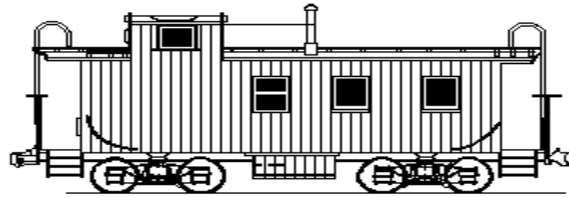


Wayne H. Nickum Town Hall  
12641 Chapel Road  
Clifton, VA 20124

Mailing Address:  
P.O. Box 309  
Clifton, VA 20124



**CLIFTON TOWN COUNCIL MEETING  
TUESDAY, APRIL 1, 2025, 7:30 PM  
WAYNE H. NICKUM COMMUNITY MEETING HALL  
12641 CHAPEL ROAD  
CLIFTON, VIRGINIA 20124**

**Present:** Mayor Tom Peterson; Vice Mayor Regan McDonald; Councilmember Mary Hess; Councilmember Lynn Screen; Councilmember Jay Davis; Councilmember Steve Effros  
**Staff:** Laura Jane Cohen, Town Administrator (Remote); Kerrie Gogoel, Town Clerk  
**Absent:** Suzy Murphy, Town Treasurer

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**The Regular Meeting was called to order by Mayor Peterson at 7:30PM**

1. Apply Policy for Remote Participation by Electronic Means for Town of Clifton (if needed).
2. Report of the Town Clerk:
  - a. Approval of the Minutes (previous meetings, special meetings, and work sessions).
  - **CM Effros made a motion to approve the minutes from the March Town Council meeting. The motion was seconded by CM Davis and approved by poll, 6-0.**
  - b. The Clerk noted that they continue to work on the presentation for the Committee Expectations training based on feedback provided by Councilmembers. CM Screen noted that as one of the feedback items suggested by VM McDonald was to provide committees with a budget snapshot, it would be helpful to have this meeting with committees prior to the upcoming budget work sessions beginning mid-April.
  - c. The Clerk noted that they fielded between 10 and 15 inquiries regarding the loss of the Belle Jar shop, and highlighted that almost everyone who reached out asked if the building could be returned to a retail status after the renovation.
  - d. The Clerk reported that they worked with the local restaurants to develop and facilitate signature of a letter to be sent to Chairman McKay in disapproval of the proposed cut of the Clifton ambulance services.
  - e. The Clerk reported that they issued one new golf cart license and registration this month.
  - f. The Clerk noted that they worked with the Streetscape team and Verizon to change over the copper phone lines in the Town Hall to Fios.

- g. The Clerk reported that they met with VM McDonald and Administrator Cohen to review the Town's insurance.
- 3. Report of the Treasurer  
See attached report.
  - a. Mayor Peterson noted that the Boy Scouts who renovated the caboosse luggage cart were in need of reimbursement and that while the amount previously authorized was \$2,000, the total amount was slightly over. Mayor Peterson noted that Peterson's Ice Cream would cover the remainder of the tab and the Clerk would deliver the receipts to the Treasurer.
  - b. Mayor Peterson noted that some folks from Fairfax County dropped off paperwork for all the local businesses to pay the county at his property and asked the Clerk to deliver to the Treasurer. Citizen and local business owner Greg Young noted that their business had these forms mailed to their business directly so it was odd that they were all delivered to the Mayor.
  - c. Three payments or requests were listed in the report as needing to be approved by Council:
    - i. One payment was to J2 Engineering; however, it was noted as still pending Streetscape team approval and as such was not ready for Council review at this time.
    - ii. One bill was to Green Valley.
- **CM Effros made a motion to approve the invoice to Green Valley as listed. The motion was seconded by CM Davis and approved by roll call:**
  - CM Hess: Aye**
  - VM McDonald: Aye**
  - CM Screen: Aye**
  - CM Davis: Aye**
  - Mayor Peterson: Aye**
  - CM Effros: Aye**
- iii. The Clerk noted that United Bank requested signatures from the Mayor in order for the Treasurer to be added to the account and gain access to a credit card.
- **CM Screen made a motion to update the paperwork as requested by United Bank so that the Treasurer would be able to be added to the account. The motion was seconded by CM Davis and approved by poll, 6-0.**
  - iv. The last bill was to Service Mechanical; however, as the bill was for less than \$1,000, no approval was needed.
- **CM Davis made a motion to approve the Treasurer's report, the motion was seconded by Mayor Peterson and approved by poll, 6-0.**

4. Report of the Administrator
  - a. The Administrator noted Supervisor Herrity has been ill and so this effort has been on hold until he is available again.
  - b. Clifton Ambulance in County Budget
    - i. The Administrator noted that several members of council were signed up for public comment and they requested that should other locals have stories to share but they are unable to speak themselves, that they send them the stories and the Administrator would share on their behalf.
    - ii. The Administrator noted that they met with Chairman McKay on this topic and they are cautiously hopeful that this service will not be lost; however, would not count on it until it becomes finalized.
    - iii. The Administrator noted that Senators Helmer and Pekarsky have been working with the firefighters union and that the Senators would be sending a letter on behalf of the Town.
    - iv. CM Effros noted that they would be signing up for testimony and inquired if there would be a better day to go than others as it is a series of 3 days of public comment. The Administrator noted that any day would work and they would be happy to go early and keep folks up to date on the status of the sessions so they do not need to sit there all day long.
  - c. CM Davis noted that the Town needs to take over utilities on the Pink House and requested that the Administrator facilitate this effort. The Administrator noted that the Town can likely let the internet lapse as well as trash, but that they could proceed with setting up a new account to keep the power on.
  - d. Mayor Peterson inquired whether the Administrator had an update on whether the County would be implementing a county-wide meals tax. The Administrator noted that the County has advertised with a maximum rate of 4%, but that it won't be official until later this year. The Clerk noted that per the discussion in the last Council meeting, it is the Town's understanding that the Town tax supersedes the County tax and it wouldn't be added on top.
  - e. Mayor Peterson also inquired whether the Administrator was aware of Department of Transportation opportunities for grants and the Administrator replied that they would investigate.
5. Citizen's Remarks - Suggestions or complaints of citizens and taxpayers, and other persons authorized by the Mayor to address the Council.
  - a. Delgermaa Khayankhyarvaa, owner of property at 7225 Clifton Road, site of the Mongolian Buddhist Center  
Ms. Khayankhyarvaa attended with family members to discuss the Mongolian Buddhist Center at this location. They noted that the old property was not functional (for example, they had to redo the septic system, which took 6-8 months of working with the County to complete and the final closeout of this was completed in January) and that they have remodeled the existing house as it stands and are adding a 2-story addition to the home. They will have a teacher who is a monk, and their three daughters living there, with the addition serving as the teacher's working place. It is important to note that the teacher's work consists of primarily teaching online as well as preparing for classes.

Because the property is larger, they have worked with Fairfax County to build a yurt on the property to make the property more similar to their homeland and they have gone through the building permit process for that. They have worked with engineers and the county which has proven costly, and in an effort to offset these costs, licensed contractors have been volunteering their time on weekends which may account for some of the increased volume seen on weekends.

