



MORGAN COUNTY COMMISSION
A G E N D A
October 15, 2024
5:00 PM
150 East Washington Street, Madison, GA
2nd Floor Board Room

Pledge and Invocation

Agenda Approval

Presentations

1. Retired Educators' Day Proclamation

Minutes

New Business

2. EAgriculture Conservation Easement Program Funding Request
3. Purchase of Scissor Lift and Trailer
4. Corrective Warranty Deed
5. AG Board Appointments
6. Public Comments on Agenda Item
7. Commissioners Comments

PROCLAMATION RETIRED EDUCATORS' DAY

WHEREAS: The Governor of the State of Georgia has proclaimed the day of Sunday, November 3, 2024, as Retired Educators' Day in Georgia; and

WHEREAS: There are more than 145,000 retired educators in Georgia, 33,000 plus of who are members of the Georgia Retired Educators Association and

WHEREAS: The retired educators of Georgia donate thousands of hours of volunteer service and make invaluable contributions to the welfare of their respective communities across the state; and

WHEREAS: It is appropriate that a day be designated for citizens to express their appreciation for the contributions that retired educators have made and continue to make for the betterment of human lives and society, and

WHEREAS: Local churches will recognize those lasting contributions made by retired educators in this community; now

THEREFORE, the Morgan County Board of Commissioners do hereby proclaim November 3, 2024, as "**RETIRED EDUCATORS' DAY,**" and I call upon the citizens of Morgan County to observe that day in an appropriate manner, honoring retired educators.

GIVEN UNTO MY HAND AND SEAL at Morgan County, Georgia on this 15th day of October 2024.

Bill Kurtz, Chairman

Morgan County Board of Commissioners

ATTEST:

Kim Cox, County Clerk



MORGAN COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date: mm/dd/yyyy

Type of Request:

Wording for the Agenda:

Background/History/Details:

What action are you seeking from the Board of Commissioners?

If this item requires funding, please describe:

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Approved by Purchasing

Manager's Approval

Staff Notes:

ACEP Presentation to Morgan County Board of Commissioners

Hunter Farm FY25

October 15, 2024

Request for Morgan County Matching Funds

Project Details

- Landowner: James Hunter
- Land: Hunter Farm, 68 acres
 - Tax Assessor Map
 - Proposed Boundary Map
 - Land Use Map
 - Prime Agriculture Soil Map
 - Proof of Access Map
 - FSA Highly Erodible Lands (HEL) Map
 - Proximity to Protected Lands Map

Conservation Values of Project

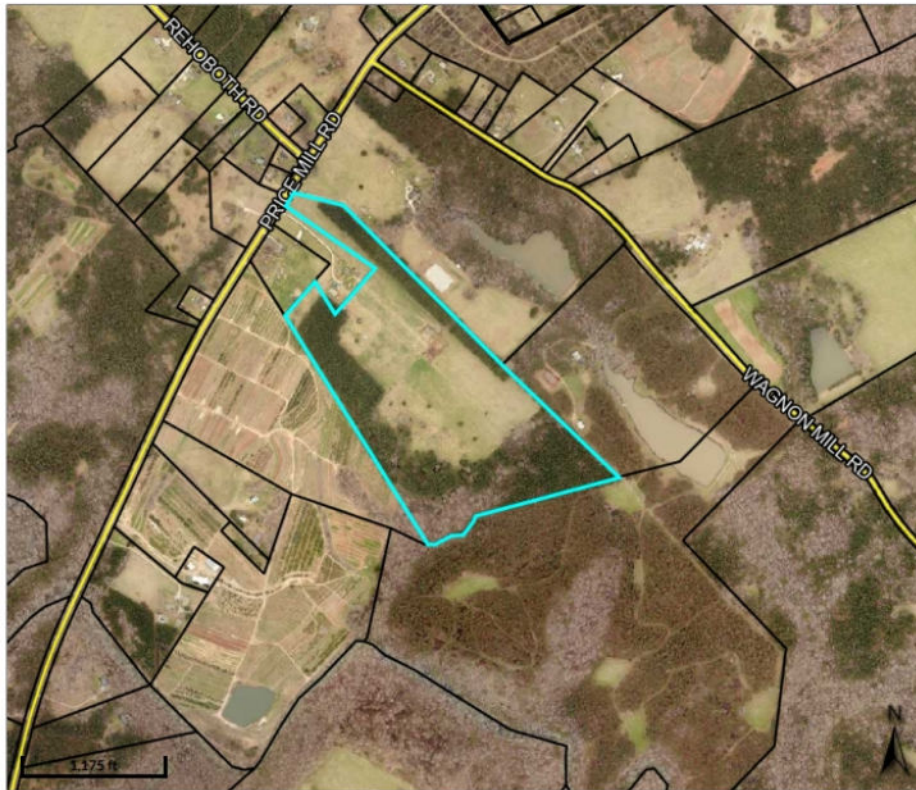
- Prime agricultural soil
- Adjacency to Jacks Creek Tree Farm conservation easement
- Working farmland, cropland, wildlife habitat, mixed natural forest

Funding Request for 3rd-party matching funds (BOC portion \$61,250)

- Appraisal
 - FMV: \$750,000 (unencumbered)
 - Easement Value: \$490,000
 - NRCS 50%: \$245,000
 - BOC: \$61,250
 - MMC: \$61,250 (already approved by MMC Board)
 - Estimated Purchase Price: \$367,500

Timing

- Funding Commitment needed ASAP
- Application to by NRCS October 25th, 2024
- Funding needed by the end of 2025



Overview 



Legend

-  Parcels
-  Roads

| | | | | | | | |
|------------------------|----------------|-------------------------|----------------------|---------------------|--------------|---------------|-------------|
| Parcel ID | 007 030 B | Owner | HUNTER JAMES R | Last 2 Sales | | | |
| Class Code | Consv Use | | 4080 FAIRPLAY RD | Date | Price | Reason | Qual |
| Taxing District | UNINCORPORATED | | MADISON, GA 30650 | 12/23/2002 | \$308238 | LM | Q |
| Acres | 68.39 | Physical Address | 2531 A PRICE MILL RD | n/a | 0 | n/a | n/a |
| | | Assessed Value | Value \$402986 | | | | |

(Note: Not to be used on legal documents)

