

**Government Efficiency & Review Committee
Regular Meeting Minutes**

DATE & TIME: June 19, 2017 – 5:30 PM
LOCATION: COB, 6th Floor, Karen Binder Library
PRESIDING OFFICER: Chairman John Parete
LEGISLATIVE STAFF: Jay Mahler, Deputy Clerk
PRESENT: Legislators Belfiglio, Greene (arrived at 5:57 PM), and R. Parete
ABSENT: Legislator Briggs
QUORUM PRESENT: Yes

OTHER ATTENDEES: Purchasing Director Marc Rider, Evan Gallo - Ulster County Comptroller's Office, William Kimble – Daily Freeman

Chairman J. Parete called the meeting to order at 5:34 PM.

Chairman Parete introduced Mr. Marc Rider, Director of the Ulster County Purchasing Department. He thanked him for accepting the committee's invitation to speak about the county's process for evaluating PLAs in accordance with Resolution No. 319 of 2001. He reminded the members that Resolution No. 263 commissioning a due diligence study on a PLA for the Family Court renovation was being considered by the Legislature at session in June. He recognized Mr. Rider to discuss the county's procedures for evaluating projects as they relate to PLAs.

Mr. Rider thanked the members for the meeting invitation. He advised the members that CSArch assessed the Sophie Finn – STRIVE project for the feasibility of a PLA and determined that it did not warrant a due diligence study. He added that the construction manager also considered whether a PLA for the project would be viable and determined that the due diligence study was not warranted. He informed the members that a due diligence study costs on average \$18,000 - \$25,000. He added that PLAs are not beneficial for projects with a single prime contractor such as bridge and paving projects.

He informed the members that the construction manager assessed the Family Court renovation for the benefit of a due diligence study and determined that a PLA could be beneficial which resulted in Resolution No. 263. He added that the county reached out to the construction trades regarding a due diligence study and possible PLA for the Rail Trail project. It was determined that there would only be one or two prime contractors on the project, so a due diligence study would be a waste of money.

Legislator R. Parete stated that he felt it was odd that a member of the Legislature is not a part of the group who determines if a PLA or due diligence study should be conducted. Mr. Rider stated that the resolution does not require a due diligence study, but rather an analysis. Legislator R. Parete responded that there should be some sort of documentation as to the content of any analysis conducted and how the final determination was reached. He added that the jail project revealed the importance of putting things in writing.

Legislator Belfiglio asked how spending \$25k on a study was going to save the county any money. Mr. Rider responded that the state requires a due diligence study in order to prove that a PLA will save money before one can be entered into. He added that this is the first due diligence study since the jail project.

Chairman J. Parete mentioned the one million dollar threshold in the 2001 resolution. He commented that the amount might need to be changed. Mr. Rider stated that he believed that if the building trades were surveyed they would agree that the one million figure was too low. The members discussed the standard

provisions of a PLA and how they can save the county money through the life of a project. The members discussed how the PLA for the jail project saved the county money and prevented walk offs. The members discussed a number of issues that were encountered throughout the jail project.

Mr. Rider stated that if the building trades were contacted they would probably suggest a five million threshold rather than one million. Chairman J. Parete stated that the trades had reached out to him and said they were pleased to see the study moving forward for the Family Court project. Mr. Rider added that there was a resolution adopted by the Legislature requiring apprenticeship agreements for bridge projects which may supersede provisions in the 2001 resolution.

Chairman J. Parete thanked Mr. Rider for his time.

Motion No. 1: Moved to APPROVE the Minutes of the May 15, 2017 meeting
Motion By: Legislator R. Parete
Motion Seconded By: Legislator Belfiglio

Discussion: None

Voting In Favor: Legislators Belfiglio, J. Parete, and R. Parete
Voting Against: None
Votes in Favor: 3
Votes Against: 0
Disposition: Minutes APPROVED

Resolutions for the June 20, 2017 Session of the Legislature:

Resolution No. 223: Requiring The Payment Of A Living Wage To Employees Of Contractors And Sub-Contractors That Provide Services To The County Of Ulster

Resolution Summary: This resolution fixes the compensation of all officers and employees paid from County funds, or, for employees not covered by a collective bargaining agreement, to be no less than \$15 per hour.

Motion No. 2: Moved to POSTPONE Resolution No. 223
Motion By: Legislator Belfiglio
Motion Seconded By: Legislator R. Parete

Discussion:

Chairman J. Parete stated that he would like the Resolution postponed until the next month since legislators Greene and Briggs were not present to discuss it. Legislator R. Parete asked that his name be added as a sponsor of the resolution.

Voting In Favor: Legislators Belfiglio, J. Parete and R. Parete
Voting Against: None
Votes in Favor: 3
Votes Against: 0

Disposition: Resolution **POSTPONED**

Legislator Belfiglio suggested adding language regarding cost overruns to Resolution No. 319 of 2001 when amendments were considered. The members discussed the provisions of a PLA including the use of local labor and prevailing wage requirements. Issues regarding the jail project were discussed again.

Legislator Greene arrived at 5:57 PM. Chairman J. Parete summarized the member's conversation with Mr. Rider. The members discussed if the one million figure in Resolution 319 of 2001 should be amended to five or ten million.

Legislator Greene asked if there was an update on the Housing Consortium. Chairman J. Parete responded that he was working with Chairman Ronk to re-establish a consortium and were discussing whether that would require repealing or amending Resolution No. 411 of 2002.

Chairman J. Parete asked the members if there was any other business, and hearing none;

Adjournment

Motion Made By: Legislator Belfiglio
Motion Seconded By: Legislator R. Parete
No. of Votes in Favor: 4
No. of Votes Against: 0

TIME: 6:07 PM

Respectfully submitted: Jay Mahler, Deputy Clerk
Minutes Approved: July 17, 2017