The yurt, which will serve as a location for meditation for the teacher, has already been built and they are now working on the addition, and continue to work with the County on permits for home teaching. Ms. Khayankhyarvaa reported that in the Buddhist culture, they do not host large gatherings and their practice is typically to consult people one on one, which would be the expected attendance. Typically, the teacher will go to visit families, and other times the family will come in.

- i. Mayor Peterson inquired as to the number of approved parking spaces the site has. Ms. Khayankhyarvaa reported that they are not there yet, but as far as parking they understand that it is dangerous to get off the road there. They have discussed with their neighbor and the two property owners want to work together to build a new entrance/exist from the backside of both properties and have parking in that area in conjunction with the neighbors.
- ii. Mayor Peterson inquired as to the maximum number of people who can be on the site at a given time. Ms. Khayankhyarvaa noted that they would guess perhaps 20 people in the yurt maximum, but they are working on this with the County as part of the permitting process. After they submit their ideal plan to the County then they will go from there. They reported that there is a pre-application meeting to be held on April 10 and everything will be sent in prior to that, and the lessons/class plans were submitted to the County April 1.
- iii. CM Screen reported that a resident had expressed concern as they had seen parking occurring on Clifton Road. Ms. Khayankhyarvaa noted that as they agree the road is very dangerous at that particular curve and as such, they have only ever parked on their own property.
- iv. CM Effros noted that a lot of the concern relates to the pictures that are on the website which shows two yurts, a large building with many facilities and such. Ms. Khayankhyarvaa reported that that would be the dream, but is not the plans for this particular property. Right now, the teacher teaches at multiple facilities (in their apartment lobby, online, Drikung Dharma Surya, and at this facility, among others). Ms. Khayankhyarvaa noted that right now when she needs to pray she has to go to Maryland, and the goal was to build something more local to serve this community. CM Effros confirmed that the image of the temple displayed on the website is not what is planned for this site, neither is the second yurt, and that the intention is to primarily do one on one fellowship, and that there is no intention to host large gatherings. Ms. Khayankhyarvaa expressed agreement. CM Effros and Mayor Peterson suggested that the group

update their website to make that clear, as it is largely the depiction on the website that has been generating concern from local residents.

- v. CM Davis inquired as to what drew the group to this site specifically, and why they chose Clifton. Ms. Khayankhyarvaa reported that she lives in Clifton with her children, and many of the potential attendees of this facility are local to Clifton. CM Davis requested that they be proactive with the Town as to whether their plans change or expand. While the property is not within the Town boundary and as such is out of the Council's jurisdiction, they can be an avenue for the group as they continue to work with the County and ensure that we are understanding neighbors.

#### 6. Reports of Committees:

##### a. Planning Commission

See attached. The report was provided by the Town Clerk as the Planning Commission Chair was not in attendance.

- i. The Planning Commission reviewed the request for renewal of a year conditional use permit by Fairfax County Dept of Public Works and Environmental Services (DPWES) Solid Waste Management Program – Susan Davidson for the continued installation of the glass recycling collection site for Purple Can Club at the Clifton Elementary School as described in the application for a use permit, and to be located on the approved site. There were no objections received by the Planning Commission to this continued use. The Planning Commission recommends that the 2024 Conditional Use permit, dated April 2, 2024, be continued unconditionally upon the same conditions and requirements as set forth in the Use Permit dated April 2, 2024. The Clerk noted also that the applicant had requested for the application fee to be waived as it was in April 2024. Citizen Geri Yantis requested that should this be approved, that it be approved in honor of local resident Joel Byrne who had served the Clifton community by collecting glass for his recycling business prior to his passing in 2023.

- **CM Davis made a motion to approve the Planning Commission recommendation for the Purple Bin in honor of Joel Byrne and to approve the request to waive the fee. The motion was seconded by CM Effros and approved by poll, 6-0.**

##### b. Committee on the Environment (COTE)

- i. VM McDonald reported that the Town Cleanup held in March was a large success and thanks to the 12 Scouts who assisted, as well as to Trummers for providing treats for those who came to help.
- ii. Chair Laura McDonald noted that it is currently the timeframe to do the spring cleanup for invasive plants. They are wrapping up their time with IPC, and moving forward they have a benefactor coming up with a master plan to treat the floodplain area. There was a previous group that did this,

but this new plan will be much more detailed and this plan can be references before the Town can move forward. The idea right now is to do the usual treatment and then by fall or winter, the master plan will be ready and the Town will be better able to attack this issue.

- iii. CM Davis inquired with respect to NVCT whether this is a follow on to the previous agreement that the Town didn't want to enter into and how this is related. Chair McDonald reported that this will be the last treatment of that phase. CM Screen clarified to ask whether going forward the plan will inform our budget process each year, even though we will not be able to commit as NVCT had previously requested. VM McDonald noted that in the future, the Town can revisit the agreement and determine what the future is going to look like. CM Davis inquired whether the master plan will be done in time to be considered as part of the current budget planning process and Chair McDonald indicated that the plan would not be ready until the end of the summer; however, they do have a rough cost per acre that can be used for budget planning.
- iv. CM Screen noted that there was a concern regarding the fall treatment and where this falls in the budget. Chair McDonald noted that there had been a fall treatment and that was when IPC did too much and overcharged, that was corrected in the fall. VM McDonald noted that between COTE, Parks, and Maintenance, there is funding in the budget for the spring treatment.

- **CM Davis made a motion to approve the request of \$1,650 to service the Town's half of the invasive plant treatment. The motion was seconded by CM Hess and approved by roll call:**

**CM Hess: Aye**

**VM McDonald: Aye**

**CM Screen: Aye**

**CM Davis: Aye**

**Mayor Peterson: Aye**

**CM Effros: Aye**

- c. Special Projects Committee (Streetscape).

See attached report.

- i. Regarding stormwater management, Chair Yantis reported that VDOT wanted the Town to purchase nutrient credits. CM Effros asked for clarification and Chair Yantis noted that the concept is that if the Town doesn't have the ability to manage stormwater, they can donate to other areas that need the management and that the estimate is about \$1,000. The required application was submitted and they are awaiting an update.
- ii. Duct Bank construction: CM Effros requested clarity on what exactly the duct bank will be. Chair Yantis noted that it is essentially a ditch where the conduits can be put in. Clarity was requested on who owns the duct bank itself. Chair Yantis noted they are actively working on getting this clarification, but noted that the Town will not be maintaining anything on this (except for the crosswalk because that is not VDOT compliant). Phase

2 of this eventually is that the utilities will come in behind and install their cables and wires through the duct conduits and it gets transferred above ground at various locations. Each conduit itself is the responsibility of each utility. CM Effros inquired who would be responsible if the conduit or duct bank collapses. Chair Yantis reported that VDOT would be responsible here as everything is part of their right of way, and also noted that the Administrator is trying to get this resolved, and also noted that if there is an issue with the utility itself then they work with VDOT to get it resolved.