Date created: 9/16/2024
 Last Data Uploaded: 9/13/2024 8:08:01 PM

Developed by  Schneider
 GEOSPATIAL



**MADISON-MORGAN
 CONSERVANCY**
 PROTECTING FARMS, FORESTS, AND
 FRONT PORCHES FOR FUTURE GENERATIONS

Hunter Farm

Morgan County, GA

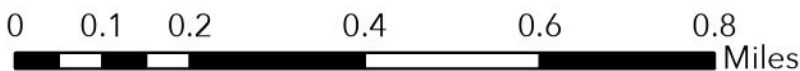
Tax Assessor Map

Landowner: James Hunter

ACEP FY25



CE Acres: 68.39



Farm / Tract
 2892 / 4859

Property Location 
 33.766 N, 83.484 W



Legend
 [Light Green Box] Proposed Easement Boundary (63.39 Acres)

Maxar, Microsoft



MADISON-MORGAN CONSERVANCY
 PROTECTING FARMS, FORESTS, AND FRONT PORCHES FOR FUTURE GENERATIONS

Hunter Farm

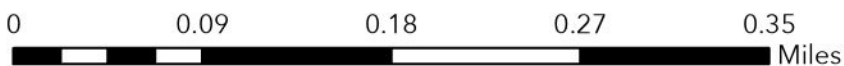
Morgan County, GA

Proposed Boundary Map

Landowner: James Hunter

CE Acres: 68.39

ACEP FY25



Farm / Tract
 2892 / 4859

Property Location
 33.766 N, 83.484 W



Hunter Farm

Morgan County, GA

