

January 5, 2026

The Reorganization Meeting of Lansdale Borough Council was held on Monday, January 5, 2026, in the Council Chambers, 1 Vine Street, Lansdale, PA and called to order at 7:05 pm by Mayor Garry Herbert.

ROLL CALL:

- (X) Councilwoman Bollens
- (X) Councilman Breish
- (X) Councilman Carroll
- (X) Councilman DiGregorio
- (X) President Fuller
- (X) Councilwoman Oglesby
- (X) Councilwoman Razzak
- (X) Vice President Currie Teoh
- (X) Councilman Yetter
- (X) Mayor Garry Herbert

Borough Representatives:

Borough Manager, John Ernst	Borough Solicitor, Patrick Hitchens
Finance Director, Chris Shannon	Borough Engineer, Chris Fazio
Acting Chief., Ryan Devlin	Parks & Rec. Dir., Courtney Fox
IT/GIS Dept., Darwin Zehr	Electric Superintendent, not present
Code Enf. & Fire Marshal, Rick Lesniak	Public Works Director, Jason Van Dame
WWTP Superintendent, Greg Rapp	Library Director, Mindy Lipsky

Residents:

Rachel Gill – 109 N. Towamencin Avenue
Allen Fuller – 158 E. Second Street
Alex Sickler – 109 N. Towamencin Avenue
Jack Hansen – 844 Knapp Road
Denton Burnell – 421 Delaware Avenue
Bill Henning – 231 E. Fourth Street
Bruce Schwartz – 59 Oak Drive
Yanni Lambros – 323 S. Line Street

Agenda Item #5 – Administration of Oath of Office to re-elected/incoming Council

Members

Judge Ed Levine swore in:

1. Rachael Bollens: elected as Mayor
2. Carrie Oglesby: re-elected
3. Michael Yetter: re-elected
4. James Hanratty: re-elected (Tax Collector)

Mayor Bollens swore in:

1. Andrew Carroll: re-elected
2. Mary Fuller: re-elected
3. Garry Herbert: newly elected

Agenda Item #6 – Roll Call of new Council Members by Mayor Bollens

- (X) Councilman Breish
- (X) Councilman Carroll

1/5/2026

Reorganization meeting

- (X) Councilman DiGregorio
- (X) Councilwoman Fuller
- (X) Councilman Herbert
- (X) Councilwoman Oglesby
- (X) Councilwoman Razzak
- (X) Councilwoman Currie Teoh
- (X) Mayor Rachael Bollens

Agenda Item #7 – Nomination and election of Council President

Councilman Carroll made a motion to open the floor to accept nominations for Council President. **Councilman DiGregorio** seconded the motion.

Councilman Herbert made a motion to close the nominations. **Councilman Carroll** seconded the motion

Councilman Carroll nominated Mary Fuller for President.

Roll Call Vote:

- Councilman Breish—yes
- Councilwoman Fuller—yes
- Councilman Carroll—yes
- Councilman Herbert—no
- Councilman DiGregorio—no
- Councilwoman Currie Teoh—no
- Councilwoman Oglesby—yes
- Councilwoman Razzak—no
- Councilman Yetter—no

Nomination failed 4-5 for Councilwoman Fuller as President.

Councilwoman Fuller - Thank you, Andrew, for nominating me to continue my service to this community as President of Council. I deeply appreciate and am humbled by your confidence and respect. Tonight, as I was sworn in for a fifth term, that humility extends to reflecting on standing for five elections with the voters giving me the highest number of votes each time culminating with my greatest margin of victory in this most recent election. With that, I've taken seriously the charge to do what's best for the Borough of Lansdale and to being an agent of positive change throughout those years. I believe my record of accomplishments deeply echoes just how seriously I took that charge. As this council considers their vote tonight, I would like to share with you a summary of sixteen years of leadership as a Council member; my nearly thirty years of volunteer leadership in this community notwithstanding. I served as Council Vice President for ten years and President for two. I did so in partnership with a wide variety of elected and appointed officials along with thousands of volunteers. I would like to speak of my summary of leadership and accomplishments since I have been on Council. For the past sixteen years, I proudly served the residents of Lansdale with dedication, vision, and results. My leadership has focused on community development, infrastructure improvements, fiscal responsibility, and enhancing quality of life for all residents. The following is a summary of key initiatives and accomplishments during my tenure:

Community Enhancements:

- Gazebo Installation – A centerpiece for community gatherings and events.