- iii. Chair Yantis noted that agreements were all sent out to the utility companies – they have received responses from Verizon to clarify their cost since they are paying for both phases 1 and 2. The consultant is preparing that response and a separate meeting will be held with Verizon and VDOT to clarify. CM Effros inquired whether an issue is expected. Chair Yantis noted that Verizon’s concern is that they want to do their own estimates to compare, because they would use their own contractors, which they are welcome to do; however, it would likely be more cost effective for them to go with those people who are already there doing the work. Verizon also has a concept of doing the work “in kind”, but in reality, there is no “in kind” as this is such a unique case due to the use of private property. CM Effros noted that theoretically since Verizon does this all the time, they should have an idea of the costs.
- iv. Chair Yantis noted that they are anticipating construction to begin on the duct bank within the next three months. Mayor Peterson requested on behalf of the businesses that they be given as much heads up as possible to come up with an ingress/egress plan. Chair Yantis indicated that the project team would like to have two meetings between now and the beginning of construction with all of the business and property owners and will try to get one scheduled. The agenda for this first meeting would be to have discussion surrounding how to minimize disturbances. They noted that the duct bank construction will be a good test run for the Town as this will be a shorter duration and less invasive than the full phase 2, so lessons learned here can be applied next year. CM Hess inquired whether there is a plan to send out communications to the community on this upcoming construction and it was confirmed that there is but that the Council needs to work together on this effort.
- v. Chair Yantis noted that the owner of the Clifton Café property (7144 Main Street) had requested with their letter of intent to receive the formal offer for the easement on his property. The package was put together by the consulting team and sent to Council. The offer letter and the amount of the offer (aka bar) need to be signed off on by the Mayor. With these signatures, the package would be presented to the owner and they would be given the opportunity to accept the offer or donate the easement. The cost is \$3,100.

- **CM Screen made a motion to approve the offer letter as drafted to the owner of 7144 Main Street with the value of the easement alongside the bar that outlines the offer in the amount of the easement. The motion was seconded by CM Effros and approved by poll, 6-0.**

7. Unfinished Business:

a. Town Hall Lease

- i. As noted above, due to Chairman McKay being ill, there have been no further discussions with the County on this topic.
- ii. Mayor Peterson noted that the county is replacing the fuel tank on the Town Hall property and that this will be taking away parking for 6 months, this should be considered in the lease discussions.
  1. CM Hess noted that this is a major concern for Clifton Day, as the parking lot is used during that event. CM Effros reported that they believe it is the parking behind the building not in front of the building; however, clarification is still required as if the parking in the rear is removed, then it could be assumed that the firefighters will park in front of the building and it should be determined where the engines go.
  2. The Clerk noted that other folks do use this facility and the Town rents it out to them, this is marked as an \$8,000 income on the Town budget. The Town Hall Manager should be looped in on this when clarity is received on the parking situation, as there are groups with recurring, monthly rentals that they have paid for.
- iii. CM Screen inquired whether it would even be productive to have the next meeting with Chairman McKay as the goal is just negotiating it down. They suggested that if the Town wants to speed this up, they could make the next move and see where that goes. They noted that there is too much window of uncertainty that the Town cannot afford the risk to sign the agreement as is with the requirement of the Town to cover all maintenance of the building.
- iv. CM Effros noted that the folks CM Screen and Administrator Cohen are meeting with may not be aware of the construction regarding the fuel tank occurring this summer and to perhaps take a step back. CM Screen noted that the floor peeling is something that needs to be addressed.

b. Pink House

- i. Local business, One Dwelling, Inc. is being contractor to work on the estimates.
- ii. The Belle Jar is working to move out and the Town gave them the full month. The business owner will work with the Clerk to hand over the keys.
- iii. See above in the Administrator report regarding utilities. It was inquired whether internet was required at this time and whether it is under the same property as the Barker Building. The Clerk indicated they did not believe so and that building does not have internet.



- iv. Regarding sewage, it was noted that they are being charged as commercial, and the Town likely needs to get the building rezoned away from industrial so that the bill can be reduced. CM Davis indicated that they would bring it up at the next planning commission meeting.
  - c. Regional Water Planning Stakeholders
    - i. The Clerk noted that per the meeting last month, they had discussed this with the Planning Commission and they did not want to lead this effort but were in agreement that perhaps this should be a cross-committee effort. VM McDonald noted that it should still be given to a single point of contact to work between the businesses and various committees. Mayor Peterson tasked the Town Administrator of this effort.
- 8. New Business:
  - a. Northern Virginia Hazard Mitigation Plan letter of intent
    - i. CM Screen reported that the first step to develop an annex is to sign a letter of intent so that the folks in the county can procure a consultant and start to put together the plan to update the existing plan and that this is completed every 5 years. They noted that it was also discussed that having this plan would be a way for the Town to go through a process of identifying manmade or natural disasters that could occur within Town limits, and also that once these are documented in the plan, should the State declare a state of emergency, then the Town is eligible to apply for grants. The letter merely needs to be signed.
  - **CM Screen made a motion that the Town move forward with signing the letter of intent so that the Town can participate in the Northern Virginia Hazard Mitigation Plan. The motion was seconded by CM Davis and approved by poll, 6-0.**
  - b. FY26 Budget and Budget session dates
    - i. CM Screen reported that the budget that the Town is planning for goes into effect on July 1 and that typically the Council plans for three budget sessions (though often, only two are necessary). After that, the Town will host an open hearing for community reactions and then the Council can approve the budget in the subsequent Council meeting. Therefore, to keep on track, the budget planning sessions must happen in April. It was noted that the Treasurer needs to put out a call to committees and give them at least a week, possibly more, to respond. It was also noted that it would be desirable to ensure the budget aligns with the Town Plan, specifically with respect to traffic and parking goals.
    - ii. The dates determined were April 17, 24, and May 1, at Town Hall at 7PM.
  - c. Fairfax County Meals tax
    - i. See above in the Administrator report.
- 9. Adjournment.

The meeting was adjourned by general acclamation.



Electric Transmission  
P.O. Box 26666  
Richmond, VA 23261

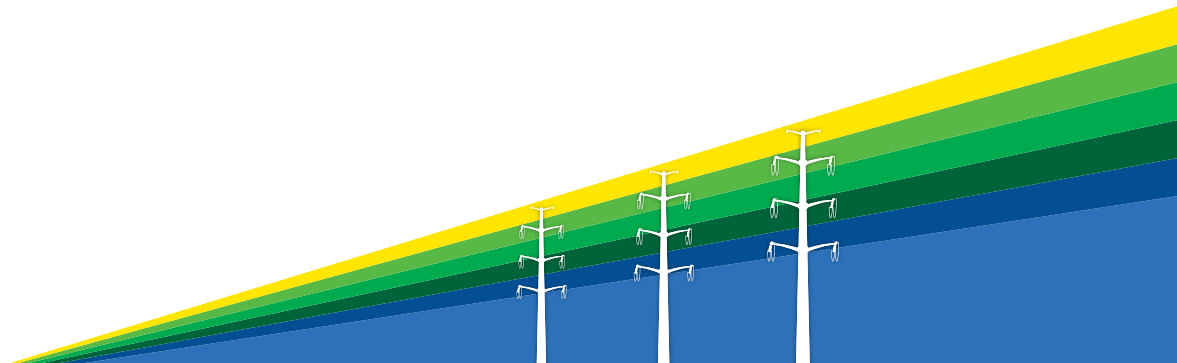
**Learn more about transmission line construction in Prince William County and the City of Manassas, Virginia.**



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# Investing in Our Communities

Dominion Energy image. Not project specific.