Land Use Map

Landowner: James Hunter

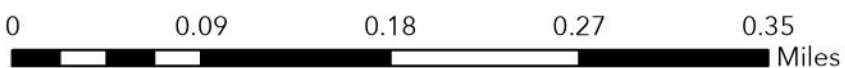
ACEP FY25

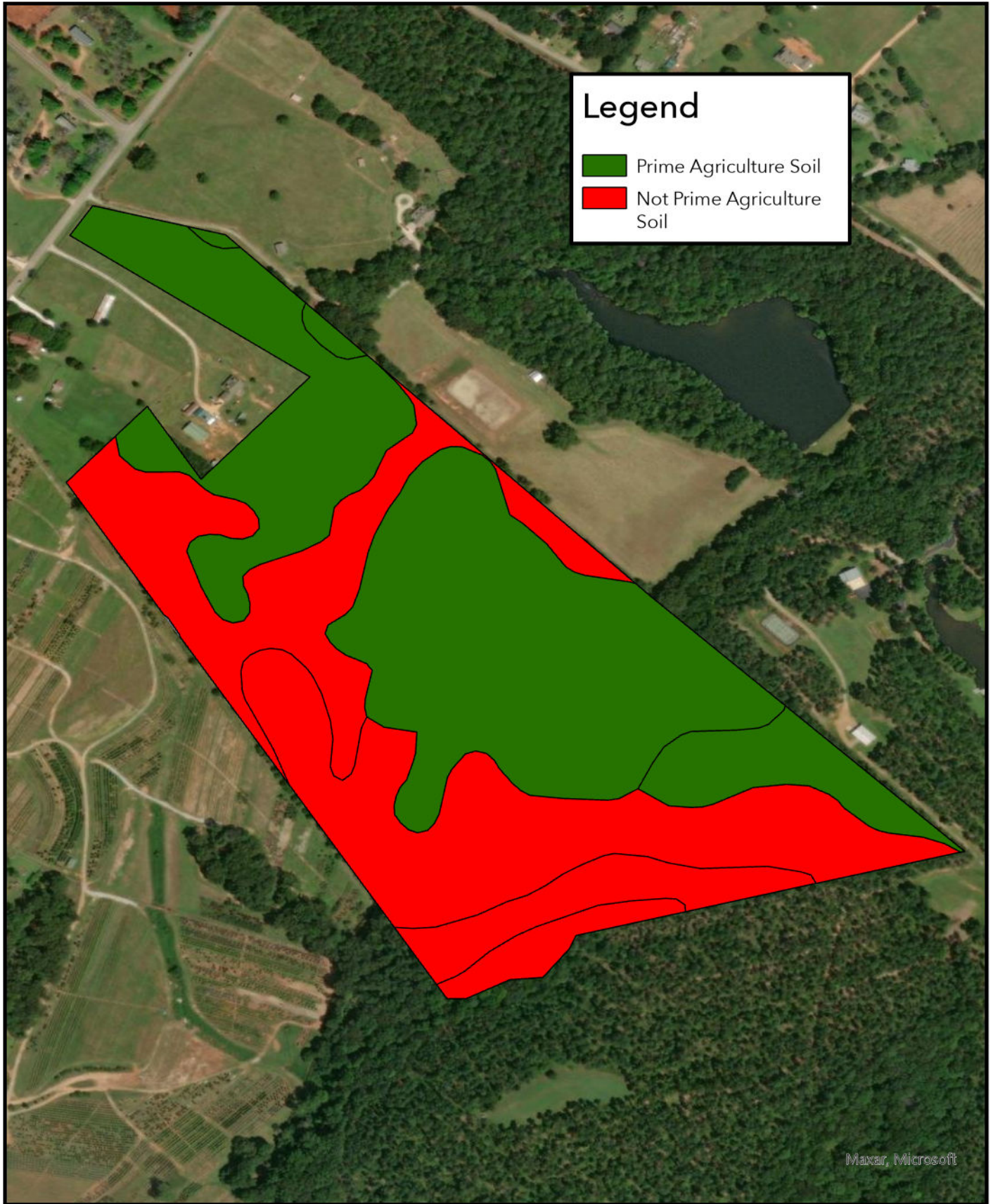


CE Acres: 68.39

Farm / Tract
2892 / 4859

Property Location
33.766 N, 83.484 W





Maxar, Microsoft



Hunter Farm

Morgan County, GA

Prime Agriculture Soil Map

Landowner: James Hunter

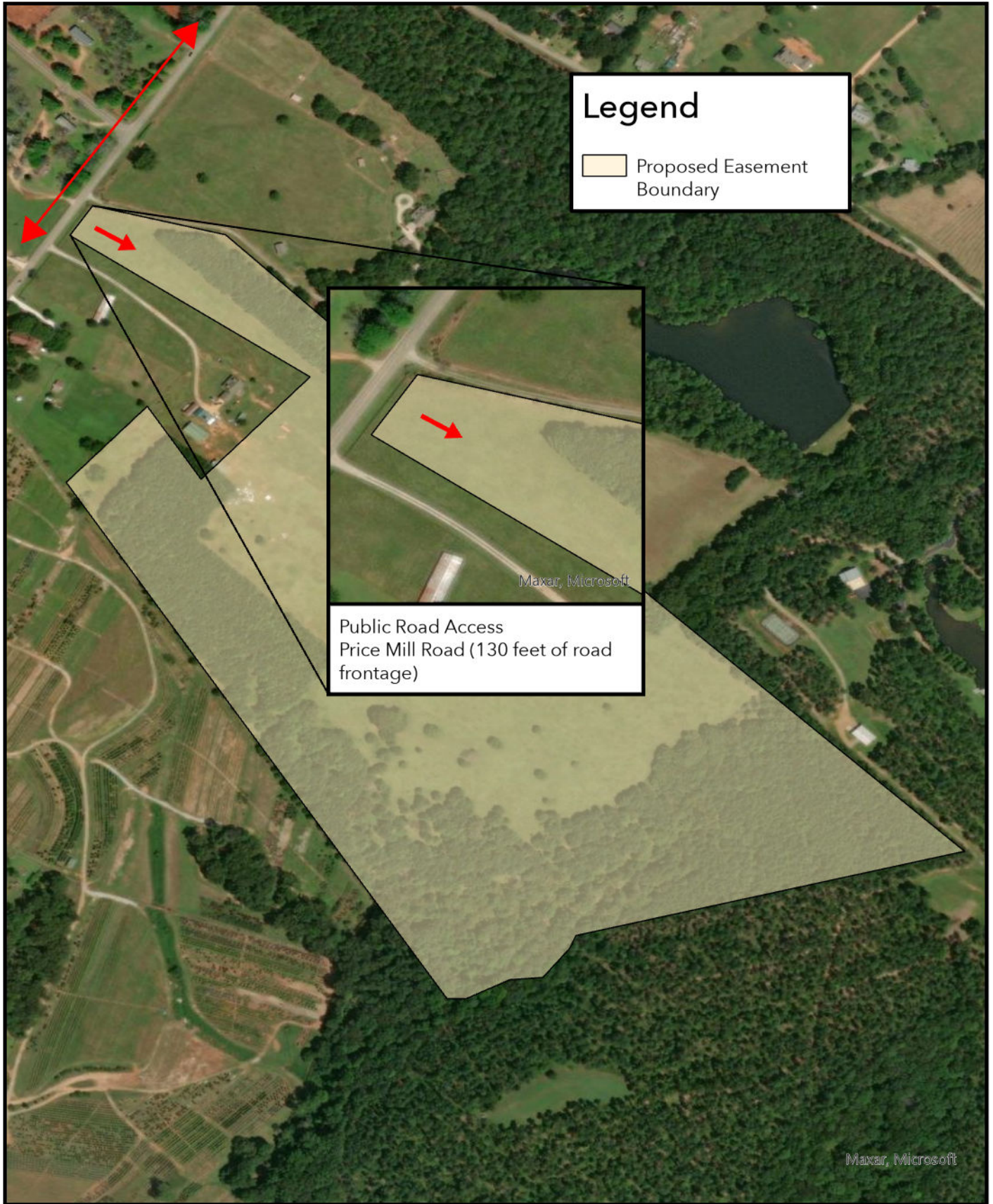
CE Acres: 68.39

ACEP FY25



Farm / Tract
2892 / 4859

Property Location
33.766 N, 83.484 W



Hunter Farm

Proof of Access Map

Morgan County, GA
 Landowner: James Hunter

ACEP FY25



CE Acres: 68.39



Farm / Tract
 2892 / 4859

Property Location
 33.766 N, 83.484 W



Common Land Unit
 □ Cropland □ Non-cropland □ CRP

2024 Crop Year

Farm 2892
 Tract 4859

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data "as is" and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



