

**POTTSVILLE PARKING AUTHORITY  
POTTSVILLE, PENNSYLVANIA**

**PUBLIC MEETING**

**Minutes**

**October 17, 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, 2<sup>nd</sup> Floor Conference Room.

**In attendance was: Mayor William Messaros, Ian Lipton, Michael Weres, Ronald Dermo, Joseph Drasdis III, James Humphrey, Thomas Campion, Stephen Macola, Savas Logothetides, Scott Price, Hannah Corbacio, Bill Metzinger, and Gretchen Sterns, Esquire.**

**AGENDA ITEM #1**

**CALL TO ORDER**

**By Mayor William Messaros**

**AGENDA ITEM #2**

**PUBLIC COMMENT**

**AGENDA ITEM #3**

**EXECUTIVE SESSION**

**The Board went into Executive Session from 8:02 to 8:23 for legal matters.**

**AGENDA ITEM #4**

**Review of minutes from September 12, 2025 meeting.**

- Requires motion to approve minutes
- **MOTION to accept the September Minutes by Humphrey/Drasdis.**
- **MOTION passed.**

**AGENDA ITEM #5**

**Reviews of monthly revenue / expenses for September 2025**

- Increase in Net Income from August 31 (\$10,550.74) to September 30, 2025 \$17,277.97
- Budgeted YTD net income 9 Months \$11,920.50  
Actual income for 9 Months 2025 \$27,093.48
- YTD Net Income Park Mobile and Meter for 9 Months \$185,351.05, budgeted \$177,264.00, an increase income over budget \$8,087.05
  - Net Income from Park Mobile for September \$11,475.50
  - Fees paid September 2025 19.5 %
- Meter Income September 2025 \$11,558.51 compared with August 2025 \$9,4439.96
- 2025 YTD Meter Income \$75,611.30 compared to 2024 YTD \$78,255.36 (down) \$2,644.06 for 9 months.
- Income from T2 Enforcement ONLY,
- September 2025 (21) days
  - 488 tickets issued; 236 tickets paid
  - Total T2 enforcement revenue billed in September 2025 \$8,705.00
  - Realized September 2025 income \$4,224.87
- Collectively, enforcement officers issued on average 116 tickets per week during the month of September 2025
  - Larry Newswanger| 31% of tickets
  - Dale Blum| 29 % of tickets
  - Pat Mahoney| 40 % of tickets

- Total hours of enforcement labor for September 172.5
  - Magisterial income for September 2025 \$1,285.82
  - Income from CDs and MM accounts September 2025 \$2,201.20.
- The Board unanimously approved the Budget for 2026. Finally, municipal permit, ticket, park mobile and meter increases will be unnecessary due to the completion of the Capitol Deck three-year project this year and providing PPA eliminates all maintenance and utility costs for Union Station having no income from parking permits, enforcement, meters, or Park Mobile in the Union Station lot.
- PPA Board vote in September regarding year end performance bonuses and raises for all six employees as well as the Executive Director prepared in August, delayed until October 10, 2025. **BOARD VOTE REQUIRED** to approve, deny or modify.  
**Chairman Messaros addressed this Motion, mentioning he had COVID the week of October 5<sup>th</sup>, and was not able to review the proposed raises and bonuses before this meeting.**  
**MOTION by Dermo/Weres to table voting on Bonuses and Raises until the November 14<sup>th</sup> Board Meeting.**  
**MOTION passed.**
- An additional final payment to Evans Painting, for Capitol Deck painting for \$20,362.60 and \$22,000.00 for Mar-Allen to be paid in October, 2025.  
**MOTION by Dermo/Drasdis to accept the financial reports.**  
**MOTION passed.**

## AGENDA ITEM #6

### Parking Areas

- Mahantongo Deck.
  - EV charging income for August 2025 received \$354.67
  - EV charging income for September was only \$312.16.
  - This year we are on pace to have income at \$.20@ kWh based on 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> quarter revenue of \$3,280.51 yearly of \$4,370.01 covering our cost of electric, monitoring, repair and software. PPA will review again in January, after the 4<sup>th</sup> quarter ends
  - The (2) parking Kiosks: September income from the kiosks was only \$104.25 Expenses for the Kiosks have exceeded income for the nine months of 2025 by \$498.35 the Authority should expect expense to exceed revenue for the Kiosks in 2025 by \$600.00.
  - The PPA continues our efforts to control electric usage and demand at the deck. July 16<sup>th</sup> thru August 14, 2025 usage compared to the same period in 2024 is up by 46%. Demand was up 22% compared to the same period in 2024. August 14 thru September 15 usage increased 57% and demand 5%. A part of the increase in both demand and usage this past two months is due to EV Charging. The rate increase for 2025 for municipal permits has helped to offset the energy and other overhead increases.
  - Third floor South tower stairwell sustained glass damage, the glass was spiderwebbed. No camera documentation regarding the

damage, Muncy Glass installed the glass originally, and was notified to price and repair if the repair is less than \$1,000.

