

RESOLUTION NO. 2024-

Authorizing the Repurchase of Property from Nestle Purina

Executive Summary

On May 10, 2022, the County Board authorized the execution of an Option to Purchase with Nestle Purina, granting Nestle the option to buy county-owned property located adjacent to the County Highway Facility on County Highway W within the City of Jefferson. This land was to allow for future storage needs of the company in an effort to make the Jefferson facility competitive for a significant capital investment in the plant which would provide for the retention and addition of jobs in Jefferson County. In the spring of 2023, Nestle Purina executed the option and began working with the City and County for a final land division of property. Ultimately, Nestle Purina purchased approximately 17.017 acres identified as Lot 2 of CSM #6373 below, for a total sales price of approximately \$341,440. Nestle Purina subsequently announced its plan to invest \$195 million to expand its Jefferson facility and create an additional 100 jobs.

In the summer of 2024, the Nestle Purina plant manager advised the County Administrator the company had a new opportunity closer to the plant which provided greater operational efficiency. As such, Nestle Purina offered to allow the County to repurchase its former property for the price Nestle Purina previously paid. Nestle Purina recently advised they were prepared to move forward with the repurchase.

This resolution authorizes the County Administrator to negotiate and finalize the repurchase of the subject property utilizing funds set aside in general fund by the County Board at its March 12, 2024, meeting. Further, this resolution authorizes the County Administrator to execute a license agreement which would allow the County to coordinate with the farmer leasing the adjacent county property to do fall field preparation work on the subject property prior to closing this transaction.

The Finance Committee considered this resolution on October 1, 2024, and recommended forwarding the resolution to the County Board for approval.

WHEREAS, the Executive Summary is incorporated into this resolution, and

WHEREAS, Jefferson County worked collaborative with Nestle Purina for a land sale to support and facilitate the retention and expansion of the existing business within Jefferson County; and

WHEREAS, Nestle Purina has determined it no longer needs the subject property to complete its expansion; and

WHEREAS, the County has desire to repurchase the subject property to control future development, while allowing the property to be utilized for agricultural purposes in the interim.

NOW, THEREFORE, BE IT RESOLVED the County Administrator is authorized to negotiate and prepare all necessary documents for the repurchase of the subject property, more particularly identified as Lot 2 of CSM #6373, PIN: 241-0164-1524-001, and authorizes the County Clerk to execute all required documentation to finalize the repurchase.

BE IT FURTHER RESOLVED the County Administrator is authorized to execute a license with Nestle Purina to facilitate access to the subject property for agricultural purposes prior to finalizing the purchase.

Fiscal Note: On March 12, 2024, the Board of Supervisors approved a transfer of \$1,000,000 from the Capital Projects Fund to the General Fund of proceeds from the sale of various county-owned parcels of land. The Finance Committee met on October 1, 2025 and recommended that the repurchase of the Nestle parcel be funded from the proceeds of this transfer, to be repaid to the General Fund in full if the land is sold again at a later date. The Finance Director is authorized to make the necessary budget adjustments to enact this resolution.

Referred By:
Finance Committee

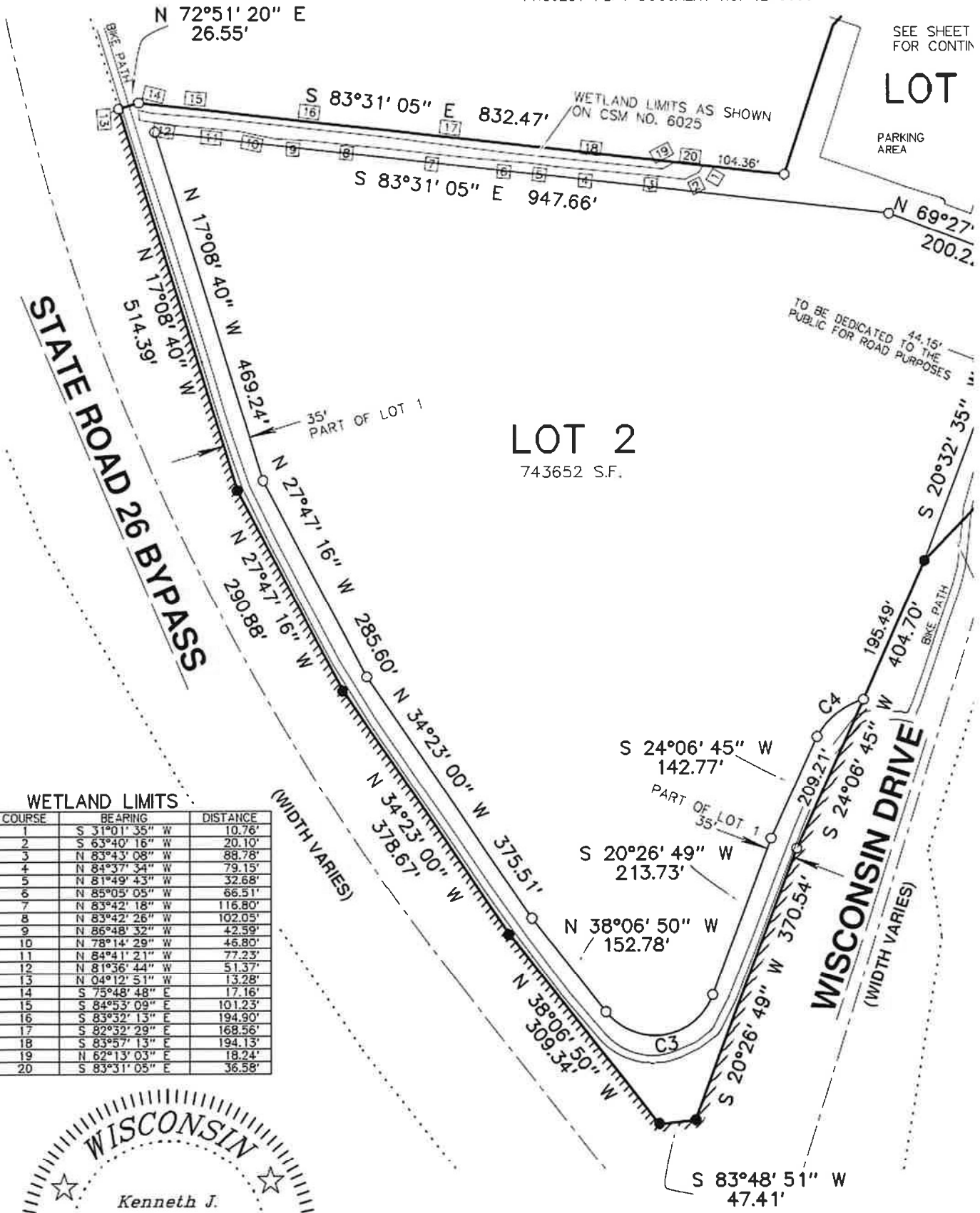
REVIEWED:

