



# Town of Remington

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105 East Main Street, Remington, VA 22734 (540) 439-3220

February 17, 2023

Matt Weaver  
Associate Director  
Virginia Department of Housing and Community Development  
Main Street Centre  
600 East Main Street  
Suite 300  
Richmond VA 23219

Cc: Patrick Mauney, RRRC  
Amanda Healy, DHCD  
Kelly Charapich, DHCD

Mr. Weaver:

The following has been prepared as an update to our January 29, 2023 submission for the CDBG Planning Grant assistance's request for information pertaining to the Town of Remington, Virginia's Business District Revitalization (BDR) Project. A brief background and history of Remington is provided. This is followed by a response concerning the five areas requested as part of this process. If there is any additional information required or any other assistance we can provide, please let us know.

## **Brief Background**

The Town of Remington was incorporated on March 3, 1890. Located on the Rappahannock River, the Town was a transportation site for local agriculture businesses prior to and after the Civil War. According to a recent Town newsletter, "A 1927 geography supplement produced by the Fauquier County school board and the University of Virginia describes Remington as having an accredited high school in the town, a bank, flour and corn mills, lumber dealer, two garages, a drug store, three grocery stores, a bakery, a tile factory, an electric light plant, feed stores, meat markets, a tanner, jeweler, a shoe shop, a restaurant and a pool room." Although there are small businesses in Town, little is left of these earlier activities. At about the same time, the population of Remington has continued to grow: from 198 in 1900 to an est. 658 in 2019. Likewise, population growth surrounding Remington, and in the County, in general, is continuing. (Fauquier County is now part of the Washington Metropolitan Statistical Area. According to [worldpopulationreview.com](http://worldpopulationreview.com) the population of Fauquier County grew from 65,440 to 72,962, or more than 10 percent, between 2010 and 2022.) For this reason, we are looking to be proactive in addressing future concerns.

In terms of its population, Remington is the most diverse and poorest Town in the County.

After assuming office in 2021, Mayor Polk initiated a plan to “revitalize” the town and make the historic district a “destination.” “[The Mayor] jumped into the role, ..., spending time at town hall to talk to town residents and business owners about issues important to them and with local organizations – like Friends of the Rappahannock – whose work affects the town. He also will send out monthly newsletters to keep residents abreast of local goings-on.” (Ferrell, Coy William Polk appointed as Remington’s Mayor, Fauquier Times, March 30, 2021.) The Mayor has been sending out regular newsletters. In addition, the Mayor and Town Council have had the opportunity to hear from residents in Council meetings, rallies (such as the one held on August 28, 2022), and at other events (such as the Remington Fall Festival, October 8, 2022).

It is important to note that public meetings were limited in large part due to the restrictions posed by the Covid pandemic.

As a result of these discussions, the Mayor and others are seeking to make the downtown more inviting to visitors, citizens and businesses. Although there are a number of things the Town can take on, many of these issues are beyond the scope of the Town, financially speaking, and will require County, State and Federal cooperation and coordination.

In brief, Remington is experiencing increased growth and increased demand on service with few resources to provide for the necessities required of and by an expanding viable community.

The five issues CDBD raised (in bold) are addressed below.

**1. Submit Most Recent Audit or Financial Statement in CAMS**

Attached is the most recent audit available. Noteworthy from this document is the fact that Town revenue and expenditures are nearly the same. In other words, the Town has very limited resources to address many of the issues discussed below.

The following was noted in the audit:

Chapter 2.2-45 of the Code of Virginia sets forth the types of investments that the Commonwealth, all public officers, municipal corporations, other political subdivisions and all other public bodies of the Commonwealth are authorized to invest public funds in. As of June 30, 2020, the investments of the Town of Remington, Virginia included mutual funds not meeting the criteria for investment of public funds authorized by the Code of Virginia. We recommend the Town re-allocate its investment portfolio into investments which are authorized by the Code of Virginia.

We acknowledge this and are in the process of moving the investments to one or more authorized by the Code of Virginia such as the Local Government Investment Pool (LGIP).

**2. Completion of Initial Public Meeting**

On January 25, 2023, a public meeting was held in the Remington Town Hall, 105 East Main Street beginning at 7:00 p.m. The meeting was broadly defined as “Pedestrian Safety for a Walkable Community.” This meeting was hosted by Mayor William Polk. In addition to

citizens, other attendees included: Morgan Lewis Butler and Richard Heflin (Town Council members), Mark Nesbit and John Price (Virginia Department of Transportation), Patrick Mauney (RRRC), Coy Ferrell (Fauquier Times), David Burrelli (Town Administrator), Rachael Brinson (Town Clerk), Julie Bolthouse (Piedmont Environmental Council), Gary Rzepecki (Fauquier County Parks and Recreation), and, Will Ashby and Jim Cheatham (business owners).

The meeting began with an overview of developments in similarly situated Virginia Towns with an emphasis on the positive things these towns have accomplished. It then turned to discussing plans for Remington including studying storm water drainage (in progress seeking assistance from VDOT, Department of Environmental Quality and the Army Corps of Engineers), "Walkability" (sidewalks and pedestrian safety, crosswalks, 'bump out' curb configurations, and, ADA accommodations), suggested traffic configuration and calming activities (e.g. one-way v. two-way traffic, improving law enforcement, speed limit considerations, 4-way stop signs, increasing sightlines), addressing infrastructure (burying power and other overhead utility lines), improving and enhancing lighting and building facades, removing an abandoned structure, and, moderating the use of Main Street by heavy vehicles. Besides the obvious reasons for many of these considerations, it is expected that by making these changes, more businesses, such as restaurants along an expanded historic district (Main and Madison Streets), and, retail and recreational activities (river front access, e.g., canoeing, fishing), will be encouraged to come to Remington. In addition, recreational facilities adjacent to Town, such as the swimming pool can be renovated and reopened. Other attractions include the relocation and renovation of the historic Train Depot (in progress), walking trails and the Civil War Battlefield Park.

### **3. Completion of Physical Inventory/Existing Conditions Assessment**

Attached are recent maps of downtown Remington including Main Street and Madison Street. Another aerial map can also be viewed at: [Remington - Google Maps](#) These maps also show open spaces in and surrounding the Town. A Town Zoning map has been included in the Appendix.

Also, for general information concerning the Town, its employees, etc., see: [Welcome To Town Of Remington, VA \(remington-va.gov\)](#)

Currently, it is expected that the structure at 100 W. Main Street will be demolished. The property, we are told, is in the process of being sold. We are looking forward to working with the owner to build a suitable structure that will perhaps serve as a multiple store front with parking. To that end, we have forwarded information to the owner regarding Virginia Main Street. South of that location is a Salon. The Mayor has been in contact with that owner concerning making space for a canoe rental facility. Across the street (southeast corner) from that location is an open field (formerly a residence). This property is also owned by the owner of the gas station (located on the northeast corner). This owner is wishing to develop that property but is waiting for a sign (such as this DHCD grant) that such an effort will be fruitful.

South of that location is a car wash whose owner is looking to work with the lumber mill owner (south side near the railroad tracks) to develop a 'cut through' access from the mill to Madison Street (Business 15).

Across the railroad tracks is an old grain mill building. We are in discussions with a brewery owner to possibly open a brewery at this location. We are looking into the Industrial Revitalization Fund as a potential source of assistance for this endeavor.

The recently opened restaurant, Craft and Crust, is currently expanding its operation by developing the remaining (vacant) half of its building.

In terms of aesthetics, an architectural review board has been formed to oversee building developments and façade appearances to mesh with, and enhance, the historic nature of downtown. (As an aside, it is noteworthy that a local film company, Dream Shot Productions, is seeking to use images of downtown Remington as a 'timeless' backdrop for their next production.)

Business and business landowners have been notified of the Town's plan to seek this funding. In a few cases, the land and/or business owners are part of the Management Team. A generic copy of this letter is in the Appendix.

Photos of the various business have been included in the Appendix. Along with the aerial map, the business information (name, activity, address, and, square footage) is included in the Appendix. (In certain cases, business activities are located in private residences-day care, for example. These have not been included.)

#### **4. Completion of Initial Management Team Meeting**

The initial management town meeting is being scheduled for March 7 and is being announced February 28, 2023. (Previously, a letter to businesses (see Appendix) has been sent to business owners in Town.)

To date, the members of the Town Management Team include: Mayor William Polk, Rick Moxley (Project Manager/citizen), Stephanie Litter-Rieber (Assistant Project Manager/citizen), Michael Felber (citizen), Lindsay Mills (citizen), Paul Groves (business owner), James Steele (business representative), Zacharia Tiemens (citizen), a Town Council member-TBA, David Burrelli (Town Administrator), Rachael Brinson (Grants Administrator), and, Jeffrie Morrow (Fauquier County Building, Permits and Inspections).

Honorary Members include Chat Huey (Property/Building owner), Chris Butler (Fauquier County Board of Supervisors), and, Jim Cheatham (Property/Business owner).

Last, the following have agreed to serve as consultants: Julie Bolthouse (PEC), Patrick Mauney (RRRC), Doug Parsons (Director of Fauquier County Department of Community Development), and, Gary Rzepecki (Fauquier County Parks and Recreation).

#### **5. Completion of Second Management Team Meeting**

Following the Initial Management Team Meeting, a second town meeting will be announced.

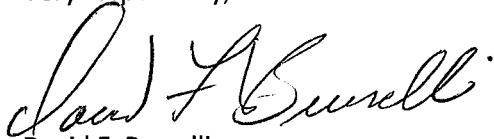
The timing of this meeting is dependent on the availability of the participants as well as progress made to that date regarding the above.



With the exception of the soon to be held meeting, we believe we have to satisfied the DHCD requirements and look forward to working with you and the others concerned to make this a successful endeavor.

If I can be of additional assistance, please contact me at 540-439-3220.

Very respectfully,

A handwritten signature in cursive script, reading "David F. Burrelli". The signature is written in black ink and is positioned above the printed name and title.

David F. Burrelli  
Town Administrator

## **Financial Statement**

**TOWN OF REMINGTON, VIRGINIA**  
**FINANCIAL STATEMENTS - MODIFIED CASH BASIS**  
**YEAR ENDED JUNE 30, 2020**

**TOWN OF REMINGTON, VIRGINIA**

June 30, 2020

**MAYOR**

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William E. Polk, Jr.

**TOWN COUNCIL**

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Van M. Loving, Vice Mayor

Evan H. "Skeet" Ashby, III

Susan L. Tiffany

Stanley L. Heaney, Sr.

