

CITY OF COVE
REGULAR COUNCIL MEETING
September 2, 2025, at 7:00 p.m.
504 ALDER STREET
COVE, OR 97824

- **Call to Order**
- **Pledge of Allegiance**
- **Council Roll Call**
- **Additions/Changes to the Agenda**
- **Public Comment for Items on the Agenda**- 3 minutes per person; Must Sign the Speakers Roster
 - Community members may address issues observed on the agenda and may ask council for additions for consideration to be added to the current agenda.
- **Consent Agenda**
 - August 5, 2025, Council Minutes
 - Approval of Bills to Be Paid
- **Correspondence**
- **Old Business**
 - Island City Justice Court Follow-up
 - Nuisance Ordinance Follow-up
 - High Valley Utilities Evaluation
 - Student Councilor Scholarship Procedures Update
 - Part-time Public Works Worker Hours
- **Public Hearing 7:30 p.m. Beverage Zoning Variance for Fence Height Along Caddie Street**
 - Open Hearing
 - Staff Report
 - Applicant's Testimony
 - Proponent's Testimony
 - Opponent's Testimony
 - Applicant's Rebuttal
 - Close Hearing
 - Council Deliberation & Final Decision
- **New Business**
 - Resignation of City of Cove Councilor Jason Hagey
- **City Council Working Committee Report**
 - TSP – Land Use Development Code Follow-up
 - Cove Beautification Pilot Project
- **City Recorder Report**
- **Public Works Director Report**
- **Mayor's Report**
- **Good of the Order**
- **Public Comment for Items Not on the Agenda**– 3 minutes per person; Must Sign the Speakers Roster
 - This is the place allowed for the public to comment on anything they wish to have addressed by council or discuss their feelings towards any matter before the council, which is not already scheduled for discussion on the meeting agenda.
- **Suggestions for Future Workshops & Meeting Agendas**
- **Upcoming Meetings**
- **Adjournment**

To submit public comment in writing, or questions about accommodations for persons with disabilities please send an e-mail to cityadmin@cityofcove.org at least four (4) calendar days prior to the meeting. To join the meeting virtually from your computer, tablet, or smartphone see the link below:
<https://meet.goto.com/CityofCove>

You can also dial in using your phone:
United States (Toll Free): [1 877 309 2073](tel:18773092073)
United States: [+1 \(312\) 757-3129](tel:+13127573129)
Access Code: 566-891-733

**City Of Cove
Council Meeting Minutes
August 5, 2025**

Call to Order

Mayor Sherry Haeger called the regular session of the Cove Common Council to order at 7:00 p.m. located at City of Cove City Hall, 504 Alder St., Cove, Oregon, 97824. Remote access to the meeting was active.

Council Members Present: Council President, Matt McCowan, Councilors, Boss Parker, Jason Hagey, Alexis Cannon, and Shawn Parker.

Council Members Present Remotely: There were no councilors present remotely.

City Staff Present: City Recorder, Lana Shira, Public Works Director, Dave Johnson, Billing Clerk, Kerri McCowan.

City Staff Present Remotely: There were no city staff present remotely.

Council Members not Present: Councilor Eric Stone.

City Staff not Present: All city staff were present.

Public Present: Dennis Nostrant, Union County Commissioner, Jake Seavert.

Public Present Remotely: There was public present remotely. See City of Cove Meeting Info printout.

Pledge of Allegiance

The Pledge of Allegiance was led by Mayor Haeger.

Council Roll Call

Roll call was performed by Lana Shira, City Recorder. A quorum was determined to be present.

Additions/Changes to the Agenda

- Cost of Living Wage Increase (See New Business)

Public Comment

No public comment was made at this time.

Consent Agenda

- July 1, 2025, Council Minutes
- Approval of Bills to Be Paid

Motion: Councilor Shawn Parker moved to approve the Consent Agenda as presented. Councilor Hagey seconded. Motion carried.

Correspondence

No correspondence was presented at this meeting.

Old Business

- Island City Justice Court Follow-Up
Lana did not have any follow-up to provide. She will try to have an update at the September council meeting.
- Student Councilor Applications and Draft Scholarship Procedure
Mayor Haeger explained that she drafted a Student Councilor Scholarship Procedure. It was reviewed and discussion ensued. It was determined to change the scholarship amount to say something to the effect that the amount is determined by the fiscal year's budget. Also add to the application in the short essay part of the procedure what the scholarship funds will be used towards. Changes will be made and brought to the next meeting for approval.

Two applications were submitted for the Student Councilor position. Emma Carson and Charles Fairless. The applications were reviewed. Council President McCowan nominated Emma Carson. Councilor Hagey seconded. The council was unanimously in favor of appointing Emma Carson as the Cove Student Councilor. Mayor Haeger appointed Emma Carson as the Cove Student Councilor.

Motion: Councilor Hagey moved to approve the appointment of Emma Carson as City of Cove Student Councilor. Council President McCowan seconded. Motion carried.

