

**BOROUGH OF DOYLESTOWN**  
**JOINT COMMITTEE MEETING**  
**FINANCE AND PENSION COMMITTEE**  
**& FIRST BUDGET WORKSESSION**  
**THURSDAY, OCTOBER 14, 2021– 6:00 pm**  
**MINUTES**

The above meeting was held on the above date and time with the following people present:

Committee Members: Chair Noni West, Tim Brennan, Joe Frederick

Council Members: Council President Jack O'Brien, Larry Browne, Jen Jarret, Mayor Ron Strouse, Wendy Margolis (via Zoom) and Dennis Livrone (via Zoom)

Staff: John Davis, Caroline Brinker

**Approval of Minutes**

Minutes of September 9, 2021 committee meeting were approved. (Brennan/Frederick)

**Sale of Borough Property**

Mr. Davis presented the results of bids for two parcels of Borough-owned property:

1. Sale of Borough Hall – bids were opened and publicly read on September 30, 2021 for the sale of Borough Hall, 57 West Court Street, Doylestown. Bid tabulations were provided. The high bidder is Lawrence Thompson of Doylestown Borough at a price of \$2,238,200. A 2018 appraisal placed Borough Hall's market value at \$2,100,000. The Committee voted to recommend Council award the bid to the high bidder (Frederick/Brennan)
2. Sale of Shady Retreat Road Parcels – bids were opened and publicly read on September 28, 2021 for the sale of three parcels on Shady Retreat Road totaling 1.3 acres together known as the Harvey Avenue/Shady Retreat Subdivision. Bid tabulations were provided. The high bidder is Pecan Properties LLC of Colmar, PA, at a price of \$426,000. Borough Council previously voted to reject a high bid of \$375,000 and rebid the sale. A letter appraisal in 2018 placed the parcels' market value at between \$500,000 and \$575,000. The Committee voted to recommend Council award the bid to the high bidder (Frederick/Brennan)

**ARPA Funds**

Mr. Davis provided information relative to a potential use of American Rescue Funds for stormwater projects at the Fonthill Castle streambank and the Fonthill Drive streambank. Total ARPA Funds received will total \$865,824, to be received in two tranches. There was discussion on using the funds for additional projects to include revenue replacement, PFOS treatment systems for borough wells, parking "bump outs", etc. This item will be moved to the Public Works Committee for further discussion.

**2022 Preliminary Budget Presentation**

Mr. Davis presented the 2022 Preliminary Budget for the General, Water, and Reserve Funds. Items discussed included:

- Review of General Fund revenues and expenditures, noting an expected transfer of General Fund cash surplus to the Reserve Fund
- Reallocation of tax millage – returning 0.18 mills to the Fire Company

- Review of Water Fund noting only small deficit anticipated at this time; any need for water rate increase can be discussed at next Worksession
- Review of Water Capital Budget
- Review of Reserve Fund and capital purchases for 2022
- Replenishment of the Reserve Fund through receipt of grant funds (BC Open Space, DCNR, RACP)
- Status update on new Borough Hall/Central Bucks Regional Police HQ

**Old/New Business**

None

The meeting adjourned at 8:45pm.

Respectfully Submitted,  
Caroline Brinker  
Finance Director