MADISON-MORGAN
 CONSERVANCY
 PROTECTING FARMS, FORESTS, AND
 FRONT PORCHES FOR FUTURE GENERATIONS

Hunter Farm

Morgan County, GA

USDA HEL Map

Landowner: James Hunter

ACEP FY25

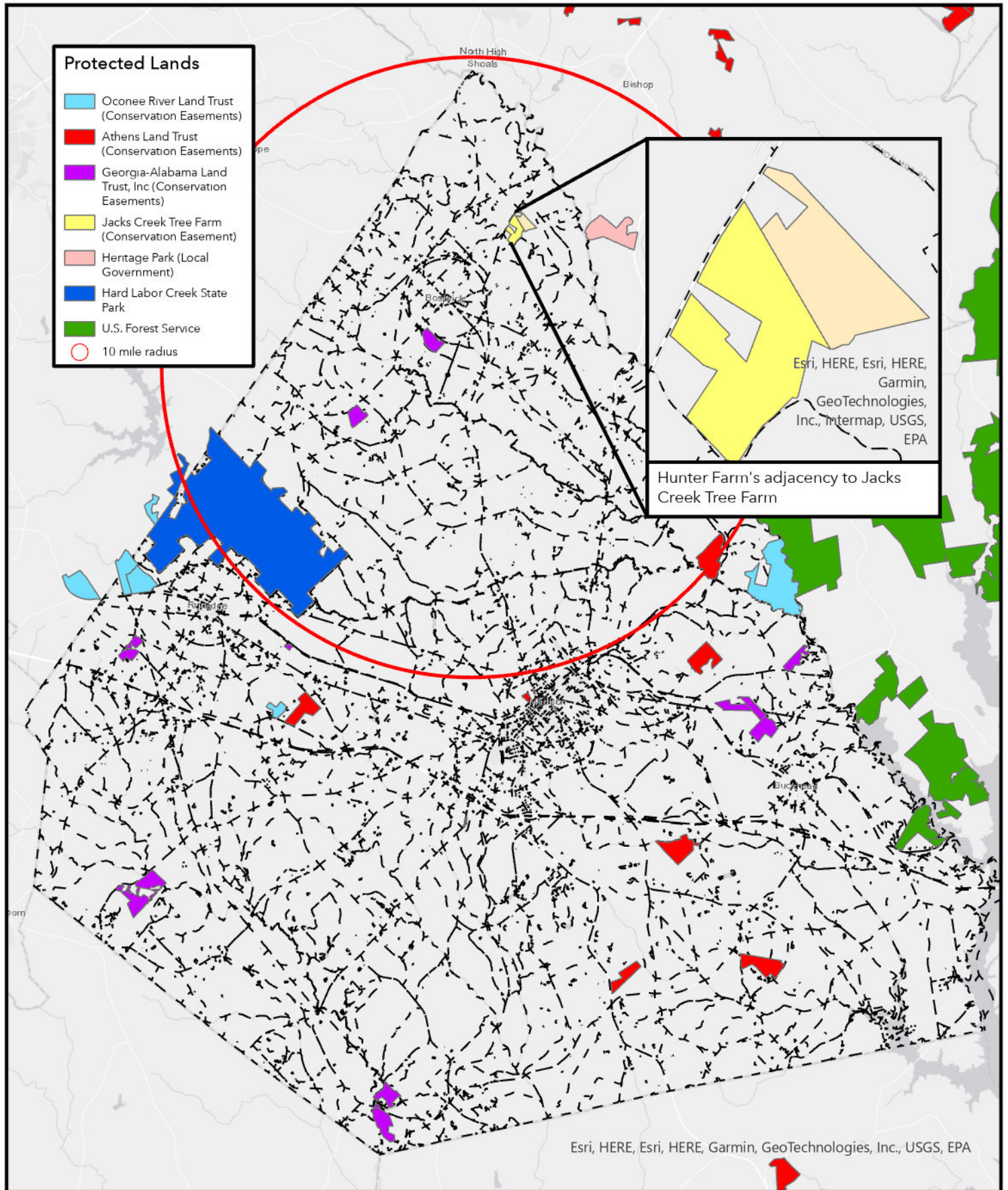


CE Acres: 68.39

Farm / Tract
 2892 / 4859

Property Location
 33.766 N, 83.484 W





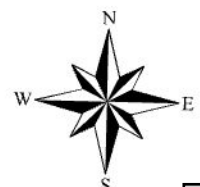
Hunter Farm

Morgan County, GA

Proximity to Protected Lands Map

Landowner: James Hunter

ACEP FY25



CE Acres: 68.39

Farm / Tract 2892 / 4859
Property Location 33.766 N, 83.484 W



**PARCEL SHEET for
 ENTITY APPLICATION for an AGRICULTURAL LAND EASEMENT (ALE)
 AGREEMENT**

Clear Form

| Section A: Agreement and Entity Information | | | |
|--|---|--|---|
| 1. This is a parcel sheet for an Entity application for an agricultural land easementⁱ under the: <i>(Select only one)</i> <input checked="" type="radio"/> Agricultural Conservation Easement Program – Agricultural Land Easement (ACEP-ALE) <input type="radio"/> 2014 Farm Bill Regional Conservation Partnership Program (RCPP) Agreement – ACEP-ALE | | | |
| 2. Associated ALE-Agreement Type: (Select Only One) <input type="radio"/> Cooperative Agreement <i>(all eligible entity types)</i> <input type="radio"/> Grant Agreement <i>(certified entities only)</i> <input checked="" type="radio"/> Program Agreement <i>(all eligible entity types)</i> | 3. Enrollment Type: (Select only one) <input checked="" type="radio"/> General ALE <input type="radio"/> Grassland of Special Environmental Significance (GSS) | 4. Transaction Type: (Select only one) <input checked="" type="radio"/> Standard ALE Transaction <input type="radio"/> Pre-closing Buy-Protect-Sell Transaction* <input type="radio"/> Post-closing Buy-Protect-Sell Transaction* <i>*ALE cooperative or grant agreements may only have 1 associated parcel sheet for a buy-protect-sell transaction and must include all information required by the buy-protect-sell supplement to the application.</i> | |
| 5. Application Date: | 6. State GA | 7. Is this a substitute parcel? | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 8. Name – Applicant Eligible Entity: Madison-Morgan Conservancy | | | |
| 9. Email – Applicant Eligible Entity: whoward@mmcGeorgia.org | | 10. Telephone – Applicant Eligible Entity: 7068188046 | |
| 11. Attached to ACEP Entity Application Number: AGENCY USE | | 12. ACEP Parcel Number: AGENCY USE | |

| Section B: Landowner ⁱⁱ Information | | | |
|--|--|--|---------------------|
| 1. What evidence of ownership are you providing? (Select all that apply) Attach the property deed or written purchase agreement to this parcel sheet. | | <input checked="" type="checkbox"/> Property Deed <input type="checkbox"/> Current Written Purchase Agreement | |
| 2. Name – Parcel Landowner – Primary Contact (must be a landowner listed on attached ownership document) James Hunter <i>(Landowner identified here will serve as primary landowner contact and signatory to this application; signature of application by other listed landowners is optional)</i> | 3. Tax ID Number – Parcel Landowner (Primary Contact) | 4. Telephone – Parcel Landowner (Primary Contact): | |
| 5. Address – Parcel Landowner (Primary Contact): 2531 A Price Mill Road, Bostwick, Georgia | 6. Email – Parcel Landowner (Primary Contact): | | |
| 7. Identify all other landowners of record as stated on the most current evidence of ownership document. Enter the legal name as listed on the evidence of ownership document and the tax identification number of each individual or legal entity (Corporation, Limited Liability Company, Partnership, Trust, etc.) that is a landowner. Attach additional sheets as needed. | | | |
| Enter Name of Individual or Legal Entity | Check Appropriate Box | | Enter Tax ID Number |
| | Individual | Legal Entity | |
| Landowner Name: | <input type="radio"/> | <input type="radio"/> | TAX ID: |
| Landowner Name: | <input type="radio"/> | <input type="radio"/> | TAX ID: |
| Landowner Name: | <input type="radio"/> | <input type="radio"/> | TAX ID: |
| Landowner Name: | <input type="radio"/> | <input type="radio"/> | TAX ID: |

| | | |
|--|--|--------------------------|
| 8. Do all the landowners have farm records established with the appropriate USDA service center agency? <i>If no, they must be established for each landowner with the appropriate USDA service center agency prior to submitting this application.</i> | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| 9. Do the landowners of this parcel meet the criteria for any of the following categories? (Check all that apply) <i>Please note that providing this information is voluntary and will not be used when reviewing this application or determining whether the landowners meet the ACEP Landowner eligibility requirements.</i> | | |
| <input type="checkbox"/> Limited-Resource Farmer or Rancher ⁱⁱⁱ | <input type="checkbox"/> Socially Disadvantaged Farmer or Rancher ^v | |
| <input type="checkbox"/> Beginning Farmer or Rancher ^{iv} | <input type="checkbox"/> Veteran Farmer or Rancher ^{vi} | |
| <input checked="" type="checkbox"/> Not Applicable | | |
| <i>Definitions are provided in footnotes below. More information is available at: http://www.lrftool.sc.egov.usda.gov/</i> | | |