- Update on Cove Beautification Proposal
Lana provided a verbal review of the outline of the Cove Beautification Proposal included in the packet. Councilor Cannon reported she did some additional research and went to the Cove Community Association meeting on August 4th. The CCA agreed to provide three volunteers as judges for the award along with city council. It was suggested to complete judging on October 1 through 15. Discussion ensued. It was agreed to present the award in November. CCA asked to be mentioned as providing volunteers for the program.

Lana noted the main thing at this meeting is for the council to know where the proposed funding will come from. She provided a breakdown of the expected expenses and the suggested award of a \$50 gift certificate to local vendors and a \$50 discount on the customers' water bill, twice per year. She recommended funding come from the metal recycle bin. It was the consensus of council to move forward with funding a pilot program.

Motion: Councilor Hagey moved to approve the City of Cove Beautification Pilot Program as presented. Council President McCowan seconded. Motion carried.

New Business

- 2025-2027 Grant Young Memorial Planning Assistance Grant
Lana reported that this is a \$2,000 grant that is available and awarded simply by completing the paperwork and signing up. The grant is very general but is directed to city planning programs. There is not a strict deadline for when the money is to be used; however, it does stipulate a deadline of 2027. Discussion ensued and it was felt, once received, the funds should be placed into a separate account. Lana noted that our new bank has some higher interest accounts, and she will investigate placing the funds into one of those accounts.

Motion: Council President McCowan moved to apply for the Grant Young Memorial Planning Assistance Grant as presented. Councilor Cannon seconded. Motion carried.

- **Cost of Living Wage Increase (COLA)**
The COLA that has been budgeted was reviewed and discussion ensued. Dave noted Cove city employees typically get an increase each fiscal year, but it has not been awarded for this fiscal year.

Motion: Councilor Cannon moved to approve the 2025 COLA wage increase retro as of July 31, 2025, at 2.5 percent. Discussion ensued as to whether it was retro to July 31 or July 1, 2025. It was determined it should be retro to July 1, 2025. Motion failed.

Motion: Councilor Cannon moved to approve the 2025 COLA wage increase retro as of July 1, 2025, at 2.5 percent. Councilor Boss Parker seconded. Council President McCowan abstained. Motion carried.

- **City Council Working Committee Report**

- **TSP – Land Use Questions (15 minutes for discussion)**
Councilor Shawn Parker had some issues with the document. The topics he wanted to discuss included Article 5.2, 6.3, 8.4, 8.6, 3.2, 3.9 and 3.22. Councilor Stone sent an email stating he had issues with fence height (Article 5.5)

Discussion ensued about dictating the shape of a lot, and it was agreed to delete Article 5.2 section C and delete references to street improvements in Article 6.2.005. It was noted these references were deleted in Article 6.3 but not 6.2. Dave will make the changes to Article 6.2, so it is the same as 6.3.

It was determined a Work Session will be scheduled to discuss the rest of the issues on August 18th at 7pm.

City Recorder Report

Lana provided a verbal report:

- The audit was performed on July 28th. Three auditors were at city hall that day. They will present their findings to Council in October. She noted it went well. The only issue was our lack of documented procedures. She has made audit notes to address the deficiencies in procedures and is working on addressing them
- Cardboard overflow is a problem. People will leave cardboard in a stack next to the bin when it is full. She would like to create a sign that says littering is against the law, with verbiage that cites the specific ORS about offensive littering as well as the city's recourse and penalties that can be applied. Dave agreed to call B&K and find out the particulars of how many cardboard bins we can have, whether we must purchase or rent them, etc. It was agreed to pursue purchasing a sign with the verbiage Lana suggested.
- She was contacted by a company who notified her that in April of 2024 the DOJ ruled that government websites must be accessible to people with disabilities. Websites must be compliant by April 2027. She reviewed the issues that need to be addressed. It was noted that our website is administered by WordPress, and they should be able to help bring us into compliance.

Public Works Director Report

Dave provided a verbal report:

- Paving Gene/Suzie is done, and it turned out nicely.

- Hydro production is down. A drought declaration has been declared by Union County and the state for Union County.
- He will be meeting with the contractor for the kickoff of the reservoir recoating project.
- Anderson Perry is still working on evaluating the High Valley water/sewer lines. As soon as he gets it, he will forward it to the council.
- Part-time Public Works Worker, Jason Jayne, has received an additional water certification. Dave is requesting a pay raise of \$2/hour in addition to the COLA. He noted it has also been budgeted to increase the part-time workers' hours to 30 hours per week.

Motion: Councilor Cannon moved to give the Part-time Public Works Worker \$2 more/hour. Council President McCowan suggested to increase it to \$1.50/hour. Motion failed.

Motion: Council President McCowan moved to increase the Part-time Public Works Worker wages to \$1.50/hour, effective August 1, 2025. Councilor Shawn Parker seconded. Motion carried.

The increase in hours from 20 hours to 30 hours will be discussed at the September meeting.

Mayor's Report

Mayor Haeger provided a verbal report:

- She requested \$100 for candy for the Cherry Fair parade. She will use the leftovers, if there are any, for the Trunk or Treat. Lana noted there is money in the budget that will cover the request.

Motion: Councilor Shawn Parker moved to approve the \$100 candy donation. Councilor Cannon seconded. Motion carried.