# Construction Update

## Cannon Branch-Winters Branch 230 kV Transmission Line Extension

At Dominion Energy, we are committed to providing the latest information on projects in the communities we serve. We would like to update you on the 230 kilovolt (kV) electric transmission line extension between Cannon Branch Substation in the City of Manassas and Winters Branch Substation in Prince William County, Virginia.

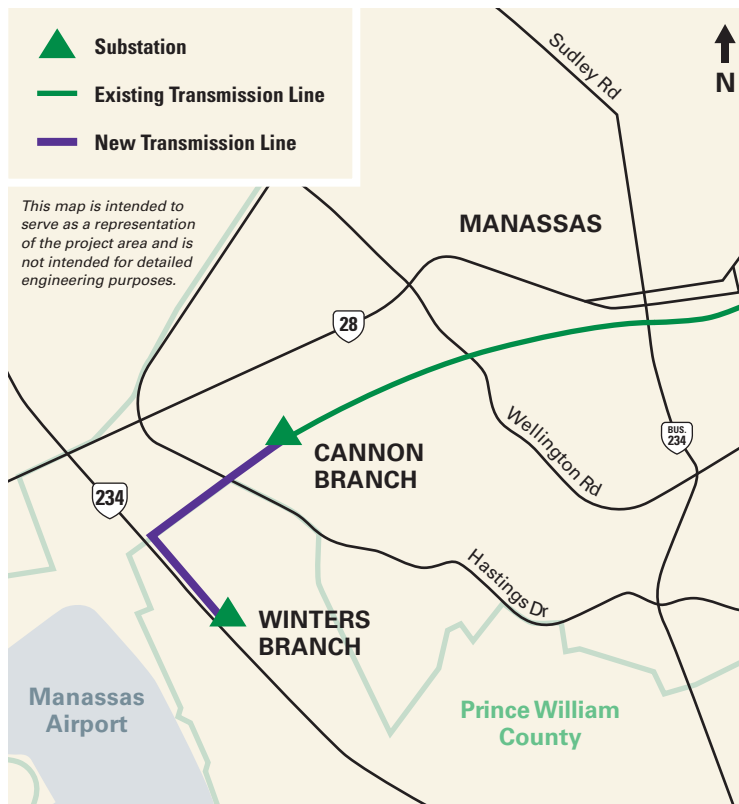


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MORE

Substation construction originally began in spring 2023. The remaining work was rescheduled to accommodate other work in the area. We are pleased to announce that the Cannon Branch-Winters Branch transmission line construction and associated forestry work will now proceed. The project is scheduled for completion in early fall.

Thank you for your patience through the schedule changes and construction process.

Protecting the grid against natural and man-made acts is a top priority. You can learn more about our commitment to safety at [powerlines101.dominionenergy.com](http://powerlines101.dominionenergy.com).



## UPCOMING CONSTRUCTION

**APRIL 2025**  
Preconstruction begins

**SPRING 2025**  
Construction begins

**SUMMER 2025**  
Construction scheduled for completion

**EARLY FALL 2025**  
Restoration scheduled for completion



Work  
in your area



Infrastructure  
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Ask  
questions

## CONTACT US

Website: [DominionEnergy.com/cannonbranch](http://DominionEnergy.com/cannonbranch)

Email: [powerline@dominionenergy.com](mailto:powerline@dominionenergy.com)

Phone: 888-291-0190

## TREASURER MONTHLY REPORT

March 2025

COUNCIL MEETING – April 1, 2025

\*Note: Financial reports not yet available since Council meeting is on the 1st of the month.

### United Bank

- Through their continued need to update paperwork; United Bank needs another resolution stating that the Town Council approves Tom Peterson, Mayor and Suzy Murphy, Treasurer to manage all Town of Clifton United Bank accounts including credit cards.
- Additionally, Kerrie has some paperwork for Tom to sign and for her to sign. I (Suzy) has already signed.

### Other Payments – Previously approved by Council

- J2 Engineers \$3,575.05 invoice for services covering Jan 26, 2025.

### Requests for Approval of Payment

- J2 Engineers invoice #28194 bill for February 23, 2025 services in the amount of \$52,766.38.
- Green Valley Landscaping invoice #57724 dated 3/24/2025 for mulching etc. in the park \$2,100
- Service Mechanical, invoice#31877/12511585 dated 3/25/25 for quarterly maintenance \$550.00

### Accounting Support

- I (Suzy) spoke with Tamara Greear, our contact at RodeferMoss; they will begin the review of the Town financials for FY24 beginning Monday, March 31st. We will be back in touch with one another the week of April 7<sup>th</sup>.

**PLANNING COMMISSION REPORT for March 25**

**Present: Terry Winkowski, Michelle Stein, Jay Davis, Kathy Kalinowski, Paula Sampson Absent: Adam Trost, Susan Yantis**

1. The Planning Commission reviewed the request for renewal of a year conditional use permit by Fairfax County Dept of Public Works and Environmental Services (DPWES) Solid Waste Management Program – Susan Davidson for the continued installation of the glass recycling collection site for Purple Can Club at the Clifton Elementary School as described in the application for a use permit, and to be located on the approved site. There were no objections received by the Planning Commission to this continued use. The Planning Commission recommends that the 2024 Conditional Use permit, dated April 2, 2024, be continued unconditionally upon the same conditions and requirements as set forth in the Use Permit dated April 2, 2024.
2. The Planning Commission through its Chair, Kathy Kalinowski submitted the 2024 Chesapeake Bay Preservation Area Annual Implementation Report to the Virginia Department of Environmental Quality which was due on March 31, 2025 on March 27, 2025.



## Chesapeake Bay Preservation Act

### 2024 Local Program Annual Implementation Report

Report for the period from January 1, 2024 through December 31, 2024

*Return to DEQ Liaison no later than March 31, 2025*

Per Section 9 VAC 25-830-260(1) of the *Chesapeake Bay Preservation Area Designation and Management Regulations* (Regulations), each local government subject to the *Chesapeake Bay Preservation Act* ("Bay Act") is required to submit an annual implementation report outlining the implementation of the local Bay Act program of the previous calendar year. The information in these reports is used to assess local patterns of compliance with the Bay Act and the Regulations and to evaluate the need for an administrative proceeding to more closely review any individual local government's compliance.

The Department of Environmental Quality (DEQ) Local Government Assistance Program is providing this document to local governments to assist with the submittal of this information. Please ensure all fields are filled out as appropriate. If the question is not applicable to the locality, mark as "N/A." If the response is unknown, please provide additional information in the "Notes / Additional Information" column provided to explain why this is the case.

