

**TOWN COMMISSION REGULAR MEETING MINUTES  
TUESDAY, MARCH 14, 2023  
7:00 P.M.  
OAKLAND MEETING HALL**

**CALL TO ORDER:**

This meeting was held in-person and livestreamed as a Zoom webinar. Mayor Stark called the regular meeting to order at 7:00 p.m. This was followed by the Pledge of Allegiance and Invocation by Commissioner Ramos.

**ROLL CALL**

COMMISSIONERS PRESENT:       Commissioner McMullen  
  Commissioner Polland  
  Commissioner Ramos  
  Vice Mayor Satterfield  
  Mayor Stark

COMMISSIONERS ABSENT:       None

**PRESENTATION(S):**

Introduction of Officer Justin Gau - Chief Esan introduced the Oakland Police Department's newest officer, Justin Gau. Officer Gau comes from Brookhaven, New York. He got the equivalent of a 2-year degree from Charter Hope State College. He served 5 years with the New York Police Department and also served in New York for 9 years as an EMT/Paramedic. We are very lucky to have snatched him up to become part of the Oakland family. Chief Esan administered the Oath of Office to Officer Gau.

**PUBLIC FORUM:**

There were no public comments.

**CONSENT AGENDA:**

- a. Minutes – 2-28-2023 Town Commission Regular Meeting
- b. Infrastructure Construction, Repair and Replacement Contract
- c. Inter-Local Agreement for Police Dispatching Services
- d. Manager's Report

Mayor Stark announced the items on the Consent Agenda.

**MOTION** was made by Vice Mayor Satterfield, seconded by Commissioner Ramos to approve the Consent Agenda.

AYE: McMullen, Polland, Ramos, Satterfield, Stark

NAY: None

## **OTHER POLICY MATTERS**

### ***Land Donation to Habitat for Humanity***

Town Manager Koontz provided information on the background of this donation.

A summary of the discussion was as follows:

- The Town Commission has previously donated property to the West Orange Habitat for Humanity organization for the purpose of constructing affordable housing in the Town of Oakland.
- The property located at 532 West Sadler Avenue previously had some code enforcement liens on it and was acquired by the Town of Oakland on February 4, 2022, through a deed in lieu of foreclosure.
- It is a smaller lot; is in proximity to where the wastewater system is now; and is in the neighborhood around the corner from Pollard Park.
- Staff are recommending that the Town Commission donated the surplus property to West Orange Habitat for Humanity with the caveat that the property must be used for constructing an affordable single-family residence.
- Staff additionally recommends that the Town Commission authorize the mayor to execute any related title-transfer documents.

On behalf of West Orange Habitat for Humanity, Betsy Vanderley said that Oakland has a very proud history with Habitat for Humanity. West Orange Habitat for Humanity started in Oakland at the Oakland Presbyterian Church and all of the initial houses were built in the Town of Oakland so for Habitat to be able to come back to Oakland and work collaboratively with the town again is a pure pleasure. Betsy said as a board member for Habitat for Humanity and a 30 plus year resident of the Town of Oakland, she is so proud that we are making this move for Habitat and for our town. Habitat is the largest single provider of affordable housing in the world and they are really excited about that mission and about the new homeowners that will be on this land. Betsy said that they will include everyone in the invitation to the ground breaking and dedication of the home.

**MOTION** was made by Commissioner Polland, seconded by Commissioner Ramos, to approve the donation of 532 West Sadler Avenue to West Orange Habitat for Humanity with the caveat that the property must be used for constructing an affordable single-family residence and authorize Mayor Stark to execute any related title-transfer documents.

Jerrell Watson said that he is a member of the Masonic community here and to his understanding, this land was former land for the lodge. Town Manager Koontz said that the Masonic Lodge property is two parcels down from the property being discussed tonight. It is not this one, but it is also one that has a large lien on it and could also possibly be a Habitat property in the future. Jerrell Watson said he would just like the commission to consider that the property, whichever piece it is, has historic value and consider keeping it in the Masonic community. He saw our dedication of the cornerstone in 2018 and thought it was an awesome thing. As the Masonic community, they appreciate the town for that and

if the town should need any kind of sounding board, they are more than willing to be of assistance.

