

# Macon County



## NOTICE OF SPECIAL MEETING AND PUBLIC HEARING OF THE MACON COUNTY BOARD OF COMMISSIONERS

February 16, 2024

Please take note that there will be a Special Meeting and Public Hearing of the Macon County Board of Commissioners on Tuesday, February 27, 2024 at 5:30 p.m. in the commission boardroom on the third floor of the Macon County Courthouse, located at 5 West Main Street, Franklin, NC 28734. **The purpose of such Special Meeting shall include:**

1. Call to Order and Welcome by Chairman Shields
2. Announcements
3. Public Hearing to Consider Entering into Private Sale Agreement to Sell of County Owned Property and Provide Incentive Grant – Economic Development Director Tommy Jenkins
4. Discussion and Consideration of Proposal for the Public Safety Radio System at Macon Middle School – Project Manager Jack Morgan
5. Closed Session as Allowed Under NCGS 143-318.11
6. Adjourn

This the 16<sup>th</sup> day of February, 2024 at 1:00 p.m.

Gary Shields, Chairman  
Macon County Board of Commissioners

## NOTICE OF SPECIAL MEETING AND PUBLIC HEARING

### TO CONSIDER ENTERING INTO PRIVATE SALE AGREEMENT TO SELL COUNTY OWNED PROPERTY AND PROVIDE INCENTIVE GRANT.

Please take notice that the Macon County Board of County Commissioners will hold a special meeting and conduct a public hearing on Tuesday, February 27th at 5:30 p.m. in the Commissioners Board Room located on the third floor of the Macon County Courthouse, located at 5 West Main Street, Franklin, NC 28734. The purpose of the meeting is for the Board to consider a proposed sale of the Macon County Business Development property located at 185 Industrial Park Road, Franklin, Macon County, 28734 as an Economic Development endeavor in accordance with NCGS §158-7.1 and further consider a business incentive grant.

Notice is given that:

1. NCGS §158-7.1(d) provides that a county may contract to sell real property by private sale that is suitable for industrial and commercial use.
2. The tract of real property that the County is considering to sale is that approximate 2.7 acre tract of real property bearing PIN 6574437543, and consisting of a portion of the property first acquired by the County by deed recorded in Book T10, Page 162 of the Macon County Registry.
3. The proposed terms of the sale are:
  - a. Fee simple conveyance of the above referenced tract of real property;
  - b. A sale price of \$797,000, which sum is equal to the County Tax Assessed value and greater than the \$740,000 private appraised value of opinion dated June 15, 2023 prepared by Batson Company;
4. The proposed sale is expected to enable the purchasing business to create 95 new jobs at an average annual salary of \$90,263.
5. The county is considering making an incentive grant equal to \$100,000 to the company in return for its job creation and capital investments.

A copy of the County Tax Card showing an assessed value of \$797,000 and the Appraisal Report prepared by Batson Company dated June 15, 2023 with appraised value of \$740,000 can be viewed on the County website, [maconnc.org](http://maconnc.org), under "Public Announcements." A hard copy of the same may be obtained in the lobby at the County Annex Building, 5 West Main Street, Franklin, North Carolina.

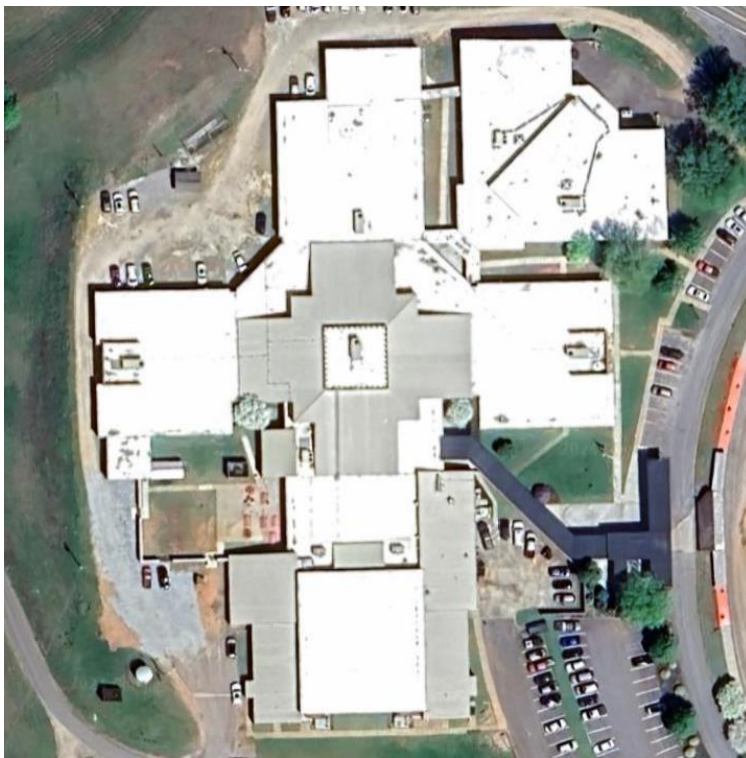
A copy of the proposed real estate sales contract for consideration by the Board may be obtained at the public hearing on February 27<sup>th</sup>.