<b>Locality Name</b>	Town of Clifton
<b>Local Bay Act Program Coordinator(s)</b>	Kathy Kalinowski, Planning Commission Chair
<b>Name of Person Completing Report</b>	Kathy Kalinowski, Planning Commission Chair
<b>Contact (Coordinator) Phone</b>	703-591-2323

<b>Contact (Coordinator) Email</b>	<a href="mailto:planning@cliftonva.gov">planning@cliftonva.gov</a>
<b>Review locality contact and webpage information</b> located here: <a href="https://www.deq.virginia.gov/home/showpublisheddocument/19074/638422043802583930">https://www.deq.virginia.gov/home/showpublisheddocument/19074/638422043802583930</a> .	Note any changes that need to be made:

<b>Date Form Completed</b>	3/25/2025
<b>Date Form Received (DEQ)</b>	

Optional: Please provide any updates on status of locality's efforts to review and/or incorporate the new regulatory requirements related to resilience or tree planting/preservation. These provisions currently have the anticipated locality adoption date of October 31, 2025. Localities are not required to provide this information or have adopted these provisions at the time of this annual report:

Locality is working on a tree ordinance

## 2024 Local Bay Act Program Annual Implementation Report

**Chesapeake Bay Preservation Areas (CBPA) Map, Comprehensive Plan and Ordinance Updates**  
9 VAC 25-830-60, 9 VAC 25-830-170

CBPA Map VAC 25-830-60(A)(1)	9	Yes/No/N/A	Notes / Additional Information
Was the local map designating Chesapeake Bay Preservation Areas updated in the previous calendar year?		No	
<b>If updated</b> , was it adopted by the local authority?		N/A	Provide adoption date:
<b>If updated</b> , was the map reviewed by the appropriate DEQ liaison prior to adoption?		N/A	Date draft submitted to DEQ for review:
<b>If updated</b> , how many new acres were designated as RPA? (9 VAC 25-830-80)		N/A	Number of new acres designated as RPA:
<b>If updated</b> , how many new acres were designated as RMA? (9 VAC 25-830-90)		N/A	Number of new acres designated as RMA:
<b>If updated</b> , how many new acres were designated as IDA? (9 VAC 25-830-100)		N/A	Number of new acres designated as IDA:
<b>If updated</b> , how many new linear miles of streams were protected by RPA buffers?		N/A	Number of linear miles of streams protected by RPA buffers:
<b>If updated</b> , how were the above figures determined?		N/A	Describe how numbers were determined:
<b>If updated</b> , does map reflect any reduction in acreage of RPA or RMA, as determined by field inspections or other tests?		N/A	Quantify the amount of change in RPA and/or RMA:
If the locality has designated Intensely Developed Areas, are these areas reflected on the map?		No	
Does the locality keep a "working" map (e.g. GIS) in addition to the official, or adopted map?		No	How frequently is the working map updated:



## 2024 Local Bay Act Program Annual Implementation Report

Local Bay Act Ordinance VAC 25-830-60(A)(2), (4) and (5)	9	Yes/No/N/A	Notes / Additional Information
Was the local Bay Act ordinance(s) revised in the previous calendar year?		No	
<b>If revised</b> , was the Bay Act ordinance adopted by the local authority?		N/A	Provide adoption date and ensure DEQ has access to a copy of the new ordinance:
<b>If revised</b> , was the ordinance(s) reviewed by the appropriate DEQ liaison for consistency with the Bay Act (§ 62.1-44.15:69) and Regulations prior to adoption?		N/A	When was draft submitted to DEQ for review:

Comprehensive Plan VAC 25-830-60(A)(3)	9	Yes/No/N/A	Notes / Additional Information
Was the Comprehensive Plan revised in the previous calendar year?		No	
<b>If revised</b> , was it adopted by the local authority? <i>Please provide adoption date in Notes section and ensure DEQ has access to a copy of the new Plan.</i>		N/A	Provide the adoption date:
<b>If revised</b> , was the Comprehensive Plan reviewed by the appropriate DEQ liaison for incorporation of Bay Act elements (9 VAC 25-830-170)?		N/A	Date draft submitted to DEQ for review:
Is the Comprehensive Plan currently under revision?		Yes	Jun-26

## 2024 Local Bay Act Program Annual Implementation Report

<p>What actions or activities, if any, has the locality taken to address Bay Act implementation measures in the Comprehensive Plan?</p>	<p>N/A</p>	<p>List implementation actions taken:</p>
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<b>Bay Act Program Website</b> VAC 25-830-60(A)(6)	9 Yes/No/N/A	Notes / Additional Information
Is a current copy or access to the locality's CBPA Map available on a publicly available website?	YES	<a href="https://cliftonva.gov/resources/finalplanoct 09 small.pdf">https://cliftonva.gov/resources/finalplanoct 09 small.pdf</a>
Is a current copy or access to the locality's Bay Act ordinance available on a publicly available website?	YES	<a href="https://cliftonva.gov/towncouncil/legislation/index 27 1878006083.pdf">https://cliftonva.gov/towncouncil/legislation/index 27 1878006083.pdf</a>
Is a current copy or access to the locality's Comprehensive Plan available on a publicly available website?	YES	<a href="https://cliftonva.gov/resources/finalplanoct 09 small.pdf">https://cliftonva.gov/resources/finalplanoct 09 small.pdf</a>

## 2024 Local Bay Act Program Annual Implementation Report

**Development in Resource Protection Area (RPA)**  
9 VAC 25-830-140 and 9 VAC 25-830-150

*Please provide a numerical response in place of the "0" in each row/column for the previous calendar year, as applicable.*

Permitted Uses in RPA 9 VAC 25-830-140(1)	# Applications	# Applications Approved	# WQIA Required	Notes / Additional Information (e.g. address of property, type of project, etc.)
Water Dependent Facilities	0	0	0	
Redevelopment Projects	0	0	0	
Development or redevelopment within Intensely Developed Areas (IDAs)	0	0	0	
Road and driveway crossings (private, not exempt)	0	0	0	
Flood control or stormwater management facility	0	0	0	
<b>TOTAL</b>	0	0	0	

## 2024 Local Bay Act Program Annual Implementation Report

Permitted Buffer Encroachments 9 VAC 25-830-140(4) & 9 VAC 25-830-150(A) and (C)(4)	# Applications	# Applications Approved	# WQIA Required	Notes / Additional Information (e.g. address of property, type of project, etc.)
New principal structure on “pre-Bay Act” lots recorded before 10/1/1989	0	0	0	
New principal structure on lots recorded between 10/1/1989 and 3/2/2002	0	0	0	
Expansion of structures in existence on the date of local program adoption (legally nonconforming structures)	0	0	0	
TOTAL	0	0	0	

## 2024 Local Bay Act Program Annual Implementation Report

Permitted Buffer Modifications 9 VAC 25-830-140(5)	# Applications	# Applications Approved	# WQIA Required	Notes / Additional Information (e.g. address of property, type of project, etc.)
Sight Lines and Vistas	0	0	0	
Access Paths	0	0	0	
General Woodlot Management	0	0	0	
Shoreline Erosion Control Projects	0	0	0	
<b>TOTAL</b>	0	0	0	

## 2024 Local Bay Act Program Annual Implementation Report

<b>Exemptions</b> 9VAC 25-830-140(2) and 9 VAC 25-830-150(B)	<b># Applications</b>	<b># Applications Approved</b>	<b># WQIA Required</b>	<b>Notes / Additional Information (e.g. address of property, type of project, etc.)</b>
Water wells, passive recreation facilities, and historic preservation and archaeological activities	0	0	0	
Public utilities, railroads, public roads, and public facilities	0	0	0	
<b>TOTAL</b>	0	0	0	