Section C: Parcel^{vii} Eligibility and Land Use Information

| | | |
|--|--|-------------------------------------|
| 1. Parcel Location - Farm and Tract Number, Legal Description, or Parcel Longitude and Latitude: (attach a map or provide a GIS shapefile of the location and offered area) Please see attached maps | | |
| 2. Parcel Physical Address: <i>(if different from address of Parcel Landowner – Primary Contact provided in Section B, Box 5 above)</i> 2531 A Price Mill Road, Bostwick, Georgia | | |
| 3. The land^{viii} offered under this parcel sheet is: (Select one) <input checked="" type="radio"/> Private Land <input type="radio"/> Tribal, Allotted, Ceded, or Indian Land | 4. Parcel Offered Acres: <i>(must be supported by evidence of ownership)</i> 68.39 | |
| 5. Land Eligibility Category for Parcel: (Select only one) <input checked="" type="radio"/> Has prime, unique, or other productive soil <i>(as identified in Web Soil Survey)</i> <i>Percent of parcel that is prime, unique, or other productive soil: 51 %</i> <input type="radio"/> Contains historical or archaeological resources <input type="radio"/> Protects grazing uses and related conservation values <input type="radio"/> Furthers a State or local government policy consistent with the purposes of the ACEP. <i>Cite the State or local government policy consistent with the ACEP: _____</i> | | |
| 6. Is the land being offered for enrollment: (Select all that apply) <input checked="" type="checkbox"/> Cropland <input type="checkbox"/> Rangeland <input checked="" type="checkbox"/> Pastureland <input type="checkbox"/> Grassland or land that contains forbs <input type="checkbox"/> Shrubland for which grazing is the predominant use <input type="checkbox"/> Located in an area that has been historically dominated by grass land, forbs, or shrubs and could provide habitat for animal or plant populations of significant ecological value <input checked="" type="checkbox"/> Nonindustrial private forest land that contributes to the economic viability of an offered parcel or serves as a buffer to protect such land from development. <i>Identify percent: 40 %</i> | | |
| 7. Is this parcel subject to a written pending offer^{ix} for purchase of an agricultural land easement by the Eligible Entity? <i>Attach the pending offer for purchase of an agricultural land easement to this parcel sheet. Not applicable for buy-protect-sell transactions.</i> | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| 8. Is any portion of the parcel subject to an easement or deed restriction which provides similar protection as would be provided by enrollment in ACEP-ALE? <i>Provide NRCS a copy of most recent title report or title commitment, if available at the time of application.</i> | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| 9. Is there any portion of the Parcel where the purposes of ACEP would be undermined due to title issues or onsite or offsite conditions, such as risk of hazardous materials, permitted or existing rights of way, infrastructure development, mineral development, or adjacent land uses? <i>If yes, provide NRCS a copy of existing reports or documentation identifying issues.</i> | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| 10. Is the entire parcel accessible from a public road or is there an insurable, unconditional, and transferable legal right of recorded access for the term of the easement? <i>Attach map showing access from a public road or evidence of insurable, unconditional, and transferable legal right of recorded access.</i> | <input checked="" type="radio"/> Yes | <input type="radio"/> No |

| Section D: Easement Value and Compensation Costs and Non-Federal Share Information <i>These values may be estimates, subject to the final values being determined by an NRCS-approved appraisal report or easement valuation methodology.</i> | | |
|--|---------------------------|--------------------------|
| 1. Easement Value and Compensation Costs | | |
| A. Estimated Fair Market Value of the ALE | | \$490000 |
| B. Estimated Eligible Entity Cash Contribution ^x - for payment of easement compensation to the landowner (excluding Landowner Donations) | | \$122500 |
| C. Requested Federal Share for the ALE • General ALE: Federal Share cannot exceed 50% of Item A • ACEP-ALE-GSS: Federal Share cannot exceed 75% of Item A | | \$245000 |
| D. Estimated Purchase Price ^{xi} of the ALE ($D = B + C$) | | \$367500 |
| E. Estimated Landowner Donation toward easement value ^{xii} (generally, $E = A - D$) | | \$0 |
| F. Remaining Non-Federal Share needed to meet minimum requirement • General ALE: ($F = C - (B+E)$) • ACEP-ALE-GSS: ($F = (A-C) - (B+E)$) (If Item (F) \leq \$0, enter \$0 here, do not complete Boxes 2 and 3, proceed directly to Box 4. If Item (F) $>$ \$0, enter the amount of Item (F) here and complete Boxes 2, 3, and 4 as instructed below) | | \$ |
| 2. Easement Acquisition Related Costs: If Item (F) above is greater than \$0 ($F >$ \$0), enter the amounts that qualify for inclusion in the calculation of the non-Federal share for the items listed in (G) below as needed to meet the remaining non-Federal share amount in Item (F). • If the total of any amounts entered in Items (G) below are at least equal to the amount in Item (F) above ($G \geq F$), proceed directly to Box 4. • If the total of the amounts entered in Items (G) below are insufficient to meet remaining minimum non-Federal share amount shown in Item (F) above ($G <$ F), complete Boxes 3 and 4 as instructed. | | |
| G. Estimated Procured Costs to be Paid by the Eligible Entity to a Third Party^{xiii} for the following items: (Do not include amounts paid by the Landowner for the below listed items) | | |
| G1. Appraisal | | \$ |
| G2. Easement Boundary Survey | | \$ |
| G3. Phase-I Environmental Site Assessment | | \$ |
| G4. Title Commitments/Reports | | \$ |
| G5. Title Insurance | | \$ |
| G6: Closing Costs | | \$ |
| 3. Easement Stewardship Costs: Enter an amount for Item (H) below only if the total of the amounts entered for Items (G(1) through G(6)) above are less than the amount in Item (F) above (if total of $G <$ F), enter amount for Item (H) below | | |
| H. Stewardship and Monitoring Costs provided by Entity (limited to 2% of A) (Do not include amounts paid by the Landowner this item) | | \$ |
| 4. Total Non-Federal Share: (Box 1, Items (B+E), plus total amounts in Boxes 2 and 3, if entered) • General ALE: Total Non-Federal Share (Item (I) below) must be equal to or greater than the Federal Share (Item (C) above); ($I \geq C$) • ACEP-ALE-GSS: Total Non-Federal Share (Item (I) below) must be equal to or greater than the difference between the Estimated Fair Market Value of the ALE (Item (A) above) minus the Federal Share (Item (C) above); $I \geq (A-C)$ | | |
| I. Total Non-Federal Share: ($I = (B+E) +$ if entered ($G + H$)) | | \$122500 |
| 5. Eligible entity intends to provide at least 10 percent of the fair market value of the agricultural land easement in the form of a cash contribution for payment of easement compensation to the landowner (Box 1, Item (B) above)? If no, eligible entity must provide evidence as requested by NRCS of its ability to steward and monitor the parcel | <input type="radio"/> Yes | <input type="radio"/> No |

| Section E: Roles, Contributions, and Distributions <i>(Provide the name and corresponding role of each legal entity that will be identified in the agricultural land easement deed, attach additional pages as needed)</i> | | | |
|--|---|---|--|
| 1. Name of Entity <i>(See signature sections below for Entity signature requirements)</i> | 2. Role of Entity • Identify each entity as one of the following: - Eligible Entity - Co-holder - Third-Party Right Holder | 3. Contribution: Estimated Entity Cash Contribution • May be provided by any legal entity role identified in this Section • Total must equal Box 1, Item (B) above | 4. Distribution: Estimated Federal Share to be paid to an Eligible Entity • Federal share may only be paid to an Eligible Entity • Total must equal Box 1, Item (C) above |
| Madison-Morgan Conservancy Inc. | Eligible Entity | \$61250 | \$245000 |
| Morgan County Board of Commissioners | Third-Party Right Holder | \$61250 | \$ |
| | | \$ | \$ |
| | | \$ | \$ |