Amanda B. Hart

Richard Heflin

**TOWN OFFICIALS**

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David Burrelli

*Town Administrator*

Rachael R. Brinson

*Town Clerk*

Carol Stalter

*Town Treasurer*

Charles T. Proffitt

*Police Chief*

Andrea G. Erard

*Zoning Administrator/Town Attorney*

James E. Steward

*Superintendent*

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ROBINSON, FARMER, COX ASSOCIATES, PLLC

*Certified Public Accountants*

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**INDEPENDENT AUDITORS' REPORT**

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**TO THE HONORABLE MEMBERS OF THE TOWN COUNCIL  
TOWN OF REMINGTON, VIRGINIA  
REMINGTON, VIRGINIA**

We have audited the accompanying modified cash basis financial statements of the governmental activities, business-type activities, and each major fund of the Town of Remington, Virginia, as of and for the year ended June 30, 2020, and the related notes to the financial statements which collectively comprise the Town of Remington, Virginia's basic financial statements as listed in the table of contents.

**Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the modified cash basis of accounting described in Note 1; this includes determining that the modified cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

**Auditors' Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.



ROBINSON, FARMER, COX ASSOCIATES, PLLC  
*Certified Public Accountants*

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**INDEPENDENT AUDITORS' REPORT**

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**TO THE HONORABLE MEMBERS OF THE TOWN COUNCIL  
TOWN OF REMINGTON, VIRGINIA  
REMINGTON, VIRGINIA**

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Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

## Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective modified cash basis financial position of the governmental activities, the business-type activities, and each major fund of the Town of Remington, Virginia, as of June 30, 2020, and the respective changes in modified cash basis financial position thereof for the year then ended in accordance with the modified cash basis of accounting described in Note 1.

## Basis of Accounting

We draw attention to Note 1 of the financial statements, which describes the basis of accounting. The financial statements are prepared on the modified cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinions are not modified with respect to this matter.

## Other Matters

### *Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town of Remington, Virginia's basic financial statements. The budgetary comparison information and supporting schedule are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The budgetary comparison information presented on pages 17-18 and supporting schedule presented on pages 19-20 are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the budgetary comparison information and supporting schedule are fairly stated in all material respects in relation to the basic financial statements as a whole.

*Robinson, Farmer, Cox Associates*

Charlottesville, Virginia  
November 16, 2022



**- Financial Statements -**

Statement of Net Position - Modified Cash Basis  
At June 30, 2020

	<u>Governmental Activities</u>	<u>Business- type Activities</u>	<u>Total</u>
<b><u>Assets</u></b>			
Cash and cash equivalents	\$ 575,745	\$ 822,235	\$ 1,397,980
Total assets	<u>\$ 575,745</u>	<u>\$ 822,235</u>	<u>\$ 1,397,980</u>
<b><u>Liabilities</u></b>			
Current liabilities:			
Accrued liabilities	\$ 1,929	\$ 1,476	\$ 3,405
Refundable deposits	<u>-</u>	<u>38,840</u>	<u>38,840</u>
Total liabilities	<u>\$ 1,929</u>	<u>\$ 40,316</u>	<u>\$ 42,245</u>
<b><u>Net Position</u></b>			
Unrestricted	\$ 573,816	\$ 781,919	\$ 1,355,735
Total liabilities and net position	<u>\$ 575,745</u>	<u>\$ 822,235</u>	<u>\$ 1,397,980</u>

The accompanying notes to financial statements are an integral part of this statement.

Statement of Net Position - Modified Cash Basis  
At June 30, 2020

	<u>Governmental Activities</u>	<u>Business- type Activities</u>	<u>Total</u>
<b><u>Assets</u></b>			
Cash and cash equivalents	\$ <u>575,745</u>	\$ <u>822,235</u>	\$ <u>1,397,980</u>
Total assets	\$ <u><u>575,745</u></u>	\$ <u><u>822,235</u></u>	\$ <u><u>1,397,980</u></u>
<b><u>Liabilities</u></b>			
Current liabilities:			
Accrued liabilities	\$ 1,929	\$ 1,476	\$ 3,405
Refundable deposits	<u>-</u>	<u>38,840</u>	<u>38,840</u>
Total liabilities	\$ <u>1,929</u>	\$ <u>40,316</u>	\$ <u>42,245</u>
<b><u>Net Position</u></b>			
Unrestricted	\$ <u>573,816</u>	\$ <u>781,919</u>	\$ <u>1,355,735</u>
Total liabilities and net position	\$ <u><u>575,745</u></u>	\$ <u><u>822,235</u></u>	\$ <u><u>1,397,980</u></u>

The accompanying notes to financial statements are an integral part of this statement.

# TOWN OF REMINGTON, VIRGINIA

Statement of Activities - Modified Cash Basis  
Year Ended June 30, 2020

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Loans
Governmental activities:				
Salaries and benefits	\$ 130,922	\$ 27,146	\$ -	\$ -
Repairs and maintenance	12,990	-	-	-
Utilities	2,065	540	-	-
General and administrative	40,928	-	-	-
Professional fees	7,413	-	-	-
Other fees	3,545	-	-	-
Other expenses	11,091	-	-	-
Police department	61,021	6,996	28,103	-
Street, lights and sidewalks	8,405	-	-	-
Capital outlays	85,991	-	-	-
Cemetery	17,461	15,850	-	-
DMV	154,142	-	132,508	-
Cemetery Trust	9,159	7,200	-	-
Total governmental activities	\$ 545,133	\$ 57,732	\$ 160,611	\$ -
Business-type activities:				
Water	314,201	354,807	-	-
Total primary government	\$ 859,334	\$ 412,539	\$ 160,611	\$ -
General revenues:				
General property taxes				
Other local taxes				
Unrestricted revenues from use of money and property				
Miscellaneous				
Total general revenues				
Change in net position				
Net position - beginning				
Net position - ending				

The accompanying notes to financial statements are an integral part of this statement.

Exhibit 2

Net (Expense) Revenue and Changes in Net Position		
Primary Government		
Governmental Activities	Business- type Activities	Total
\$ (103,776)	\$ -	\$ (103,776)
(12,990)	-	(12,990)
(1,525)	-	(1,525)
(40,928)	-	(40,928)
(7,413)	-	(7,413)
(3,545)	-	(3,545)
(11,091)	-	(11,091)
(25,922)	-	(25,922)
(8,405)	-	(8,405)
(85,991)	-	(85,991)
(1,611)	-	(1,611)
(21,634)	-	(21,634)
(1,959)	-	(1,959)
\$ (326,790)	\$ -	\$ (326,790)
-	40,606	40,606
\$ (326,790)	\$ 40,606	\$ (286,184)
\$ 104,633	\$ -	\$ 104,633
72,987	-	72,987
35,896	1,453	37,349
3,352	175	3,527
\$ 216,868	\$ 1,628	\$ 218,496
\$ (109,922)	\$ 42,234	\$ (67,688)
683,738	739,685	1,423,423
\$ 573,816	\$ 781,919	\$ 1,355,735

## TOWN OF REMINGTON, VIRGINIA

## Exhibit 5

Statement of Revenues, Expenses and Changes in Net Position -  
 Water Fund - Modified Cash Basis  
 Year Ended June 30, 2020

		Proprietary Funds
		Enterprise
Revenues:		
Water fees	\$	328,612
Service fees		11,195
Tap fees		15,000
Interest		1,453
Miscellaneous		175
Total revenues	\$	356,435
Expenses:		
Salaries and benefits	\$	129,560
Water		15,745
Repairs and maintenance		19,097
Utilities		11,808
General and administrative		18,503
Professional fees		7,413
Capital outlays		112,075
Total expenses	\$	314,201
Excess (deficiency) of revenues over (under) expenses	\$	42,234
Net position at beginning of year		739,685
Net position at end of year	\$	781,919

The accompanying notes to financial statements are an integral part of this statement.

## TOWN OF REMINGTON, VIRGINIA

### Notes to Financial Statements As of June 30, 2020

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#### **NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:**

The accounts and records of the Town are maintained on a modified cash basis of accounting, a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America (GAAP). This basis of presentation differs from GAAP in that it reflects only certain receivables and payables; inventories, accrued income and expenses, capital assets, and depreciation, which are estimated to be material in amount, are not reflected, and these statements do not present the overall financial position or results of operations. Minor additions and replacements of furniture and equipment intended to be paid for out of normally recurring income are included in expenditures in lieu of depreciation in the financial statements. Consequently, certain revenues and expenditures are recognized in the determination of income in different reporting periods than they would be if the financial statements were prepared in conformity with generally accepted accounting principles.

#### **A. Financial Reporting Entity**

The government is a municipal corporation governed by a mayor and six-member council. These financial statements present the primary government. There are no component units for the Town of Remington.

#### **B. Financial Statement Presentation**

The financial statements are required to be accompanied by a narrative introduction and analytical overview of the government's financial activities in the form of "management's discussion and analysis" (MD&A). Management has elected not to prepare its financial statements in accordance with MD&A reporting requirements.

The accounts are organized on the basis of fund classifications, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for by providing a separate set of self-balancing accounts which comprise its assets, liabilities, net position, revenues and expenditures. The various funds are grouped in the financial statements as follows:

##### **1. Governmental Funds:**

Governmental Funds are those through which most governmental functions typically are financed. The government reports the following major governmental funds.

##### **a. General Fund:**

The General Fund is the primary operating fund of the Town. This fund is used to account for and report all financial transactions and resources except those required to be accounted for and reported in another fund. Revenues are derived primarily from property and other local taxes, state and federal distributions, licenses, permits, charges for services, and interest income.

##### **b. Special Revenue Funds:**

Special Revenue Funds account for and report the proceeds of specific revenue sources that are restricted or committed to expenditure for specified purposes other than debt service or capital projects. Special Revenue Funds consist of the Cemetery Fund and DMV Fund.

## TOWN OF REMINGTON, VIRGINIA

Notes to Financial Statements  
As of June 30, 2020 (Continued)

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### **NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (Continued)**

#### **B. Financial Statement Presentation (Continued)**

##### **1. Governmental Funds: (Continued)**

###### **c. Permanent Funds:**

Permanent Funds account for and report resources that are restricted to the extent that only earnings (and not principal) may be used for the purposes that support the government's programs (i.e. for the benefit of the government or its citizenry). Permanent Funds consist of the Cemetery Trust Fund.

##### **2. Proprietary Funds:**

Proprietary Funds account for operations that are financed in a manner similar to those found in private business enterprises. The measurement focus is upon determination of net income, financial position, and changes in financial position. Proprietary Funds consist of the Enterprise Fund.

###### **Enterprise Fund:**

Enterprise Funds account for the financing of services to the general public where all or most of the operating expenses involved are recorded in the form of charges to users of such services. Enterprise funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. Enterprise Funds consist of the Water Fund, which accounts for the operations of the Town's water system.

