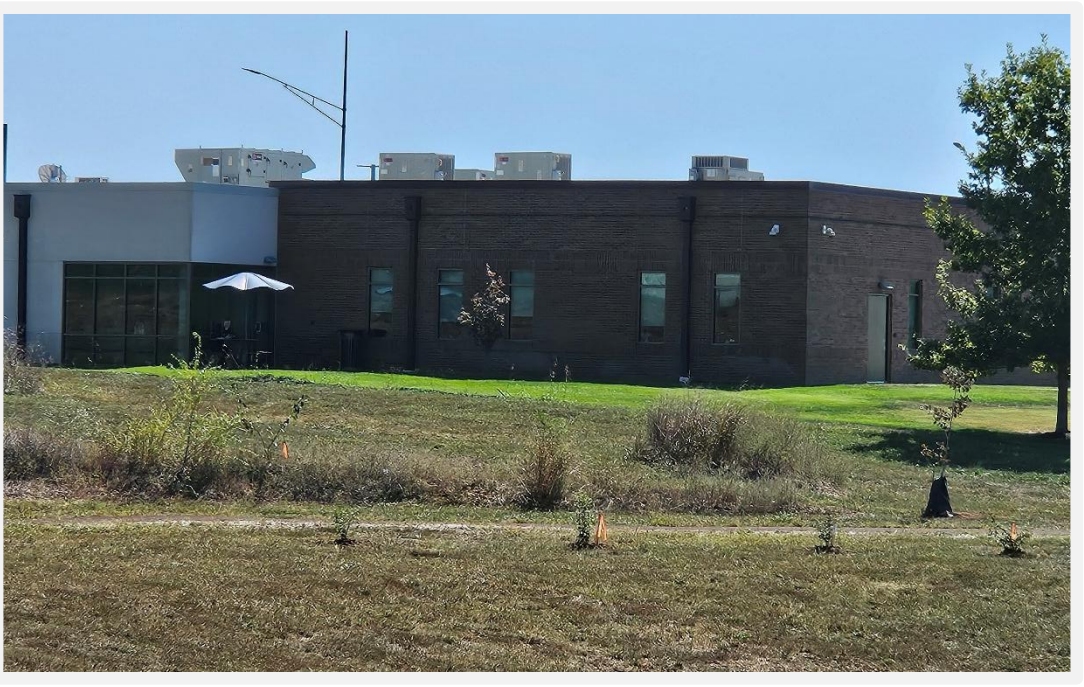
Grant Activity

We accepted a $5,900.00 grant from White River Valley Electric Cooperative to fund the purchase of a significant number of trees to populate the new campus property. To date, we have acquired a total of 85 trees and plants along with watering bags and a portable water tank to help maintain these trees until they have a chance to fully establish themselves. Richard and his staff did a fantastic job to get them all planted in a fairly short period of time.

If all goes well, the selection and placement of the various species will develop over time into an inviting and colorful backdrop for this new public space.