AYE: McMullen, Polland, Ramos, Satterfield, Stark

NAY: None

**Motion passed with a vote of 5 in favor; 0 opposed.**

### ***Johns Lake Outfall Canal Update***

Town Manager Koontz opened up the conversation by reiterating that the Johns Lake Outfall Canal is a complicated issue as the Johns Lake Outfall Canal is the only outfall from Johns Lake. It has been unmaintained for a number of years and is causing some issues that they will be talking about tonight. There are multiple layers to this issue, but they will be talking about one particular issue tonight. He turned it over to Assistant Town Manager Butler for the latest information.

A summary of the update and discussion was as follows:

- Assistant Town Manager Butler said that he has been doing research on the canal and saw it on an official Orange County map as an outfall channel in 1890. In the 1950's, the U.S. Geological Survey mapped this area and showed the southern part being enhanced, straightened out, and made bigger, and the northern part shows as a natural channel. You can see a drainage area in between those two but it does not show as a water body. One of the unusual features of this is that particular channel is that the high mark is in the middle so it goes over a hill you might say. That explains why it is intermittent in the sense that it has water in it from the South in Johns Lake and water in it coming from the North from Lake Apopka. That is interesting because the channel could have been enhanced by man but not necessarily created by man. Oakland Park got some price proposals to deal with the immediate need which is the rerouting of the channel at its northern end where it goes out into Lake Apopka that through natural processes turned left and started filling in around the bank instead of going straight out into the lake. That situation has gotten worse over time and the reason it has gotten worse is because there is erosion occurring further up in the channel. The next issue will be when we start having more damage to people's property that is more substantial than what we are experiencing today. Through the competitive prices, we received a low price for restoration of the channel in accordance with guidance we received from engineers and St. Johns River Water Management District. This would include dredging the areas that are impacting the boat docks of the property owners adjacent to that area and relocating some of that fill material so that it can be utilized upland in the Oakland Park subdivisions construction and to also reinforce the channel, so it does not try to turn left again. The price is \$103,500. Vice Mayor Satterfield added that it started out at \$215,000. Assistant Town Manager Butler said it did start out higher. We asked four companies to propose prices. Three companies responded and the initial proposals were

\$129,500; \$147,500; and \$200,000. After further negotiation with the low bidder and asking them to send their price proposal to the town, they came up with the price of \$103,500 and that the work will be completed by April 29<sup>th</sup> if we are able to get started by the start of April.

- Commissioner Ramos said is that just to straighten out the channel?
- Assistant Town Manager Butler said no, that is to do the channel and to install protections in the lake itself so the dredging operation doesn't move sediment out into the lake. It includes the dredging of two areas by the two boat docks that have been affected by the redirection of the stream and the placement of that excess fill material uphill into the Oakland Park subdivision.
- Assistant Town Manager Butler said that he met with Oakland Park regarding an easement agreement to go through their property to access the site and to place the fill material dredged out onto their property. He also met with Southern Oaks HOA representatives regarding a temporary construction easement to allow us to do the work on their property; a professional access easement that allows us to go in and look at the channel periodically and make sure everything is working the way it is supposed to; and an easement that allows the drainage to be maintained. The easement would be the width of the channel plus ten feet on either side and would include the right to transfer the easement to any entity that is created in the future to try to manage the entire channel. If we were to go in and look at the channel and see something, we would notify the HOA of what we found, and they would need to propose a plan as to what they would do to address the problem because it is their property. The Town would not have any ownership of the property but we would have the ability to go in and look at it. We have not yet signed any of those easements, it would be premature to do so at this time as they are still being reviewed by attorneys. There are 2 parts for consideration: 1) Would the town want to move forward with any financial participation in this work; and 2) Under what conditions would that participation occur? In all of this, the anticipation would be that the town would be the contracting entity but perhaps not the only funding entity involved. The town is in an advantageous position to be able to move forward as the contracting entity.
- Vice Mayor Satterfield asked what has Landeavor said?
- Assistant Town Manager Butler said that they indicated they would still participate as long as they received some benefit from the work, which in this case would be the fill material that they could use to replace fill material they would need to bring in from remote sites.
- Vice Mayor Satterfield asked if they were still willing to contribute \$30,000?
- Assistant Town Manager Butler said he does not know if that is exactly their price point. They are probably looking at that as a total commitment, but they also have to do some other work on other parts of the stream.
- Vice Mayor Satterfield asked about what came out of his meeting with the HOA?
- Assistant Town Manager Butler said they went over the situation with them and talked to them about the easement agreement and went through the agreement with them and pointed out the different aspects to them. They took the agreement with them

to send to their attorney and after they get the attorney's comments, they will have a meeting of the HOA board and decide how they want to proceed.

- Vice Mayor Satterfield asked about the two homeowners who indicated they wanted to contribute.
- Assistant Town Manager Butler said that he has heard from third parties that they are willing to make a financial commitment, but he has not heard directly from the homeowners themselves.
- Vice Mayor Satterfield said that we need to start somewhere, we need to stop the bleeding.
- Mayor Stark said it is her opinion that this is a good price compared to what we have seen, and we should move forward on this as expeditiously as possible. She said she is open to negotiation with other parties but feels like we are looking for a fair deal here and that is what the attorneys are going to tell us.
- Town Manager Koontz said that the town is making an investment to straighten out the canal. It is going to be part of what the bigger investment in the entirety of the canal, hopefully from all the stakeholders. If you want to do any work further up the canal, the end of the canal needs to be working properly. This investment is not just for this particular situation, this investment will be part of the bigger situation.
- Mayor Stark asked how will the HOA obligations work because if we are obligating one HOA, then what happens when we get to the next HOA?
- Vice Mayor Satterfield said that he has spent a lot of time on this issue and is glad he has. The determination was made to start at the northern end and that is where we need to start addressing the problem and work our way up.
- Mayor Stark said that if feels like the town and Landeavor should make a deal and move forward just for this one time and not obligate us to go further. As far as dealing with the homeowners and HOAs, she does not want to get into that.
- Commissioner Ramos said he does not want to get into this either; we just need to stop it before it gets worse. This is a good bargain number.
- Vice Mayor Satterfield said that is why he has pushed for us starting at the end point.
- Commissioner Ramos said just for the homeowners at the lake, they go all the way into Ocoee, it is a big area.
- Vice Mayor Satterfield said that is correct, he is not just thinking of just a few homeowners, he is thinking of the whole lake system. It affects all the way down the line if it doesn't get straightened out. There is no easy answer but the easy fix to start with is getting the water flowing to where it is supposed to go. Once we came up with \$103,000, his idea was to see what we could do working with Landeavor to get this part done and then we can work out whatever deal with the attorneys.
- Commissioner Ramos said it is only going to get more expensive if we don't get this done.
- Town Manager Koontz said that Orange County is making a commitment. They are not making a commitment to this particular thing, but they are already moving forward with updating the study which would then lay out the particular improvements to be made, so they are putting some money out to do that. They are also evaluating the trail crossing and the pipes underneath the trail and the scouring

that is happening on the south side of that and possibly how it impacts the homeowner there. Orange County also is trying to put out a fire too and making an investment for the broader discussion of the entirety of the canal.

- Vice Mayor Satterfield said that he thinks it all sounds promising bringing Orange County and St. Johns River Water Management District into this and feels that they are getting it clear now. The next point is the house with the foundation near the canal. The foundation is not cracking yet but, in a year, or two, it definitely could be. If we don't do anything now, in a year or two we are going to be picking up pieces of the house out of the canal.
- Commissioner McMullen said that he feels we can talk to other stakeholders and say look at what we have done and put them on notice.
- There was additional discussion regarding this and then Mayor Stark said that we just need to put this deal together and get started.
- Commissioner Polland asked when this could start.
- Assistant Town Manager Butler said April 1<sup>st</sup>.
- Commissioner Polland asked how long it would take.
- Assistant Town Manager Butler said it could be done by the end of April.
- Vice Mayor Satterfield said that this really fits our water timeline for rainy season.
- Assistant Town Manager Butler said that gives us time to get the permitting and get the final guidance from the engineer.
- Assistant Town Manager Butler made the recommendation that Town Commission accept the competitive bids that were received by Oakland Park as meeting the requirement for competitive bids through our own purchasing rules; that we award the bid to the low bidder which is Solitude Lake Management at the contract price of \$103,500 with the town's financial contribution not to exceed \$85,000 and contingent on contributions being received from other parties in order to fully fund the work; receive the needed easement from the Southern Oaks HOA and the Oakland Park subdivision; and a contract with Solitude that the lawyers agree to.

MOTION was made by Commissioner Ramos, seconded by Commissioner Polland, to accept the competitive bids that were received by Oakland Park as meeting the requirement for competitive bids through our own purchasing rules; that we award the bid to the low bidder which is Solitude Lake Management at the contract price of \$103,500 with the town's financial contribution not to exceed \$85,000 and contingent on contributions being received from other parties in order to fully fund the work; receive the needed easement from the Southern Oaks HOA and the Oakland Park subdivision; and a contract with Solitude that the lawyers agree to.

Mayor Stark opened up the floor to the public.

Public comments were as follows:

- Ed Kulakowski, 51 Vandermeer St – Ed said he wanted to respectfully disagree and offer the following "When I first became aware of this issue, I was told that Oakland Park construction had caused significant silt to be deposited in the vicinity of Mr.

Robert Christies' property and was obstructing the use of this personal dock. I supported the idea that enjoyment of Mr. Christie's dock should not be diminished by negligence of Oakland Park development, nor should his property value be diminished as he has claimed. Subsequently I began my own research to follow up and I attended several Oakland Town Commission meetings where I learned additional information about the issue. The information I have gleaned from research and from attending the meetings is:

- The outfall canal has been present for decades and has continuously deposited silt into Lake Apopka since it began flowing. I have seen no record of the date when the canal began to flow. The point is that this issue is not a new situation and is visible on property appraiser aerial photos as far back as 2001 (the oldest searchable date I could find).
- While it appears true that the canal has exited from multiple points into Lake Apopka as seen on aerial photographs, there is no man-made structure that has failed and needs repair, nor has there been any act of the town, county, or residents that have caused the canal to change course. We are witnessing the natural development of lake shoreline that occurs everywhere as groundwater exits from drainage and conservation easements.
- Lake Apopka is owned by the State of Florida and not by any lakefront homeowner, not by the Town of Oakland, and not by the Oakland Park developer. Lakefront homeowners do have the right to personal access to the lake and, when building-permitted, have the right to build a dock into the lake for their personal enjoyment. There is no apparent infringement of any lakefront homeowner's real property related to this issue. In the case of Southern Oaks subdivision, which is where the canal enters Lake Apopka via a drainage and conservation easement alongside "Pond C", property ownership ends at the shoreline according to the plat of Southern Oaks subdivision and according to the current Orange County property appraiser records. However, I am unaware of a current boundary survey that confirms this information.
- The Town of Oakland has stated at previous commission meetings that there are 42 property owners along the canal. The Town has also stated that there are no laws, regulations, or other legal compulsions that require maintenance of the canal in any specific state or to any specific standard now or in perpetuity. In fact, there are no known standards that apply to this canal. Nor is there any legal compulsion to change the natural flow of the waterway to conform to any particular homeowner's desires now or in the future.
- Lakefronts are dynamic and lakefront homeowners might best benefit by enjoying and adapting to the natural changes in the environment they have chosen. Maintenance of waterfront property is always intensive. Should any dock be impacted by changing shorelines the straightforward and most economical remedy may be to simply repair the dock via extension into deeper water. This approach would result in minimal impact to Lake Apopka, to the

- Town of Oakland, and to other concerned parties, and would provide the boat access, dockage, and value that lakefront homeowners desire.
- Any decision to expend funds now may be premature and prove to be ill considered if done in advance of the results of an updated Orange County drainage report and specifications developed by a competent engineer that considers current and planned new developments on Johns Lake and along the outfall canal, and the recommendations and engineering requirements that the updated Orange County plan may present.
  - Rushing into an expenditure of Town funds to fix only one symptom of a larger root cause originating in Johns Lake may not produce a desirable long-term solution that the Town of Oakland would want. Thank you.”
  - Anya Payne, 41 Millholland – She had a copy of the subdivision plat for Southern Oaks and wanted to see on the map where the easement would be in relation to the current drainage easement. Vice Mayor Satterfield asked Anya to come into town hall tomorrow to meet with Jack to go over the map.
  - Carl Summers, 111 Millholland – He is the fourth house on the lake. He has lived there for 22 years, never saw a problem before Oakland Park started construction so does not know why we are giving Oakland Park a bye when they created the problem. He said he cannot imagine all this sand and dirt traveling from Johns Lake. That would be an impossibility especially when earlier someone was saying that the river runs upstream and then down.
    - Vice Mayor Satterfield said that we can see that exact silt in all different places. It has been proven that Oakland Park is not where that originated from but we understand that is what his belief is. Oakland Park is willing to help us through the situation.
    - Carl Summers said it sure doesn't sound like it. Said that we are pointing at all the people here and looking in the wrong direction. He has lived there for 22 years and had nothing to do with that and now we are saying that the owners there need to put in a portion of the money to be able to do this job. This was reported over a year ago and nothing was done.
    - Vice Mayor Satterfield said that the owners have come to us. We have not asked the owners for any money nor would we ask the owners of the property for money. It is a strictly voluntary thing. We are not trying to make any homeowner responsible for this.
    - Carl Summers said the homeowners have done nothing but live there and try to maintain their property.
    - Vice Mayor Satterfield said that we are on the same page as that.
    - Carl Summers said all he is saying that there wasn't a problem until Oakland Park came in and nobody is going to convince him any different. Oakland Park should have more responsibility for this and take care of this problem because they are the ones at fault, and we are just giving them a bye.
  - Ward Britt, 41 Vandermeer St. – He said he is one of the homeowners that are affected by this. Carl's dock has lost a couple of feet of depth and Angel has lost a couple of feet of depth and they are okay with that. He said he understands that