#### **C. Budgets and Budgetary Accounting**

The following procedures are used by the Town in establishing the budgetary data reflected in the financial statements:

1. Prior to year-end, the Town Council prepares a proposed operating budget for the fiscal year commencing the following July 1. The operating budget includes proposed expenditures and the means of financing them.
2. Public hearings are conducted to obtain citizen comments.
3. Prior to June 30, the budget is legally adopted by Town Council.
4. All budgets are adopted on a cash basis of accounting.
5. All budgetary data presented in the accompanying financial statements is the original budget as adopted.
6. The Town Council may legally amend the budget only by following procedures used in the adoption of the original budget.



## TOWN OF REMINGTON, VIRGINIA

Notes to Financial Statements  
As of June 30, 2020 (Continued)

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### **NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (Continued)**

#### **D. Cash and Cash Equivalents**

The government's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

Investments for the government are reported at cost. The Local Government Investment Pool operates in accordance with appropriate state laws and regulations. The reported value of the pool is the same as the fair value of the pool shares.

#### **E. Retirement Plan**

Retirement plan contributions are actuarially determined and consist of current service costs and amortization of prior service costs over a 30-year period. The Town's policy is to fund pension cost as it accrues.

#### **F. Property Taxes**

The Town levies real estate and personal property taxes on property within its boundaries, except those specifically exempted by statute. These levies are assessed each year as of January 1 on the estimated market value of the property.

#### **G. Fund Balance**

The following classifications describe the relative strength of the spending constraints placed on the purposes for which resources can be used:

Nonspendable fund balance - amounts that are not in spendable form (such as inventory and prepaids) or are required to be maintained intact (corpus of a permanent fund);

Restricted fund balance - amounts that can be sent only for the specific purposes stipulated by external resource providers such as grantors or enabling federal, state, or local legislation. Restrictions may be changed or lifted only with the consent of the resource providers;

Committed fund balance - amounts that can be used only for the specific purposes determined by the adoption of an ordinance committing fund balance for a specified purpose by the Town Council prior to the end of the fiscal year. Once adopted, the limitation imposed by the ordinance remains in place until the resources have been spent for the specified purpose or the Council adopts another ordinance to remove or revise the limitation;

Assigned fund balance - amounts a government intends to use for a specific purpose but do not meet the criteria to be classified as committed; intent can be expressed by the governing body or by an official or body to which the governing body delegates the authority. Unlike commitments, assignments general only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment;

Unassigned fund balance - amounts that are available for any purpose; positive amounts are only reported in the general fund. Additionally, any deficit fund balance within the other governmental fund types is reported as unassigned.

## TOWN OF REMINGTON, VIRGINIA

Notes to Financial Statements  
As of June 30, 2020 (Continued)

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### **NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (Continued)**

#### **G. Fund Balance (Continued)**

When fund balance resources are available for a specific purpose in more than one classification, it is the Town's policy to use the most restrictive funds first in the following order: restricted, committed, assigned, and unassigned as they are needed.

Town Council establishes (and modifies or rescinds) fund balance commitments by passage of an ordinance or resolution. This is typically done through adoption and amendment of the budget. A fund balance commitment is further indicated in the budget document as a designation or commitment of the fund (such as for special incentives).

#### **H. Net Position**

For government-wide reporting as well as in proprietary funds, the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources is called net position. Net position is comprised of three components: net investment in capital assets, restricted, and unrestricted.

- Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by outstanding balances of bonds, notes, and other debt that are attributable to the acquisition, construction, or improvement of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt are included in this component of net position.
- Restricted net position consists of restricted assets reduced by liabilities and deferred inflows of resources related to those assets. Assets are reported as restricted when constraints are placed on asset use either by external parties or by law through constitutional provision or enabling legislation.
- Unrestricted net position is the net amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that does not meet the definition of the two preceding categories.

Sometimes the Town will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted - net position and unrestricted - net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the Town's policy to consider restricted - net position to have been depleted before unrestricted - net position is applied.

#### **I. Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time.

## TOWN OF REMINGTON, VIRGINIA

Notes to Financial Statements  
As of June 30, 2020 (Continued)

### NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (Continued)

#### I. Deferred Outflows/Inflows of Resources (Continued)

Under the modified cash basis of accounting, deferred outflows and deferred inflows that do not arise from a cash transaction or event are not reported. Therefore, the Town does not have items to report in these categories for the year ended June 30, 2020.

### NOTE 2 - DEPOSITS AND INVESTMENTS:

#### Deposits:

Deposits with banks are covered by the Federal Deposit Insurance Corporation (FDIC) and collateralized in accordance with the Virginia Security for Public Deposits Act (the "Act") Section 2.2-4400 et. seq. of the Code of Virginia. Under the Act, banks and savings institutions holding public deposits in excess of the amount insured by the FDIC must pledge collateral to the Commonwealth of Virginia Treasury Board. Financial Institutions may choose between two collateralization methodologies and depending upon that choice, will pledge collateral that ranges in the amounts from 50% to 130% of excess deposits. Accordingly, all deposits are considered fully collateralized.

#### Investments:

Statutes authorize local governments and other public bodies to invest in obligations of the United States or agencies thereof, obligations of the Commonwealth of Virginia or political subdivisions thereof, obligations of the International Bank for Reconstruction and Development (World Bank), the Asian Development Bank, the African Development Bank, "prime quality" commercial paper that has received at least two of the following ratings: P-1 by Moody's Investors Services, Inc.; A-1 by Standard and Poor's; or F1 by Fitch Ratings, Inc. (Section 2.2-4502), banker's acceptances, repurchase agreements and the State Treasurer's Local Government Investment Pool (LGIP).

During the course of our audit, we have noted the Town has several unrated investments which are illegal in accordance with investment laws of the Code of Virginia. These unrated investments are disclosed below.

#### Credit Risk of Debt Securities:

The Town's rated debt investments as of June 30, 2020 were rated by Standard and Poor's and/or an equivalent national rating organization and the ratings are presented below using the Standard and Poor's rating scale.

Rated Debt Investments' Values			
Rated Debt Investments Value		Fair Quality Ratings	
Rated Debt Investments		AAAm	Unrated
Local Government Investment Pool	\$ 5,881	\$ -	
Equities	-		165,533
Fixed income and other	-		192,886
Total	\$ 5,881	\$ 358,419	

## TOWN OF REMINGTON, VIRGINIA

Notes to Financial Statements  
As of June 30, 2020 (Continued)

### **NOTE 2 - DEPOSITS AND INVESTMENTS: (Continued)**

#### **External Investment Pools:**

The fair value of the positions in the external investment pool (Local Government Investment Pool) is the same as the value of the pool shares. As this pool is not SEC registered, regulatory oversight of the pool rests with the Virginia State Treasury. LGIP is an amortized cost basis portfolio. There are no withdrawal limitations or restrictions imposed on participants.

#### **Interest Rate Risk:**

The following is a summary of interest rate risk disclosure:

Investment Maturities (in years)		
Investment Type	Fair Value	Less Than 1 Year
Local Government Investment Pool	\$ 5,881	\$ 5,881
Total	\$ 5,881	\$ 5,881

### **NOTE 3 - PENSION PLAN:**

All full-time, salaried permanent employees of the Town are automatically covered by VRS Retirement Plan upon employment. This is an agent multiple-employer plan administered by the Virginia Retirement System (the System) along with plans for other employer groups in the Commonwealth of Virginia. Members earn one month of service credit for each month they are employed and for which they and their employer pay contributions to VRS. Members are eligible to purchase prior service, based on specific criteria as defined in the Code of Virginia, as amended. Eligible prior service that may be purchased includes prior public service, active military service, certain periods of leave, and previously refunded service. The System administers three different benefit structures for covered employees - Plan 1, Plan 2, and Hybrid. Each of these benefit structures has different eligibility criteria.

#### ***Contributions***

The contribution requirement for active employees is governed by §51.1-145 of the Code of Virginia, as amended, but may be impacted as a result of funding options provided to political subdivisions by the Virginia General Assembly. Employees are required to contribute 5.00% of their compensation toward their retirement.

The Town's contractually required employer contribution rate for the year ended June 30, 2020 was 8.80% of covered employee compensation. This rate was based on an actuarially determined rate from an actuarial valuation as of June 30, 2017.

This rate, when combined with employee contributions, was expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. Contributions to the pension plan from the Town were \$15,417 and \$14,445 for the years ended June 30, 2020 and June 30, 2019, respectively.

## TOWN OF REMINGTON, VIRGINIA

Notes to Financial Statements  
As of June 30, 2020 (Continued)

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### **NOTE 3 - PENSION PLAN: (Continued)**

#### ***Net Pension Liability***

The Town's net pension liability of \$78,320 was measured as of June 30, 2019. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation performed as of June 30, 2018, rolled forward to the measurement date of June 30, 2019.

### **NOTE 4 - GROUP LIFE INSURANCE (GLI PLAN) (OPEB PLAN):**

The Virginia Retirement System (VRS) Group Life Insurance (GLI) Plan provides coverage to state employees, teachers, and employees of participating political subdivisions. The GLI Plan was established pursuant to §51.1-500 et seq. of the *Code of Virginia*, as amended, and which provides the authority under which benefit terms are established or may be amended. The GLI Plan is a defined benefit plan that provides a basic group life insurance benefit for employees of participating employers. For purposes of measuring the net GLI OPEB Plan liability, deferred outflows of resources and deferred inflows of resources related to the GLI OPEB, and GLI OPEB expense, information about the fiduciary net position of the VRS GLI OPEB Plan and the additions to/deductions from the VRS GLI OPEB's net fiduciary position have been determined on the same basis as they were reported by VRS. In addition, benefit payments are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

All full-time, salaried permanent employees of the state agencies, teachers, and employees of participating political subdivisions are automatically covered by the VRS Group Life Insurance Plan upon employment. This is a cost-sharing multiple-employer plan administered by the Virginia Retirement System (the System), along with pensions and other OPEB plans, for public employer groups in the Commonwealth of Virginia.

In addition to the Basic Group Life Insurance benefit, members are also eligible to elect additional coverage for themselves as well as a spouse or dependent children through the Optional Group Life Insurance Plan. For members who elect the optional group life insurance coverage, the insurer bills employers directly for the premiums. Employers deduct these premiums from members' paychecks and pay the premiums to the insurer. Since this is a separate and fully insured Plan, it is not included as part of the Group Life Insurance OPEB Plan.

