

# River Heights City

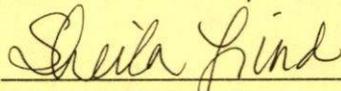
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River Heights  
City Council Agenda  
**Tuesday, November 4, 2025**  
6:00 p.m.

Notice is hereby given that River Heights City will hold a public hearing to discuss River Heights' eligibility to apply to the Utah Department of Workforce Services for funding under the Community Development Block Grant (CDBG) Small Cities Program. The meeting will be held at the River Heights City Office Building at 520 S 500 E.

The purpose of the public hearing is to provide citizens with pertinent information about the CDBG program and to allow for discussion of possible applications. This public hearing will cover eligible activities, program requirements, and expected funding allocations in the region.

Posted this 30<sup>th</sup> day of October 2025



Sheila Lind, Recorder

In compliance with the American Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Sheila Lind, (435) 770-2061 at least 24 hours before the meeting.

# River Heights City

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2 First CDBG Public Hearing  
3 November 4, 2025  
4 Minutes of the Meeting  
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7 Present: Mayor Blake Wright  
8 Council members: Lana Hanover  
9 Mark Malmstrom  
10 Janet Mathews  
11 Chris Milbank  
12 Lance Pitcher  
13 Public Works Director Clayton Nelson  
14 Recorder Sheila Lind  
15

16 Others Present: Noel Cooley, Stacy Hansen, Brian and Brittany Cascio,  
17 Dwight Whittaker, Shellie Giddings, Mike and Ruthann  
18 Nelson, Danny and Teri Peterson, Debbie Hansen, Dan  
19 Johnson, Cheryl Alder  
20

21 Councilmember Milbank explained that he and Mayor Wright had been looking into funding for  
22 future projects since the budget was tight. Prior to turning in an application for the Community  
23 Development Block Grant (CDBG) a requirement was to hold a public hearing to gather community input  
24 on which projects the city could consider. He provided a list of a variety of projects which they had  
25 offered funding for in the past. This public hearing was the first step in a complicated process to apply for  
26 the funding. The city would also need to meet several eligibility requirements. He noted that the grants  
27 come from the US Department of Housing and Urban Development (HUD), which required that a majority  
28 of those benefiting from the project would fall into the low to mid-income category. A survey would need  
29 to be conducted (likely door to door) to gather information on how much money the affected citizens of  
30 the project earn. Fifty one percent of the population who would benefit from the project must not exceed  
31 80% of the county's median income, which was \$78,300 or \$62,640. He said in the past, River Heights had  
32 not qualified for funding because of the high income of residents in River Heights. Once the city submitted  
33 application for a particular project, the state, with help from Bear River Association of Governments  
34 (BRAG), would then let the city know which homes would need to be surveyed for income level.

35 Councilmember Milbank discussed the Community Census Designation which listed preapproved  
36 projects. He had copies available for the council and others in the audience who might be interested. He  
37 read from the eligible projects such as construction of public works and facilities, e.g., water and sewer  
38 lines, fire stations, acquisition of real property, provision of public services such as food banks or  
39 homeless shelters. Mr. Milbank noted that River Heights City had to be the one to make applications,  
40 however, they could also sponsor another group's project.

41 Ruthann Nelson asked if the city would be held to the project they applied for. Councilmember  
42 Milbank said, "yes." There had been instances where the state had come back years later to verify that  
43 the projects were still being used in the manner that was stated on the application for funding.

44 Councilmember Milbank stated that BRAG had \$700,000 available for the coming year to fund  
45 projects in the valley. He pointed out the list of projects funded last year to different entities in the state.  
46 It's federal money, which goes through the state and was further administered by BRAG, the city's local  
47 resource, to fund projects in low-income areas.

48 Mayor Wright said he and Councilmember Milbank met with the BRAG people to see if this was an  
49 avenue they should put their time into. They were encouraged to pursue the process although he and Mr.  
50 Milbank were skeptical because of the median income of River Heights residents.

51 Dwight Whittaker was grateful for the forum. He knew it was the first step in a long process. He  
52 stated that he served on the board of directors for the Cache Valley Humanitarian Center (CVHC) and  
53 asked the city to consider applying for funds to improve the HVAC system in the old school. He felt, as  
54 renters of the building, that due to their non-profit status and the work they did for low income and  
55 homeless individuals that they could help the city qualify for a grant. They would really appreciate the  
56 city's consideration.

57 Noel Cooley suggested they consider applying for street improvements on 600 South. He noted  
58 that the city didn't receive the funding they applied for from the COG. He mentioned there were other  
59 areas in the city that had roads and sidewalks in poor condition, or no sidewalks at all. He suggested  
60 Windsor Drive was getting in bad shape.