- She was approached by a student for an interview and talked about what she does in her volunteer capacity as the mayor.
- She wants to talk about the Nuisance Ordinance at the next meeting.

Good of the Order

Council President McCowan requested the radar speed sign be moved to Haefer Lane or Second Street since school is resuming in a couple of weeks. Dave noted the sign will need to be reconfigured since the speed zone is only 20/mph during school hours.

Public Comment

Dennis Nostrant requested a copy of the draft TSP – Land Use document. Lana will provide him with a copy.

Suggestions for Future Workshops & Meeting Agendas

Workshop on August 18th at 7 pm to discuss the TSP – Land Use Document.

Upcoming Meetings

No upcoming meetings were discussed.

Adjournment

Mayor Haeger adjourned the meeting at 8:34 p.m.

Sherry Haeger, Mayor

Kerri McCowan, Billing Clerk

Lana Shira, City Recorder

DRAFT

City of Cove

Procedure for Selection of an appointed High School City Council Member

Purpose:

To provide a Cove School District high school junior or senior the opportunity to learn about the operations of a small rural city government and to encourage civic engagement through participation in the City Council. To act as a liaison between the City of Cove and Cove School District.

Eligibility:

- Open to students who will be entering their junior or senior year at Cove High School for the upcoming school year.
-

Application Process:

1. Notice:

- During the last week of April each year, the City Recorder will send notice and application instructions to all eligible students by email. The Cove School District will provide the email address of each student.

2. Application Requirements:

- Students must submit a completed application form no later than May 31st.
- The application will include a short essay explaining the students' interest in local government, leadership experience, community/civil service and how they hope to benefit from this experience.

3. Initial Review:

- The City Recorder will review and summarize the applications for the City Council to decide the top 2 finalists without revealing the name of the applicants. If there are less than 3 applicants, this step can be skipped.

4. Final Selection:

- The two finalists will be presented to the City Council at the regular June meeting.

- The City Council will make the final selection and extend an offer to the chosen candidate.

Term & Responsibilities:

- The selected student will serve as Student City Council Member for one school year.
- The term will begin at the regular City Council meeting in September and end after the regular City Council meeting in June.
- The students must attend at least eight (8) City Council meetings during the term. These meetings can be regular council meetings or special meetings as appropriate for the subject matter and the student's schedule.
- The student is encouraged to observe, participate where appropriate, and learn about the City's operations, community issues, and decision-making processes. They will serve as a direct line of communication about matters regarding Cove High School events and activities.

Recognition & Scholarship:

- Upon successful completion of the term, and meeting the attendance requirement, the student will receive a scholarship in the dollar amount determined by the fiscal year's budget.
- This scholarship is to be used at the student's discretion for education, training, or other activities that support the student's future goals and personal development.

Adoption & Amendments:

This procedure may be amended at the discretion of the City Council.

Contact:

For questions about this opportunity, students and parents may contact the City Recorder's Office at the Cove City Hall, 504 Alder Street. (541) 568-4566

Previous Volunteer Experience

Summarize your previous volunteer experience.

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Future Plans

Summarize your plans for your education, training, or other activities that support your future goals and personal development.

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Person to Notify in Case of Emergency

Name	
Street Address	
City ST ZIP Code	
Home Phone	
Work Phone	
E-Mail Address	

Agreement and Signature

By submitting this application, I affirm that the facts set forth in it are true and complete. I understand that if I am accepted as a volunteer, any false statements, omissions, or other misrepresentations made by me on this application may result in my immediate dismissal.

Name (printed)	
Signature	
Date	

Our Policy

It is the policy of this organization to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability.

Thank you for completing this application form and for your interest in volunteering with us.

City of Cove Volunteer Student Councilor Application

Contact Information

Name	
Street Address	
City ST ZIP Code	
Home Phone	
E-Mail Address	
Graduation Year _____	

References

Give us three personal references.	
Name	Phone

Why do you want to volunteer to be the City of Cove's Student Councilor?

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Special Skills or Qualifications

Summarize the skills and qualifications you have acquired from employment, previous volunteer work, or through other activities, including hobbies or sports that would help in fulfilling the duties of a Student Councilor.

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TECHNICAL MEMORANDUM

To: Dave Johnson, P.E., Public Works Director, City of Cove
From: Trask E. Ritter, P.E.
Subject: City of Cove, Oregon - High Valley Road Utilities Evaluation
Date: August XX, 2025
cc: Brandon A. Mahon, P.E., Anderson Perry & Associates, Inc. (AP)



RENEWS 12-31-26

The City of Cove, Oregon, intends to provide water and sewer improvements to the High Valley Road area due to a projected increase in users. The City has requested AP assist with developing project planning concepts related to the following:

- Addressing advantages and disadvantages along with estimated costs for two alternatives to provide increased water distribution system capacity to the High Valley Road area.
- Addressing advantages and disadvantages along with an estimated cost for providing a sewer collection system to the High Valley Road area.