- All regular enforcement and maintenance were performed in September.

- Capitol Deck

- John Knecht, Benesch Project Manager and Mar-Allan Concrete Products Inc. has completed all three phases of work as of September 30, 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 of all steel components was completed Friday, September 19, 2025. The PPA Board invested \$415,000.00 to restore the Capitol Deck without any borrowing over a (3) year period through thoughtful management.
- All regular enforcement and maintenance was performed in September 2025.

- Union Station

- The lot should be sealed and any cracks repaired in the next 12 to 18 months. Chairman Messaros and the prior City Administrator expressed the need for the Parking Lot to be sealed and all cracks filled in the next 18 months with Frank Zukus and Bob Carl as well as eliminating any responsibility for maintenance with elimination of all permit income for 2026. A check for a stipend of \$2000. was delivered to the Parking Authority office September 17, 2025. On advice from Chairman Messaros an email was delivered to Mr. Zukus and Carl that the stipend would be returned on Friday, September 18<sup>th</sup>. PPA has had no additional communication with SECCO or the Schuylkill Chamber of Commerce regarding the parking lot at Union Station.  
**Discussion about not receiving any reply from Mr. Zukus and Mr. Carl, regarding resealing the lot and how to move forward with the agreement. Mr. Lipton stated the 3<sup>rd</sup> quarter electric bill from SEDCO would be the last the Parking Authority assumes responsibility for.**
- All regular maintenance was performed for September 2025.

- Arch Street

- All regular enforcement and maintenance were performed in September 2025.
  - John Potts Lot
    - The entrance to the lot from Centre Street will be closed at 2:00 PM, Tuesday, October 28<sup>th</sup>, for the annual Halloween candy distribution, following the Halloween parade, from 4:00 PM until 9:00 PM. The lower half of the lot and entrance from Progress Avenue will be available for regular metered parking. Barricades will be set up to separate the upper off of Centre Street, and lower lot off Progress Ave.
    - All regular enforcement and maintenance were performed in September 2025.
  - Pottsville/Rosalia Hotels Lot
    - The (2) 15-minute parking spaces between the Pottsville Hotel, the Center for Community Resources. Patients and Hotel guest are intermittently unable to use the walk way between the two buildings until the complete repair has been completed by the Sewer Authority. Reclamation is scheduled for 2026.
    - Rosalia Hotel request for (25) spaces: The request from Attorney Sterns is to honor the same rate as the Pottsville Hotel. The PPA BOARD discussed the elements of their request. Solicitor Campion submitted a lease agreement for review to both Attorney Sterns and the PPA Board or approval, PPA expects a response by the October 10, 2025 Board meeting. Negotiations are ongoing regarding how to provide enforceable parking for hotel guests checking in at the front entrance to the building. PPA has submitted some suggestions.  
**Discussion between Solicitor Campion, and Attorney Sterns upon agreement of the proposed contract between the Parking Authority and Rosalia Hotel.**  
**MOTION by Drasdis/Dermo to accept proposed Rosalia contract.**  
**MOTION passed.**
    - All regular enforcement of the 50 municipal permit spaces and 50 hotel spaces was performed as well as regular maintenance for September 2025.
  - Alvernia Lot
    - The PPA has 35 total permits issued to date; (24) to Progressive Vision and (11) to Municipal Permit holders with space for up to an additional (5) municipal-permits. The University provides (75) spaces for their students and Staff, 66.94% of the parking spaces in the lot.