Building Inspections

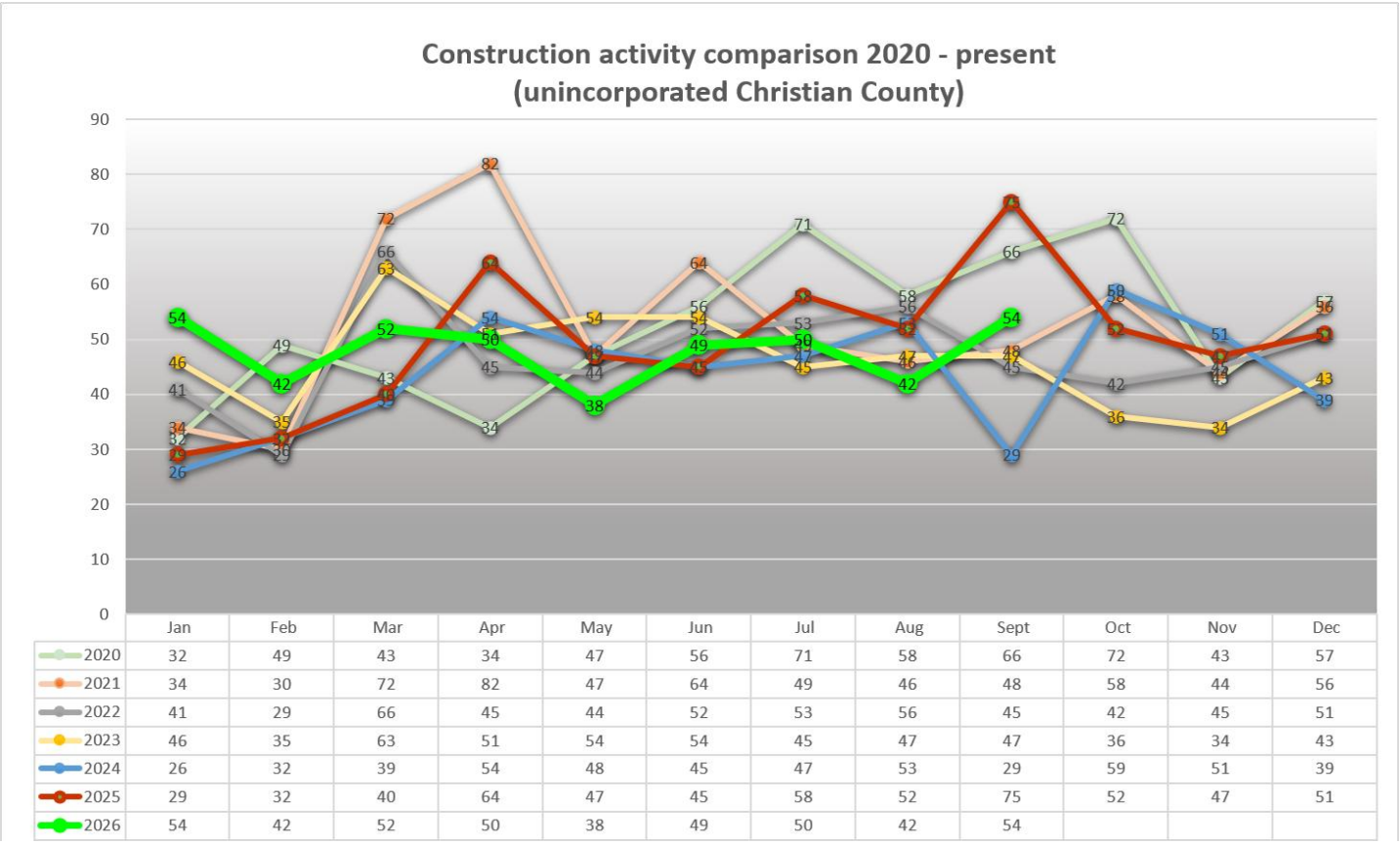


As we progressed through the third quarter of 2026, the pace at which we issued new construction related permits fell slightly behind that which occurred over the same period in 2025.

Notwithstanding the foregoing, our overall numbers remain fairly strong despite the slight decline (compared to Q3-25) which carried through the summer. This may be associated with the continued unrest in the middle east and the ripple effects of the spike in fuel cost etc. At some point, as these factors change, it will be interesting to monitor how quickly and to what degree development increases.

