

**POTTSVILLE PARKING AUTHORITY
POTTSVILLE, PENNSYLVANIA**

PUBLIC MEETING

Minutes

August 8, 2025

The regular meeting of the Pottsville Parking Authority will be held on the above date at 8 AM at City Hall 401 N. Centre Street, 2nd Floor Conference Room

In attendance was: Mayor William Messaros, Ian Lipton, Michael Weres, Robert Hoppe, John Levkulic, Ronald Dermo, Stephen Macola, Savas Logothetides, Nicolas Hair, Hannah Corbalio, Joseph Drasdis, and Ian Mahal.

AGENDA ITEM #1

CALL TO ORDER

By Mayor William Messaros

AGENDA ITEM #2

PUBLIC COMMENT

Joseph Drasdis Jr. stated that if the Safety Sticks were useful in deterring unsafe parking and though he objected to them initially being installed, why were they removed. Board members responded only 3 of the 9 Safety Sticks required continued use, and MPS was unwilling to continue the support, without receiving additional compensation.

Savas Logothetides requested that public record reflected that Mike Weres informed the Board that “Approximately 10% of the ~130 Pottsville business owners and employees he interviewed were displeased with the parking situation downtown Pottsville.” Mr. Logothetides disagreed with that amount. Mr. Logothetides suggested the Parking Authority Board advertise they will not be raising permit rates for 2026, and that the public will be pleased with that information.

AGENDA ITEM #3

EXECUTIVE SESSION

The Board went into Executive Session from 8:35 to 8:43 for personnel matters.

AGENDA ITEM #4

Review of minutes from July 11, 2025 meeting.

- Requires motion to approve minutes

MOTION to accept the July minutes by Hoppe/Dermo.

MOTION passed.

AGENDA ITEM #5

Reviews of monthly revenue / expenses for July 2025

- Decrease in Net Income from June 30 \$17,493.03 to July 31, 2025 \$16,025.88
- Budgeted YTD net income 7 Month \$9,271.50
Actual income for 7 Months 2025 \$28,107.09
- YTD Net Income Park Mobile and Meter for 7 Months \$144,036.57
budgeted \$137,872.00 increase over budget \$6,164.57
- Income from Park Mobile for the month of July 2025 included
 - 6,731 transactions
 - Net Income from Park Mobile for July \$12,448.75
Fees paid July 2025 19.5 % \$3,022.15
- Meter Income July 2025 \$9,887.03 compared with June 2025 \$11,136.05
- 2025 YTD Meter Income \$57,120.57 compared to 2024 YTD \$61,813.47
(down) \$4,692.90 for 7 months.
- Income from T2 Enforcement ONLY, July 2025 (22) days

- 538 tickets issued; 268 tickets paid
- Total T2 enforcement revenue billed in July 2025 \$9,150.00
- Total MPS enforcement revenue billed in July 2025 \$0.00
Realized July 2025 income \$4,387.22
- Collectively, enforcement officers issued on average 122 tickets per week during the month of July 2025
 - Larry Newswanger| 27% of tickets
 - Dale Blum| 39 % of tickets
 - Pat Mahoney| 34 % of tickets
- Total hours of enforcement labor for July 199
- Magisterial income for July 2025 \$913.31
- Tuesday, August 12 with Board Approval, the Authority will rollover (2) CD's totaling \$492,642.74 at CACL, for six months at 4.40% APY \$10,882.14. Income from CDs and MM accounts July 2025 \$2,279.36 this rate is equal to the best rate available and CACL was able and willing to match this rate.
MOTION to rollover CDs by Dermo/Hoppe
MOTION passed.

- All Board members were emailed a tentative Budget for 2026 for review, discussion and adoption at the September Board meeting. Finally, municipal permit or ticket increases will be unnecessary providing PPA eliminates all maintenance and utility costs for Union Station because PPA will have no income from parking permits in the facility lot.
- August PPA income and expense report will include a \$25,623.90 payment for Painting of the Capitol Deck for 2025 anticipated an additional final payment to Evans in September \$20,362.60 and \$22,000.00 for Mar-Allen to be paid in October 2025 for the (2) elements delayed from the original contract of 2023.
MOTION to accept financial records by Hoppe/Dermo
MOTION passed.