61 Mayor Wright informed that they had been considering applying for funding for an HVAC system  
62 at the old school and were hoping for assistance with 600 South after they didn't get COG funding. They  
63 were skeptical about 600 South funding through CDBG, but had other options such as CMPO, or trying for  
64 COG money again next year, based on conversation with the city engineer. They felt there was a better  
65 chance at receiving CDBG money for the old school.

66 Councilmember Milbank pointed out that the area of 600 South that needed improved was in a  
67 more affluent neighborhood with River Heights on one side and Providence on the other. The median  
68 income for River Heights residents was \$109,000 and Providence's was \$106,000.

69 PWD Nelson asked if the income consideration was based on the county's median income or the  
70 city's. Councilmember Milbank wasn't sure. He informed that the application deadline was supposed to  
71 be the first of December but it could be stretched to mid-January.

72 Brittany Casio expressed support for the HVAC system in the old school. The tenants had already  
73 improved their spaces in the building and were contributing to city income through their rent payments.  
74 Improvements made to the building would help the city keep the building rented.

75 Ruthann Nelson asked if the low-income people considered for the project needed to live in River  
76 Heights. Mayor Wright said they asked that question and the BRAG people didn't know. Their suggestion  
77 was to apply to find out.

78 Councilmember Mathews asked what other stipulations the city would need to meet.  
79 Councilmember Milbank said there were many. They planned to take it a step at a time.

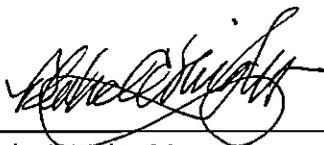
80 PWD Nelson wondered what would happen if the city received funding based on the low-income  
81 status of the people served by the CVHC and then they vacated the building after a time. Would the city  
82 need to pay it back? Dwight Whittaker pointed out that the BRAG employees were all brand new in their  
83 jobs and didn't have all the answers yet.

84 Stacey Hansen expressed her support for the HVAC system to benefit the old school and agreed  
85 with the comments of Dwight Whittaker and Brittney Cascio.

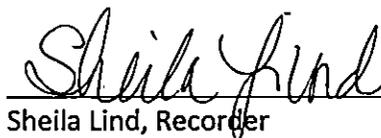
86 Mayor Wright asked if anyone had ideas other than the ones mentioned. Councilmember  
87 Mathews brought up water projects and deferred to PWD Nelson who said he had a long list of water  
88 projects but had always assumed River Heights wouldn't qualify due to income levels.

89 Councilmember Mathews asked if the CDBG program was new. Mayor Wright answered that it  
90 had been around for many years.

91 The hearing adjourned at 6:30 p.m.

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Blake Wright, Mayor

  
Sheila Lind, Recorder

- ✓ Americans with Disabilities Act (ADA) of 1990
- ✓ Fair Housing Act Executive Order 11063, as amended by Executive Order 12259, 12892
- ✓ Equal Employment Opportunities under HUD Assisted Contracts Executive Order 11246
- ✓ Section 504 of the Rehabilitation Act of 1973
- ✓ Section 3 of the Housing and Urban Development Act of 1968
- ✓ Section 109 of the Housing and Community Development Act of 1974
- ✓ Age Discrimination Act of 1975
- ✓ Architectural Barriers Act of 1968
- ✓ Title II of the Americans with Disabilities Act of 1990
- ✓ The Hatch Act (5 USC 1501 et seq; 5 CFR Part 151)
- ✓ The National Environmental Policy Act of 1969; Executive Orders 12898, 13166
- ✓ HUD Environmental Review Procedures – 24 CFR Part 58
- ✓ Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970
- ✓ Title IV of the Lead-Based Paint Poisoning Prevention Act
- ✓ HUD Reform Act
- ✓ 2 CFR Part 200
- ✓ Section 104(d) of the Housing and Urban Development Act of 1974
- ✓ Residential Lead Based Paint Hazard Reduction Act of 1992 and Final Rule, September 1999
- ✓ Build America, Buy America enacted as part of the Infrastructure Investment and Jobs Act of 2021

#### D. Eligible Activities

Each applicant must select an ELIGIBLE activity from the following HUD Matrix Codes. Applicants should contact the AOG staff to help select the proper Matrix Code.