1/5/2026

Reorganization meeting

- Liberty Bell Trail Development – Connecting Lansdale to regional trail networks.
- Borough Hall & Police Department Modernization – Ensuring efficient government operations and public safety.
- Library Board Leadership – Strengthening educational and cultural resources.
- Clean up and façade restoration for 311 W Main Street.
- Founder and longtime leader of Discover Lansdale.

Parks & Recreation

- White’s Road Pool Improvements – Upgraded facilities for families.
- Award-Winning White’s Road Playground – Recognized for design and accessibility.
- Skatepark Construction – Providing recreational opportunities for youth and significant reduction in police time enforcing “no skateboarding” rules.
- Trail Paving Projects – Expanding walkability and connectivity.
- Streambank Restoration—White’s Road Park
- Memorial Park Grandstand Improvements
- Whites Road Park Restrooms
- 5th Street Park Playground and Wedgewood Park upgrades

Residential & Economic Development

- W.B. Homes & Madison Apartments – Supporting housing growth and revitalization.
- SEPTA Parking Garage & Railroad Avenue Bus Staging Area – Improving commuter access.
- Emerald (formerly Luxor) Development – Driving economic investment.

Infrastructure & Sustainability

- Wood Street / Vine Street Connector – Enhancing traffic flow and safety.
- East & West Main Street Streetscapes – Beautification and pedestrian-friendly design.
- Solar Panel Installations – At Electric Services, Wastewater Treatment Plant, and Borough Hall rooftop.
- Merck Agreements – Securing additional wastewater treatment capacity.
- Road Projects & Technology Upgrades – Increasing efficiency and reliability.
- GIS Investment – Modernizing mapping and planning capabilities.

Community Events & Engagement

As a leader on the Executive Committee of Discover Lansdale, I helped grow signature events that define our community:

- Founders Day
- First Fridays
- Beer Tasting Festival
- Mardi Gras Parade
- Helped save the Historic Freight House

Management and Public Safety Improvements

- Complete culture shift in Borough Staff Operations—All departments working cooperatively with each other, yielding efficiency and effectiveness and cost savings...this did not exist prior
- Creation of a Capital Improvement Plan to address long overdue infrastructure improvements in sewer, electric, wastewater, open space and recreation...this did not exist prior

1/5/2026

Reorganization meeting

- Restoration of Police Department manpower from a skeleton crew to full staffing yielding a 40% reduction in crime
- Redesign of Borough Website
- Borough Branding Program
- Wayfinding Signage Initiative
- Recodification of Borough Code
- Complete Upgrade of Electric System
- Upgrade in working conditions for Borough Hall Employees and Police Dept
- Complete Upgrade in Police Operations including installation of a Borough Wide camera system further reducing crime or enhancing the ability to solve crimes
- More recently, supporting accreditation process, implementation of body worn cameras

Proven Leadership

For two years as Council President and ten years as Vice President, I have guided Council through complex decisions, championed transparency, and fostered collaboration. My record demonstrates consistent progress, innovation, and commitment to Lansdale's future.

Lansdale is stronger today because of these initiatives and the teamwork that made them possible. I look forward to continuing to serve with integrity and vision.

With all of this, I ask for your vote to appoint me for a third year as your President, not because I feel I'm entitled to it, but because I have, without question, earned it. Thank you.

Councilwoman Currie Teoh - I respect President Fuller and the work she has done over these many years, and I thank her for the dedication she has shown. At the same time, it is now time for fresh eyes as the borough moves forward.

We are making a serious investment in reinvigorating our town. We are taking a much more serious look at our finances and forward planning to capitalize on the potential in front of us, in what must be a deeply fiscally responsible way. We are in the process of determining who will lead the modernized and forward-looking Lansdale Police Department.

We also continue to face ongoing issues while we look to improve traffic and movement in town, and as we continue to see our neighbors struggle with the rapidly increased costs of living, and the repercussions thereof.