#### ***Contributions***

The contribution requirements for the GLI Plan are governed by §51.1-506 and §51.1-508 of the *Code of Virginia*, as amended, but may be impacted as a result of funding provided to state agencies and school divisions by the Virginia General Assembly. The total rate for the Group Life Insurance Plan was 1.31% of covered employee compensation. This was allocated into an employee and an employer component using a 60/40 split. The employee component was 0.79% ( $1.31\% \times 60\%$ ) and the employer component was 0.52% ( $1.31\% \times 40\%$ ). Employers may elect to pay all or part of the employee contribution; however, the employer must pay all of the employer contribution. Each employer's contractually required employer contribution rate for the year ended June 30, 2020 was 0.52% of covered employee compensation. This rate was based on an actuarially determined rate from an actuarial valuation as of June 30, 2017. The actuarially determined rate, when combined with employee contributions, was expected to finance the costs of benefits payable during the year, with an additional amount to finance any unfunded accrued liability. Contributions to the Group Life Insurance Plan from the entity were \$995 and \$854 for the years ended June 30, 2020 and June 30, 2019, respectively.

**TOWN OF REMINGTON, VIRGINIA**

Notes to Financial Statements  
As of June 30, 2020 (Continued)

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**NOTE 4 - GROUP LIFE INSURANCE (GLI) PLAN (OPEB PLAN): (Continued)**

***Net Group Life Liability (OPEB)***

At June 30, 2020, the Town reported a liability of \$13,669 for its proportionate share of the Net GLI OPEB Liability. The Net GLI OPEB Liability was determined by an actuarial valuation as of that date. The covered employer's portion of the Net GLI OPEB Liability was based on the covered employer's actuarially determined employer contributions to the GLI Plan for the year ended June 30, 2018 relative to the total of the actuarially determined employer contributions for all participating employers. At June 30, 2019, the participating employer's proportion was 0.00084%.

**NOTE 5 - RISK MANAGEMENT:**

The Town is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Town carries commercial insurance for all of these risks of loss. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

**- Supplementary Information -**

## Exhibit 6

Cemetery Fund			DMV Fund		
Budget	Actual	Variance Positive (Negative)	Budget	Actual	Variance Positive (Negative)
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-
-	-	-	-	-	-
5,500	5,482	(18)	-	-	-
10,925	15,850	4,925	-	-	-
-	-	-	-	-	-
-	-	-	-	132,508	132,508
\$ 16,425	\$ 21,332	\$ 4,907	\$ -	\$ 132,508	\$ 132,508
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
16,425	17,461	(1,036)	-	-	-
-	-	-	112,839	154,142	(41,303)
\$ 16,425	\$ 17,461	\$ (1,036)	\$ 112,839	\$ 154,142	\$ (41,303)
\$ -	\$ 3,871	\$ 3,871	\$ (112,839)	\$ (21,634)	\$ 91,205
\$ -	\$ 3,871	\$ 3,871	\$ (112,839)	\$ (21,634)	\$ 91,205
-	7,977	7,977	-	123,125	123,125
\$ -	\$ 11,848	\$ 11,848	\$ (112,839)	\$ 101,491	\$ 214,330



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## TOWN OF REMINGTON, VIRGINIA

Schedule 1  
(Page 1 of 2)Schedule of Revenues - Budget and Actual - Governmental Funds - Modified Cash Basis  
Year Ended June 30, 2020

Fund, Major and Minor Revenue Source	Budget	Actual	Variance Positive (Negative)
<b>General Fund:</b>			
Revenue from local sources:			
General property taxes:			
Real property taxes	\$ 63,625	\$ 64,083	\$ 458
Personal property taxes	35,125	38,983	3,858
Penalties and interest	950	1,567	617
Total general property taxes	\$ 99,700	\$ 104,633	\$ 4,933
Other local taxes:			
Sales taxes	\$ 41,000	\$ 44,408	\$ 3,408
Utility taxes	31,000	28,579	(2,421)
Total other local taxes	\$ 72,000	\$ 72,987	\$ 987
Permits, privilege fees and regulatory licenses:			
Business licenses	\$ 16,000	\$ 19,493	\$ 3,493
Vehicle decals	6,500	7,141	641
Refuse tipping fees	540	540	-
Zoning permits	600	512	(88)
Total permits, privilege fees and regulatory licenses	\$ 23,640	\$ 27,686	\$ 4,046
Fines and Forfeitures:			
Police fines	\$ 8,675	\$ 6,996	\$ (1,679)
Total fines and forfeitures	\$ 8,675	\$ 6,996	\$ (1,679)
Revenue from use of money and property:			
Revenue from use of property	\$ 2,200	\$ 2,200	\$ -
Total revenue from use of money and property	\$ 2,200	\$ 2,200	\$ -
Miscellaneous:			
Copier income	\$ 250	\$ 254	\$ 4
Miscellaneous income	2,100	3,098	998
Total miscellaneous	\$ 2,350	\$ 3,352	\$ 1,002
Total revenue from local sources	\$ 208,565	\$ 217,854	\$ 9,289

## TOWN OF REMINGTON, VIRGINIA

Schedule 1  
(Page 2 of 2)Schedule of Revenues - Budget and Actual - Governmental Funds - Modified Cash Basis  
Year Ended June 30, 2019 (Continued)

<u>Fund, Major and Minor Revenue Source</u>	<u>Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
<b>General Fund: (continued)</b>			
Intergovernmental:			
Revenue from the Commonwealth:			
Law enforcement assistance	\$ 17,000	\$ 17,664	\$ 664
Rolling rail tax	442	439	(3)
Fire and rescue assistance	10,000	10,000	-
Total revenue from the Commonwealth	\$ 27,442	\$ 28,103	\$ 661
<b>Total General Fund</b>	<u>\$ 236,007</u>	<u>\$ 245,957</u>	<u>\$ 9,950</u>
<b>Special Revenue Funds:</b>			
<b>Cemetery Fund:</b>			
Revenue from local sources:			
Charges for services:			
Lot sales	\$ 4,000	\$ 9,000	\$ 5,000
Marker fees	125	500	375
Other fees	800	1,500	700
Burial fees	6,000	4,850	(1,150)
Total charges for services	\$ 10,925	\$ 15,850	\$ 4,925
Revenue from use of money and property:			
Income distributions	\$ 5,500	\$ 5,482	\$ (18)
Total revenue from use of money and property	\$ 5,500	\$ 5,482	\$ (18)
<b>Total Cemetery Fund</b>	<u>\$ 16,425</u>	<u>\$ 21,332</u>	<u>\$ 4,907</u>
<b>DMV Fund:</b>			
Intergovernmental:			
Revenue from the Commonwealth:			
Commissions from DMV	\$ -	\$ 132,508	\$ 132,508
<b>Total DMV Fund</b>	<u>\$ -</u>	<u>\$ 132,508</u>	<u>\$ 132,508</u>
<b>Permanent Fund:</b>			
<b>Cemetery Trust Fund:</b>			
Revenue from local sources:			
Revenue from use of money and property:			
Revenue from use of money	\$ 19,570	\$ 28,214	\$ 8,644
Total revenue from use of money and property	\$ 19,570	\$ 28,214	\$ 8,644
Charges for services:			
80% Lot sales	\$ 3,200	\$ 7,200	\$ 4,000
<b>Total Cemetery Trust Fund</b>	<u>\$ 22,770</u>	<u>\$ 35,414</u>	<u>\$ 12,644</u>
<b>Total Governmental Funds</b>	<u>\$ 275,202</u>	<u>\$ 435,211</u>	<u>\$ 160,009</u>

## **Businesses**

	Business Name	Type of Business	Physical Address	Square footage
1	Anointed Creations Hair Studio	Hair Salon	203 N Franklin	1230
2	A Touch of Grace Massage	Massage Therapy	209 E Main St	2500
3	Black Sheep Studios	Tattoo Parlor/Art Gallery	204 East Main St Suite A	1700
4	C-R Cars	Used Auto Sales	104 South James Madison	660
5	Cabling Systems, Inc	Security Systems	301 East Main St	1000
6	The Corner Deli	Restaurant	100 N James Madison St	1596
7	Dodson Landscaping	Landscaping	301 E Main St Suite #104	900
8	Dzilade Auto Sales	Auto Sales	204 North James Madison St	1232
9	Donna's Cut & Style	Beauty Shop	102 South James Madison	2500
10	Doug Taylor's Electrical Maint/Repair	Electrical Contracting	307 W Washington St	1300
11	Family Care Remington	Pharmacy	208 E Madison St	1000
12	The Garden Gate	Retail Plant Store	843-729-7514	1025
13	Genesis Home Improvement	Home Improvement	101 East Marshall Street	
14	Groves Hardware	Lumber & Hardware Sales	202 E Main St	6235
15	Heflin's Memorials	Memorial Sales	105 West Main St	306
16	Jenesis Insurance	Insurance Sales	301 E Main St Suite 300	1000
17	Jesse Towing	Automotive Repair/Towing	110 S James Madison St	2136
18	Jesse James Critter Gitter LLC	Wildlife and Pest Control	300 E Main St Unit D	1504
19	Liberty Realty Group, LLC	Real Estate Services	104 W Main St	900
20	Maddi Mae's Sound House LLC	Music Lessons	107 East Main St	512
21	Morton's Barbershop	Barber Shop	227 E Main St	1000
22	The Purple Poodle Pet Salon, LLC	Pet Grooming	219 East Main St	1900
23	Rappahanock Station, Inc	Convenience Store	101 James Madison Street	1860
24	Remington Auto Works	Automotive Salvage	110 South James Madison	1000

25	Remington Barbershop	Barber Shop	111 East Main St	1000
26	Remington Car Wash LLC	Car Wash/Apts	107 South James Madison St	768
27	Remington Drug Co	Pharmacy	207 East Main St	2500
28	Remington Family Dentistry	Dentistry	206 East Main St	1200
29	Remington Properties	Self Storage Rental Units	206 N James Madison St	
30	Rosson & Troilo of Opal	Automotive Repair	206 N James Madison St	
31	Salon on Main	Hair Salon	217 East Main St	1250
32	The Remington Chiropractic Clinic	Chiropractic/Retail store	203 E Main St	1052
33	Steele Insurance Agency, Inc	Insurance	301 E Main St	1200
34	Terminal Tech	Sales and Manufacturing	301 E Main St Suite #103	800
35	Vernon's Auto Repair, Inc	Auto Repair	110 South James Madison	1000
36	Wally's Automotive	Auto Repair	104 West Main St Suite B	3200
37	Waterline Aquatics	Swimming Pool Contractor	101 West Washington Street	1300
38	Amore Care Health & Wellness	medical clinic	201 E Main St	6115
39	Genesis Restoration Inc	Restoration and mitigation	101 East Marshall Street	



# Town of Remington

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105 East Main Street, Remington, VA 22734 (540) 439-3220

February 6, 2023

Business addresses here

Greetings:

The Town of Remington is in the process of seeking a Community Development Block Grant (CDBG) from the Virginia Department of Housing and Community Development (DHCD). The purpose of the Grant is to provide assistance for the town's **Business District Revitalization Project**. An important aspect of this project involves reaching out to current (and potentially future) business interests in town to maximize input and overall utility of the project.

