



**COMMISSION BUSINESS SESSION MINUTES  
THURSDAY AUGUST 28, 2025 6:00 PM**

**1. CALL TO ORDER**

Commissioner Nolte called the meeting to order at 6:01 PM.

**2. INVOCATION**

Recited by Jerry Cain

**3. PLEDGE OF ALLEGIANCE**

Recited

**4. ROLL CALL**

Commissioner Nolte requested the Clerk to call the roll.

A Quorum was established by the following roll call vote:

Commissioner Nolte – Here  
Commissioner Withington – Here  
Commissioner Lawson – Here  
Commissioner Wagner – Here  
Commissioner Johnson – Here  
Commissioner Thompson – Here  
Commissioner Carpenter – Here

**5. APPROVAL OF AGENDA**

Commissioner Johnson made a motion to approve the Agenda as printed.

Commissioner Johnson – Yes  
Commissioner Lawson – Yes  
Commissioner Wagner – Yes  
Commissioner Thompson – Yes  
Commissioner Carpenter – Yes  
Commissioner Withington – Not present to vote

The motion Passed.

**6. CEREMONIAL MATTERS**

- 2025-254 Honorary Resolution Recognizing Labor Day 2025/Commissioner Withington

Commissioner Withington read the Honorary Resolution for Labor Day 2025.

Discussion took place.

The Commission stood at ease for pictures and presentation of the Honorary Resolutions.



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### 7. PUBLIC COMMENTS

None

### 8. DISCUSSION ITEMS

- Ideker Quarry with Cameron Road Citizens/Commissioner Lawson

Commissioner Lawson spoke regarding the Ideker Quarry.

Clay County citizens spoke regarding the Ideker Quarry.

Discussion took place.

- 2024 Fiscal Year Annual Audit Presentation/Auditor

Victor Hurlbert, Auditor, spoke regarding the 2024 Fiscal Year Annual Audit Presentation.

Michael Kennon, with Hood & Associate CPAs, PC, spoke regarding the 2024 Fiscal Year Annual Audit.

Discussion took place.

### 9. CONSENT AGENDA

- Commission Meeting Minutes August 7, 2025 6:00 PM and August 14, 2025 6:00 PM
- 2025-255 Approve Invoice Payments for Clay County for the Period of August 16, 2025 to August 22, 2025/Accounts Payable
- 2025-ORD-16 Establish a Procedure to Disclose Potential Conflicts of Interest and Substantial Interests for Certain Officials/Commission
- 2025-246 Approve 2025-2026 Grant Acceptance - Missouri Department of Transportation Highway Safety and Traffic Division - Dedicated Hazardous Moving Violations Enforcement/Sheriff
- 2025-247 Approve 2025-2026 Grant Acceptance - Missouri Department of Transportation Highway Safety and Traffic Division - Dedicated Impaired Driving Enforcement/Sheriff
- 2025-248 Approve 2025-2026 Grant Acceptance - Missouri Department of Transportation Highway Safety and Traffic Division - Distracted Driving Enforcement Grant/Sheriff
- 2025-249 Approve 2025-2026 Grant Acceptance - Missouri Department of Transportation Highway Safety and Traffic Division - Hazardous Moving Violations Enforcement/Sheriff
- 2025-250 Approve 2025-2026 Grant Acceptance - Missouri Department of Transportation Highway Safety and Traffic Division - Impaired Driving Enforcement/Sheriff
- 2025-251 Approve 2025-2026 Grant Acceptance - Missouri Department of Transportation Highway Safety and Traffic Division - Youth Alcohol Enforcement/Sheriff
- 2025-253 Approve Rescinding Resolution 2024-363 to Clean Up Clerical Error/Airport



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Discussion took place.

Commissioner Johnson made a motion to approve the Consent agenda.

Commissioner Johnson – Yes  
Commissioner Lawson – Yes  
Commissioner Wagner – Yes  
Commissioner Thompson – Yes  
Commissioner Carpenter – Yes  
Commissioner Withington – Yes

The motion Passed.

### 10. REGULAR AGENDA

- 2025-256 Approve Invoice Payments for Clay County Prosecutor's Office for the Period of August 16, 2025 to August 22, 2025/Accounts Payable

Commissioner Johnson made a motion to approve Resolution 2025-256.

Commissioner Johnson – Yes  
Commissioner Lawson – Yes  
Commissioner Wagner – Yes  
Commissioner Thompson – Recused  
Commissioner Carpenter – Yes  
Commissioner Withington – Yes

The motion Passed.

- 2025-252 Approve Memorandum of Understanding for Mental Health Services Between Clay County Sheriff's Office and Rachel L. Willoughby Greene, a Licensed Professional Counselor/Sheriff

Discussion took place.

Commissioner Johnson made a motion to approve Resolution 2025-252.

