

Public Affairs Committee Report By Heath Clarkston

COLE COUNTY TO BEGIN REVIEW OF PLANNING REGULATIONS

The Cole County Planning Commission is set to begin reviewing the current Planning Regulations (adopted in 1999) and potentially make revisions in their effort to modernize and update. The regulations are the rules which the county follows for development of land. This process will take several months and will lead to the Planning Commission ultimately making a recommendation for adoption to the County Commission. The County Commission has sought input from the HBA and please let us know if you have any suggestions for their consideration.

The Cole County present version can be found online at:

<https://www.colecounty.org/DocumentCenter/View/253>

NAHB: SINGLE-FAMILY STARTS UP IN AUGUST, BUT SUPPLY-SIDE ISSUES LINGER

The National Home Builders Association published an article on September 18th that noted a solid gain in single-family starts while challenges still remain with the costs of building materials, the availability of buildable lots, and labor shortages. The recent decision by the Federal Reserve to reduce interest rates should further the increase in home start-ups. The NAHB notes the rise in single-family permits is “good news for the industry” and the Midwest region is a bit higher than the national average on the amount permits per year-to-date basis.

<https://www.nahb.org/news-and-economics/press-releases/2024/09/single-family-starts-up-in-august-but-supply--side-issues-linger>

MISSOURI LEGISLATURE HOLDS ANNUAL VETO SESSION IN JEFFERSON CITY

On Wednesday, September 11th, the Missouri General Assembly returned to Jefferson City to meet for the constitutionally required legislative veto session. The legislature elected to not overturn any of the vetoes made by Governor Mike Parson (R). The Missouri House did see an override motion made and failed to overturn a \$2.5 million spending item veto for a program within the Missouri Department of Health and Senior Services related to oversight of the state long term care facilities. This veto was handily defeated by a generally partisan roll call vote. Legislators also conducted a series of hearings regarding DESE's delay in releasing childcare subsidy payments, combating the rising cost of health care and recommendations on revising Missouri's criminal code. These hearings will likely lead to legislation introduced for the 2025 session as very few bills reached the Governor's desk last session due to the extreme divisiveness within the Missouri Senate ranks.

As this was the last day for many legislators due to term limits, numerous retirement celebrations were the highlight of the activities in the state capitol building. Of note, the legislature will be seeing some major figures leave this year including Senate President Pro-Tem Caleb Rowden (R-Columbia); Senate Minority Leader JJ Rizzo (D-Independence); House Speaker Dean Plocher (R-Town & Country); and House Minority Leader Crystal Quade (D-

Springfield). Quade is currently the Democratic nominee for Governor in the November General Election, while the others will not be on the ballot this year for any public offices. The House and Senate have both now adjourned sine die for the Second Regular Session of the 102nd General Assembly.

Key Dates for Missouri Legislature

November 5, 2024 – Missouri General Election Day

December 1, 2024 – First day of bill filing

January 8, 2025 – First day of Legislative session

January 13, 2025 – Inauguration Day

May 9, 2025 – Missouri Fiscal Year 2026 state budget must be passed

May 16, 2025 – Last day of the Legislative session