General Description of Existing Utilities on High Valley Road

The existing water line along High Valley Road is a 2-1/2-inch dead-end line. The line connects to the distribution system from Main Street, west of Church Street, and currently supports nine active connections. A tenth connection is currently pending. With continued development in the area, additional connections are likely. The 2001 Water System Master Plan (WSMP) estimates the average daily demand (ADD) at 215 gallons per capita day (gpcd), and the 2020 Census data estimates approximately 2.4 persons per household. Based on these data, the ADD on High Valley Road is approximately 5,160 gallons per day, or 3.6 gallons per minute (gpm). The estimated peak daily demand (PDD) in the 2000 WSMP is 628 gpcd, or 10.5 gpm, for the pending ten total connections on High Valley Road. The peak hour demand is typically estimated by multiplying the PDD by 2.5 resulting in a peak hour demand of 25.3 gpm or a velocity of approximately 1.65 feet per second (fps).

However, the actual peak demands on the existing 2.5-inch pipeline are likely higher than the peak day calculation since the peak flows noted in the WSMP are based on system-wide data, rather than on a small number of users. During a 24-hour day, there will be long periods of no demand (nighttime), with much higher instantaneous demands at peak use periods during the day, such as in the morning before work or just after work during dinner time.

Assuming there are ten homes currently on the 2.5-inch pipeline, and assuming each home has a sprinkler going (5 to 10 gpm), is running a dishwasher (2 to 4 gpm), and potentially taking a shower (2 to 5 gpm), there could be as much as 10 to 15 gpm or more from each home. For a worst-case

scenario, all ten homes performing these activities at once would be 100 to 150 gpm. A 2.5-inch pipeline at a maximum recommended velocity of 6 fps would be at a flow rate of approximately 90 gpm. Velocities could be higher during peak demand periods. While all ten homes may not be using water at peak instantaneous rates at the same time, it is possible and needs to be considered as part of the pipeline capacity analysis. Assuming all connections are at a 10 gpm demand, the pipeline is at and likely above its capacity to adequately serve the existing users.

Based on the peak instantaneous analysis herein, the pipeline is at/exceeding capacity and should be upgraded to a larger diameter pipe with considerably more capacity before additional users are added to the water system along this pipeline route. Existing users have noted reduced pressure and flow during peak demands. In addition, there is no fire flow capacity on the existing 2-1/2-inch line.

The City has acknowledged the potential for future development along High Valley Road, which could significantly increase water demand. If a large development were to be constructed, the existing 2-1/2-inch water line would be significantly undersized to serve all users. Additionally, with the potential for future development, it would be beneficial to increase the capacity of the water line to provide fire flow capacity.

Currently, the High Valley Road area is not served by City wastewater collection system infrastructure. All residences on High Valley Road utilize on-site septic systems for wastewater disposal.

Water Line Alternatives Evaluation

Two water line alternatives were evaluated to increase the distribution system capacity along High Valley Road.

Water Alternative 1

Water Alternative 1 involves replacing the 2-1/2-inch water line with an 8-inch polyvinyl chloride (PVC) main line along Main Street, beginning at Church Street, east to High Valley Road, and south along High Valley Road to the city limits. Approximately 5,300 feet of new 8-inch PVC main line would be installed. Water Alternative 1 also includes boring under the existing Mill Creek culvert on High Valley Road. The proposed improvements for Water Alternative 1 are shown on Figure 1.

Advantages

- Provide service for all users on High Valley Road.
- Increase in capacity for additional users.
- Allows for fire hydrant installations.

Disadvantages

- Boring under Mill Creek required.
- No looping of distribution system on High Valley Road.

Estimated Cost

The estimated 2026 total project cost for Water Alternative 1 is approximately \$935,000, which includes construction, contingencies, engineering, legal, and administration costs. See Figure 2 for a preliminary cost estimate for Water Alternative 1.

Water Alternative 2

Water Alternative 2 involves the installation of a new 8-inch water line from the high-level reservoir distribution system, east to High Valley Road. Water Alternative 2 also includes replacing approximately 2,200 feet of the 2-1/2-inch water line with 8-inch PVC water line along High Valley Road, north of the city limits to provide fire flow capacity. Approximately 3,700 feet of new 8-inch water line would be installed. Due to the connection near the high-level reservoir, a pressure reducing station would be required since the High Valley Road area is within the low pressure zone. The proposed improvements for Water Alternative 2 are shown on Figure 3.

Advantages

- Boring under Mill Creek is not required.
- The majority of the system would be looped.
- Allows for fire hydrant installations.
- Increase in capacity for additional users.

Disadvantages

- Easement acquisition needed across private property.
- Pressure reducing station required (additional operation and maintenance [O&M]).
- Air release valves required (additional O&M)
- Does not provide 8-inch main line for all users.
- Rock excavation anticipated.

Estimated Cost

The estimated 2026 total project cost for Alternative 2 is approximately \$719,000, which includes construction, contingencies, engineering, legal, and administration costs. See Figure 4 for a preliminary cost estimate for Water Alternative 2.

Sewer Improvements

After a review of the High Valley Road elevation profile, it was determined that a lift station would be needed to route sewer to an existing manhole on Main Street, between High Valley Road and Church Street. After discussions with City Staff, it was preferred that the lift station be located approximately 1,000 feet west of High Valley Road, near the southern city limit. Gravity sewer piping

would be routed to the lift station to serve existing and future users. The proposed sewer improvements are shown on Figure 5.