We are establishing a Management Team to set goals and priorities for this funding.

Please be advised to check the Town website and other media for meeting announcements.

We welcome your input, concerns, etc.

If you have any questions, please feel free to contact me at [Dburrelli@remington-va.gov](mailto:Dburrelli@remington-va.gov) or at 540-439-3220.

Very respectfully,

David F. Burrelli  
Town Administrator

## Maps



# Town of Remington Zoning

## Zoning

M-1: Limited Industrial

R-1: Residential Single

R-2: Residential S.F. & Duplex

R-3: Residential T.H. & M.F.

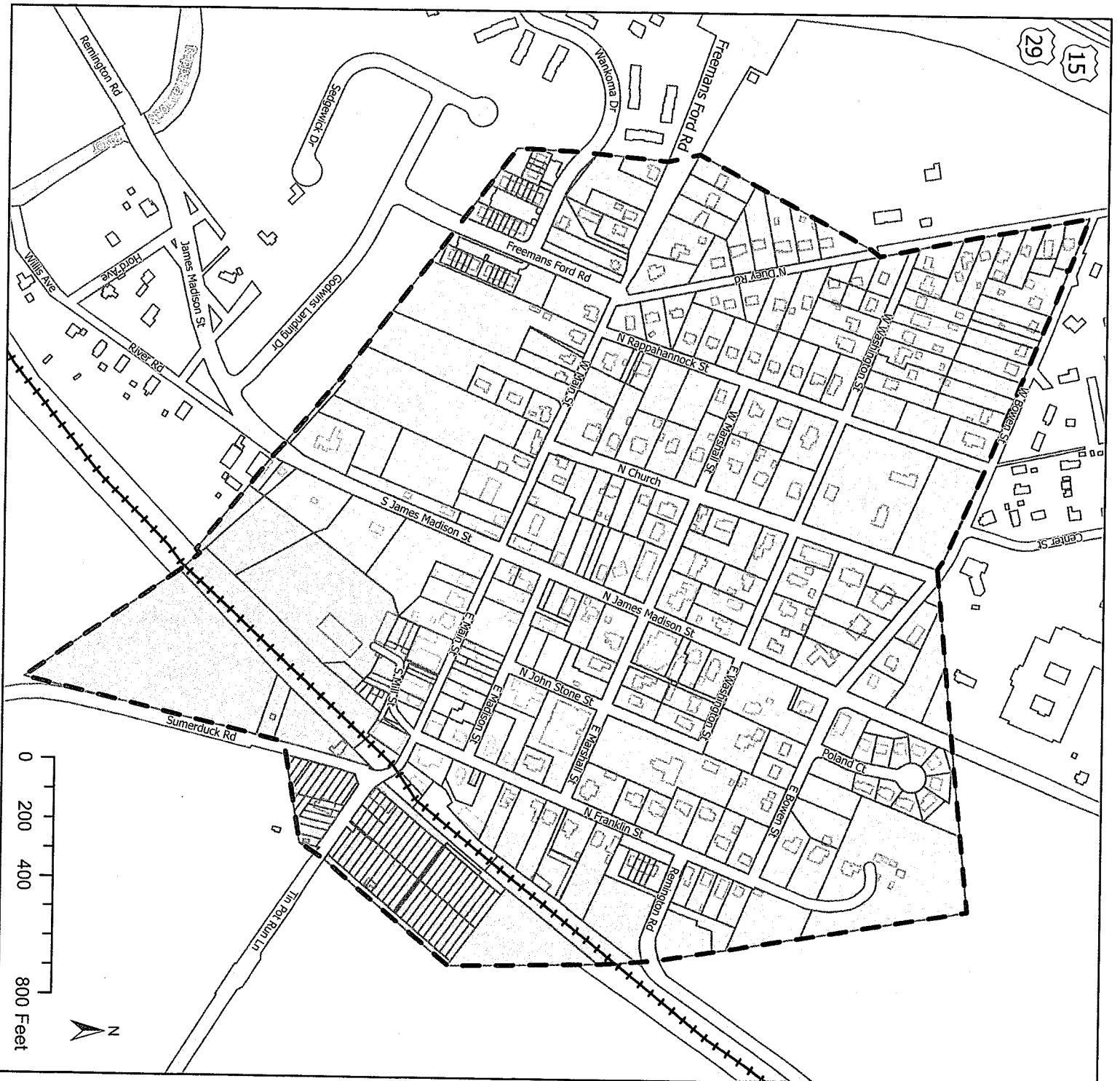
C-1: Limited Commercial

C-2: General Commercial

Parcel Boundaries

Street Right-of-Way

Railroad

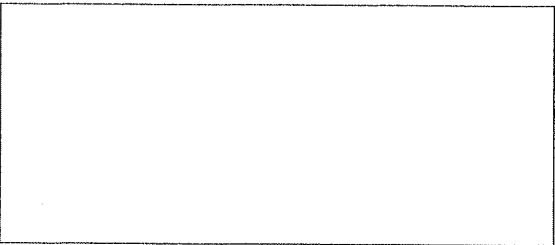


Created by RRRC for general planning purposes only. Data is from various sources and may vary in accuracy and completeness. Date: 3/1/2022

**Remington, VA**

**Area:** 11:28 AM, 2/17/2023

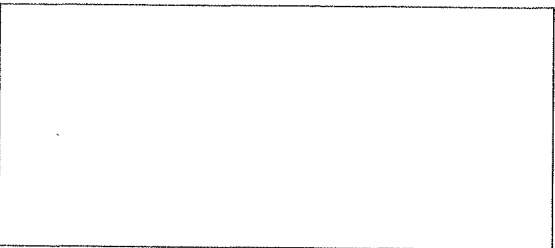
**Population:** 58°F (15°C), Cloudy, See more



Remington, VA

Area: 11:28 AM, 2/17/2023

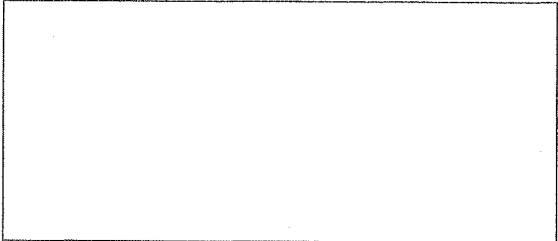
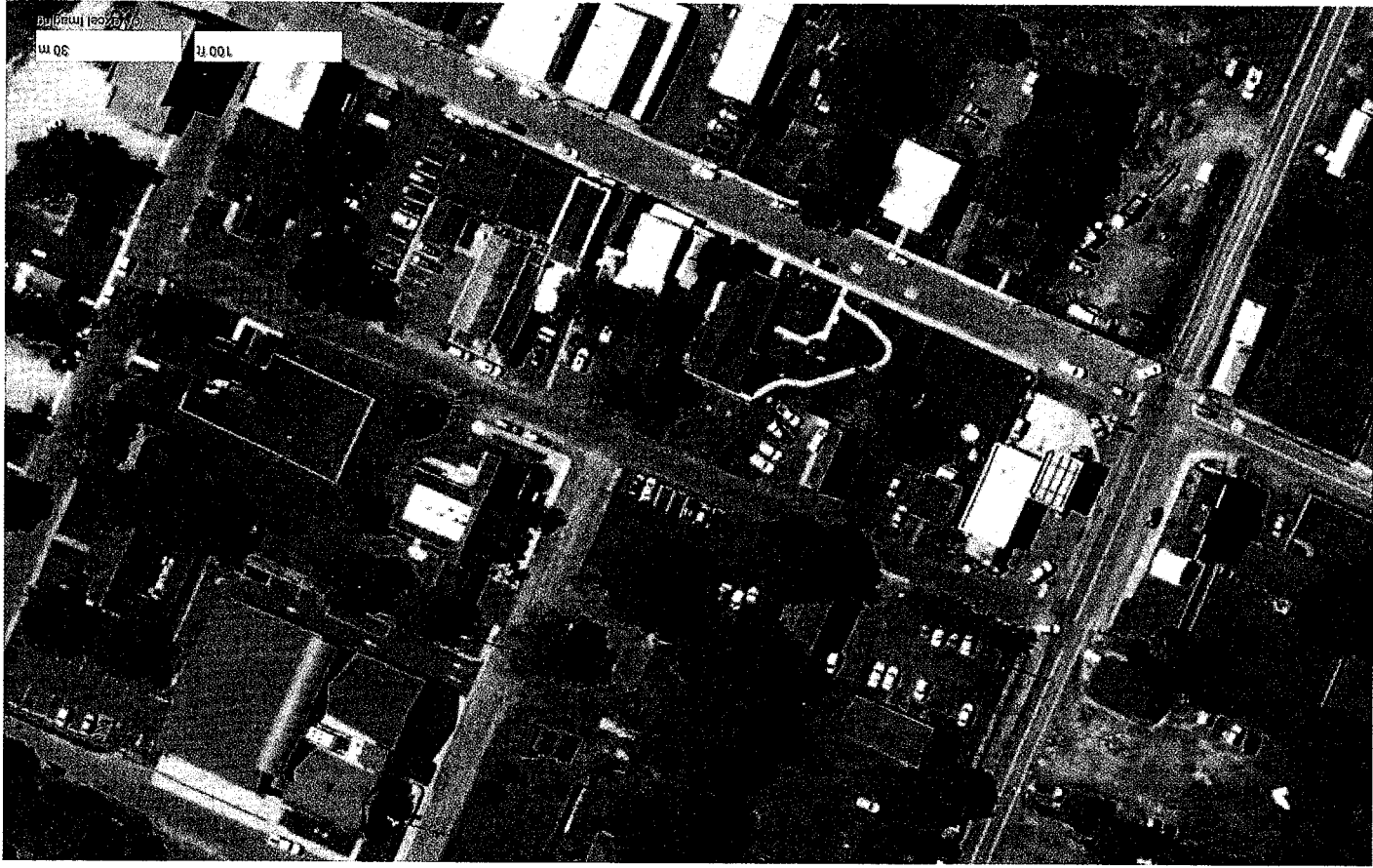
Population: 58°F (15°C), Cloudy, See more