The Terms and Certifications below are applicable to applications for all ACEP-ALE Agreement Types:

The Landowner agrees that it is signing this application in furtherance of the Entity's application to participate in the Agricultural Land Easement (ALE) component of the Agricultural Conservation Easement Program (ACEP). The Entity becomes a "Participant" in ACEP only if NRCS enters into an ALE-agreement with the Entity to provide cost-share assistance for the purchase of agricultural land easements, which may include the offered parcel. However, nothing in this application obligates the United States or the Entity to purchase all or any of the agricultural land easements listed on the Parcel Sheets attached to Entity's application including this parcel. To identify and differentiate roles and responsibilities under ACEP should the application be funded, the undersigned Entity shall hereafter be referred to as a "Participant" and Landowners shall hereafter be referred to as "Landowners." The Participants and Landowners understand that unless an Entity is certified by NRCS, acquiring an agricultural land easement prior to approval of the agricultural land easement deed, appraisal, title, and other due diligence causes the agricultural land easement to be ineligible for ACEP cost-share assistance. An Entity may only be certified by the Chief of NRCS.

The Participants and Landowners acknowledge that highly erodible land conservation/wetland conservation, adjusted gross income certifications, and member information for all landowners are on file with the appropriate USDA service center agency and are up to date. The Landowner must complete and file Form CCC-901, "Member's Information," or its equivalent, if the Landowner is classified as a legal entity or joint operation by the U.S. Department of Agriculture (USDA) under 7 CFR Part 1400. The Farm Service Agency (FSA) must be timely notified in writing of any changes to the member's information provided, including changes in membership due to death or otherwise as provided in 7 CFR Part 1400.

It is the responsibility of the Participants and Landowners to provide accurate data to support all items addressed in this application at the request of NRCS. Participants and Landowners acknowledge that NRCS is relying upon the veracity of the information submitted for purposes of awarding Federal funds and that the submittal of false information may be subject to criminal or civil fraud statutes.

| APPLICANT ELIGIBLE ENTITY CERTIFICATION AND SIGNATURES: <i>Applicant Eligible Entity identified in Section A must complete the following section</i> | | Check Each Box |
|--|-------------------------------------|-----------------------|
| I certify that the Applicant Eligible Entity has the resources necessary to acquire, monitor, manage, and enforce the easement being applied for and acknowledge that additional documentation to substantiate this may be required to receive Federal cost-share assistance. | <input checked="" type="checkbox"/> | |
| I have received and reviewed a copy of the required ALE-Agreement and associated attachments and understand that the terms of the agricultural land easement deed must address the provisions required as a condition of participation in ACEP-ALE as identified in the ALE-agreement. | <input checked="" type="checkbox"/> | |
| Signature of Applicant Eligible Entity Authorized Representative | Date | |

| PARCEL LANDOWNER ACKNOWLEDGEMENTS AND SIGNATURES: <i>Parcel Landowner (Primary Contact) identified in Section B, Box 2, must complete the following section</i> | | Check Each Box |
|---|-------------------------------------|-----------------------|
| I, Landowner, am aware that the United States has requirements that must be addressed in the agricultural land easement deed as a condition of providing Federal funds for the acquisition of the easement. I have received a copy of the United States required deed terms and conditions. | <input checked="" type="checkbox"/> | |
| <i>Initial this box if the Parcel Landowner (Primary Contact) identified in Section B2 is a legal entity:</i> I am authorized to sign this application and agree to provide the documents necessary to prove this authority as requested by NRCS. | <input type="checkbox"/> | |
| Signature of Authorized Parcel Landowner (Primary Contact) | Date | |

| SIGNATURES OF OTHER LANDOWNERS OF RECORD <i>(Signature of parcel sheet by other landowners identified in Section B, Box 7 is optional; attach additional pages as needed)</i> | |
|---|-------------|
| (Optional) Landowner Signature | Date |
| (Optional) Landowner Signature | Date |
| (Optional) Landowner Signature | Date |
| (Optional) Landowner Signature | Date |

| CO-HOLDER and THIRD-PARTY RIGHT HOLDER SIGNATURES (FOR PROGRAM AGREEMENTS ONLY): <i>Signatures below are only required if Program Agreement Option is selected in Section A, Box 3 (attach additional pages as needed)</i> | |
|--|-------------|
| (Required) Signature of Co-Holder Legal Entity Authorized Representative | Date |
| (Required) Signature of Co-Holder Legal Entity Authorized Representative | Date |
| (Optional) Signature of Third-Party Holder Legal Entity Authorized Representative | Date |
| (Optional) Signature of Third-Party Holder Legal Entity Authorized Representative | Date |

NONDISCRIMINATION STATEMENT

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov.

USDA is an equal opportunity provider, employer, and lender.

PRIVACY ACT STATEMENT

The following statements are made in accordance with the Privacy Act of 1974 (U.S.C. 522a). Furnishing this information is voluntary; however, failure to furnish correct, complete information will result in the withholding or withdrawal of such technical or financial assistance. The information may be furnished to other USDA agencies, the Internal Revenue Service, the Department of Justice, or other State or Federal law enforcement agencies, or in response to orders of a court, magistrate, or administrative tribunal.

This information collection is exempted from the Paperwork Reduction Act under 16 U.S.C. 3801 note and 16 U.S.C. 3846.