Advantage

- Provides main line service for current and future users.

Disadvantages

- Easement acquisition needed across private property.
- Lift station required (additional O&M)

Estimated Cost

The estimated 2026 cost for the proposed sewer improvements is approximately \$1,958,000, which includes construction, contingencies, engineering, legal, and administration costs. See Figure 6 for the sewer improvements preliminary cost estimate.

Summary

This Technical Memorandum presents a comparison of two water line alternatives to provide increased distribution system and fire flow capacity to users on High Valley Road along with a sewer improvements option. Water Alternative No. #, which includes ### and is shown on Figure #, has been identified by the City as the preferred alternative due to ###. Water Alternative No. # has an estimated 2026 total project cost of \$###, as shown on Figure #.

In addition, the City has chosen to not/pursue the sewer improvements described above.

Due to estimate project costs being in excess of current City funds, alternative funding methods will need to be explored. AP can assist with pursuing additional funding options if the City decides to move forward with the water and/or sewer improvements described herein.

BAM/ms

Enclosures

File No. 753-60-002 (w/encl.)

FIGURES

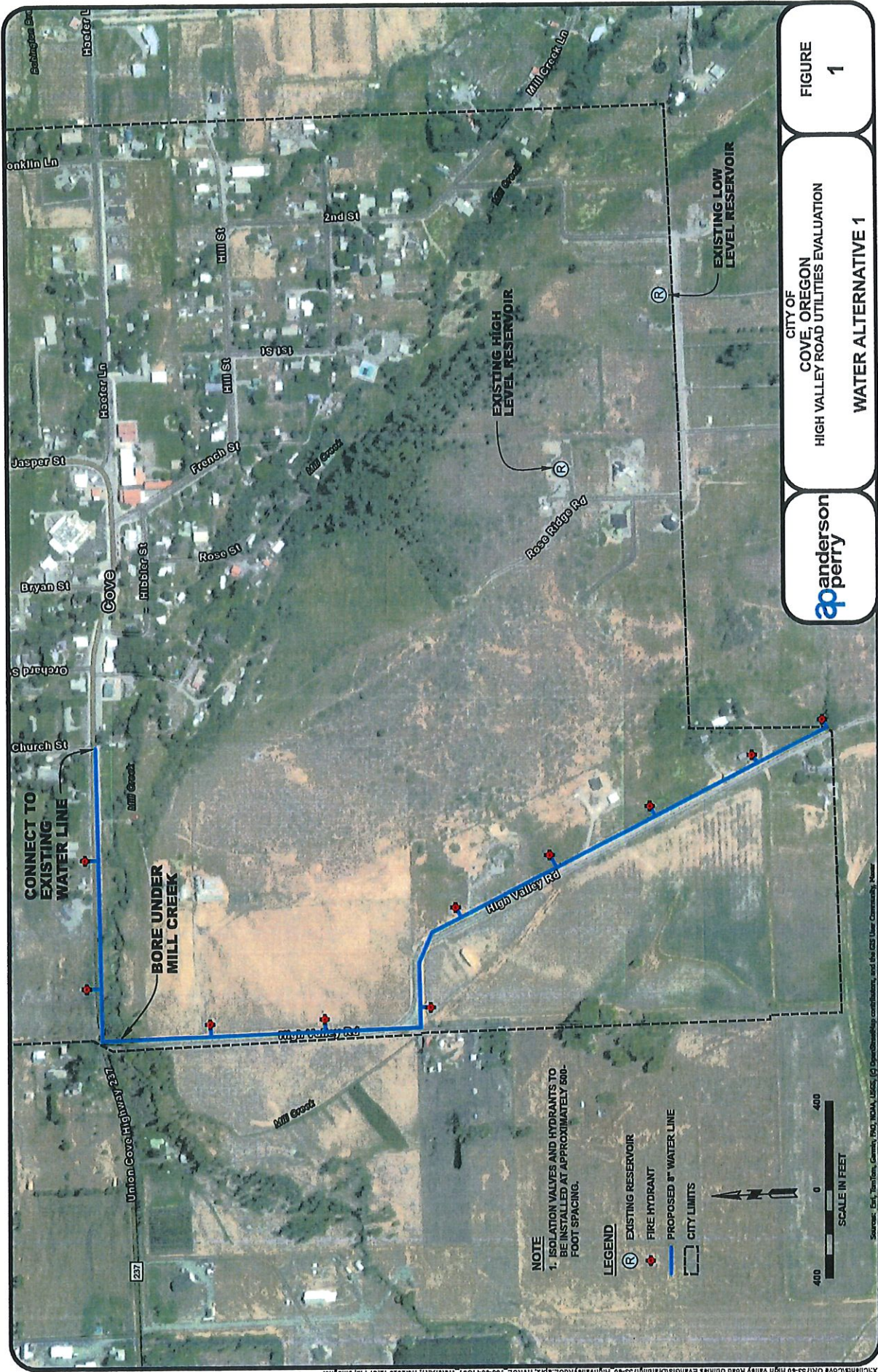


FIGURE 1

CITY OF
COVE, OREGON
HIGH VALLEY ROAD UTILITIES EVALUATION

WATER ALTERNATIVE 1

anderson
perry

Source: Esri, TerraMetrics, GeoEye, IGN, NOAA, USGS, (C) OpenStreetMap contributors, and the GIS User Community