Remington, VA

Area: 11:28 AM, 2/17/2023

Population: 58°F (15°C), Cloudy, See more



## **Sidewalk Survey**

# Town Of Remington East Side

11-15-2021

- N. Franklin St.
- 100 Block
  - West Side (25% is 60" wide, 75% is 40" wide, in need of repair)
  - East Side (25% is 36" wide, 75% is 55" wide, in need of repair)
- 200 Block
  - West Side (43" wide, had no repair, in need of repair)
  - East Side (42" wide, partial repair, in need of repair)
- 300 Block
  - West Side (48" wide, all have been replaced)
  - East Side (43" wide, sidewalk stops at N. Franklin, in need of repair)
- 400 Block
  - West Side (48" wide, all have been replaced)
  - East Side (no sidewalks)

- E. Bowen St.
- 100 Block
  - N. Side (Post Office 48" wide, no repairs needed)
  - S. Side (no sidewalk)
- Poland Court (all sidewalks 48" wide, no repair needed)

- E. Washington St.
- N. Side (42" wide, in need of repair)
- S. Side (no sidewalk)

- John Stone St.
- E. Side (48" wide, 50% replaced, 50% is 42" wide)
- W. Side (no sidewalks)
- Fire Department
- E. Side (48" wide, no repair needed)
- W. Side (no sidewalks)
- Church/Old Bank
- E. Side (47" wide, no repair needed)
- W. Side (48" wide, parking lot side, in need of repair)

- Madison St.
- Church (no repair needed)

- Marshall St.
- 100 Block (no sidewalks, both sides)
  - 200 Block
  - South Side (Fire Department, 48" wide all new)
  - North Side (Church Parking Lot, 48" wide all new)
  - 300 Block
  - South Side (no sidewalks)
  - North Side (36" wide)

- James Madison St.
- S. James Madison (no sidewalks)
  - 100 Block (Corner Deli)
  - West Side (60" wide, no repair needed)
  - East Side - (Rappahannock Station, no sidewalks)
  - 200 Block
  - West Side (no sidewalks)
  - East Side (43" wide, in need of repair)
  - 300 Block
  - West Side (no sidewalks)
  - East Side (43" wide, in need of repair)
  - 400 Block
  - W. Side (no sidewalks)
  - East Side (50" wide, in need of repair)
  - 500 Block
  - West Side (no sidewalks)
  - East Side (Post Office, 48" wide no repair needed)
  - 600 Block
  - West Side (only at School, 48" wide no repair needed)
  - East Side (48" wide no repair needed)

## Town of Remington

### West Side

- West Bowen St.
- 100 Block
  - South Side Only (all okay, no repair needed)
  - 200 Block (at church only)
  - South Side (okay)
  - North Side (okay)
  - 300 Block (no sidewalks)

- West Washington St.
- 100 Block
- North Side Only (repairs/replacement needed, ADA ramps at Church St.)
- 200 Block (no sidewalks)
- 300 Block (no sidewalks)

- West Marshall St.
- 100 Block (no sidewalks)
- 200 Block (no sidewalks)

- West Main St.
- 100 Block
- South Side Only (was replaced, no repairs needed)
- 200 Block
- South Side Only (was replaced, no repairs needed)
- 300 Block
- South Side Only (minor repairs needed)
- 400 Block
- South Side Only (minor repairs needed)
- Freemans Ford Rd. (Wankoma Village)
- East and West Side (no repairs needed)

- North Duey Rd.
- No Sidewalks

- North Rappahannock St.
- No Sidewalks

- North Church Street (36" sidewalks, West Side only)
- 100 Block
- Some repairs needed
- ADA ramps at Main Street
- 200 Block
- Some repairs needed
- ADA ramps at West Marshall Street
- 300 Block
- Some repairs needed
- ADA ramps at West Washington Street
- 400 Block
- Some repairs needed

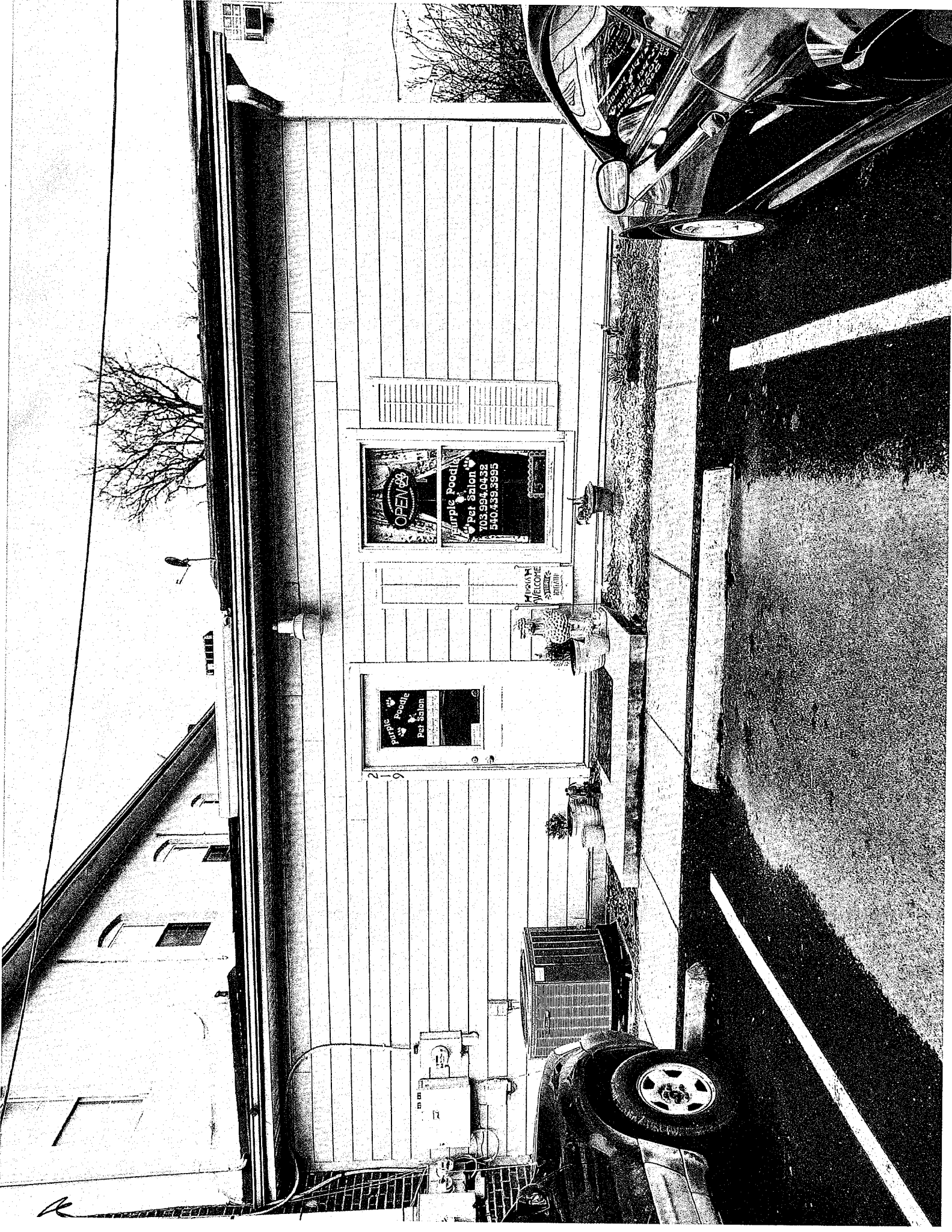


# Town of Remington Streets

Street/Road	Direction N/S/E/W	Location by Block or Place	Sidewalk Y/N	Percent %	Sidewalk Width Inches	Repair Y/N	Crosswalk Y/N	ADA Access Y/N	VDOT or Town Maintained	Comments
Streets East of James Madison Highway										
N. Franklin	West	100	Yes	25	40	Yes				
N. Franklin	West	100	Yes	75	60	Yes				
N. Franklin	East	100	Yes	25	36	Yes				
N. Franklin	East	100	Yes	75	55	Yes				
N. Franklin	West	200	Yes	100	48	Yes				
N. Franklin	East	200	Yes	100	43	Yes				
N. Franklin	West	300	Yes	100	48	No				
N. Franklin	East	300	Yes	100	43	Yes				
N. Franklin	West	400	Yes	100	48	No				
N. Franklin	East	400	No							
E. Bowen	North	100	Yes	100	48	No				
E. Bowen	South	100	No							
E. Bowen		Poland Court	Yes	100	48	No				
E. Washington	North		Yes	100	42	Yes				Post Office Side
E. Washington	South		No							
John Stone	East		Yes	50	48	Yes				
John Stone	East		Yes	50	42	Yes				
John Stone	West		No							
John Stone	East	Fire Department	Yes	100	48	No				
John Stone	West	Fire Department	No							
John Stone	East	Church/Old Bank	Yes	100	47	No				

W. Marshall		100	No							
W. Marshall		200	No							
W. Main	South	100	Yes			No				
W. Main	North	100	No							
W. Main	South	200	Yes			No				
W. Main	North	200	No							
W. Main	South	300	Yes			Yes				
W. Main	North	300	No							
W. Main	South	400	Yes			Yes				
W. Main	North	400	No							
W. Main	South	400	No							
W. Main	North	400	No							
Freemans Ford	East	Wakoma Village	Yes			No				
Freemans Ford	West	Wakoma Village	Yes			No				
N. Duey	South		No							
N. Duey	North		No							
N. Rappahann	South		No							
N. Rappahann	North		No							
N. Church	East		No							
N. Church	West	100	Yes	100	36	Yes		Yes		
N. Church	West	200	Yes	100	36	Yes				
N. Church	West	300	Yes	100	36	Yes		Yes		
N. Church	West	400	Yes	100	36	Yes				