Corporation Counsel;; Finance Director:

SEE SHEET FOR CONTIN

LOT

PARKING AREA



LOT 2
743652 S.F.

WETLAND LIMITS

COURSE	BEARING	DISTANCE
1	S 31°01' 35" W	10.78'
2	S 63°40' 16" W	20.10'
3	N 83°43' 08" W	88.78'
4	N 84°37' 34" W	79.15'
5	N 81°49' 43" W	32.68'
6	N 85°05' 05" W	66.51'
7	N 83°42' 18" W	116.80'
8	N 83°42' 26" W	102.05'
9	N 86°48' 32" W	42.59'
10	N 78°14' 29" W	46.80'
11	N 84°41' 21" W	77.23'
12	N 81°36' 44" W	51.37'
13	N 04°12' 51" W	13.28'
14	S 75°48' 48" E	17.16'
15	S 84°53' 09" E	101.23'
16	S 83°32' 13" E	194.90'
17	S 82°32' 29" E	168.56'
18	S 83°57' 13" E	194.13'
19	N 62°13' 03" E	18.24'
20	S 83°31' 05" E	36.58'



CURVE TABLE

#	Radius	Delta	Length	Chord	Chord
3	80.00'	121°26' 21"	169.56'	139.56'	N 8
4	100.00'	111°42' 07"	78.06'	76.00'	S 5

RESOLUTION NO. 2024-

Budget Allocation of Assistant Corporation Counsel Position

Executive Summary

The Corporation Counsel Office and Child Support Office currently employ a total of 2.0 FTE in assistant corporation counsel positions. The day-to-day tasks are assigned by the Child Support Director with legal oversight and back up legal services provided by the Corporation Counsel. 1.8 FTE are assigned specifically for child support enforcement activities and the remaining .2 FTE are utilized as the Corporation Counsel assigns. One of the Assistant Corporation Counsel who currently split between the above two offices has provided notice of her retirement. The County Administrator, Corporation Counsel and Child Support Director reviewed data related to the position and identified that due to caseloads and project trends within the Child Support Agency will require only .5 FTE and there is insufficient work within the Corporation Counsel Office for the remaining .5 FTE.

Upon further analysis, the Corporation Counsel working with the Human Services Department, identified that a portion of termination of parental rights (TPRs) cases could move from contract services to in-house. As such, it was determined there was sufficient workload to justify maintaining this a fulltime position while being cost neutral. Based on the allocations for both scenarios, approximately .46 FTE of this position is allocated to tax levy. This could also result in reducing the cost in hiring outside counsel.

The Finance Committee considered this request at their October 1, 2024 and recommended it moving forward to the County Board.

WHEREAS, the Executive Summary is incorporated into this resolution, and

WHEREAS, Jefferson County reviews positions as they open; and

WHEREAS, it had been identified due to case load trends and case types the current allocation of time for the Assistant Corporation Counsel does not match the anticipated needs of the county; and

WHEREAS, the adjusted allocation of time meets a need of the county while at the same time cost neutral.

NOW, THEREFORE, BE IT RESOLVED the Assistant Corporation Counsel currently allocated .8 FTE to the Child Support Agency and .2 FTE to the Corporation Counsel Office is reallocated to be .5 FTE assigned to Child Support Agency and .5 FTE to Human Services Department working under the Corporation Counsel.

Fiscal Note: Of the .5 FTE assigned to the Child Support Agency approximately 66% of the cost is reimbursed with the remainder being allocated to tax levy; of the . 5 FTE allocated to the Human Service Department for TPRs approximately 40% is reimbursed with the remainder being covered by tax levy. As this is an allocation to a different budget function this is a budget amendment. Two-thirds vote of the County Board is required.

Referred By:
Finance Committee

REVIEWED:

DHT ; Finance Director:

Corporation Counsel: