Hampton Bays Citizens Advisory Committee Meeting
Minutes
August 17, 2016

<u>Members Present</u>: Mary Egan, Gayle Lombardi, Tom Mulrooney, Zeb Youngman
<u>Members Absent</u>: Daniel Aube, Margaret Campbell, Michael Dunn, Bruce Doscher, Paula Godfrey, Ed Laureano, Terrance McGrath, Simone Scotto, Kevin Springer, Eric Sutton, Maureen Sutton
<u>Elected Officials</u>: Councilperson Julie Lofstad
<u>Guests</u>: Barbara Skelly

- **The meeting was called to order by acting chairperson Tom Mulrooney**
- **Pledge of Allegiance**

THE MEMBERS PRESENT INFORMALLY DISCUSSED THE FOLLOWING AGENDA ITEMS

- **Responses from Town Officials regarding**
  - **Specific Code Violation Complaints (See Attachment 1)**
  - **Lifeguard Umbrellas (See Attachment 2)**
    - **Members present discussed with Councilperson Lofstad that the Town should work toward getting larger umbrellas and making it as lifeguards would appreciate additional need larger umbrella and address protection from skin cancer risks early on next year.**
    - **Members present discussed with Councilperson Lofstad that the mats at both Tiana and Ponquogue should be larger and kept clear for pedestrian and handicap access for next year.**

- **Members discussed with Councilperson Lofstad their concerns about the traffic by Runba**

- **Members discussed the schedule for the Budget Process with Councilperson Lofstad and she indicated she would provide us with the schedule. Members discussed it may be a good project for the CAC so that we can encourage budget items for additional code enforcement and parks maintenance.**

- **Discussion of suspension status of Mr. Tejada's liquor license at the CB's site (See Attachment 3) and current activity at the CB;s site**
  - **Councilperson Lofstad indicated that the Town Attorney is aware of the residents' concerns about Mr. Tejada applying for another liquor license in Town. Additionally, it appears that the CB site is in the process of re-opening under new management.**

- **Discussion of Town Projects**
  - **Town Board Community Projects website (See Example – Attachment 4)**
    - **Gayle Lombardi reported that she reviewed the website and found the site to be superficial and lacking any meaningful information.**

- **Good Ground Park**
  - **Letter of Support for NYS grant application (Attachment 5)**
  - **Resolution to expend additional monies for project mgmt. - $15,000. (Attachment 6)**
  - **Resolution to expend additional monies - $45,000 (Attachment 7)**
  - **Resolution to expend additional monies for temporary restrooms - $45,000 (Attachment 8)**
  - **Email from Assistant Supervisor Frank Zappone indicating that the Town does not currently have the funds to complete the comfort stations (Attachment 8.5)**
  - **Members discussed the overall cost of Good Ground Park and what appears to be cost overruns.**

- **Main Street Overlay District Pattern Book**
  - **Resolution to expend $43,000 on study (Attachment 9) – Gayle Lombardi circulated sample book of the vendor selected. Members discussed its relevance and the cost.**

- **Ponquogue Pavilion Design Study (See status – Attachment 10)**
  - **Members discussed the various repair needs at the Ponquogue Pavilion. Members also discussed the need to maintain assets the Town already has and not to let them fall into such disrepair. Tom Mulrooney suggested that maybe Coopers Beach would be a good model for the Ponquogue Pavilion.**

- **Discussion of Opening Day activities for Good Ground Park**
  - **Ribbon Cutting Friday October 14th**
  - **Activity day/opening to public Saturday October 15th. (See activities list – Attachment 11)**
  - **Members discussed the potential of adding art exhibits to the list of activities. Councilperson Lofstad indicated that she would follow up with the Town representatives coordinating the activities.**

- **Meeting adjourned at 8:15 PM**

Respectfully Submitted,

Gayle Lombardi

Gayle Lombardi
Secretary
Hampton Bays CAC

Dated: 9-19-16

ATTACHMENT 1 – CORRESPONDENCE FROM COUNCILPERSON GLINKA

Responses in **Bold**

1. **Liggett's Shopping Center - On-going complaints regarding garbage at the rear of the building (across from train station); questionable compliance with town code regarding outdoor seating and questionable compliance with town code for signage in hedges of parking lot.**

Code went there and the garbage was in compliance however the issues are with illegal dumping, they are working to enclose the area to stop that. Outdoor seating and signage, were issued a notice of violation and need to come into compliance

2. **Potentially the Hampton Landing Marina south on Springville toward Rampasture – reports of consistent overflowing garbage;**

Code is working on it this weekend and will be out there monitoring the property

3. **99 Argonne Road East - potential overcrowding and excess cars.**

Issued a NOV and have 30 days to clean up and code will be going back in two weeks to check up on the progress

4. **House on Westbury without electricity with occupants – police activity was observed by CAC member on 8-16-16**

The house is being taken over by the homeowner and he is in the process of evicting the current tenants as per code enforcement reports.

ATT 1

Umbrellas for lifeguards - all lifeguard stands are now equipped with a pvc umbrella holder that has been placed high enough so that the lifeguards can stand up under the umbrella if necessary. All lifeguards are given "sun sense" literature, informing them of the dangers of overexposure to the sun as well.

Foster avenue park - I had stopped in the park and took photos of all the problems (mold under the equipment, missing parts of equipment, safety surface patching, handicap swing damage, little house damage) and sent them to parks. They are already in the process of addressing some of these issues, and I will follow up on the progress.

ATT 3 1/2

Gmail

Gayle Lombardi <g.a.lombardi60@gmail.com>

follow up on CB's Bar and Grill, Hampton Bays, NY

Julie Lofstad <jlofstad@southamptontownny.gov> Fri, Jul 29, 2016 at 2:02 PM
Reply-To: Julie Lofstad <jlofstad@southamptontownny.gov>
To: Gayle Lombardi <g.a.lombardi60@gmail.com>, Stan Glinka <sglinka@southamptontownny.gov>
Cc: Michael Dunn <builder3@optonline.net>, James Burke <JBurke@southamptontownny.gov>

Dear Gayle,

Our town attorney is already on the lookout for any new applications. We will be monitoring the situation. Julie
Sent via BlackBerry by AT&T

From: Gayle Lombardi <g.a.lombardi60@gmail.com>
Date: Fri, 29 Jul 2016 13:50:46 -0400
To: Julie Lofstad<jlofstad@southamptontownny.gov>; Stan Glinka<sglinka@southamptontownny.gov>
Cc: Michael Dunn<builder3@optonline.net>
Subject: Fwd: follow up on CB's Bar and Grill, Hampton Bays, NY
[Quoted text hidden]

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ATT 3 1/2

Gmail

Gayle Lombardi <g.a.lombardi60@gmail.com>

follow up on CB's Bar and Grill, Hampton Bays, NY

Gayle Lombardi <g.a.lombardi60@gmail.com> Fri, Jul 29, 2016 at 1:50 PM
To: Julie Lofstad <jlofstad@southamptontownny.gov>, Stan Glinka <sglinka@southamptontownny.gov>
Cc: Michael Dunn <builder3@optonline.net>

Dear Councilpersons Loftstad and Glinka,

I received clarity from the SLA that the Mr. Tejada can apply for a new license at any time including at the same location (see the response from Mr. Smith from the SLA below) Since I believe that the Town Officials are notified of liquor license applications, I hope that you will keep the community apprised if this application were to occur. I have forwarded this information to the members of the CAC.

Thank you for all you do for Hampton Bays. I hope you have a nice weekend.

Gayle Lombardi

On Fri, Jul 29, 2016 at 9:27 AM, Smith, Michael (SLA) <Michael.Smith@sla.ny.gov> wrote:

> Morning.
>
> A person issued a cancellation order has leave to apply at any point and is not restricted to a 24 month moratorium, however, we strongly take into consideration their past history.
>
> Apply at same location? Yes.
>
> ---
>
> **From:** Gayle Lombardi [mailto:g.a.lombardi60@gmail.com]
> **Sent:** Friday, July 29, 2016 9:23 AM
> **To:** Smith, Michael (SLA)
> **Subject:** follow up on CB's Bar and Grill, Hampton Bays, NY
>
> Dear Mr. Smith,
>
> As a point of clarity on the proceedings to the above-named located, the documents indicated that the liquor license was CANCELLED. Based on my review of the SLA website, the licencee can reapply within two years. Can you advise as to the earliest date that the licensee can apply for a liquor license? Can he apply at the same location?
>
> Thank you for the clarity you can provide on this matter since the questions have been raised at various community meetings.

Good Ground Park

Pictures

Contact Us

Jay Schneiderman
Supervisor
Email

116 Hampton Road
Southampton, NY 11968

Ph: 631-283-6055
Fx: 631-287-5708

Staff Directory

Good Ground Park - Construction is underway to create Good Ground Park in Hampton Bays. This passive recreational park complete with amphitheater sits adjacent to Hampton Bays Main Street. It is intended to enhance the downtown Business area as well as provide a rich community resource. After more than a decade of planning and discussions with the community, "Good Ground Park" could open in the Fall 2016. The amphitheater will be used for plays and concerts. The community was very instrumental in the design and construction phase and will stay involved in the planning of the activities in the park.

TIME-LINE:

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2003 - Town of Southampton bought the 36 acre parcel of land with Community Preservation Funds to develop as a community park.
2004 - The idea for Good Ground Park is generated as part of the Hampton Bays Corridor Strategic Plan
2008 - Corridor Study modified to include Generic Environmental Impact Statement (GEIS)
2011 - Public Hearings held
2014 - State awards Town $2.3 million in grants to plan and build park
2015 - Groundbreaking & Construction commenced
2016 - Expected completion date Fall 2016

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ATT 5

HAMPTON BAYS CAC

July 22, 2016

Commissioner Rose Harvey
NYS Office of Parks, Recreation and Historic Preservation
625 Broadway
Albany NY 12207

Re: Support of Good Ground Park and Hampton Bays Downtown Revitalization

Dear Commissioner Harvey,

The purpose of this letter is to notify the NYS Office of Parks, Recreation, and Historic Preservation that the members in attendance at the July 20th meeting of the Hampton Bays Citizens Advisory Committee unanimously voted to support the Town of Southampton's application to the Environmental Protection Fund (EPF) grant program to support Phase II development of Good Ground Park.

We are thankful that the NYS Office of Parks, Recreation and Historic Preservation supported the Town's prior EPF applications for planning and development. We are looking forward to the completion of the construction of Good Ground Park and the positive effect it will have on the revitalization of the commercial district of Hampton Bays.

I hope that this proposal receives every consideration for funding.

Sincerely yours,

Michael Dunn
Co-Chairperson
Hampton Bays Citizens Advisory Committee

ATTACHMENT 6 – GOOD GROUND PARK – 8-9-16

Town Board Resolution 2016-817 Category: Agreements, Contracts, Leases Sponsors: Supervisor Jay Schneiderman Department: Central Purchasing and Contracts Compliance Authorize the Supervisor to Execute an Amendment with the Raynor Group P.E. & L.S. PLLC For Construction Management at Good Ground Park WHEREAS, on September 24, 2015, the Town of Southampton by Town Board resolution 2015-920 entered into a contract with the Raynor Group P.E. & L.S. PLLC. for Construction Management at Good Ground Park; and WHEREAS, the original term of this agreement expired on April 30, 2016 but was further extended to April 30, 2017 by resolution 2016-409 as a no cost time extension; and WHEREAS, the original amount of this contract of $44,520 needs to be increases due to the construction completion date being changed to September 15, 2016 which adds sixty (60) additional working days that will require oversight of the services being performed; and WHEREAS, in addition services have been added that are beyond the original scope to wit: -developing alternate specifications, addendum and value engineering including but not limited to the elimination of vinyl sheet piling retaining walls, modifying the electrical power supply design and grading plan and proposing an irrigation water supply well; and -review of change order and payment requests; and -construction monitoring associated with implementing and overseeing a separate contract for he clearing of that was performed by Laser Industries; and -construction monitoring of the installation of the water main improvements performed by HBWD contractor for pressure leak issue; and WHEREAS, the cost to provide construction management for the services aforementioned shall not exceed $15,000; now therefore, be it Southampton Town Board - Agenda Regular Town Board Meeting of August 9, 2016 Page | 18 RESOLVED, that the Town Board of the Town of Southampton hereby authorizes the Supervisor to execute a contract amendment with the Raynor Group P.E. & L.S. PLLC For Construction Management at Good Ground Park in an amount not to exceed $15,000; be it FURTHER RESOLVED, that this contract amendment shall be prepared by Contracts Compliance and per the Town Comptroller, no purchase order shall be created and no payment shall be made without a fully executed contract. Financial Impact: The soucre of funding for this amendment shall be GL## C1-99-C522-00-6212-0000 in an amount not to exceed $15,000.

ATT (6)

ATTACHMENT 7 – GOOD GROUND PARK RESOLUTION – 8-9-16

Town Board Resolution 2016-825 Category: Budget & Finance Sponsors: Supervisor Jay Schneiderman Department: Central Purchasing and Contracts Compliance Amend 2016-2020 Capital Program & Budget for Capital Project Good Ground Park WHEREAS, the 2016-2020 Capital Program was adopted per Resolution 2015-1142 by the Town Board, as amended, on November 20, 2015; and WHEREAS, the 2016-2020 Capital Program includes project LM 14.2 Good Ground Park with a 2016 Amended Budget of $2,475,794; and WHEREAS, additional monies are necessary for Phase I in the amount of $45,000 for water services, change orders and events; and WHEREAS, the Town will seek to bond for these monies in the near future, however, in the interim it is the recommendation of the Town Comptroller to authorize a loan from the General Fund to fund the payment of $45,000 for these additional expenses; now therefore, be it RESOLVED, the Town Board of the Town of Southampton hereby amend the 2016-2020 Capital Program and 2016 Capital Budget for Capital Project LM 14.2 Good Ground Park and increases the 2016 Amended Budget of $3,225,794 by $45,000 to $3,270,794 to be funded from the general fund; be it FURTHER RESOLVED, the Town Board of the Town of Southampton hereby authorizes a loan from the General Fund to Capital Project LM 14.2 Good Ground Park in the amount of $45,000; be it FURTHER RESOLVED, the Town Comptroller is authorized to make all budgetary and accounting entries necessary to execute. Southampton Town Board - Agenda Regular Town Board Meeting of August 9, 2016 Page | 25 Financial Impact: General Fund loan to the Capital Project LM 14.2 Good Ground Park in the amount of $45,000.

ATT (7)

ATTACHMENT 8 – GOOD GROUND PARK RESOLUTION 8-9-16

Town Board Resolution 2016-826 Category: Budget & Finance Sponsors: Supervisor Jay Schneiderman Department: Comptroller Authorize Hampton Bays Park Reserve Fund #4 Expenditure for Good Ground Park WHEREAS, the Deputy Supervisor has recommended that temporary restroom facility be purchased for Good Ground Park in Hampton Bays; and WHEREAS, there are funds available in the Hampton Bays Park Reserve Fund #4, Cost Center R009; and WHEREAS, Town Code Section 292-35 (B)(4) of the Town Code states that Park Reserve Funds can be used for the physical improvement of neighborhood parks, playgrounds or recreation sites; and WHEREAS, this has been deemed an appropriate use of Park Reserve Funds; now therefore be it RESOLVED, the Town Board of the Town of Southampton hereby authorizes up to $45,000.00 from the Hampton Bays Park Reserve Fund #4, G/L #R3-99-R009-70-6420-7503, to be utilized for the purchase of a temporary restroom facility for Good Ground Park; and be it further RESOLVED, the Town Comptroller is authorized to make all budgetary and accounting entries necessary to execute. Financial Impact: The source of funding shall be the Hampton Bays Park Reserve Fund #4 G/L #R3-99-R009- 70-6420-7503, in an amount not to exceed $45,000.00

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ATT 8.5 1/2

Gmail

Gayle Lombardi <g.a.lombardi60@gmail.com>

HB Economic Development Committee Mtg and GGP update

Francis Zappone <FZappone@southamptontownny.gov>
To: Gayle Lombardi <g.a.lombardi60@gmail.com>

Wed, Aug 17, 2016 at 2:57 PM

Francis Zappone

Deputy Supervisor

Town of Southampton

tel. no.: 631 283 6055 x 1865

fax: 631 287-5708

email: fzappone@southamptontownny.gov

From: Gayle Lombardi [mailto:g.a.lombardi60@gmail.com]
Sent: Wednesday, August 17, 2016 2:08 PM
To: Francis Zappone
Subject: Re: HB Economic Development Committee Mtg and GGP update

Hi Frank,

Please confirm or comment to the following:

1. The June resolution was to use monies that were already granted by NYS and were not related to the second document that you forwarded to me.. Please confirm.

CORRECT. MORE ACCURATELY, TO AUTHORIZE TO EXPEND MONIES THAT WILL BE REIMBURSED BY THE GRANT

2. The grant application prepared in July is for the Phase !! (which includes the comfort stations). If the grant does not get approved, what will be the source of the monies for the comfort stations?

CORRECT. IF THE GRANT IS NOT AWARED THE TOWN WOULD HAVE TO BOND FOR THAT ADDITIONAL FUNDING OR CONSIDER MAKING CHANGES TO THE PROJECT PLAN.

3. I noted that there were 3 resolutions for expenditures for GGP on 8-9-16 that were estimated at a total of $100,000 including $45K for temporary restrooms. Is there any additional information I can provide to the CAC regarding these expenditures.

THE TEMPORATRY RESTROOMS ARE AN INSURANCE POLICY IF THE PERMANENT COMFORT STATION IS NOT AVAILABLE FOR USE IN SUMMER OF 2017. SOMETIMES HEALTH DEPARTMENT PERMITS, WHICH WOULD BE

REQUIRED, TAKE LONGER THAN WE CAN ANTICIPATE

ART 8.5 1/2

Thanks much.

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ATTACHMENT 9 – PATTERN BOOK OVERLAY DISTRICT – 8-9-16

Town Board Resolution 2016-838 Category: Agreements, Contracts, Leases Sponsors: Supervisor Schneiderman, Councilwoman Scalera Department: Central Purchasing and Contracts Compliance Award and Authorize the Supervisor to Execute a Contract with Historical Concepts for the Preparation of a Pattern Book for the Hampton Bays Downtown Overlay District Southampton Town Board - Agenda Regular Town Board Meeting of August 9, 2016 Page | 37 WHEREAS, on June 14, 2016, by Resolution No. 2016-641, the Town Board of the Town of Southampton authorized the Town Clerk to advertise a Second Request for Proposals for Preparation of a Pattern Book for the Hampton Bays Downtown Overlay District; and WHEREAS, four (4) proposals were received by July 14, 2016 at 4:00 p.m., prevailing time; and WHEREAS, the proposals were reviewed by a committee designated for this task and the Town's Contract Technician and it has been determined that Historical Concepts presented the proposal that best suits the Town's needs; and WHEREAS, that based on the recommendation of the committee and the Town's Contract Technician that the contract for Preparation of a Pattern Book for the Hampton Bays Downtown Overlay District be awarded to Historical Concepts in an amount not to exceed $143,000; and WHEREAS, the term of this contract shall be from the date of a fully executed contract, to May 31, 2017; the Town, if satisfied with the services provided by Vendor has the option to renew this contract for a period of time determined by the Committee set forth for these purposes, if doing so is in the best interest of the Town; now therefore, be it RESOLVED, that the Town Board of the Town of Southampton hereby authorizes the Supervisor to execute a contract with Historical Concepts in an amount not to exceed $143,000, and, per the Town's Comptroller, no purchase order shall be created and no payment shall be made without a fully executed contract; and be it FURTHER RESOLVED, the source of funding shall be Land Management Pay-As-You-Go G/L #03-99-9910-22-6401-0000 in an amount not to exceed $100,000. Appropriate fund balance from gl#03-99-9910-22-9090-0000 in an amount of $43,000 to increase Land Management Pay-As-You-Go G/L #03-99-9910-22-6401-0000 by $43,000. Financial Impact: The source of funding shall be Land Management Pay-As-You-Go G/L #03-99-9910-22- 6401-0000 in an amount not to exceed $100,000. Appropriate fund balance from gl#03- 99-9910-22-9090-0000 in an amount of $43,000 to increase Land Management Pay-AsYou-Go G/L #03-99-9910-22-6401-0000 by $43,000.

ATT 9

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Gmail

Gayle Lombardi <g.a.lombardi60@gmail.com>

workplan for Ponquogue/Main Street Study

Francis Zappone <FZappone@southamptontownny.gov>
To: Julie Lofstad <jlofstad@southamptontownny.gov>
Cc: Gayle Lombardi <g.a.lombardi60@gmail.com>, Stan Glinka <sglinka@southamptontownny.gov>, Christine Fetten <cfetten@southamptontownny.gov>

Sat, Aug 13, 2016 at 5:36 PM

The contract for a concept plan was executed as of the last Board meeting. Kristen Doulas from parks dept. is working with the firm to establish a schedule for the community outreach, online survey, public meetings and other elements of this preliminary concept development phase. This project is a parks dept. project.

Thanks...from Frank!
iPad.
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ATT (10)

GOOD GROUND PARK
COMMUNITY DAY October 15 (RD Oct 16) ATT 11 1/2

FOOD	ENTERTAINMENT	ACTIVITIES
The Inn Spot on the Bay The innspot.com 631-728-1200 (CONFIRMED) Theinnspot.com/food truck Collette and Pam (Marc)*	Magician David Funn $350./hr-2hr-$450. Magic and balloons Avail before 1pm (Michelle)* David@davidfunn.com	The art nanny, contact Amanda-waiting on email can do art for kids, only charges for supplies (Michelle)* .
Scotto's Food Truck Scottoporkstore.com(CONFIRMED) 631-728-5677 (Mike)*	Darlene Graham-suggested by (Michelle Kelly)* Amazing children's musician darlenegrahamevents@gmail.com	April , an amazing face painter, aprilsfunny@yahoo.com 631-682-7478 (Michelle)*
Nice buns Food Truck Jamie 631-457-8049 (CONFIRMED) (631) 765-5036 (Lars)*	Charles Certain 631-603-1309, (Maria)* spoke to him says he's willing to do whatever	It takes a village, pre-school-(Michelle)* apples- crates?
Hampton's Coffee(CONFIRMED) Hamptoncoffeecompany.com 631-726-2633 (Kristen)*	Brian Owens "Brian and Eddie" Brian will donate his time will check with Eddie or Brian will play alone-631-833-9275 (Lars)*	"Goat on a Boat" puppet theater-(Meghan)* (DECLINED)
Noah's on the road Chefnoahs.com 631-333-2156 (Dot)*	Jan Hanna Band 631-219-6685 Janis recommends Jim Mc Grath mcgrath0000@gmail.com (Janis)*	Quogue Wildlife-(Janis)* Animals/petting zoo for kids
Whole Le Crepe Wholelecrepe.com 631-255-6055 (Dot)*	Kerry Kearney Band Janis recommends (Janis)*	Pumpkins-Krupski's(Kevin)* No hayride-(Kristen)* (private?)
Blondie's bake shop truck 631-421-4245 (Dot)*	Adam/Gail Dance Studio-(Michelle)* checking they could do 30 min. dance routine agdanceco@yahoo.com 631-921-6406 Gail Barenello	Ponys Wells Fargo-(Connie)* Christine Curiale-631-204-2529 Letter sent 8/1
Schuckers Patrick Mc Cormack 631-905-8292 (Michelle)*	Kenny Dagostino-Montauk Music Festival 914-656-6949(Connie)* mtkken@gmail.com	Historical society-(Marc)* Fasenella checking
Oysters (Kevin)*	High School Marching Band and/or Jazz Band (Lars)*(might be used Friday and/ or Sat.)	Clydesdale horses Tony Galgano will call Frank 516-2388877 (Susan)*
Gemelli's (Mike)*(CONFIRMED)	Gene Ullman-classis rock n roll Would charge $1,000. Could use his mic system for other acts 631-484-7686 (Kristen)*	Gift Bricks fundraiser 800-537-5579 shelleyg@giftbricks.com (Susan)*
Canal Café (Lars)(CONFIRMED)	Daren Ottati-631-804-5721 3 pc. Or 4 pc Band-$600-700. Available	

GOOD GROUND PARK
COMMUNITY DAY October 15 (RD Oct 16) ATT 11 2/2

	with sound equipment $1,000. (Susan)*	

***DESIGNATED FOLLOW-UP