Matrix Code	Eligible CDBG Activity Descriptions
01	Acquisition of Real Property
11	Privately Owned Utilities (Broadband)
	<b>Construction Activities</b>
03A	Construction - Senior Centers
03B	Construction – Facility for Persons with Disabilities
03C	Construction - Homeless Facilities (not operating costs)
03D	Construction - Youth Centers
03E	Construction - Neighborhood Facilities (community centers)
03F	Construction - Parks, Recreational Facilities
03G	Construction - Parking Facilities
03H	Construction - Solid Waste Disposal Improvements
03I	Construction - Flood Drain Improvements
03J	Construction - Water/Sewer Improvements
03K	Construction - Street Improvements
03L	Construction – Sidewalks
03M	Construction - Child Care Centers
03N	Construction - Tree Planting
03O	Construction - Fire Stations/Equipment
03P	Construction - Health Facilities
03Q	Abused/Neglected Children Facilities
03R	Asbestos Removal

03S	Construction - Facilities for AIDS Patients (no operating costs)
03T	Homeless/Aids Patients Programs (subject to 15% public service cap)
03Z	Other Public Improvements Not Listed in 03A-03S
03Z	Americans With Disabilities Act (ADA Improvements)
04	Clearance and Demolition
04A	Cleanup of Contaminated Sites
	<b>Public Service Activities (Non Construction)</b>
05A	Public Service – Seniors Services
05B	Public Service – Services for Persons with Disabilities
05D	Public Service – Youth Services
05E	Public Service – Transportation Services
05G	Public Service – Services for Victims of Domestic Violence, Dating Violence, Sexual Assault or Stalking
05J	Public Service – Fair Housing Activities (Subject to 15 % Cap)
05M	Public Service – Health Services
05N	Public Service – Services for Abused and Neglected Children
05P	Public Service – Screening for Lead Based Paint /Lead Hazards
05Q	Public Service – Subsistence Payments (Prevent Homelessness)
05Z	Public Service – Other Public Services Not in 03T and 05A-05Y
	<b>Housing Activities – Carried out by AOGs and Housing Authorities ONLY.</b>
13A	Housing Counseling under 24 CFR 5.100, for homeownership see 13B
13B	Homeownership Assistance-excluding Housing Counseling under 24CFR 5.100
14A	Rehabilitation - Single-Unit Residential (Single Family Housing)
14B	Rehabilitation - Multi -Unit Residential (Multi-Family Housing)
14C	Public Housing Modernization
14D	Rehabilitation - Other than Publicly Owned Residential Buildings
14E	Rehabilitation - Public/Private Owned Commercial or Industrial Buildings
14F	Rehabilitation - Energy Efficiency Improvements – (Housing)
14G	Rehabilitation - Acquisition for the purpose of Rehabilitation (Housing)
14H	Rehab Administration Costs
14I	Lead-Based Paint Hazard Testing and Abatement
16A	Residential Historic Preservation
16B	Non- Residential Historic Preservation
	<b>Economic Development (ED) Activities – Please note that the 7 Associations of Government (AOG) are the only eligible entities to carry out these activities.</b>
17A	ED -Acquisition by Recipient – Land Acquisition/Disposition
17B	Commercial/Industrial – Infrastructure Development
17C	Commercial/Industrial – Building Acquisition, Construction, Rehab
17D	Commercial/Industrial – Other Improvements
18A	ED – Direct Financial Assistance to For-Profits
18B	ED – Technical Assistance
18C	ED – Micro-Enterprise Assistance
19C	CDBG – Non-Profit Organization Capacity Building
19E	CDBG Operation & Repair of Foreclosed Property
	<b>Administration and Planning Activities (AOG)</b>

20A	Regional/Community Planning (LMI communities ONLY)
20	CDBG Planning
21A	General Program Administration
21C	Public Information
21D	Fair Housing Activities (Subject to 20% Admin Cap)

NOTE: Maintenance and repairs of publicly-owned streets, parks and other facilities are ineligible activities. Sometimes there is a gray area between what is considered maintenance or repairs versus construction or rehabilitation. The regulations specifically state certain items are ineligible in 570.207(b)(2)(i), for example, pothole repairs. Generally, improvements with a useful life of less than five to eight years are considered repairs and not new construction. For example, road sealing is considered maintenance while a new asphalt overlay is considered construction.