**CITY OF COVE, OREGON
HIGH VALLEY ROAD UTILITIES EVALUATION
WATER ALTERNATIVE 1
PRELIMINARY COST ESTIMATE
(YEAR 2025 COSTS)
August 4, 2025**

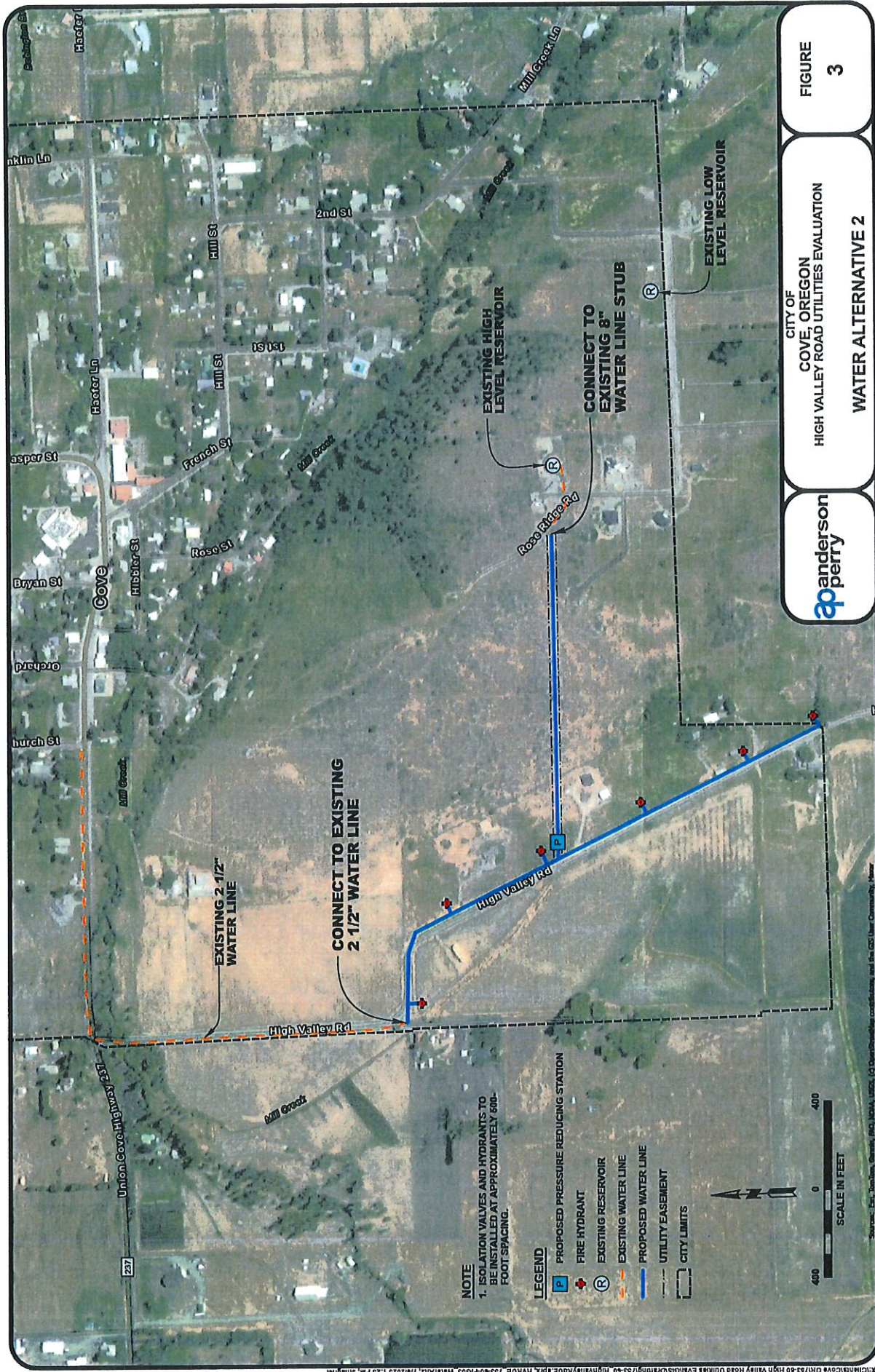
NO.	DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL PRICE
1	Mobilization/Demobilization	LS	\$ 58,500	All Req'd	\$ 58,500
2	Temporary Protection and Direction of Traffic/Project Safety	LS	10,000	All Req'd	10,000
3	8-inch Ductile Iron Water Line	LF	70	5,300	371,000
4	8-inch Gate Valve	EA	2,500	11	27,500
5	Mill Creek Bore	LS	80,000	All Req'd	80,000
6	Connection to Existing Water Line	EA	4,000	1	4,000
7	Fire Hydrant and Auxiliary Valve	EA	8,000	10	80,000
8	Water Service Line Connection	EA	800	10	8,000
9	Service Line	LF	40	150	6,000
Total Estimated Construction Cost					\$ 645,000
Administration, Legal, Engineering, and Contingencies @ 35%					225,000
Easement Acquisition					20,000
TOTAL ESTIMATED PROJECT COST (2025)					\$ 890,000
TOTAL ESTIMATED PROJECT COST (2026)*					\$ 935,000

* Costs inflated 5 percent per year.