**Photos**



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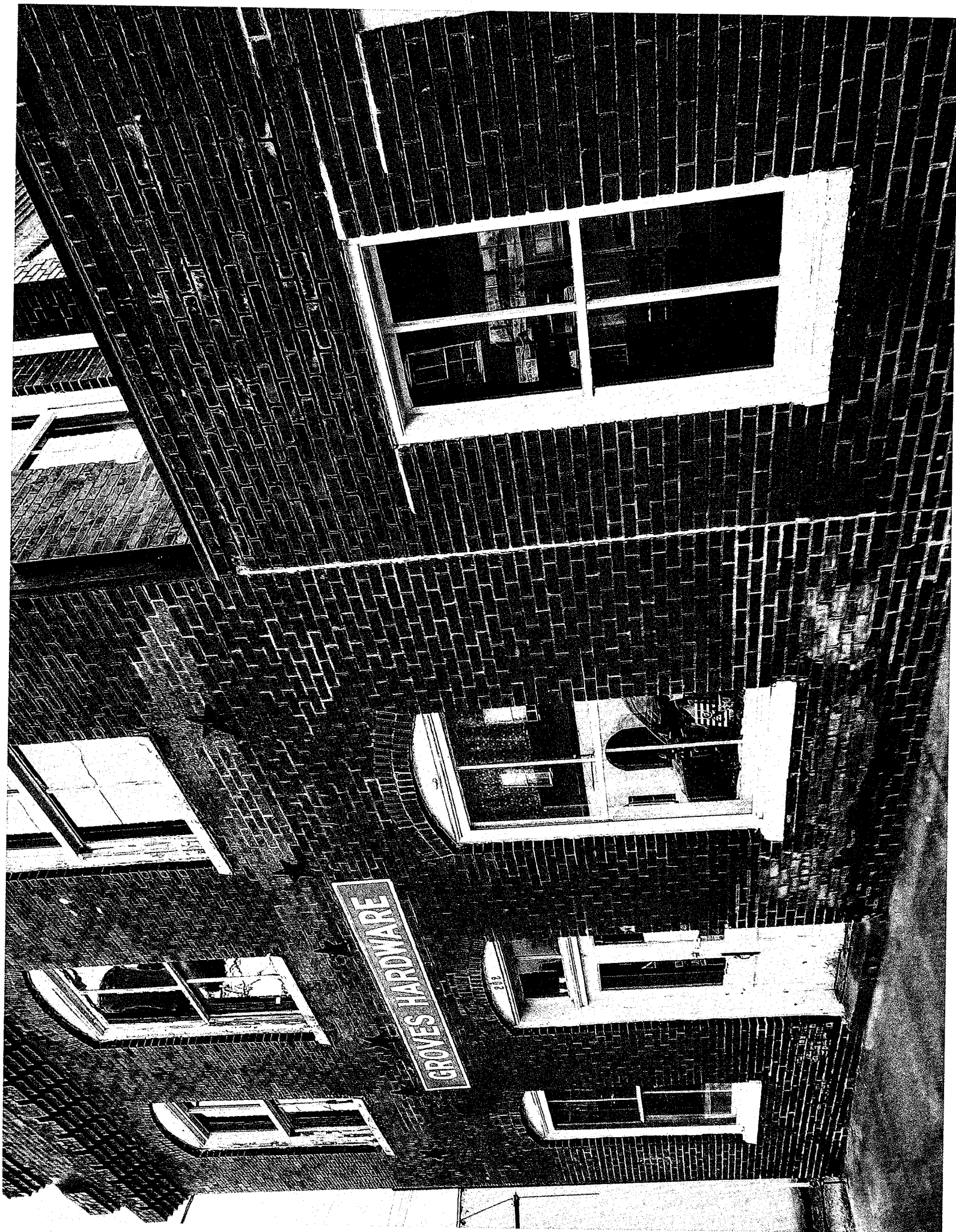