Approved for Public Hearing at the February 13, 2024 meeting of the Macon County Board of County Commissioners.



# Macon Middle School Athletic Building

*BDA / ERRCS / Public Safety Radio System*



***Project Location:***

1345 Wells Grove Rd  
Franklin, NC 28734



INFO@TELECO.COM



800.800.6159



WWW.TELECO.COM



DATE: February 14, 2024  
TO: Jack Morgan  
FROM: Bobby Reiter  
RE: Macon Middle School Athletic Building – Public Safety Radio System

\*\*\*\*\*

Dear Mr. Morgan,

Thank you for the opportunity to provide a revised proposal for a solution that covers the entire school facility, which includes the new Athletic Building. We've researched the requirements from the various AHJ's (Authority Having Jurisdiction) and are very familiar with the requirements for (Macon County) Franklin, NC. We are experienced with the nuances during permitting, inspections and reviews. It's very important to vet your BDA System Integrators and the following FCC website is a good start: <https://signalboosters.fcc.gov/signal-boosters/search-boosters?boosterid=&name=teleco+inc&city=&county=&state=&callsign=&latitude=&longitude=&distance=0&search=Search> Search by company name "TELECO Inc" and you will understand TELECO's skill when making your decision. Time is money and we'll save you both in the long run.

It is important to not only look at cost, but it is also important to look at past performance of the design and installation team. When you choose an integrator by price alone, you may end up with considerable change orders that will total more than the original bid, but more importantly you will lose time and money from *not getting your Certificate of Occupancy* as planned. TELECO has the knowledge and experience in designing and installing CODE COMPLIANT systems the first time without additional change orders.

TELECO works closely with the AHJ to understand what they are looking for and require in a system. The ERRCS is a life safety tool that must be designed, installed, tested, and maintained by a company you can trust to ensure you are getting what you contract for. TELECO has an industry leader at the head of its engineering team, a Professional Engineer to sign & seal prints as required by code, an FCC General Radio Operators License (GROL) holder for testing & design verification, and OEM certifications for design, installation & maintenance for our installation field engineers & technicians. We have local technicians to deploy at a moment's notice in case of system troubles and located in Greenville for 40 years.

\*\*\* The following proposal for a **Public Safety 700/800MHZ (FirstNet Capable) Class A Radio Enhancement DAS System** to include **System Design, Active & Passive Equipment Supply, Installation & Commissioning of Active Equipment Services** for **Macon Middle School**, located at **1345 Wells Grove Rd., Franklin, NC 28734**. This solution for Public Safety Radio Signal provides coverage throughout this facility. Buildings possess their own unique design & signal propagation signatures based on many parameters; thus, each building is a prototype. Final true up may include any additional work required by the AHJ not anticipated during design and may change based on actual test results from the AHJ final inspection once installation is complete.

#### **Public Safety DAS – CODE DRIVEN**

The figure stated includes:

1. Pre-& post engineering.
2. Pre-& post bench-mark testing.
3. Mobilization of certified technicians to install a BDA fireman's booster system approved by the local Fire Marshal using AHJ approved equipment in *existing* or provided path (to be provided by others).
4. Coordination between municipality & AHJ inspectors (Fire, GSA Comm Div., electrical, structural).
5. Coordination with engineers, (electricians, structural framing contractors, roofers, fire alarms) as well as **Macon County, NC School Administration** management personnel.