CITY OF
COVE, OREGON
HIGH VALLEY ROAD UTILITIES EVALUATION
WATER ALTERNATIVE 1
PRELIMINARY COST ESTIMATE

FIGURE
2



**CITY OF COVE, OREGON
HIGH VALLEY ROAD UTILITIES EVALUATION
WATER ALTERNATIVE 2
PRELIMINARY COST ESTIMATE
(YEAR 2025 COSTS)
August 4, 2025**

NO.	DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL PRICE
1	Mobilization/Demobilization	LS	\$ 46,050	All Req'd	\$ 46,050
2	Temporary Protection and Direction of Traffic/Project Safety	LS	10,000	All Req'd	10,000
3	8-inch Ductile Iron Water Line	LF	70	3,700	259,000
4	8-inch Gate Valve	EA	2,500	9	22,500
5	Air Valves	EA	6,500	2	13,000
6	Rock Excavation	SY	125	450	56,250
7	Connection to Existing Water Line	EA	4,000	2	8,000
8	Pressure Reducing Station	LS	45,000	All Req'd	45,000
9	Fire Hydrant and Auxiliary Valve	EA	8,000	5	40,000
10	Water Service Line Connection	EA	800	6	4,800
11	Service Line	LF	40	60	2,400
Total Estimated Construction Cost					\$ 507,000
Administration, Legal, Engineering, and Contingencies @ 35%					178,000
TOTAL ESTIMATED PROJECT COST (2025)					\$ 685,000
TOTAL ESTIMATED PROJECT COST (2026)*					\$ 719,000

* Costs inflated 5 percent per year.

**CITY OF COVE, OREGON
HIGH VALLEY ROAD UTILITIES EVALUATION
SEWER IMPROVEMENTS
PRELIMINARY COST ESTIMATE
(YEAR 2025 COSTS)
August 4, 2025**

NO.	DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL PRICE
1	Mobilization/Demobilization	LS	\$ 125,000	All Req'd	\$ 125,000
2	Temporary Protection and Direction of Traffic/Project Safety	LS	10,000	All Req'd	10,000
3	8-inch Polyvinyl Chloride Gravity Sewer Line	LF	100	5,200	520,000
4	4-inch High Density Polyethylene Pressure Sewer Line	LF	45	3,800	171,000
5	4-inch Sewer Service Line	LF	80	150	12,000
6	48-inch Manhole	EA	7,500	11	82,500
7	Mill Creek Bore	LS	80,000	All Req'd	80,000
8	Sewer Service Line Connection	EA	850	10	8,500
9	Connection to Existing Manhole	EA	8,000	1	8,000
10	Lift Station	LS	250,000	All Req'd	250,000
11	Electrical Service	LS	100,000	All Req'd	100,000
Total Estimated Construction Cost					\$ 1,367,000
Administration, Legal, Engineering, and Contingencies @ 35%					478,000
Easement Acquisition					20,000
TOTAL ESTIMATED PROJECT COST (2025)					\$ 1,865,000
TOTAL ESTIMATED PROJECT COST (2026)*					\$ 1,958,000

* Costs inflated 5 percent per year.

Summary – Beverage Fence Variance

Applicants, Brett and Jenny Beverage are seeking approval for a variance from the fence height requirement of 3 ½ feet to 6 feet in order to build a privacy fence along the Caddie Street side of their corner lot.

Public Hearing Notice has been given by publication in local newspaper and mailed to property owners within 300 feet.

The ZONING ORDINANCES to be addressed are:

Section 8.11: paragraph 2. a
VISION CLEARANCE

In a residential zone, the minimum distance shall be thirty (30) feet including an alley.

Exhibit A: Plot Map indicates the 30 foot distance for visual clearance will be met.

Section 8.12 ACCESSORY USES

1. Fences shall not exceed three and one-half (3 1/2) feet in height in any required yard which abuts a street.

Council approval of a variance is required for a 6 foot fence.

Section 10.02: REQUIRED CONDITIONS

Variance applications shall be denied by the City Council unless the applicant can demonstrate to the Council's satisfaction that all four conditions exist.