some of the people in the room are against him, but he suspects if they lived on the lake and wanted to use their boat and boathouse and boat dock and someone wanted them to build an extension to get out to the lake that they might have a problem with that. He has not done anything to cause this. Ward asked if anyone knows how much property the HOA actually owns.

- Assistant Town Manager Butler said 525 feet.
- Ward said that the HOA is not going to have any interest in funding any part of anything that is done so he does not really know where that goes. He noticed we are approximately \$35,000 short and personally he doesn't want to put any money into this but if he has to in the end to make something happen, he will consider it.
- Mayor Stark said that we could sit here for many more meetings and talk about whose fault this is and how this happened. Everyone has an opinion. There has already been one study done and sometimes in business you just go to do what needs to be done to move forward. We are not committing to anything besides this one time construction and we are going to ask Oakland Park to help us with that. This has got to be done and we can argue all day about who is at fault and what is fair but it is a good bid and this will take care of our residents.
- An audience member asked if we want the HOA to pay for it?
- Mayor Stark said no, we are not asking the HOA to pay for it.
- Commissioner Ramos said this is for the residents on the lake and we are not asking the residents or the HOA to pay. We will ask Oakland Park to help out, but we are not going to wait for Oakland Park to debate and negotiate with us years and years later. We have the rain right around the corner and citizens to consider so we are going to fix this now and go after money from Oakland Park and whoever else can help us later.
- Vice Mayor Satterfield said that was very well put and from the beginning we have said forget yesterday, we don't care who started, how it started, why it started, let's start from here and get it fixed and move on.
- Ed Kulakowski, 51 Vandermeer – What then? If we have a hurricane, how do we know that fixing this little terminus is not going to break through again next year or the year after that? He stated he is concerned about us spending money on a little bit when the real issue is the amount of flow that is coming through that which is originating somewhere else.
- Mayor Stark said we are not done. We are not going to do this job and just walk away. We will continue working with Orange County, St. Johns, Oakland Park, and anyone else who has a dog in this fight. This is just the first piece of work, and it is only that end of the canal. We are not walking away.
- Town Manager Koontz said Oakland Park is not off the hook by any means. They own a piece of this canal, and they have to make improvements because they need to cross the canal. They are going to be required to make some improvements to their part of the canal within the scope of their development. They are going to have to find a way to slow the water down to keep it from eroding anymore from within their development. They are going to have to do

some widening and are going to have to invest a large amount of money to make improvements to the canal to slow the water down before it gets to the end so what we are doing here should add to what they are going to do and hopefully allow the water to go out the right direction. They are going to have to do this in the next year as they get ready to build houses in Phase 7.

