

**City Of Cove
Council Meeting Minutes
October 7, 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 Shawn Parker, and Eric Stone.

Council Members Present Remotely: There were no council members present remotely.

City Staff Present: City Recorder, Lana Shira, Public Works Director, Dave Johnson, Billing Clerk, Kerri McCowan, Part-time Public Works Worker, Jason Jayne.

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

Council Members not Present: Councilor, Boss Parker, Alexis Cannon and Student Councilor, Emma Carson.

City Staff not Present: All city staff were present.

Public Present: CCA President, Heidi VanSchoonhoven, Union County Commissioner, Jake Seavert, Alan Cadinha, Cheryl Hargrove, Brittany Hargrove, Daniel Moeck, Heidi Bigler Cole, Earl Pettit.

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

- Reorder of Executive Session and Adjournment
- 2000 International 4800 Dump Truck w/Snowplow (See New Business)
- CCA Request for \$150 for Annual Tree Lighting (See New Business)

Public Comment

Heidi VanSchoonhoven was present to ask for a donation towards the annual tree lighting event. They are asking for \$150. This will be added to New Business for discussion.

Consent Agenda

- September 2, 2025, Council Minutes
- Approval of Bills to Be Paid

Motion: Council President McCowan moved to approve the Consent Agenda as presented. Councilor Stone seconded. Motion carried.

Correspondence

No correspondence, other than those that will be addressed during the Public Hearing, was presented at this meeting.

Old Business

- **Island City Justice Court Follow-Up**
Lana reported she has not received any follow-up from Island City regarding their Justice Court. She will have more at the next meeting.
- **Nuisance Ordinance Follow-Up**
The mayor has not been able to connect with Sheriff Cody Bowen regarding our Nuisance Ordinance. She will follow up further and hopes to have something to report at the next regular meeting.
- **High Valley Utilities Evaluation Follow-Up**
Dave provided a review of the High Valley utilities evaluation follow-up from Anderson Perry. Next steps will be determining if we want Anderson Perry to provide help with finding funding. This is a project that will eventually need to be addressed. Discussion ensued and it was discussed that we don't necessarily have to do both sewer and water at the same time. Dave will reach out to Anderson Perry to ask them to investigate grants and/or other options for funding the project. It was noted that a project like this will probably force us to do some sort of rate adjustment. However, that might be mitigated if there is enough funding to be found.

Public Hearing 7:30 p.m. Verizon Tower Modifications

The mayor opened the hearing at 7:30 pm. She requested conflict of interest, ex parte, etc. to be declared. Each councilor turned in a signed declaration form. There were no conflicts declared. The disclosure statement was read by the mayor.

- **Staff Report**
Lana provided a verbal review of the staff report which was also included in the meeting packet.
- **Applicant's Testimony**
Hope Carrico, representing Crafton Communications on behalf of Verizon Wireless and the Phinney Family Trust, presented the applicant's testimony. She provided answers to the unanswered questions posed in the ultimate findings of the staff report.
 - Will the additional equipment emit noise? No.
 - Will service lights be constant, and a possible nuisance to residents? No. The service lights are controlled by a manual switch and will only be on during maintenance.
 - Will the additional antennas increase the power of the radio waves and increase the safety risk of the residents nearby? No increased risk. The emissions will be within allowable limits of the FCC. The FCC allowable limits are public information, but she does not know what they are.
 - Will the Cove Public Works Director be informed of the entity performing the work and of the work schedule? Yes. That is a requirement.
- **Proponent's Testimony**
There was no Proponents Testimony.

- Opponent's Testimony

Three citizens submitted written opposing testimony. Lana read the written testimonies from Heidi Bigler Cole, Daniel Moeck and Richard Furniss.

Daniel Moeck was also physically present at the meeting and asked if Verizon has done anything to compensate Mr. Furniss. Ms. Carrico was not aware of anything to do with that. She restated the modifications will all be within FCC rules. He also mentioned he thought a wider footprint should be used to notify neighboring property owners because more are affected than the 300-foot physical proximity used. He stated his concern is about the exposure, but he understands the city cannot do anything about denying the request for modifications.

Heidi Bigler Cole, also physically present at the meeting, noted it is an FCC requirement to provide a radio frequency report and voiced her concern that there will be a significant increase in radio frequency emissions when 5G is implemented. She noted she is not so much an opponent, but someone who is cautionary. She wanted more information on how monitoring takes place. She quoted the information she found online regarding emissions and cited the City of Santa Clarita, CA, as an example for city requirements for cell tower approval. Ms. Carrico confirmed she will ask if there is a radiofrequency report on file with Verizon for the current project. Mrs. Bigler Cole noted the city can request more information and we can perform our own testing. She does not feel comfortable that enough analysis has been done and whether there has been enough transparency. She cited the NEPA act as recourse for the city. She just wants to be sure we perform more due diligence and get more information from Verizon.