6. The quotation is based on the Scope of Work and floor plans provided by **Macon County, NC School Administration.**
7. Quote valid for 60 days from date of quotation.
8. Pricing provided is for a complete solution for this building.

#### **Investment Purchase**

**System Total      \$ 68,900.00**

System Design, Supply, Testing & Installation

#### **ADD ALTERNATE – Armored Cable**

2000' armored cable in lieu of conduit if AHJ requires "metal raceway" **\$ 14,100.00**

<b>Proposed Public Safety Equipment List</b>		
<b>Name</b>	<b>Unit</b>	<b>Quantity</b>
700/800MHz Dual Band BDA, 769-775/799-816/851-861MHz, Class A, 33dBm/33dBm DL power, 27dBm UL power, 110VAC/48VDC, S1 Filter with FirstNET and ESMR reject Configuration, US Market	ea	1
100-240VAC Input / -48VDC Output, 60AH LFP battery, UL 2524 Standard Certified	ea	1
1/2" Serving Cable	foot	2000
3' jumper	ea	13
Indoor Dome Antenna	ea	13
"X"dB Coupler	ea	12
Lightning Arrester	ea	1
800 Yagi Antenna - Donor	ea	1
Ground kits	ea	1
Connector N-male for 1/2" Cable	ea	56
Misc equipment & consumables	ea	1
Document Box	ea	1
<b>Engineering/permit prep/testing/commissioning</b>	ea	1
<b>Installation</b>	ea	1

***Certain requirements must be in place per IFC & NFPA Code - not included in our pricing.***

- **The BDA system must be installed in an equipment room approved by the local Fire Marshal / AHJ.**







## Assumptions:

- BDA quantities and locations, pathway locations and topology, are not specified by the owner, subject to change without benefit of a provided RF design.
- Fire rated rooms and chases matching the buildings frame fire rating are customer provided.
- This is not a prevailing wage project.
- Bi-directional amplifier (BDA) is required to be no more than 250ft from the roof or 250 linear feet of cable length between the BDA and the rooftop antenna.
- Roof penetrations for Donor Lines are not included in this quotation.
- Rated room with adequate ventilation and HVAC not included in this proposal, provided by others.
- Path is existing or provided by others. Conduit with pull string is not included in this proposal, by others. An add alternate pricing can be provided.
- All proposed cable paths are accessible via drop ceiling tiles, crawl space or access panels. Access panels are to be provided and placed by others.
- Repair or replacement of wire/conduit/equipment found cut or damaged by a party other than TELECO will be executed only upon written orders, and will be charged extra, over and above the estimate.
- Horizontal fire wall penetrations are in place or permitted.
- Customer shall provide 1 dedicated 20-amp 120VAC direct wire & 1 house power quad receptacle with ¼"x2"x6" Ground bar connected to bonded building/earth ground within 8 feet of the active equipment locations.
- Installation of fire modules, connections to fire alarm control panel, and 6 alarm points integration to FACP by others.
- Permit fees and bonding are not included but if required can be billed at cost + time at true-up.
- A mechanical lift is required for installing cables in the gymnasiums and Library common area. Lift Rental is not included in this proposal.
- Step ladders in excess of 10' are not required.
- The facility has built-in ladders or stairs for accessing the roof.
- Service elevator service will be available to all levels above the ground floor.
- Delays beyond TELECO's control may result in additional costs.
- 1-year parts warranty included on all TELECO supplied materials.
- 90 days workmanship warranty included on all TELECO installed materials.

**Per IFC510.6 & NFPA 1221 11.3.9.2.3 all Public Safety Systems must be Monitored by the FACP, maintained operational at all times, and tested annually. TELECO offers a Service Level Agreement to keep you in compliance of the code.**

## Subject to Contractual Agreement

\_\_\_\_\_  
Jack Morgan – Macon County, NC

\_\_\_\_\_  
Bobby Reiter

\_\_\_\_\_  
Date

\_\_\_\_\_  
February 14, 2024  
Date