AGENDA ITEM #6

Parking Areas

- Mahantongo Deck.
 - EV Charging Maintenance and Software invoice #IN332603 in the amount of \$7,720.00 from Chargepoint for June 2025 thru July 2028 was released July, 2025 and is reflected in July's P & L.
 - EV charging income for June 2025 received \$252.62
 - EV charging income for July was only \$352.96. Net income \$218.55
 - PPA Board approved a \$.03 @kWh increase for EV vehicles charging from \$.17@ kWh to \$.20 @kWh. This year we are on pace to have income at \$.20@ kWh based on 1st and 2nd quarter revenue of \$2,260.72 yearly of \$4,521.44 covering our cost of electric, monitoring, repair and software. I have requested and received an additional month FREE, 37 months for the price of 36 months for payment the Invoice for \$7,720.00 because of a series of miscommunications with Chargepoint.

- The (2) parking Kiosks: July income from the kiosks was only \$80.75 Expenses for the Kiosks have exceeded income for the seven month of 2025 by \$401.35 the Authority should expect expense to exceed revenue for the Kiosks in 2025 by \$600.00.
 - The authority continues our efforts to control electric usage and demand for June 16th thru July 16, 2025 usage compared to the same period in 2024 is up by 7%. Demand was down by 13% compared to the same period in 2024.
 - The Bike Night event held Saturday June 7th exposed some problems holding events that eliminate entry and exit to the deck for permit holders and for Electric Vehicles requiring the charging stations on the top level. The Board requested we analyze EV usage on Saturdays for 90 days. April 19 and 26th had (3) Vehicle charge each Saturday, May 10, 24 and 31 one vehicle charging each Saturday. June 21 and 28 one vehicle charging each Saturday. It appears that with the exception of the two Saturdays in April the disruption for vehicles using the EV Charging stations is minimal. To communicate with vehicles charging on Saturdays during events that might disrupt usage of the top level of the deck a sign next to the current sign that directs a vehicle to the charging stations as a vehicle enters the deck will read that vehicles may not be at a charging station from 2:00 PM Saturday until 8:00 AM Sunday. The sign will be removable and is 36" X 24". Regarding entering or exiting the deck below the top level, event organizers will be advised in writing and verbally they may not restrict access to the vehicles entering or exiting the deck.
 - All regular enforcement and maintenance were performed in July.
- Capitol Deck
 - John Knecht, Benesch Project Manager and Mar-Allan Concrete Products Inc. has completed two phases of work as of January 2025.
 - Phase 1. Prepare and repair the concrete.
Year 2023 (COMPLETE)
 - Phase 2. Steel repairs and drainage system replacement
Year 2024: (COMPLETE) Final payment for Mar-Allen of \$45,623.65 was made last week of December 2024.
 - Phase 3 Includes repair of retaining wall, epoxy crack seal -for concrete as well as painting the steel.
 - Now in progress.
And we have paid \$44,337.48 of the \$90,415.00 in June 2025. Payment #2 in the amount of \$25,623.90 will be paid in August with the balance to be paid in September of \$20,362.60. Mar-Allen work will be complete by September 30, 2025.
 - All regular enforcement and maintenance were performed in July 2025.