# 2024 Local Bay Act Program Annual Implementation Report

## 2024 Local Bay Act Program Annual Implementation Report

Exceptions: Encroachments in RPAs requiring a Formal Exception 9 VAC 25-830-150(C)	# Applications	# Applications Approved	# WQIA Required	Notes / Additional Information (e.g. address of property, type of project, etc.)
New principal structures not eligible for administrative approval	0	0	0	
Accessory structures (detached garages, gazebos, patios, sheds, pools, etc.)	0	0	0	
Encroachments into the seaward 50 feet on pre-Bay Act lots	0	0	0	
TOTAL	0	0	0	
Name of local board or committee that reviews exception requests				



## 2024 Local Bay Act Program Annual Implementation Report

Total Water Quality Impact Assessments Submitted in Previous Year 9 VAC 25-830-140 (6)	# Applications	# Applications Approved	# WQIA Required	Notes / Additional Information
Minor WQIA	0	0	0	
Major WQIA	0	0	0	
TOTAL WQIAs (by type)	0	0	0	
If the locality's ordinance distinguishes between a <u>major</u> and <u>minor WQIA</u> , please provide the number for each type of WQIA as requested above.				

## 2024 Local Bay Act Program Annual Implementation Report

Evidence of Wetlands Permits 9VAC25-830-130(10)	# Permits	Notes / Additional Information (e.g. address of property, type of project, etc.)
Total number of wetlands permits presented to local government as required by law prior to authorization of grading or other onsite activities during the year.	0	
Out of total, how many wetlands permits were granted, either by local wetlands board or VMRC, for shoreline erosion control projects?	0	
Out of total, how many wetlands permits were denied for not meeting the standards set forth in local wetlands ordinances or the Tidal Wetlands Guidelines Update promulgated by VMRC?	0	
How many projects approved by the local wetlands board/VMRC also required approval for land disturbance within the RPA?	0	
Number of projects requiring mitigation plans or other adaptation measures of the projects resulting in land disturbance in the RPA	0	

## 2024 Local Bay Act Program Annual Implementation Report

### Onsite Sewage Treatment Systems (Septic) 9 VAC 25-830-130(7)

*Please provide a numerical response in place of the "0" in each row/column for the previous calendar year, as applicable. If a locality in which VDH provides for compliance and enforcement, N/A may be entered.*

<b>Pump-out of Conventional Onsite Sewage Treatment Systems</b> (includes those with plastic filters and alternating drainfield systems)	<b>Number</b>	<b>Notes / Additional Information</b>
Total number of conventional systems located within CBPAs? <i>If none, please note this page does not apply.</i>	36	
Number of conventional systems installed for new construction.	0	
Number of new conventional systems installed for new construction <u>on lots recorded prior to October 1, 1989.</u>	0	
Number of conventional systems removed and replaced by sanitary sewer connection (e.g., no longer requiring pumpout notifications).	0	
Number of conventional systems pumped out.	9	
Number of conventional systems inspected and certified to be functioning properly.	0	
Number of conventional systems fitted with plastic effluent filters.	0	
Number of notices sent to owners of conventional systems with alternating drainfields reminding them to switch the diversion valve from one drainfield to the other.	26	
Number of first pump out or inspection notices sent to conventional system owners.	2	
Number of second pump out or inspection notices sent to conventional system owners.	0	

# 2024 Local Bay Act Program Annual Implementation Report

Number of enforcement actions taken for noncompliance by conventional system owners with septic pump out requirements	0	
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## 2024 Local Bay Act Program Annual Implementation Report

Alternative Onsite Sewage Treatment Systems (AOSS) within locally designated CBPAs:	Number / Date	Notes / Additional information
<p><i>NOTE: AOSSs have associated performance requirements (12 VAC 5-613-120 et seq.) that include annual inspection/maintenance by a licensed operator. Owners are required to keep a copy of the O&amp;M Manual on the property, log operator visits to the system and any inspections and maintenance performed, and provide the log to VDH upon request. Any system that is not in compliance with the VDH requirement is subject to the Bay Act's five year inspection or pump out requirement. Local staff must contact VDH annually, prior to submission of this annual report, to inquire about the status of each AOSS located within a CBPA. If the VDH has not received inspection/pumpout records from AOSS addresses in five years, they must be contacted by the locality and required to inspect or pump out their septic system.</i></p>		
Number of AOSSs located within CBPAs.	4	
Date AOSS data requested from local health department.	3/7/2025	
Number of pump out notices sent to AOSS owners that have not been maintaining their system (as required by VDH) for at least five years.	1	

# 2024 Local Bay Act Program Annual Implementation Report

## Agricultural and Silvicultural Requirements

*As of March 2023, agricultural Resource Management Plans and Conservation Plans (administered by SWCDs and DCR respectively) include elements that are equivalent to Bay Act conservation assessments. Therefore, localities are no longer required to track the number of or ensure completion of conservation assessments. Instead, localities should promote and encourage agricultural landowners/operators to participate in Conservation Plan or Resource Management Plan programs. Localities remain responsible for tracking violations and pursuing enforcement of requirements to reestablish the RPA buffer with woody vegetation when a change in land use from agricultural uses to another land use occurs.*

*Please provide a numerical response in place of the "0" in each row/column for the previous calendar year, as applicable.*

Agricultural Requirements (9 VAC 25-830-140(5)(b))	Number	Notes / Additional Information
Acres of active agricultural lands located within designated CBPAs. <i>If none, please note that the remaining agricultural questions do not</i>	0	
Number of notifications received by the locality from SWCD or DCR regarding noncompliance with agricultural requirements.	0	
<b>Silvicultural Requirements (9 VAC 25-830-130(9))</b>		
Acres of active silvicultural activities located within designated CBPAs as provided by VDOF. <i>If none, please note that the silvicultural</i>	0	
Number of silvicultural reports received by the locality from VDOF regarding non-compliance with water quality BMPs.	0	
For silvicultural activities in CBPAs, how many acres of RPA buffer was cleared due to the silvicultural operations exemption?	0	
Number of stop work orders or violations issued by DOF (due to an improper claim of an agricultural or silvicultural exemption)? <i>Also see Violations Tab.</i>	0	
<b>Agricultural and Silvicultural Requirements (9 VAC 25-830-140(3)(b))</b>		

# 2024 Local Bay Act Program Annual Implementation Report

Number of acres of buffer reestablished due to a change in land use from agricultural or silvicultural to other land uses.	N/A	
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# 2024 Local Bay Act Program Annual Implementation Report



# 2024 Local Bay Act Program Annual Implementation Report

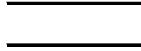
# 2024 Local Bay Act Program Annual Implementation Report

# 2024 Local Bay Act Program Annual Implementation Report

# 2024 Local Bay Act Program Annual Implementation Report



# 2024 Local Bay Act Program Annual Implementation Report



## 2024 Local Bay Act Program Annual Implementation Report

### Violations and Mitigation in Resource Protection Areas

*Please provide a numerical response in place of the "0" in each row/column for the previous calendar year, as applicable.*