**Continued Use Requirement / Change of Use Requirement / Period of Affordability**

The standards described in this section apply to real property within the recipient's control which was acquired or improved in whole or in part using CDBG funds in excess of \$25,000. These standards shall apply from the date CDBG funds are first spent for the property until five years after closeout of an entitlement recipient's participation in the entitlement CDBG program or, with respect to other recipients, until five years after the closeout of the grant from which the assistance to the property was provided. 24 CFR 570.505

- (a) A recipient may not change the use or planned use of any such property (including the beneficiaries of such use) from that for which the acquisition or improvement was made unless the recipient provides affected citizens with reasonable notice of, and opportunity to comment on, any proposed change, and either:
  - (1) The new use of such property qualifies as meeting one of the national objectives in § 570.208 (formerly § 570.901) and is not a building for the general conduct of government; or
  - (2) The requirements in paragraph (b) of this section are met.
- (b) If the recipient determines, after consultation with affected citizens, that it is appropriate to change the use of the property to a use which does not qualify under paragraph (a)(1) of this section, it may retain or dispose of the property for the changed use if the recipient's CDBG program is reimbursed in the amount of the current fair market value of the property, less any portion of the value attributable to expenditures of non-CDBG funds for acquisition of, and improvements to, the property.
- (c) If the change of use occurs after closeout, the provisions governing income from the disposition of the real property in § 570.504(b)(4) or (5), as applicable, shall apply to the use of funds reimbursed.
- (d) Following the reimbursement of the CDBG program in accordance with paragraph (b) of this section, the property no longer will be subject to any CDBG requirements.

The Grantee shall certify that the jurisdiction will comply with all requirements of 24 CFR Part 570, specifically Sections 488; 489 J, requiring all assisted housing units maintain affordability standards until 5 years following the date of closeout of this contract with the State.

**2025 Alphabetical CDBG Grantee Listing**  
**(O=Owner, J=Julie, N=Nicole, T-Tamara)**

<b>Contract #</b>	<b>O</b>	<b>Grantee</b>	<b>Amount</b>	<b>Project</b>
26-DWS-0008	J	BRAG	\$ 50,000.00	Admin/Planning
26-DWS-0009	J	BRAG	\$ 567,905.00	Single Family Housing Rehab/Home Buyer Assistance
26-DWS-0010	T	Bicknell	\$ 30,501.00	Community Garden Greenhouse
26-DWS-0011	J	Brigham City	\$ 200,000.00	Senior Center Sidewalks
26-DWS-0012	J	Washington Terrace	\$ 123,542.00	Playground Equipment
26-DWS-0013	J	Washington Terrace	\$ 116,807.00	Sidewalk Improvements
26-DWS-0014	T	Five County	\$ 50,000.00	Admin/Planning
26-DWS-0015	T	Five County	\$ 1,033,168.00	Land Purchase
26-DWS-0016	J	Grantsville	\$ 250,000.00	Apple Street Water Line
26-DWS-0017	T	Lynndyl	\$ 40,684.00	Water Pump
26-DWS-0018	T	Manti	\$ 236,152.00	Senior Center Improvements
26-DWS-0019	N	Grand County	\$ 423,558.00	Arroyo Crossing
26-DWS-0020	N	MAG	\$ 50,000.00	Admin/Planning
26-DWS-0021	N	MAG	\$ 395,438.00	Single Family Housing Rehab
26-DWS-0022	T	Salina	\$ 182,664.00	Park Improvements
26-DWS-0024	T	R6	\$ 50,000.00	Planning
26-DWS-0025	T	R6	\$ 50,000.00	Admin/Planning
26-DWS-0026	T	R6	\$ 147,321.00	Single Family Housing Rehab
26-DWS-0027	N	SERDA	\$ 50,000.00	Admin/Planning
26-DWS-0028	N	SERDA	\$ 50,000.00	Planning
26-DWS-0029	N	SERDA	\$ 174,000.00	SFHR
26-DWS-0030	J	Tooele County	\$ 50,000.00	Admin/Planning
26-DWS-0031	T	Levan	\$ 110,475.00	Pickleball
26-DWS-0032	N	UBAOG	\$ 50,000.00	Admin/Planning
26-DWS-0033	N	UBAOG	\$ 385,848.00	Single Family Housing Rehab/Home Buyer Assistance
26-DWS-0034	N	Vernal	\$ 350,000.00	Housing Infrastructure
26-DWS-0035	N	Wallsburg	\$ 176,560.00	Storm Water Removal
26-DWS-0036	N	Wallsburg	\$ 70,000.00	Storm Water Planning
26-DWS-0037	T	Wayne County	\$ 265,179.00	Ambulance
Second Year	J	Marriot-Slaterville	\$ 200,000.00	Sewer Construction
26-DWS-0039	J	Trenton	\$ 41,807.00	Cemetery Road Improvements
26-DWS-0040	N	Emery	\$ 500,000.00	Park Bathrooms
26-DWS-0041	N	Green River	\$ 53,151.00	Main Street Planning