

A duly advertised Special Meeting of Souderton Borough Council was called to order, on the above date, at 7:00 pm by Council President John Young with the following members present:

President John U. Young

Councillor J. Edward Hunsicker, Jr.

Vice President Andrew Schlosser

Mayor John R. Reynolds

Councillor Roy J. Zeiher

Solicitor Robert G. Bricker

Councillor Brian Goshow

Borough Manager P. Michael Coll

Councillor Katherine Grubb

The advertised purpose of this special meeting was to conduct a conditional use hearing regarding the application of Mark Cornwall, Tattoo Marks, 143 Main Street, to permit the operation of a tattoo and piercing studio from this property pursuant to the provisions of the C-3 Commercial Downtown Core Zoning District and to formally consider the bids for the construction of the new municipal parking lot on Main Street.

President John Young recognized attorney Francis Buschman who will be representing Mark Cornwall in this application. The chair further recognized Robert Harley who will be serving as the stenographer for this hearing. It was noted that six of nine members of Borough Council were in attendance. President John Young extended an offer to permit the applicant to request a continuance for the benefit of appearing before all members of Borough Council. Attorney Francis Buschman confirmed that they wished to proceed before the members present.

Attorney Francis Buschman provided brief opening remarks and called Mark Cornwall as his only witness. The applicant has operated a tattoo parlor and piercing studio for ten years on Main Street directly across the street from the subject property at 143 Main Street. The applicant leased the former property, but this property was recently sold and the lease was subsequently terminated due to pending plans to redevelop the subject parcel, along with adjacent parcels. The applicant purchased the property across the street for the purpose of relocating the business with the intent of remaining on Main Street. The Zoning Ordinance allows tattoo and piercing studios in the C-3 Zoning District by conditional use.

Borough Council asked a number of questions regarding the operation of the business, state or federal regulations regarding the practice and support towards the connection and use of the adjacent parking lot to serve as the primary means of ingress and egress from his property. There were no comments from the audience regarding this application.

An executive session was called at 7:31 pm to consult with the Borough Solicitor on legal matters concerning this application. Borough Council convened to public session at 7:55 pm.

A motion was made by Councillor Andrew C. Schlosser, seconded by Councillor Brian Goshow, to approve the proposed conditional use application of Mark Cornwall, 143 Main Street, based upon the testimony presented, subject to the following conditions:

- 1 That the owner of the property shall file with the Borough a land development plan for the property in conformity with the requirements of the of the Souderton Borough Subdivision and Land Development Ordinance

- 2 That the owner of the subject property shall provide a means of ingress and egress to and from the parking lot on the subject property to the property line adjacent to the municipal parking lot and shall grant an easement to the Borough for the shared access drive at the rear of the subject property.

Provided the foregoing conditions are met, Council finds that the application conforms to the requirements of the Zoning Ordinance. The motion was approved by unanimous vote.

The conditional use hearing was concluded by President John Young at 8:00 pm. Prior to consideration of the bids for the Main Street municipal parking lot construction, Mayor John Reynolds requested the floor for the purpose of reading a Proclamation into the record declaring the week of October 14 through October 20, 2007 as Business Women's Week in the Borough of Souderton.

Borough Manager Michael Coll reported that bids for the construction of the Main Street Parking Lot were received and opened on Tuesday, October 9, 2007. A total of ten contractors expressed interest in the project with formal bids received from six contractors. The bids are tabulated as follows:

<u>CONTRACTOR</u>	<u>BASE BID</u>
Couzins, Inc.	\$96,041.29
R J Sell Excavating	\$113,280.10
S & H Landscaping	\$114,735.24
Ply-Mar Construction	\$132,304.20
Associated Paving Contractors	\$134,508.38
Derstine Company	\$147,932.50

The Borough Engineer checked all bids for completeness, mathematical errors, and questionable unit prices. Based on this review, the Borough Engineer recommended that Borough Council accept the bid proposal from Couzins, Incorporated.

A motion was made by Councillor J. Edward Hunsicker, Jr., and seconded by Councillor Roy J. Zeiher, to award the contract to construct the Main Street Parking Lot to Couzins, Incorporated of North Wales, Pennsylvania at a cost of \$96,041.29. The motion was approved by unanimous vote.

Borough Manager Michael Coll also reported that he contacted Spring City Electrical Manufacturing Company who received the contract to manufacture and supply the street lights for the first phase of the streetscape project requesting consideration to supply nine additional street lights for the parking lot at the same unit price quoted for Main Street. Spring City agreed to supply the additional nine lights under the terms of the prior contract and a Purchase Order was subsequently issued.

There being no further business, the meeting was adjourned at 8:15 pm.

Respectfully Submitted,

P. Michael Coll
Borough Secretary