We will need clear, regular communication and clear-eyed decision making, and we will need to work as a team - even though, and particularly because, we will not agree on plenty of things. I am ready to lead these conversations to move this borough forward together, and I am deeply appreciative of the opportunity to do so.

Councilman Breish – He received a letter and was asked to read it this evening for retired Police Chief, Bob McDyre.

During my tenure as Police Chief, Mary Fuller was one of the leading supporters to rebuild the Lansdale Police Department. Replacing an aging and deteriorating building which originally served as our Library. In the former station, there was inadequate room to store mandated records nor was there room to interview a victim, witnesses and a suspect contemporaneously. The new building provided a much-needed women's locker room and training room which was not present in the old building and the new functional layout allowed us to move suspects and victims through the building without running the risk of crossing paths.

Mary was also a supporter of the Police Department installing a networked Borough wide camera system which was a force multiplier to reduce crime. The cameras we're even a vital link in solving a homicide committed inside the borough limits.

1/5/2026

Reorganization meeting

Mary most importantly was a huge supporter of restoring manpower from a skeleton crew to full staffing. Within a year of full staffing, we were able to reduce crime by nearly 40%. Mary also cooperated between Borough Council committees such as asking the input of Parks Department projects and getting opinions from the Police Department providing for the increased safety of Borough residents while using our Parks.

She worked tirelessly to promote the Borough through numerous events during the year, such as First Fridays, Founders Day and many more events. However, she always asked the input on what impact each event would have on the Police Department, the Parks Department and the Borough crews.

One of Mary's greatest accomplishments was having a skate park built and dedicated within the borough. Most officers had to enforce a no skateboarding rule throughout the downtown area and we're often faced with the unanswerable question." well where can I go?" The new skate park turned out to be trouble free and a great place for young people to expand energy.

In conclusion, I want to say that in my career I've worked with many leaders from the Borough, County, State and Federal levels. Mary Fuller is without question one of the best I've ever known. Lansdale Borough is without a doubt a better place for having her service to it.

Personally, he supports Mary as President. He applauds Meg for stepping up but he is surprised by this happening tonight.

Councilwoman Oglesby – I'd like to speak to the community and my fellow elected officials about Mary Fuller. She has been a solid leader and mentor since I was elected to Council 10 years ago. She served as Vice President for 8 years and another 2 as President. Mary has led with integrity, and a vast knowledge about local government and her leadership skills are unmatched by anyone else here on Council. What we need for Lansdale is a solid person to keep pushing Lansdale in a positive direction.

Honestly, I'm confused why Meg is even interested in the position of President? She barely speaks her opinion either publicly or in executive sessions. I've heard that in some Public Safety meetings she struggles with controlling her meeting. People are born to be leaders. You can't teach this and no matter how hard you think you can be a leader, you cannot. In my opinion, Meg is not a leader. Recently she's been critical of the leadership of the Borough which seems odd to me. She has been serving as Vice President for the past 2 years. If she wasn't happy with John's performance or how with Borough has been moving, then shouldn't she have made "changes" prior to this past month? Why haven't you expressed your feelings prior to running for the presidency? In my opinion Meg, it's because you were fine with how things were going but after Election Day, everything has changed. I believe it's because she has been orchestrated to make a push for the presidency. Someone put the thought into her head and she has done her best to gather the votes. There is no thought in my mind that the person doing the pushing has been Garry, our newly elected council member. In fact, while everything is out in the open. Let's talk about why Garry is now a council person.

Garry also persuaded Rachael out of her council seat. "Hey, let's flip positions...we'll keep it quiet too so no one will know." Except it wasn't kept quiet. That's why Bill Henning decided to run against Rachael for the mayor's seat. Again, this is my opinion, but Garry felt like if he could put Rachael in the mayor's seat, he could keep tabs on her and be able to manipulate her to his benefit. And now is it obvious to everyone? Garry wants Meg in the presidency so he can persuade Meg to his whims. I believe that's where Meg's recent complaints about the Borough are coming from as well. Meg is Garry's mouthpiece.