- Union Station
 - The lot should be sealed and any cracks repaired in the next 12 to 18 months. The Authority could not assume the responsibility for the cost of this work estimated at a cost of \$40,00.00 to \$60,000.00. Mayor Messaros and council has discussed the issue surrounding maintenance responsibility with Ian Mahal, We (the PPA Board and I have clearly communicated to the City Administrator who must state our position. Both the sealing of the lot and PPA's desire to eliminate all maintenance responsibility. Lot enforcement and income streams from meters and Park Mobile have been eliminated. PPA continue to be responsible for a percentage of the lighting as well as year around maintenance that includes salting and snow removal with no income from permit parking. AAA will eliminate the only permit income with the purchase of property on S. Centre Street for employee parking. If PPA receives no income it should have no expense!
 - All regular maintenance was performed for July 2025.
- Arch Street
 - All regular enforcement and maintenance were performed in July 2025.
- John Potts Lot
 - All regular enforcement and maintenance were performed in July 2025.
- Pottsville Hotel/Ramada Lot
 - The (2) 15-minute parking spaces between the Pottsville Hotel, the Center for Community Resources and Dr Akbar's office are a source of ongoing violation problems due in part to vehicles parking for longer than 15 minutes and not engaging 4-way hazard lights. No resolution to the condition between the hotel and medical/office building.
 - In addition, enforcement officers are calling both the Hotel front desk and the operator of the hair salon to advise them of any vehicles without appropriate permit on the dashboard before issuing any tickets in the hotel lot. This process has resulted in less issues for the Authority, hotel guests and clients of the Hair salon.
 - Rosalia Hotel request for (25) spaces. Attorney Gretchen Sterns representing Mr. Metzinger hotel developer met with Chairman Messaros, Ina Mahal and Ian Lipton Wednesday morning July 30th. The request from Attorney Sterns to honor the same rate as the Pottsville Hotel, originally the Ramada (DNGP Enterprises, Inc.) entered into January 2001 with incremental increases on each 5-year anniversary ending January 31, 2031. For PPA this was a

poorly negotiated agreement capping all increases on the five-year anniversary of the agreement at 7.5%. Inflation over the past 24 years totaled 81.52% or 3.39% each year. Five increases thru January 2026 increased the rate by 37.5%. With the final 5-year agreement ending in 2031, the agreement raises the rate by 45% from the beginning of the agreement in 2001. If the rate had been tied to the CPI the Authority would have earned 40% more over the life of the agreement. Chairman Messaros negotiated with Attorney Sterns and we are awaiting a written proposal that represents a compromise. BOARD discussion and response to Attorney Sterns proposal when it is submitted will be required.

- All regular enforcement of the 50 municipal permit spaces and hotel spaces was performed as well as regular maintenance for July 2025.
- Alvernia Lot
 - To avoid enforcement issues related to students, faculty and staff, officers notify the Alvernia office before ticketing at the 81 spaces of the north end of the facility.
 - All regular enforcement and maintenance performed in July 2025.
- McGeever Pocket Park
 - All regular enforcement and maintenance performed July 2025.
- Garfield Lot
 - All regular enforcement and maintenance performed in July 2025.
 - The Pottsville Redevelopment Authority's conservatorship will stipulate the requirements approved by Judge Hobbs and both the Redevelopment Authority and Mr. Chen this month. Jeff Chen has advised PPA that the Diner will require the (9) spaces PPA is leasing to permit holders. The Authority has notified current Garfield Diner permit holders in June that the spaces will only be available for permits in 2026 on a month-to-month basis providing reconstruction of the Diner begins in the third quarter of this year as planned.
- Residential Permits
 - The Authority has continued to provide PHYSICAL PERMITS for 2025-2026.
 - New July 2025 thru June 2026 permits have been available for sale since June 16th and are on the PPA website, no price increase for the fourth year.
 - PPA placed courtesy warnings on all vehicles with last year's permit; requesting they purchase the new permit. Vehicles without current permits have been ticketed since Monday July 14th. As of Monday August 4, 2025 (84) permits have been renewed.

○ Municipal Permits

- Temporary Single Day and multiple day permits have increased in 2025. Single day permits are \$5.00 @ day. PPA recorded \$6,719.00 income to date, budgeted \$2,187.50
- PPA began issuing the second year of virtual Municipal permits in January 2025.
- Generally quarterly permit holders wait until the last moment to pay for the new quarter. Permits not paid for by July 10th of the first month of the quarter, There are no delinquent municipal permit holders for the third quarter.
- Municipal Permit Pricing for all facilities for 2025 was approved at the September 13, 2024 Board Meeting. Increases for 2025 ranged from \$1.00 to \$1.50 per space @month.
- There are no increases in Municipal permits projected for 2026 first time since 2020.
- Special Pricing Request: Residents of the 100 block of S. Centre street and 100 and 200 blocks of Mahantongo Street approved by PPA Board at the December 13, 2024 Meeting by unanimous vote, PPA Board approved the reduced rate for residents of 100, 200, and 300 blocks of W. Market Street. This is the same rate as residents of the Necho Allen, a 41.5% discounted rate. Fourteen discounted permits have been purchased between the Necho Allen residents and others qualifying for the discounted rate.
- Nine additional Mahantongo Deck parking permits out of the total of fourteen have been purchased by those residents effected by the special pricing.
- For 2026 - the Garfield lot will most likely not be available if construction on the rehabilitation of the Garfield Diner goes as planned.