- All regular enforcement and maintenance were performed in September 2025.
- McGeever Pocket Park
  - All regular enforcement and maintenance performed September 2025.
- Garfield Lot
  - All regular enforcement and maintenance performed in September 2025.
  - Transfer of both properties to Jeff Chen, was completed at the end of September. The restoration of both properties is estimated to represent an investment of \$400,000.00 by Mr. Chen on the diner and apartment building adjacent. The Authority notified current Garfield Diner permit holders in June that the spaces will be available for permits in 2026 on a month-to-month basis providing reconstruction of the Diner continues through the balance of 2025 of this year as planned. When the restaurant opens the lease for the balance of the year will be reimbursed by Mr. Chen to the PPA.
  - Chairman Messaros inquired on whether the Garfield Diner original sign was saved, for the Pottsville Historical Society, Mr. Lipton and Solicitor Campion confirmed it was disposed of.**
- Residential Permits
  - New July 2025 thru June 2026 permits have been available for sale since June 16th and are on the PPA website, no price increase in four years for residential permits.
  - Vehicles without current permits have been ticketed since Monday July 14<sup>th</sup>. As of Monday October 6, 2025, 94 permits have been purchased income of \$4,700.00.
- Municipal Permits
  - Temporary Single Day and multiple day permits have increased in 2025. Single day permits are \$5.00 @ day. PPA recorded \$9,457.50 income to date, budgeted \$2,812.50
  - Generally, quarterly permit holders wait until the last moment to pay for the new quarter. Permits not paid for by October 6<sup>th</sup> of the first month of the 4th quarter. There were no delinquent municipal permit holders for the third quarter. Fourth quarter permits were mailed the third of September. PPA and notify all current permit holders there will not be a rate increase for Municipal permits for 2026. As of Monday October 6, (10) permit holders have not paid \$2,274.00 outstanding.

- The 2026 Budget was approved at the September 12<sup>th</sup> Board meeting with NO increases in Municipal permits projected for 2026, the first year since 2020 PPA has not requested any increase. With Board permission, PPA will issue a press release that due to careful management by the Board and Staff no increases in the cost of Residential or Municipal permits will be required for 2026 and no increase in rates for meters, Park Mobile rates or parking violations as well.
- Board recognizes the performance of the Authority and is releasing to the media, a Press Announcement, that the Pottsville Parking Authority will have no increase to any services for the upcoming year, 2026.**

## AGENDA ITEM #7

### Projects

#### ○ Enforcement

- 488 tickets issued;
- Total Enforcement Revenue Billed - \$8,705.00
  - Realized September Income - \$4,224.87
  - Unrealized September Income - \$4,480.13

Currently (0) vehicles are on the Scofflaw Report.  
Park Mobile

- 306 less parking sessions were recorded in September 2025 compared with August.
  - \$127.50 more net income was received during the (21) days of September 2025 compared to 21 days in August 2025. There were 295 transactions @ day in September 2025, compared to the 309 transactions @day in August 2025.
  - Average parking session based 189 hours during September averaged two hours the same as May. January, February, April, June, July and August, two-hours and fifteen minutes. Two hours and thirty minute sessions in March 2025.
  - All prior month parking sessions for the previous two years have been an hour and forty-five minutes to two hours in length.
- Joe Drasdis inquired if the Parking Authority ever used the T2's iChalk system at all. Steve Macola said he would inquire if T2 could teach him the system, and we could inform the Enforcement Officers how to use it, at the Board's discretion.**

#### ○ Parking Meters

- Twenty-five on-street meters are currently out of service and must be repaired out of 575 (approximately 4%).
- Thirty-five meter locks were received from Canada on September 16<sup>th</sup>. Kevin has continued correct a variety of meter issues.

- Meter income for September 2025 \$11,558.51 compared with August's \$9,449.96 Note: 21 days of transactions for both August and September.

## AGENDA ITEM #8

### OLD/NEW BUSINESS

- Outdoor Markets LLC was sold on January 29, to Remo and Deborah Piccioni, residents of St. Clair. This is a “for profit” business.
- Ten Outdoor Market under new ownership have taken place between Union Station and Alvernia. We have finally received better weather at the end of July, The final market was held in Alvernia on October 1, 2025. Please review the request from Outdoor Market LLC dated September 18, 2025 and PPA's response dated September 19<sup>th</sup>. **BOARD DECISION REQUESTED** at October 10, 2025 meeting. Board response will be emailed to Mr. and Mrs. Piccioni. **Board discussion about reimbursing the Piccioni's' \$100 “event fee” times 4 events.**

**MOTION by Drasdis/Humphrey to refund the Piccioni's \$400.**

**MOTION passed.**

- SCMA has one remaining training session using the Mahantongo Deck for participants parking, October 21<sup>st</sup>.
- PPA has provided Free Parking for (10) holders of Vehicle permits on the Humane parking lot from July 31, 2025 to date, to accommodate enlarging of the building to house the Ladder Truck.

**Mike Weres brought up the Parking Authority's 2024 “Free Christmas Parking” event, and how we lost 3% of our yearly revenue due to this, without compensation from any businesses or groups. He suggested speaking with the businesses now, to see if they would be willing to contribute 50% of this revenue, and the Parking Authority would be willing to match this amount.**

## AGENDA ITEM #9

### ADJOURNMENT

**MOTION to adjourn by Humphrey/Drasdis at 9:25.**

**MOTION passed.**