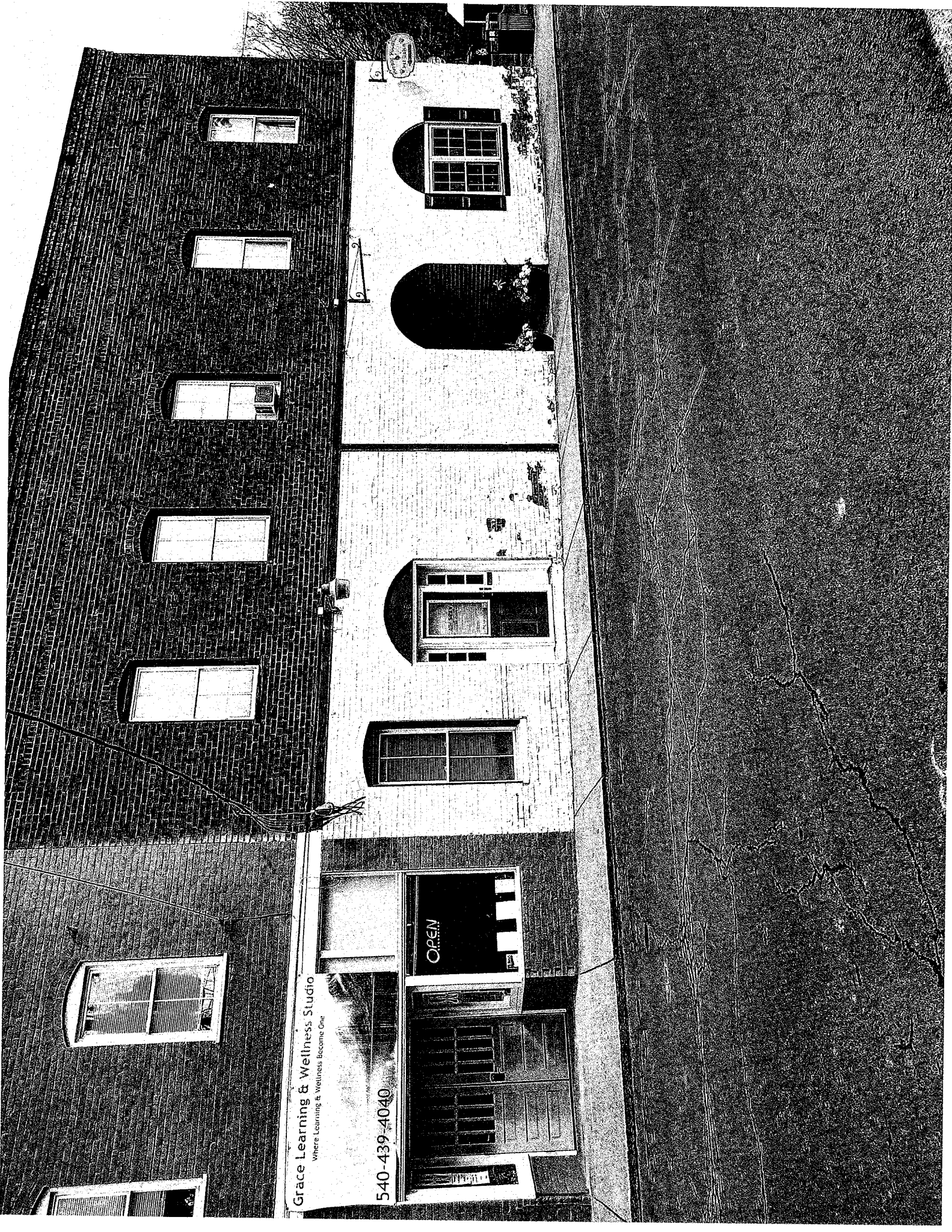








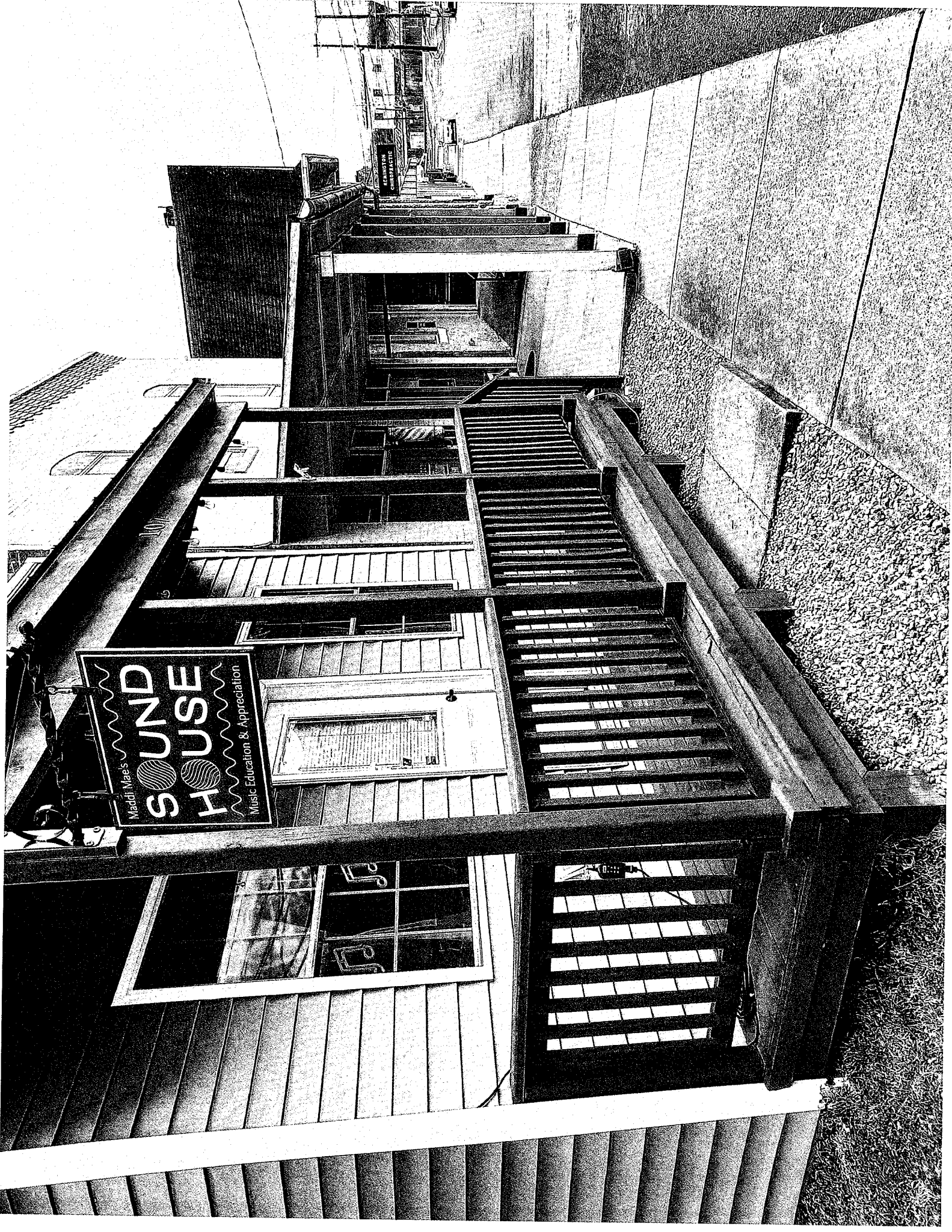












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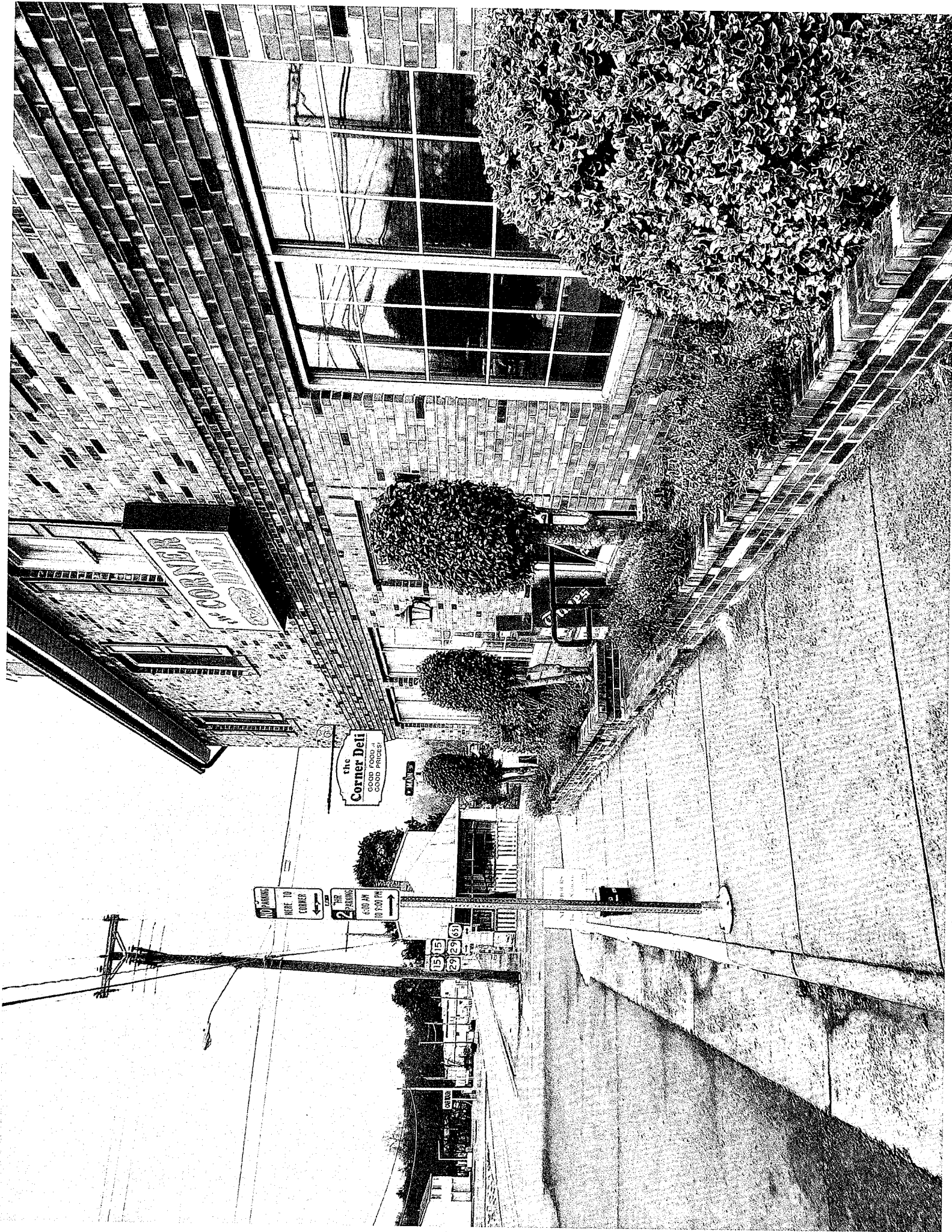


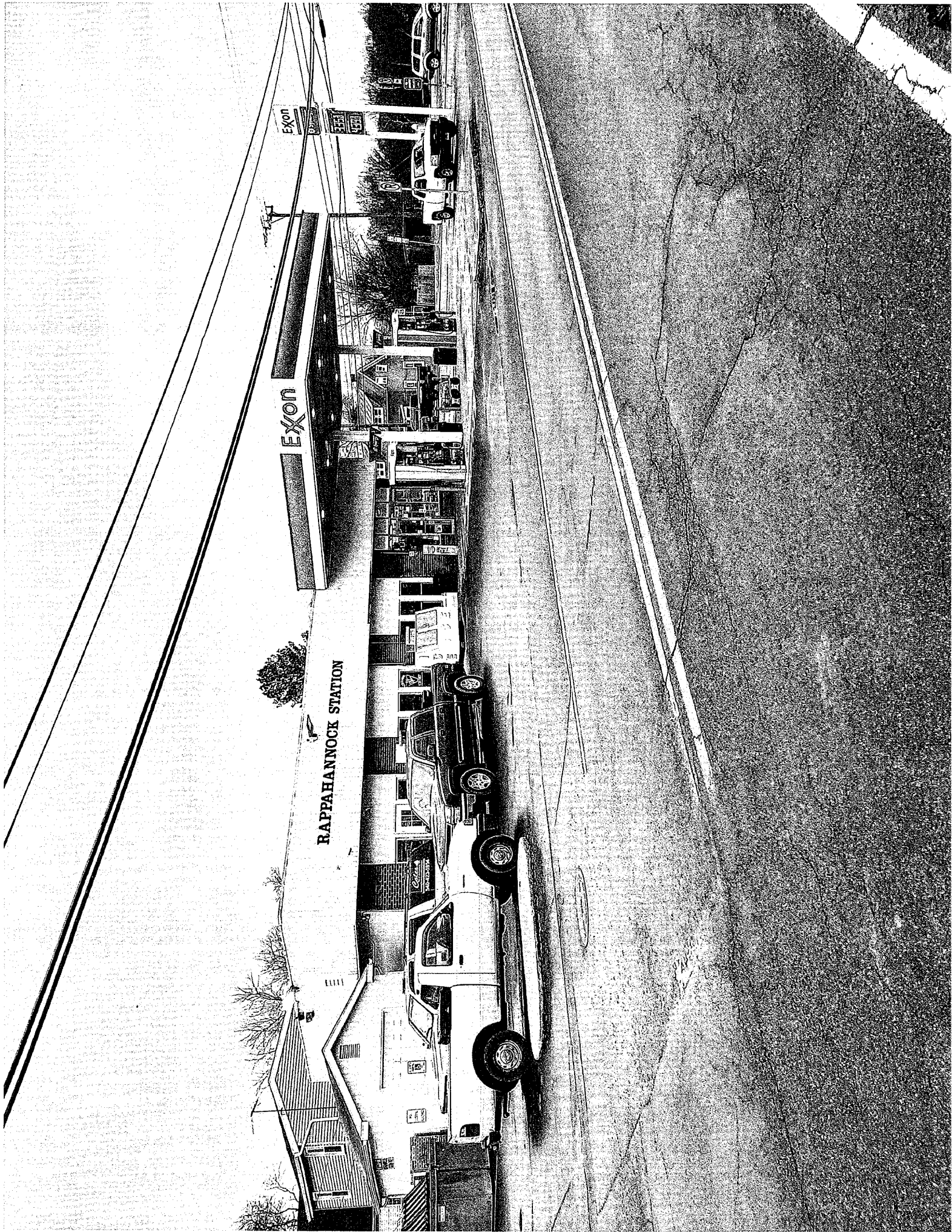






















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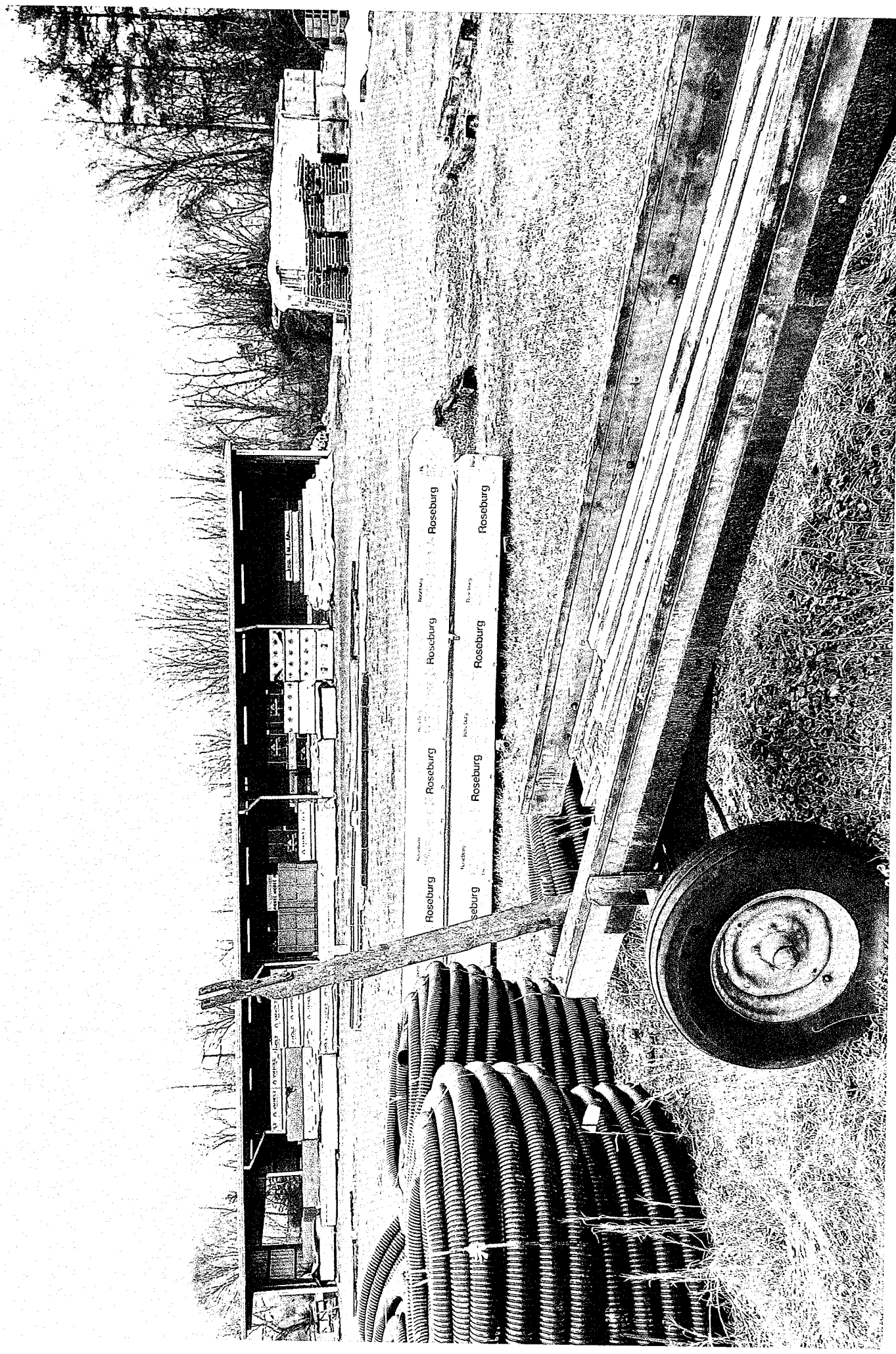




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