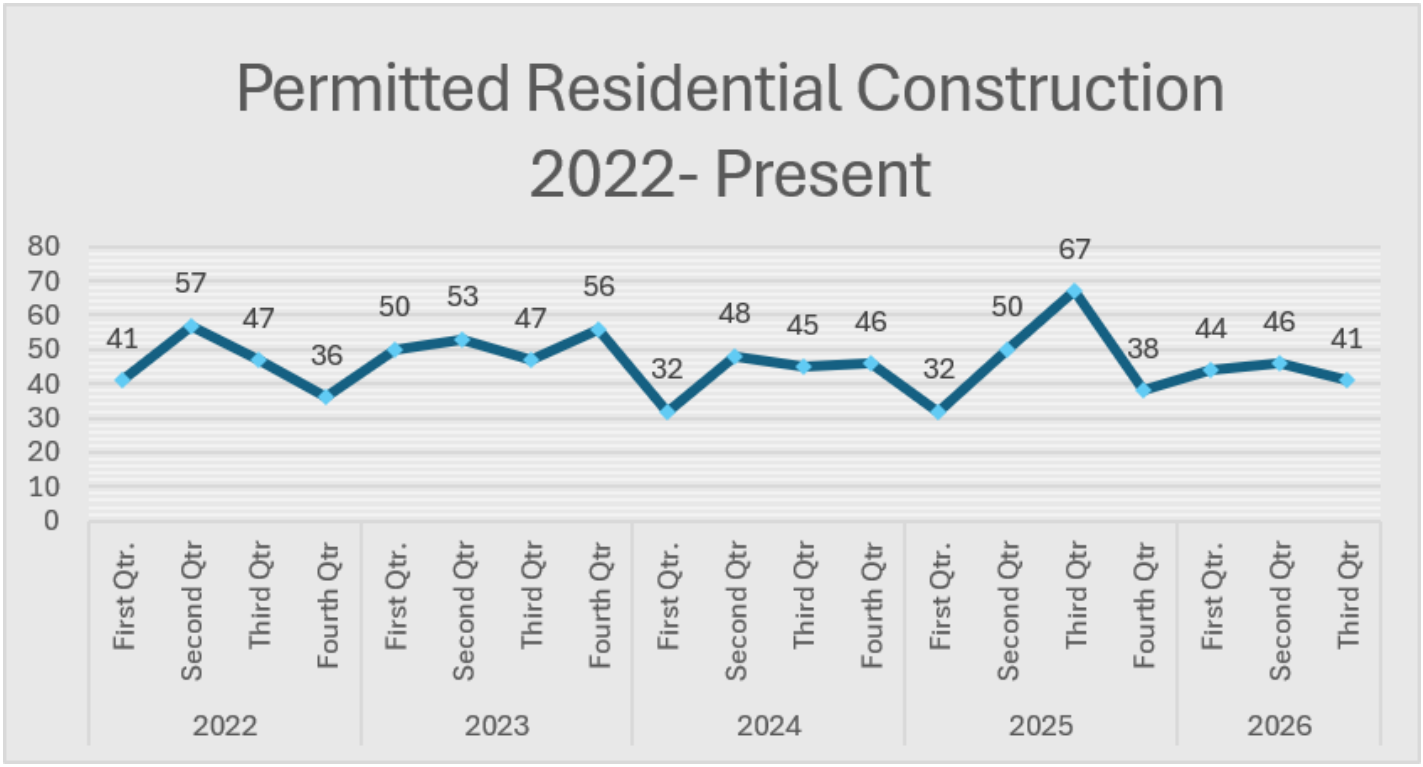
The chart below shows the number of Building Permits issued by month over the past seven years. The current year is represented by the bright green line. As you can see, we have had a fairly strong and consistent three quarters of activity with no extreme highs or lows. For comparison, the information 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 County Commission entered into an Intergovernmental Agreement with the City of Billings wherein the County now provides building inspection services for projects located within the Billings city limits.



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2020	32	49	43	34	47	56	71	58	66	72	43	57
2021	34	30	72	82	47	64	49	46	48	58	44	56
2022	41	29	66	45	44	52	53	56	45	42	45	51
2023	46	35	63	51	54	54	45	47	47	36	34	43
2024	26	32	39	54	48	45	47	53	29	59	51	39
2025	29	32	40	64	47	45	58	52	75	52	47	51
2026	54	42	52	50	38	49	50	42	54			

The graph below illustrates the number of permits issued by quarter for residential dwellings. 2026 has been steady in terms of the number of new homes we are seeing constructed. We do, however expect the year will end up showing a slight decline as compared with 2025 with regard to the number of new residences.



Earlier this year, the Building Code Commission had agreed to direct staff to move forward toward the adoption of updated 2018 building codes which would replace the current 2012 version. This move would make the County consistent with the current codes being used by the cities of Nixa, Ozark and Sparta.

After preparing a document which includes all of the specific amendments and deletions intended to better tailor the 2018 code for our community, we were made aware that our larger cities are considering an upgrade to the 2021 codes which would make them consistent with Springfield. Because one of the key goals of our own upgrade was to be consistent across the county, we have placed the matter on hold to possibly join Ozark and Nixa in doing an update to the 2021 codes next year. In the coming months, we will coordinate with our partner cities to finalize plans and begin to schedule the statutorily required public meetings to review the adoption of the new codes and then make any changes or amendments to the draft 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

The County's State General Operating Permit which is issued through the Missouri Clean Water Commission has been renewed through September 30, 2031. A great deal of credit goes to Josh Bird who invested significant hours updating and completing the required application documents. The receipt of this renewal is an indication that the MS4 program we have in place meets all current requirements. This does not, however mean that we can ignore the need to stay up to date and make preparations for increased requirements in the future.

During the second and third quarters 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. The initial projected cost of this project was somewhat higher than expected. We are continuing to narrow the scope of this project to keep the proposed cost within budgetary constraints.

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 numerous 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
- Annual sexual harassment training

As we look forward to relocating to the new building, I anticipate we will see an increased interest in parties wishing to utilize the larger and more modern space. With that in mind, it may be worthwhile to establish some new and more formalized guidelines specific to the new location which consider issues such as:

- Who is allowed to utilize the space
- What meetings take priority
- Security/control of access for non-employee supervised meetings
- Other considerations

Respectfully submitted,



Todd M. Wiesehan, Director