RPA Violations	Number	Addresses and mitigation required
Total Number of RPA violations identified:	0	
<i>Out of total, how many were for the following:</i>		
Vegetation only removal within the RPA buffer not approved by the locality.	0	
Unauthorized construction of new or expansion of existing accessory structures without local government approval.	0	
Permitted land development activities that were not approved by the locality. <sup>1</sup>	0	
Exempt uses that were not approved by the locality. <sup>2</sup>	0	
Permitted encroachments on pre-Bay Act lots where application of the regulations resulted in the loss of a buildable area not approved by the locality (9 VAC 25-830-140(4)). <sup>3</sup>	0	
Permitted modifications not approved by the locality. <sup>3</sup>	0	
Not adhering to agricultural best management practices that allow encroachment into the 100' RPA. <sup>4</sup>	0	
Not adhering to Department of Forestry water quality protection procedures for silvicultural operations (9 VAC 25-820-120(9)).	0	
Other, please describe:	0	
Number of landscape plans approved to mitigate for RPA violations	0	
Number of acres of RPA buffer that were reestablished due to a change in use from agricultural or silvicultural land uses	0	

*\*\*See next page for Notes*

<sup>1</sup> Land development allowed in RPA with conditions: water dependent facilities, redevelopment, development or redevelopment within IDA, new principal structure and necessary utilities on a pre-Bay Act lot with a loss of buildable area, private road/driveway crossing, or a regional flood control or stormwater management facility (9 VAC 25-830-140(1)).

## 2024 Local Bay Act Program Annual Implementation Report

<sup>2</sup> Exempt uses and activities: water wells; passive recreation facilities, historic preservation and archaeological activities, public utilities, railroads, public roads and facilities (9 VAC 25-830-140(2) and 9 VAC 25-830-150(B)).

<sup>3</sup> Permitted encroachments: where the application of the RPA buffer resulted in a loss of buildable area (9 VAC 25-830-40(4)).

<sup>4</sup> Permitted modifications: reasonable sight lines, access paths, general woodlot management, and best management practices (9 VAC 25-830-140(5)).

<sup>5</sup> The agricultural buffer area shall be managed to prevent concentrated flows of surface water from breaching the buffer; multiple tiers of BMP implementation to meet water quality protection, pollutant removal, and water resource conservation at the same level provided by a 100-foot RPA (9 VAC 25-830-140(5)(b)).

# 2024 Local Bay Act Program Annual Implementation Report

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## 2024 Local Bay Act Program Annual Implementation Report

**Describe additional aspects of your local Bay Act program that were implemented over the previous calendar year.** *List new or revised implementation tools (applications, checklists, policies), updated procedures manuals, MOUs with other localities or with planning district commissions, community education/outreach programs for local realtors, HOAs, neighborhood associations; training on Bay Act requirements for board's and commissions, other innovative programmatic enhancements, etc.)*



# INVASIVE PLANT CONTROL, INC.

Kayla Cross  
Mid-Atlantic Crew Leader  
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Nashville, TN 37205

ATTENTION:

Laura McDonald  
[laura.e.mcdonald@icloud.com](mailto:laura.e.mcdonald@icloud.com)

Alyssa Pease  
[spinonecos@yahoo.com](mailto:spinonecos@yahoo.com)

September 27, 2024

## Clifton Floodplain Nature Walk – NNI Control

### BRIEF

Thank you for the opportunity to submit this cost proposal for treatment at Clifton Floodplain Nature Walk in Clifton, VA. We at IPC take pride in providing high quality invasive plant treatments for our customers, with minimal off-target damage and environmental impact, and we are excited about the possibility of providing our services for you. Below you will find our suggested strategy for treatment of various NNI and the estimated cost for completion, in accordance with the information gathered at the site visit. You have my contact information above if you have any questions about the content of this proposal.

### ASSUMPTIONS & RECOMMENDATIONS

- Cut and treat all NNI using 50% Roundup Custom – Where needed
- Foliar treat all NNI using either 2% Garlon 3A or a mixture of 2% Garlon 3A and 2% Aquamaster
- Further management will be needed for 3-5 years

IPC crews will complete the treatment described above within the treatment polygon. Species include but not limited to multiflora rose, tree of heaven, porcelain berry, and oriental bittersweet.

### COST SHEET

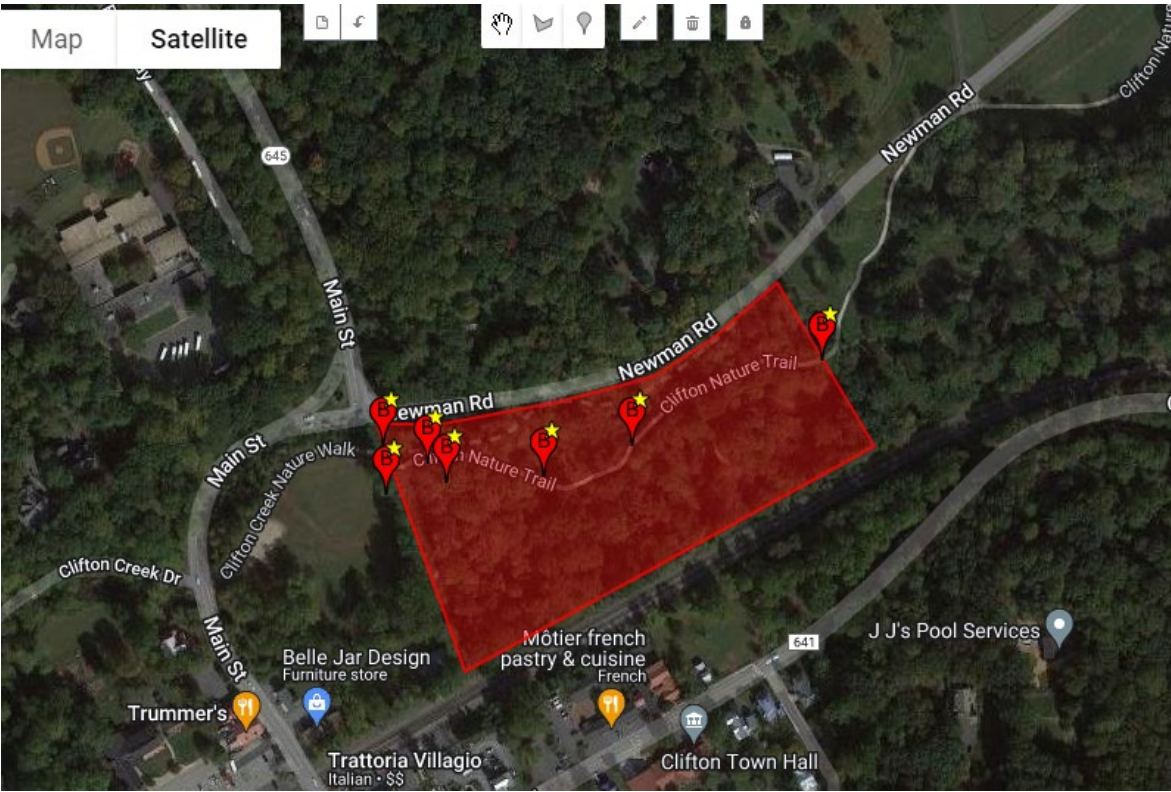
#### Western Polygon:

Fall 2024	\$3,300.00
Year 2 follow up – 1 treatment a growing season	\$1,650.00
Year 3 follow up – 1 treatment a growing season	\$1,650.00

#### Eastern Polygon:

Fall 2024	\$2,475.00
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Year 2 follow up	\$1,650.00
Year 3 follow up	\$1,650.00









NW

51859

HEAVY REPAIR  
CAR  
DO NOT  
LOAD  
100,000

3IP

the outside  
is inside  
everything  
we make.