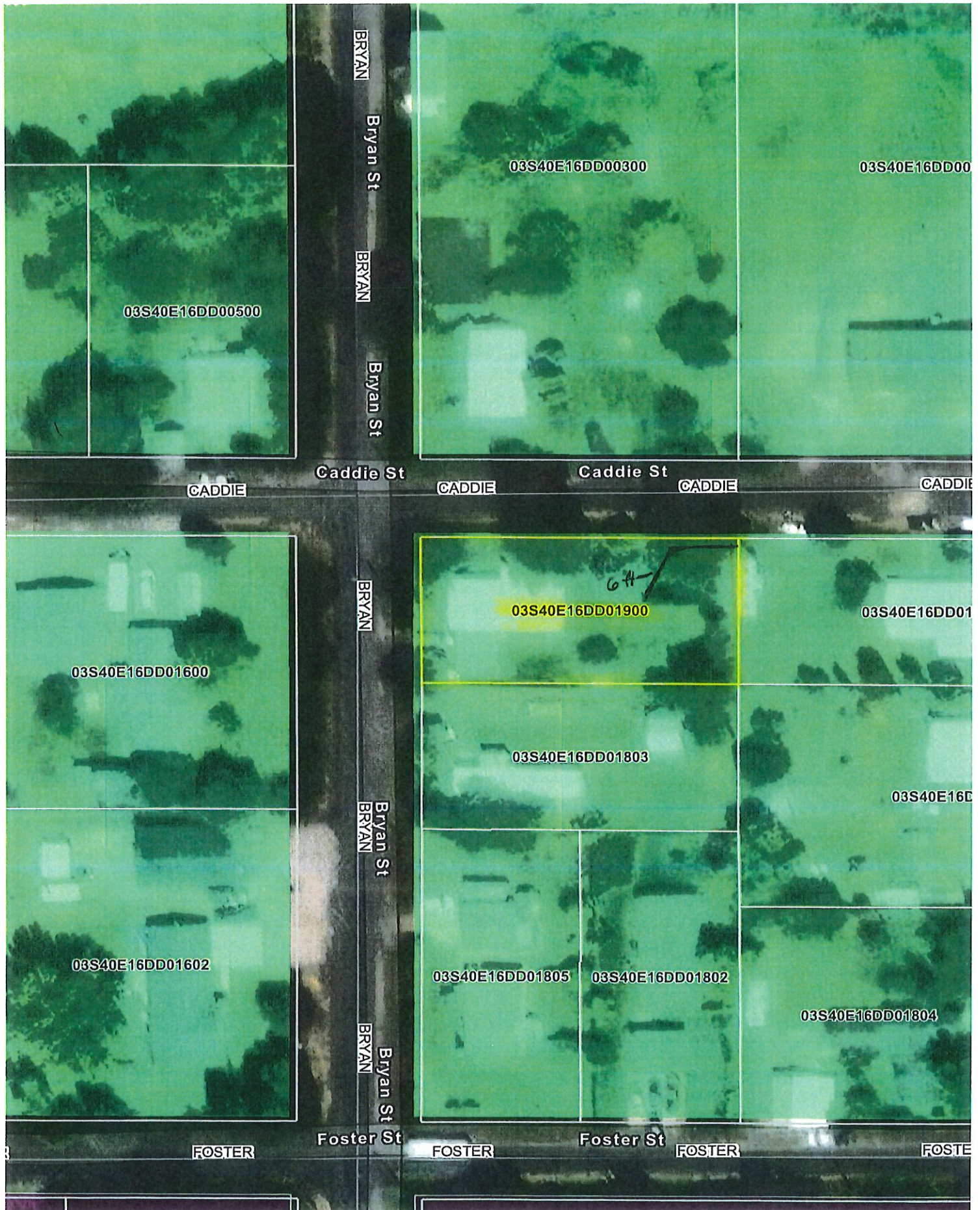
1. Exceptional or extraordinary conditions.
2. The modifications will not materially alter the stability of the land use pattern.
3. The variance shall not be detrimental to the ordinance or city development plan and not be injurious to other property.
4. The variance is a minimal modification.

Applicants have addressed all four conditions. See Exhibit B of the application.

Exhibit B - Zone Variance Hearing 9/2/2025 for Brett & Jenny Beverage - 701 Caddie Street, Cove

1. Lack of privacy due to the entire backyard being exposed to all auto and foot traffic. Such openness attracts stray dogs, cats, and deer. A 3.5-foot fence will not prevent our dogs from escaping our yard.
2. A 6-foot privacy fence along part of the Caddie Street side yard to the corner of the house will not obstruct the visual clearance for traffic at the corner and will keep our dogs in and safe from stray animals.
3. An authorized 6-foot cedar plank fence will not be injurious to other property in the zone or be detrimental to any city development plan.
4. A 6-foot fence is a minimum modification that will help alleviate the lack of privacy and add safety for us, our family, and our pets.

Brett and Jenny Beverage - Fence hieght Variance Hearing
for 701 Caddie St.



Suggested Motion:

I move approval of the variance requested by Brett and Jenny Beverage to vary from Zoning Ordinance Section 8:12 (3) a fence height requirement of three and a half (3 ½) feet, allowing for a six (6) foot privacy fence built specific to Exhibit A of the application. Applicants have proven exceptional conditions apply to the property and that the fence height will not materially alter the stability of the land use pattern of the area and will not be injurious to other property in the vicinity.

8/13/25

City of Cove

To whom it may concern.

It is with heavy heart to inform you of my decision to resign from city council effective immediately. It has been an honor even with my short time.

I want to appologize and also thank the citizens of Cove for voting for me, but my heart and mind are not into it.

Sincerely,


Jason Hagey