- i. **Agricultural land easement** means an easement or other interest in eligible land that is conveyed for the purposes of protecting natural resources and the agricultural nature of the land and of promoting agricultural viability for future generations, and permits the Landowner the right to continue agricultural production and related uses subject to the terms of the easement.
- ii. **Landowner** means a person, legal entity, or Indian Tribe having legal ownership of land and those who may be buying eligible land under a purchase agreement. The term Landowner may include all forms of collective ownership including joint tenants, tenants-in-common, and includes heirs, successors, assigns, and anyone claiming under them. State governments, local governments, and nongovernmental organizations that qualify as eligible entities are not eligible as landowners.
- iii. **Limited Resource Farmer or Rancher** means either: (1)(i) A person with direct or indirect gross farm sales not more than the current indexed value in each of the previous two fiscal years (adjusted for inflation using Prices Paid by Farmer Index as compiled by National Agricultural Statistical Service), and (ii) Has a total household income at or below the national poverty level for a family of four, or less than 50 percent of county median household income in each of the previous two years (to be determined annually using Commerce Department Data); or (2) A legal entity or joint operation if all individual members independently qualify under paragraph (1). A legal entity or joint operation if all individual members independently qualify under paragraph (1) of this definition. A Self-Determination Tool is available to the public and may be completed online or printed and completed hardcopy at: <http://www.lfrootool.sc.egov.usda.gov/>
- iv. **Beginning Farmer or Rancher** means an individual, person, Indian Tribe, Tribal corporation, or legal entity who—
- (1) Has not operated a farm or ranch, or nonindustrialized private forest land (NIPF), or who has operated a farm or ranch or NIPF for not more than 10 consecutive years. This requirement applies to all members of an entity who will materially and substantially participate in the operation of the farm, ranch, or NIPF.
 - (2) In the case of an individual, individually, or with the immediate family, material and substantial participation requires that the individual provide substantial day-to-day labor and management of the farm, ranch, or NIPF consistent with the practices in the county or State where the farm is located.
 - (3) In the case of a legal entity or joint operation, all members must materially and substantially participate in the operation of the farm, ranch, or NIPF. Material and substantial participation requires that each of the members provide some amount of the management or labor and management necessary for day-to-day activities, such that if each of the members did not provide these inputs, operation of the farm, ranch, or NIPF would be seriously impaired.
- v. **Socially Disadvantaged Farmer or Rancher** means a producer who is a member of a group whose members have been subjected to racial or ethnic prejudices without regard to its members' individual qualities. For a legal entity, at least 50 percent ownership in the legal entity must be held by socially disadvantaged individuals. A socially disadvantaged group is a group whose members have been subject to racial or ethnic prejudice because of their identity as members of a group without regard to their individual qualities. These groups consist of the following:
- American Indians or Alaska Natives
 - Asians
 - Blacks or African Americans
 - Native Hawaiians or other Pacific Islanders
 - Hispanics.
- Note: Gender alone is not a covered group for the purposes of NRCS conservation programs. The term entities reflect a broad interpretation to include partnerships, couples, legal entities, etc.
- vi. **Veteran Farmer or Rancher** - means a producer who served in the United States Army, Navy, Marine Corps, Air Force, or Coast Guard, including the reserve components thereof; was released from the service under conditions other than dishonorable, and—
- Has not operated a farm or ranch; or has operated a farm or ranch for not more than 10 consecutive years; or
 - Who first obtained status as a veteran during the most recent 10-year period.
- A legal entity or joint operation can be a veteran farmer or rancher only if all individual members independently qualify.
- vii. **Parcel** means a farm or ranch submitted for consideration for funding under ACEP-ALE.
- viii. **Land** The Secretary may not use ACEP funds for the purposes of acquiring an easement on lands owned by an agency of the United States, other than land held in trust for Indian Tribes; or lands owned in fee title by a State, including an agency or a subdivision of a State, or a unit of local government. Such lands are ineligible for ACEP.
- ix. **Pending offer** means a written bid, contract, or option between a Landowner and an Eligible Entity for the acquisition of an agricultural conservation easement in perpetuity, or for the maximum duration allowed by State law, before the legal title to these rights has been conveyed for the purposes of protecting: (1) the agricultural use and future viability, and related conservation values, of eligible land by limiting nonagricultural uses of that land; or (2) grazing uses and related conservation values by restoring or conserving eligible land.
- x. **Eligible Entity cash contribution** means the amount provided by the entity for payment of easement compensation to the landowner and may include all sources of funds used to make such payment other than any funds provided by the landowner or the Federal share provided under ACEP. This amount does not include any other costs (administrative, planning, stewardship, etc...) or nonmonetary items (in-kind activities, land from another parcel, etc...)
- xi. **Purchase price** means the fair market value of the agricultural land easement as determined by an NRCS-approved methodology, minus the Landowner donation toward easement value.
- xii. **Landowner Donation toward easement value** may include or a qualified conservation contribution (as defined by section 170(h) of the Internal Revenue Code of 1986) or a charitable donation. Landowners shall not donate any part of Federal share or Eligible Entity cash contribution back to the Eligible Entity as a condition of purchase or closing.
- xiii. **Procured costs paid by the eligible entity to a third-party** for the following items: an appraisal, legal boundary survey of the easement area, full phase-I environmental site assessment that meets the requirements of 40 CFR Part 312, title commitment or report, title insurance, or closing cost. The procured report or service meet the NRCS standards or requirements as identified in the ALE-agreement in order to be relied upon as a component of the non-Federal share. This amount may not include any amounts provided by the landowner used to procure these items.



MORGAN COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date: mm/dd/yyyy

Type of Request:

Wording for the Agenda:

Background/History/Details:

Alan Cagle has included request for a scissor lift in his capital budget request in the past. We have an opportunity to purchase a 2015 Genie GA1930 with 365 hours and a tilt trailer from United Rentals for \$10,800. Alan has reviewed the specs and stated it would meet his needs and eliminate our need to rent one. The purchase would be funded from SPLOST.

What action are you seeking from the Board of Commissioners?

If this item requires funding, please describe:

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

**** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.***

Approved by Finance

Approved by Purchasing

Manager's Approval

Staff Notes:



BRANCH 28F
1460 CHASE ST
ATHENS GA 30601
706-543-1328
706-369-7159 FAX

239972345

Job Site

MORGAN COUNTY BOARD OF COMM
PO BOX 168
MADISON GA 30650-0168

Office: 706-342-0725 **Job:** 706-342-0725

Customer # : 786945
Quote Date : 10/10/24

UR Job Loc :
UR Job # :
Customer Job ID:
P.O. # : QUOTE
Ordered By : MARK WILLIAMS
Written By : ZACK PURCELL
Salesperson :

MORGAN COUNTY BOARD OF COMM
PO BOX 168
MADISON GA 30650-0168

**This is not an invoice
Please do not pay from this document**

| Qty | Equipment # | Price | Amount |
|-----|--|--|----------|
| 1 | 10366129 CC: 300-2000 SCISSOR LIFT 19' ELECTRIC Make: GENIE Model: GS-1930 Model Year: 15 HR OUT: 365.000 | 6000.00 | 6000.00 |
| | | Serial #: GS3015A-145288 | |
| 1 | 11085277 CC: 920-5700 TRAILER TILT 8'-14' UP TO 7K SINGLE Make: ANDERSON Model: TI7126TS Model Year: 20 Lic: NYQB66 | 4800.00 | 4800.00 |
| | | Serial #: 4YNBN1217LC090443 Wgt: 006000 | |
| | | Sub-total: | 10800.00 |
| | | Total: | 10800.00 |

Note: This proposal may be withdrawn if not accepted within 30 days.