AGENDA ITEM #7

Projects

○ Enforcement

- 538 tickets issued;
 - MPS Safety Stick violations July 2025 (0) violations.
- Total Enforcement Revenue Billed - \$9,150.00
 - Realized July Income - \$4,387.22
 - Unrealized July Income - \$4,762.78
 - An ongoing Hardware problem with the Citepro scanner disabling its printing function required PPA to return that scanner, we may permanently keep the replacement. It is under warrantee.
 - Magisterial income for July 2025 - \$913.31
- We have concluded, following the 60-day extension, the Safety Stick unit program is unnecessary given the low number of violations each month. During a zoom meeting with MPS the week of May 19th, PPA asked to determine if they could present a

program. The BOARD voted in June to discontinue the relationship with MPS The existing signs reading NO PARKING ANY TIME- violators fined \$35. will remain in the 9 locations without a safety stick as a deterrent and enforcement officers will enforce these locations during enforcement hours. These locations are Safety Violations. MPS Safety Stick program has been eliminated. Tuesday, August 5th, all Safety Stick modules were removed.

- Currently (4) vehicles are on the Scofflaw Report.
- Park Mobile
 - 599 more parking sessions were recorded in July 2025 compared with June.
 - \$690.00 more in net income was received during the (22) days of July 2025 compared to 20 days in June 2025. There were 306 transactions @ day in July 2025, compared to the 307 transactions @day in June 2025.
 - Average parking session based 198 hours during July, sessions averaged two hours and fifteen minutes identical to June, two hours in May and two hours and fifteen minutes in April. Note two hours and thirty minutes in March and only two hours for both January and February. All prior month parking sessions for the previous two years have been an hour and forty-five minutes to two hours in length.
- Parking Meters
 - Thirty-five on-street meters are currently out of service and must be repaired out of 575 (approximately 6%).
 - Meter locks and keys as well as 150 clear meter lenses arrived May 28th and he has continued to correct a variety of meter issues.
 - Meter income for July 2025 \$9,887.03 compared with June's \$11,136.05 Note 20 days of transactions for June compared with 22 days of transactions for July.

AGENDA ITEM #8

OLD/NEW BUSINESS

- Outdoor Markets LLC: The 5th and 6th Outdoor Market under new ownership took place at Union Station on Saturday June 14, 2025 and June 28th in the Alvernia Lot there were two markets scheduled for July 12th and 26th at Union Station. We received rain every Saturday since March with the exception of the last weekend of July. August 16th at Union Station and August 30th in Alvernia, Markets are scheduled.
- Trinity Episcopal Church at South Centre and 200 S. 2nd Street held it's Summer Reading Camp on South Centre Street July 14 thru 18th for children with the 10 on street Parking Permits provided for Staff.

- E-Bike rental proposal, Justin Jalbert did not attend the Board meeting regarding the E-Bike proposal. I did speak with him following my email to him and informed that the board had tabled any response until he received feedback from the City Administrator, Code Enforcement, Street Department and most importantly the Pottsville Police Dept, August 4th. Justin Jalbert emailed that he met with Chief Morrow & we will ask Chief Morrow to either support the program as presented, or request specific changes. He has not scheduled a meeting with Code Enforcement to date.
- SCMA had a training session using the Mahantongo Deck for participants parking July 22nd There are two additional programs September 11th and October 21st.

AGENDA ITEM #9

ADJOURNMENT

MOTION TO ADJOURN incomplete due to 2 Board Members leaving the meeting prior to adjournment. No action taken and no votes taken after Ron Dermo & Robert Hoppe left the meeting.