None of this is good for the Borough of Lansdale and our residents. Sadly, there is a majority here which you'll witness who will vote for Meg — they are also the same council members who do the bare minimum on Council — their goal is only to use Lansdale Borough as a stepping stone to move up the political ladder or let's be real honest — they care more about the free parties and dinners then they do about our town. It's very sad, and this is why people hate politicians. There are a few of us here that want to do what's best for our town. I make decisions on what I think is best for our town NOT for my own political gain. We have all been elected to help fix the roads, make our parks better and try to improve our resident's quality of life. If my colleagues on Council really care about Lansdale and its residents, the only vote for President is a real leader and that's Mary Fuller.

Councilman Herbert – It is not true that he is using Meg and it's sad that is being said. It's time to make a different step forward. With the problems in the finances and leadership we need a change. Meg is independent and a strong person on her own. We are lucky that we have so many great people here.

Councilman Yetter – It is a compliment to Garry that he can influence us in anyway. This is not personal against Mary.

Councilman Yetter nominated Councilwoman Currie Teoh for President.

Roll Call Vote:

Councilman Breish—no
Councilwoman Fuller—no
Councilman Carroll—no
Councilman Herbert—yes
Councilman DiGregorio—yes
Councilwoman Currie Teoh—yes
Councilwoman Oglesby—no
Councilwoman Razzak—yes
Councilman Yetter—yes

Nomination is approved 5-4 for Councilwoman Currie Teoh as President.

Agenda item #8 – Nomination and Election of Vice President

President Currie Teoh made a motion to open the floor to accept nominations for Council President. **Councilwoman Fuller** seconded the motion.

Councilman Herbert made a motion to close the nominations. **Councilman DiGregorio** seconded the motion

Councilwoman Oglesby nominated Councilman Carroll for Vice President

Councilman Breish – He is again concerned about transparency about this nomination as it seems that this has all been decided already and not everyone was part of the conversation. We as Council should have had small group discussions about this. Councilman Carroll has impressed me while being on Council and as the Chair of the EDC.

Councilwoman Fuller—she agrees with Councilman Breish for Councilman Carroll being Vice President. He is impressive on both fronts

and also his leadership as Chair of the Electric Committee.

Councilman Yetter – He has had the pleasure of serving with both Councilman Carroll and Councilwoman Razzak. She shows true leadership on the Code Committee has Chair and he will be supporting her tonight.

Councilwoman Oglesby - I nominated Andrew Carroll as Vice President, because Andrew has really started to become a leader within our Council. He speaks his opinions openly and honestly and I really value his input. Sadly, Rafia was given this Vice President position as a 5th vote deal. So, if she is the deciding 5th vote to have Meg become President, then she would be “rewarded” the Vice President role. This is disgusting and distasteful what this group of 5 members is doing to our town. Rafia has not earned it. She’s only been an elected official for two years and is still learning how local government works. She is not ready to lead this Borough. Again, choosing politics over what’s best for our Borough. Lansdale Borough deserves better.

Councilman Herbert – Rafia is capable of being Vice President. She is a whiz with nuances on how people see things. Councilman Carroll has done an amazing job as EDC Chair.

President Currie Teoh – She nominated Rafia because she can look beyond the noise to get the job done.

Councilman DiGregorio – We have two great candidates, but it’s time for a change and a different direction.

Roll Call Vote:

Councilman Breish—y s
Councilwoman Fuller—yes
Councilman Carroll—yes
Councilman Herbert—no
Councilman DiGregorio—no
Councilwoman Currie Teoh—no
Councilwoman Oglesby—yes
Councilwoman Razzak—no
Councilman Yetter—no

President Currie Teoh nominated Councilwoman Razzak for Vice President

Roll Call Vote:

Councilman Breish—no
Councilwoman Fuller—no
Councilman Carroll—no
Councilman Herbert—yes
Councilman DiGregorio—yes
Councilwoman Currie Teoh—yes
Councilwoman Oglesby—no
Councilwoman Razzak—yes
Councilman Yetter—yes

President Currie Teoh – I thank Council for trusting me with this role. I will work to earn the confidence of all members of this body, and I will start that by encouraging all of you to tell me if you don’t support or agree with something I’m doing. I commit to being responsive and open to your input. While I may now

hold this gavel I remain one of nine votes, and in order for the nine of us to be as productive as possible for this borough it is important that have strong and consistent communication.