Commissioner Johnson – Yes  
Commissioner Lawson – Yes  
Commissioner Wagner – Yes  
Commissioner Thompson – Yes  
Commissioner Carpenter – Yes  
Commissioner Withington – Yes

The motion Passed.



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### 11. REPORTS

- Gladstone Special Road District No. 3 Annual Settlement, July 1, 2024 to June 30, 2025/Auditor

### 12. COUNTY ADMINISTRATOR COMMENTS

- Meetings Schedule
- Commission Business Session September 4, 2025 6:00 PM

Damon Hodges, County Administrator, wished everyone a Happy Labor Day and a reminder that next Friday is Red Friday.

During Commissioner Comments, Damon Hodges also gave a shout-out to our Board of Equalization and our staff in the Clerk's office and Assessor's office. He thought initially the month of August went by very fast for them, but not fast enough. There were over 300 cases, and this week it came to an end for the appeals. This was the first time he got to see it, and he thought they did an incredible job, so he wanted to recognize them for what they all did.

### 13. COMMISSIONER COMMENTS

Commissioner Withington shared that Bridget Mendoza and Brian are here and they have a big groundbreaking this week, so he congratulated them. He gave a shout-out to Port KC, which announced a huge hundred-billion-dollar project for the Northland. Jon Carpenter and he have talked about it over the last day or so. Everyone understands this is the largest data center project in human history, and it is the third-largest CapX project behind the International Space Station and another he couldn't recall. This is going to be right here in the Northland, and it is one hundred billion dollars.

Commissioner Lawson wanted to offer prayers for the shooting death that occurred a couple of days ago, which was so devastating for those children. It makes you appreciate law enforcement so much more. She gave a major shout-out to Bridget, what a great groundbreaking! That was one of the best she has attended. Everyone who spoke was funny and gave a real boost on what this was going to do for the kids who come to that facility. It's a place where the time has come; not every kid can afford to go to college or wants to go, and this gives all of our kids a chance. She recognized Bridget Mendoza for recognizing Clay County and said that sometimes we get overlooked, but she was glad we were part of the ceremony.

Commissioner Johnson congratulated Bridget on the groundbreaking and said he wanted to be there but he got called away to a meeting, that is going to be something pretty special for the entire region.

Commissioner Carpenter shared that, as our Auditor pointed out, we have a lot of growth in the Northland. We have had many groundbreakings over the last week. He wanted to congratulate Brian as well on the Career Center. We got the Trapshooters building back up, another good County asset, as well as Synergy Services on Saturday morning, which had a groundbreaking on their new facility. He is really pleased to see all that growth. If you haven't had enough math yet, he spoke on the issue Commissioner Withington mentioned regarding the one-billion-dollar project. They are calling it a data center, but it is really a hyperscale AI data center, which is very different from the cloud data centers that we have had. One hundred billion dollars is insane, and he is not sure it's fully settled in for everyone just how big of a number it is. The Career Center will serve thousands of kids for years to come, and he thinks it is about 70 million in total, ballpark. So, a billion dollars is one thousand



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millions; not everyone always relates as we hear these big numbers. He spoke on the one hundred-billion-dollar project. He hasn't seen the details and doesn't know if it's true, but this project is coming to KC North. They haven't yet released who the company is. He thinks he knows, but he will say that he is absolutely thrilled about it. It won't all be positive, as it will come with a huge number of questions and challenges, including potentially to the electric grid. The amount of electricity being envisioned at a facility like this, this is speculation as they have not put out the numbers yet, but as best as he can tell, we are talking at the low end of 750 thousand homes' worth of power. That is about five times the number of homes in Clay County, and that is the low end, so it could be more than that. He thinks everyone needs to be looking at it and asking questions. It is the biggest private-sector project in the world and is coming to North Kansas City.

Commissioner Nolte shared that life is full of ups and downs, and no more so than for our group. We had tremendous highs with Workforce Development, and he also wanted to make sure credit goes to Eva at the Clay County EDC and the Northland Education Business Alliance. Those are the kinds of organizations that really move the needle. He attended the ribbon cutting earlier today for the University of Kansas Cancer Center over at Briarcliff with Liberty Hospital. That is a great state-of-the-art center where our fellow citizens can go if they need chemotherapy or other types of therapy to deal with something as horrific as cancer. They will be fully operational by January, but they are in operation now. We have a lot of great things happening, and Commissioner Lawson mentioned the horrific events in Minnesota. We also have other unfortunate events, like the accident at our airport. It has been a week of extreme ups and downs, and he thinks the only thing that makes sense when it comes to those ups and downs is spending time with our families over this long weekend. What is important is the time we spend with our friends and family and how we cling to one another. That is the only thing that keeps our heads screwed on straight and keeps us sane in a world of highs and lows. He would encourage everyone to take that time, spend it with family and friends, and stay grounded on what is important. These are horrible things and wonderful things happening, but the only thing that makes sense of it is how we relate to one another.

### 14. RECESS/ADJOURNMENT

The Commission adjourned at 8:21 PM.