WHERE PERMITTED BY LAW, UNITED RENTALS MAY IMPOSE A SURCHARGE OF 2.0% FOR CREDIT CARD PAYMENTS ON CHARGE ACCOUNTS. THIS SURCHARGE IS NOT GREATER THAN OUR MERCHANT DISCOUNT RATE FOR CREDIT CARD TRANSACTIONS AND IS SUBJECT TO SALES TAX . THIS IS NOT A SALE AGREEMENT/INVOICE. THE ITEMS LISTED ABOVE ARE SUBJECT TO AVAILABILITY AND ACCEPTANCE OF THE TERMS AND CONDITIONS OF UNITED'S SALE AGREEMENT/INVOICE WHICH ARE AMENDED FROM TIME TO TIME AND POSTED ONLINE AT <https://www.unitedrentals.com/legal/sale-agreement> AND INCORPORATED HEREIN BY REFERENCE. A PAPER COPY OF THE SALE AGREEMENT/INVOICE TERMS IS AVAILABLE UPON REQUEST.



MORGAN COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date: mm/dd/yyyy

Type of Request:

Wording for the Agenda:

Background/History/Details:

Attached is a proposed corrective deed for the Board to consider. The original deed from the 1990s was from the County to the wrong entity. This deed simply corrects the grantee's name to show the correct name.

What action are you seeking from the Board of Commissioners?

If this item requires funding, please describe:

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Approved by Purchasing

Manager's Approval

Staff Notes:

Return to:

Morgan County
150 E. Washington Street
Suite 100
Madison, GA 30650

STATE OF GEORGIA
MORGAN COUNTY

CORRECTIVE WARRANTY DEED

THIS INDENTURE, made this ___ day of **October, 2024**, between **Morgan County, Georgia**, (“Grantor”) and **Pearl-Burney High Alumni Center, Inc.** (“Grantee”).

THIS DEED CORRECTS THE PRIOR DEED RECORDED ON AUGUST 11, 1998, IN DEED BOOK 236, PAGE 166 TO REFLECT THE PROPER NAME OF GRANTEE.

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold and conveyed and by these presents does, grant, bargain, sell and convey unto Grantee, all that tract or parcel of land described as follows:

FOR INFORMATION ONLY:

| | |
|------------------|--|
| Current Address: | 1261 Flat Rock Road, Madison, GA 30650 |
| Map/Parcel No: | 017A 024 |
| Deed Reference: | Book 236, Page 166 |
| Plat Reference: | Plat Book 6, Page 307 |

LEGAL DESCRIPTION:

All that certain tract or parcel of land situate, lying and being in Land Lots 268 and 269 of the 20th Land District, and in Harris District, G.M., Morgan County, Georgia, containing 2.0 acres, more or less, as shown in that certain plat of survey recorded in Plat Book 6, page 307, Clerk’s Office, Morgan Superior Court, which said plat and the record thereof are incorporated herein and made a part hereof by reference.

LESS AND EXCEPT 0.80 acres conveyed to Eddie Winder in Deed
Book 93, page 440, on December 22, 1976.

**(THIS INSTRUMENT WAS PREPARED WITHOUT TITLE TO THE LANDS
DESCRIBED HEREIN BEING EXAMINED AND NO REPRESENTATION EITHER
EXPRESSED OR IMPLIED IS MADE AS TO THE STATUS OF THE TITLE.)**

TO HAVE AND TO HOLD the said bargained premises, together with all and singular
the rights, members and appurtenances thereof, to the same being, belonging or in any wise
appertaining, to the only proper use, benefit and behoof of Grantee, forever, **IN FEE SIMPLE.**

And Grantor will warrant and forever defend the right and title to the above-described
property unto Grantee, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set its corporate hand and affixed its
corporate seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR

Unofficial Witness

Bill Kurtz, Chairman
Board of Commissioners, Morgan County

Notary Public
My Commission Expires:



MORGAN COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date: mm/dd/yyyy

Type of Request:

Wording for the Agenda:

Background/History/Details:

What action are you seeking from the Board of Commissioners?

If this item requires funding, please describe:

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Approved by Purchasing

Manager's Approval

Staff Notes:



Morgan County Advisory Board Application

Applicant Information:

Full Name Carol Ann Williams

Address [Redacted] Madison 30650

Mailing Address (if different) [Redacted]

Telephone-Home Cell

Telephone-Work [Redacted]

Board interested in serving on:

Agriculture Center Authority Board

Background Information:

Occupation/Employer WDairy LLC - Dairy Farmer

Education: UGA BS Animal Science

Do you have any experience in the field you are applying for? If so explain.
49 Years of Dairy Farming

Contribution/Intentions:

What do you feel will be your biggest contribution if appointed to this board/position?
Experience in multiple species

Other Comments or Information:

Policy:

I understand the obligations and commitments required by this board/position. If appointed by the Morgan County Board of Commissioners, I agree to serve and faithfully execute the obligations and commitments of said board/position for the duration of the term of appointment. In all respects, I will uphold the ordinances and policies of Morgan County and all municipalities in a professional and courteous manner and fully divulge any and all potential conflicts of interest. I understand that advisory boards offer advice and recommendations, but policy decisions are the sole responsibility of the Board of Commissioners. **Three-year term.**

Carol Williams
Signature

9/16/24
Date



Morgan County Advisory Board Application

Applicant Information:

Suzanne Cottongim
Full Name

[Redacted]
Address

Buckhead, GA 30625
Mailing Address (If different)

[Redacted] Telephone-Home C [Redacted] Telephone-Work

Board interested in serving on:

Agriculture Center Authority Board

Background Information:

Occupation/Employer
Retired sub. teacher

Education:
Hgr

Do you have any experience in the field you are applying for? If so explain.
Show Chairman Kel-Mac Saddle Club
Many years

Contribution/Intentions:

What do you feel will be your biggest contribution if appointed to this board/position?
Knowledge of horse-shows & horses

Other Comments or Information:

Have served MANY years

Policy:

I understand the obligations and commitments required by this board/position. If appointed by the Morgan County Board of Commissioners, I agree to serve and faithfully execute the obligations and commitments of said board/position for the duration of the term of appointment. In all respects, I will uphold the ordinances and policies of Morgan County and all municipalities in a professional and courteous manner and fully divulge any and all potential conflicts of interest. I understand that advisory boards offer advice and recommendations, but policy decisions are the sole responsibility of the Board of Commissioners. Three-year term.

Suzanne Cottongim 9/16/24
Signature Date