- Vice Mayor Satterfield said that we are not done when this part of the project gets done. We will still push Orange County and St. Johns and Winter Garden and the other jurisdictions to work on the rest of the canal and Oakland Park is not off the hook but we have to start somewhere.
- Commissioner Ramos said we are taking the first bite.
- Anya Payne, 41 Millholland – What if any interaction has occurred with St. Johns River Water Management District?
  - Vice Mayor Satterfield said just to help us with the permitting at this point.
  - Anya asked if they had given any approval for the dredging?
  - Assistant Town Manager Butler said they have been involved and we meet with them every other week along with Orange County and some Lake County people. All the stormwater people have agreed that this is a necessary first step to try to start this. You have to start where the water goes out and then work your way upstream.
  - Anya said nothing goes on without St. Johns.
  - Vice Mayor Satterfield said they are on board.
- Mayor Stark said that people are talking about two meetings ago and said that the Mayor said that she didn't care about this and that we were working too hard on this. She said that is completely erroneous and what she said was that we have other things to work on besides this and that we have spent enough time and resources trying to get this solved. If we can dial this in, we will move forward because we do care.
- Jeff Sandy, 90 Demens St – Has engineering taken place to make sure that we will not lose all of this work that is going to be done?
  - Vice Mayor Satterfield said yes, this is all part of this.
  - Jeff said that is good, he would just hate for the town to put money into this and have it happen again.

AYE: McMullen, Polland, Ramos, Satterfield, Stark

NAY: None

Motion passed with a vote of 5 in favor; 0 opposed.

### **TOWN MANAGER REPORT:**

Town Manager Koontz updated the Town Commission on the following items:

- Celebration Among the Oaks is on Saturday, April 1<sup>st</sup> from 10 a.m. – 1 p.m. Please see attached flyer for additional information.

- On March 16<sup>th</sup>, the Town of Oakland will be hosting the Tri-County lunch. Willdan is sponsoring the luncheon.

### **COMMISSION REPORTS:**

Commissioner Ramos – The Golden Eagle Awards will be on Thursday, March 23<sup>rd</sup> honoring Mayor Stark.

Commissioner Polland – Nothing additional to add.

Commissioner McMullen – He was on a call with the Florida League of Cities Monday afternoon talking about advocacy. There is a push for the State of Florida to be the leader in getting infrastructure dollars from D.C. This would be a good conversation to have with Congressman Webster. There are Monday calls talking about what is going on in Tallahassee.

Vice Mayor Satterfield – He received a request from a former resident, Ronnie Carter, who has sent him documentation that back in the 40's his father, Red Carter, had owned the post office property and he had deeded it to the people that became the first postmaster here and then they deeded it to the town and that is how we got the property. Ronnie is asking if we could do some sort of plaque on the property to honor his mom and dad and the first postal worker that allowed us to have that property. He will reach out to Ronnie to get additional information. The school also held its lottery.

Mayor Stark – There was an interesting meeting regarding hydrilla with FWC in Winter Garden. Town Manager Koontz said that they are going to treat some hydrilla in Lake Apopka. They treated 6600 acres last year. He is not sure if they are going to add any more to what is proposed; they were looking for information on where they should treat and priorities. Citizens that live on the lake from Oakland, Winter Garden, and Montverde were there along with other people that use the lake including fish anglers and duck hunters. Apparently, Lake Apopka is one of the top places for duck hunting in the state of Florida. Attendees mostly asked for hydrilla eradication on this side of Lake Apopka and left alone along the north shore. They will need to treat sometime before the end of April before the water gets too warm. Hydrilla grows at a very rapid rate and right now about 30% of the lake is currently covered with hydrilla. Commissioner Polland said his personal observation was the people living along the lake don't want the hydrilla but the hunters and fishermen coming from out of town want the hydrilla. Town Manager Koontz said there were a couple of impressive presentations on the health of the lake both from St. Johns and FWC; phosphorus levels hit the goal in 2022 for the first time since 1996 and the fish in the lake are impressive. St. Johns is worried about the hydrilla balling up if we have a hurricane and blocking the Beaufort Canal which will affect all other lake levels. Mayor Stark added that there is concern about carrying hydrilla from one lake to another so there may be boat washing stations added at a few lakes.

**ADJOURNMENT**

There being no further business, Commissioner McMullen adjourned the meeting at 8:22 p.m.

TOWN OF OAKLAND:

  
\_\_\_\_\_  
KATHY STARK, MAYOR

ATTEST:

  
\_\_\_\_\_  
ELISE HUI, TOWN CLERK

Lakeside  
CHURCH

# Celebration AMONG THE OAKS



# helicopter drop EGG HUNT

SAT. APRIL 1 • 10 a.m. - 1 p.m.  
VANDERLEY PARK • 117 E. GULLEY AVE.  
12:30 p.m. Egg Drop



Over 40 Vendors

More Easter Eggs!



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**Oakland**  
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SCAN ME