## TRANSPORTATION ALTERNATIVES / ENHANCEMENT PROGRAM QUARTERLY PROJECT STATUS REPORT

**Project Name:** Town Of Clifton Streetscape Project for Main Street – Phase II      **Month:** April  
**Project Number:** CLFT029-101, P102, R201, C502      **Year:** 2025  
(UPC 1099949) and (UPC 126584)  
**Sponsor:** Town Of Clifton

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Current Project Phase: (Check each activity that applies)

### PE Consultant Acquisition

- Not Applicable
- RFP Advertised
- Consultant Selected
- Pre-Award audit complete

### Construction Authorization

- Requested authorization from VDOT
- Authorization received

### Design

- Preparing Plans
- 50% Plans submitted to VDOT for review
- 100% Plans submitted to VDOT for review
- Bid document submitted to VDOT for review

### Contractor Acquisition

- Project advertised
- Recommended award to VDOT
- Construction contract awarded

### Environmental

- Preparing NEPA Document
- NEPA document approved

### Construction

- Project under construction

### Right-of-Way

- X  Requested authorization from VDOT
- RW acquisition complete
- Utility relocation complete
- RW certification received

### Project Completed

- Requested final inspection by VDOT

### Provide a brief description of progress made since last report:

The Project has Right-of-Way authorization and is currently in a revision to the ROW Phase.

1. VDOT requirements for the Project moving forward:
  - a. Preliminary Engineering Phase (J2 Engineers & VDOT approval) to be completed by the end of December 2024 – **Submitted Signature Set to VDOT for final review on March 11<sup>th</sup>.**
  - b. Advertise Project for Construction Date to be completed by the end of June 2025
  - c. Progress Reports to be done Quarterly – **1<sup>st</sup> Quarter Report 2025 Complete.**
  - d. Update Agreement to reflect new costs  
**Completed.**
  - e. Resolution from the Town that covers the Town’s match and speaks to covering costs above and beyond the award amount.  
**Completed**

- f. Town's part time staff to attend locality qualification program within 6 months. **Laura Jane Cohen (full time employee) and Martin (Geri) Yantis (Project Manager) received the Certificate of Completion for the VDOT Qualification Program.**
2. The Signature Set of the Engineering Drawings were submitted to VDOT and accepted on March 11th. This was after a meeting with VDOT was requested and held on February 19<sup>th</sup> to resolve certain items. In this meeting VDOT provided acceptable solutions to resolve these certain items. Responses from the Signature Set submission were received on Friday March 28. The design team will resubmit quickly in hopes of getting to final plan approval.
  - a. As part of the acceptable solution to the certain items mentioned above, one parking space was required to be removed from the design. This space is located just south of the crosswalk on Main Street directly in front of 7150 Main Street.
  - b. Also, as part of the acceptable solution to the certain items mentioned above, VDOT requires the Town to purchase Nutrient Credits. The Virginia Department of Transportation Location and Design Nutrient Credit Purchase Form was submitted to VDOT on March 21<sup>st</sup> for processing.

### 3. Duct Bank Construction

The fully executed Project Agreement for the Duct Bank Construction Project (UPC 126584) was received from VDOT on January 24. The 100% Submission Set for the Duct Bank Construction was submitted to VDOT on January 9<sup>th</sup>. Comments were received on February 19<sup>th</sup> and the Plans were resubmitted on March 12. Responses from the resubmission were received on Friday March 28. The design team will resubmit quickly in hopes of getting to final plan approval.

### 4. Utilities

An agreement was prepared between the Town and each Utility company to define the scope of work and the responsibility of costs for the Duct Bank Construction Project. The Agreements were sent to the Town's legal committee for review. The review was completed and on March 5<sup>th</sup> and the Draft Utility Agreements were sent to each Utility. A response from the utility companies were expected last week, but only a response from Verizon has been received. Verizon has requested an estimate of their portion of the construction costs for the duct bank construction. This is being prepared for a meeting with Verizon and VDOT.

### 5. Railroad Coordination

The Town continues to have communication through Keyana Holloway with Norfolk Southern. NOVEC received additional comments from the RR permit review and after a few emails and phone conversations, a misinterpretation of information on the submitted drawings on the railroads part was resolved and the drawings were submitted for final RR approval. As of Friday March 28<sup>th</sup>, the engineering division approved the submission, and the permit is waiting for the remainder of the approval process.

The Project Team is waiting for a final amendment to the existing lease between the Town and



the railroad for the required mill and overlay in the railroad right-of-way, as well as the new Street Light that will be located in the railroad right-of-way.

## 6. Easements

The Project Team completed all the meetings with the property owners for the Project Easements. Bowman, the Town's consultant for the preparation of the easements, has prepared all the required documents. The documents were sent to the Town's legal committee for review. The committee completed their review and had some comments and questions. These were forwarded to VDOT for a response. These were further forwarded to VDOT Central Office (CO) and the Office of the Attorney General (OAG). A response was received from both the OAG and the CO, and this was forwarded to the Town's legal committee for final review and approval.

The Offer Package for the Project's required easements at 7144 Main Street has been completed and is ready for the Town's review and signature. This will enable the offer package to be presented to the property owner for their review and approval.

## 7. Sources for additional funding for the Project

- a. Discussions are ongoing with Fairfax County regarding possible sources of funding if required by the Project.

## 8. Discussions are ongoing on the status of VDOT Maintenance of the three repairs along Main Street which are within the Project limits.

### **Explain any delays experienced and efforts made to correct:**

There were delays in receiving comments from the 100% Submission Set for UPC 109949. As mentioned in Item 2 above, the Project Team requested a meeting with VDOT, and the issue was resolved. The meeting was also very productive in coming to a resolution on a handful of comments.

### **Describe anticipated work efforts over the next three (3) months:**

1. Receive final approval of the Site Plan from VDOT (UPC 109949).
2. Receive final approval of the Duct Bank Construction from VDOT (UPC 126584).
3. Bowman Consultants to receive executed documents from the property owners for the required easements for the Project including the utility easements, permanent maintenance easements, and temporary construction easements. Record all easements for the properties.
4. Finalize the Utility Agreements with Verizon, NOVEC & Cox.
5. Receive approval of the purchase of the Nutrient Credits and execute the purchase.
6. Receive approval for Advertisement from VDOT for the Duct Bank Construction (UPC 126584).
7. Receive approval for Advertisement from VDOT for the Roadway Construction (UPC 109949).

8. Advertise for Construction for the Duct Bank Construction, select a contractor, and begin construction on the Duct Bank.
9. Obtain all necessary permits and agreements from Norfolk Southern Railroad for the required work to be completed on the railroad right-of-way.

**Completed by:** Susan Yantis and Geri Yantis  
**Title:** Project Managers

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Complete the form quarterly and submit to VDOT District Coordinator in January, April, July and October

cc: Local Assistance Division – LAD PM