We will not all agree, and that is - to me - a good and healthy thing as we continue to work through the issues of governing a municipality. I thank Vice President Razzak for also stepping up to her role, and I look forward to her partnership in this work.

Agenda Item #9 – Lansdale residents to be heard on any item (five minutes)

Rachel Gill of 109 N. Towamencin Ave – This meeting was really sloppy tonight. Her anxiety has spiked during this meeting and is disappointed. She hopes that you all work out the kinks in the new year.

Allen Fuller of 158 E. 2nd St. – He knows better than anyone how much extra work Mary has put in over the years and as President. Meg, be ready to have to drop everything when something comes up that you are now Council President. What happened tonight was not handled well. Meg, slow down when you speak so we can understand you.

Alex Sickler of 109 N. Towamencin Ave. – Pedestrian safety is the most important issue in his opinion and those on Public Safety mock pedestrian safety.

Jack Hansen of 844 Knapp Rd. – Congratulations to all council members and to the new President and Vice President. Do what is best for the borough.

Denton Burnell of 421 Delaware Ave. – Congratulations to Mayor Bollens as the first woman mayor. He is sad to see the change of Mary not being President. He is here in support of his friend Mary and has seen her commitment to this town for the past 16 years. She has touched this town in so many positive ways. None of you have individual votes that come second to your peers. Convincing four other peers and doing the work to make it happen is how things get done.

Bill Henning of 231 E. 4th St. – Thank you to Mary. You have influenced me tremendously. Change happens as it does and he wishes luck to all on Council.

Bruce Schwartz of 59 Oak Dr. – When he was looking for a way to volunteer, he was directed to Mary Fuller. He applauds her on her dedicated service to Lansdale. There is some bridge building that needs to be done.

Yanni Lambros of 323 S. Line St. – Congratulations to everyone tonight. People are noticing things now. He hopes the infighting stops as there is work that needs to be done in this town.

Agenda Item #10 Action items:

Councilman Carroll presented Motion A and read as follows:

I move that Borough Council reappoint John Ernst as Borough Manager.

Councilwoman Fuller – She admires John's dedication to the borough and has complete confidence in him.

Motion seconded by Councilwoman Fuller and unanimously approved.

Councilwoman Fuller presented Motion B and read as follows:

I move that Borough Council reappoint the following:
Patrick Hitchens of Sean Kilkenny Law Office as Borough Solicitor.
The firm of Eckert Seamans as Labor Counsel.

Motion seconded by Councilman DiGregorio and unanimously approved.

Councilman Yetter presented Motion C and read as follows:

I move that Borough Council reappoint the following:
Christopher Fazio of Remington & Vernick Engineers
Earl Armitage of Pennoni Associates

Motion seconded by Councilman Herbert and unanimously approved.

Vice President Razzak presented Motion D and read as follows:

I move that Borough Council reappoint Ryan Devlin as Acting Police Chief.

Motion seconded by Councilman Herbert and unanimously approved.

Agenda Item #11 New Business:

Councilman Carroll – We have homework to do to bring new ideas to the table at the next meeting.

Councilwoman Oglesby - One last comment from me. Now that the new leaders have been elected, I wanted to take this moment to thank former President Denton Burnell and President Mary Fuller for giving me the amazing opportunity to chair the Admin and Finance committee for the past four years. I have absolutely loved being the chair and am dedicated to review all our incomes and expenses. Councilman Breish and I combed through the budget during budget season and I'm happy to report that Council approved the budget unanimously and with a small 1/2 mil increase to keep costs down as much as possible for our residents while I was chair. I have spoken tonight with transparency and honesty, and sadly this will most likely result in me being removed as the chair of Admin and Finance —not because I want to be removed — but due to retaliation for my comments tonight. Stay tuned in February to see who's chair.

At the end of the day, everything I said tonight is true to the best of my knowledge and I'll continue to advocate for my Borough with professionalism and integrity. I refuse to stay silent, and I promise every resident who voted for me in my next term, I will always be a champion for each of you and for what's best for our town. Thank you.

Meeting adjourned at 8:23pm.