Mr. Furniss was present on-line, but his connection was poor, and he was unable to be heard. An attempt was made to phone him, but the number was disconnected.

- Applicant's Rebuttal

Ms. Carrico reported she can't speak to the radio frequency emissions, other than she knows they are within the FCC required limits. She'll reach out to Verizon for answers to the monitoring of radiofrequency as well as emissions.

- Close Hearing

The mayor closed the hearing at 8:17 pm.

- Council Deliberation & Final Decision

In reference to requesting more information about radio frequency emissions, it was questioned when the application was received, and it was reported it was submitted on August 27, 2025. Discussion ensued, noting there will not be another council meeting prior to the 60-day time frame required for the city to act on the application. It was discussed that the city must approve the application because of the FCC requirements.

Motion: Council President McCowan moved the FCC ruling in section 6409 (a) prevents a local government from denying the modification of a wireless tower that does not substantially change the physical dimensions of the structure even if the City of Cove Council may be opposed to the modification, we shall grant the approval upon an annual radio frequency report and a current level and projected level monitoring report. Councilor Shawn Parker seconded. Motion carried.

New Business

- Consideration of Interest in Vacant City of Cove Council Position
Cheryl Hargrove read a statement she had previously emailed to City Hall outlining her interest and qualifications for the open City Councilor position. A copy of the email was also included in the packet.

The mayor asked if there were any questions for Ms. Hargrove.

Councilor Parker asked about her availability for meetings. She noted she would take the role very seriously and would try not to miss any meetings.

The mayor asked about how she deals with stressful situations and Ms. Hargrove noted she has experienced stressful encounters in her profession dealing in banking and personal financial situations. She has had to deal with those situations her entire professional career.

Earl Pettit read a statement he had previously emailed to City Hall outlining his interest and qualifications for the open City Councilor position. A copy of the email was also included in the packet.

Motion: At 8:30 pm Council President McCowan moved to extend the meeting 30 minutes. Councilor Shawn Parker seconded. Motion carried.

The mayor asked if there were any questions for Mr. Pettit.

Councilor Shawn Parker asked about his availability for meetings. Mr. Pettit answered that the third Tuesday of the month is the monthly school board meeting, so that would not conflict with council meeting days.

The mayor asked how he approaches conflict and difficult decisions. Mr. Pettit noted it depends on the nature of the conflict. Sometimes conflicts are more direct and sometimes they are more of a legal nature.

The mayor asked how he handles confidentiality. He stated he started out as a military intelligence officer and is now a Superintendent. He has dealt with and currently deals with confidential information frequently.

It was discussed that since there are two council members who are not present at this meeting the council will deliberate and vote when all current councilors are available.

- FY 2024-2025 Audit Results
Lana provided a verbal review of the report. It was a positive audit. The information is available to the public and anyone can have a copy. She encouraged the councilors to review the results and ask her about any questions they may have.
- 2000 International 4800 Dump Truck w/Snowplow (Discussed first at 7:16pm)
Dave reported the information for the dump truck with snowplow was brought to his attention by Councilor Shawn Parker. He noted it would be a nice upgrade from our existing dump truck. He was able to talk to the sellers of the vehicle and get more information. Lana consulted the budget, and it was noted we did budget for a sander and a new pickup truck. The amounts budgeted were \$35,000 for a pickup truck and \$6,000 for a sander. We would be well within budget if we did not purchase a pickup truck and sander but instead purchased the dump truck w/snowplow.

Motion: Council President McCowan moved to pursue purchasing the 2000 International 4800 Dump Truck w/Snowplow. Councilor Shawn Parker seconded. Motion carried.

- CCA Request for \$150 for Annual Tree Lighting.
The CCA donation request was reviewed and discussion ensued, and it was noted council would like to have an itemization of how they've used the city's donated funds from last year before approving any more donations.

City Council Working Committee Report

- TSP – Land Use Development Code Follow-Up
The TSP document revisions are still outstanding from both Dave and Lana's perspectives on their requested follow-up.
- Cove Beautification Pilot Project
Lana reported we received one application for the Cove Beautification Project. She also reported Councilor Cannon would like to change the program to a nomination process rather than having people apply for the award. Discussion ensued and it was determined that the council will nominate potential winners and the CCA will judge those who have been nominated.

City Recorder Report

Lana provided a verbal report:

- She received a letter from Anna Wedding, Swanson Insurance Group Account Manager, stating she would like to include the City of Cove as a reference. Discussion ensued and it was determined we will decline being listed as a reference.
- She received an application for the first payment of the recoating of the lower reservoir tank. The amount of the bill is \$224,542, which is 95 percent of the bill. The remaining five percent will be due after we receive a clean bacteriological sample. She noted council approval and the mayor's signature are needed to make the payment.

Motion: Councilor Shawn Parker moved to approve the 95 percent payment. Councilor Stone seconded. Motion carried.

Public Works Director Report

Dave provided a verbal report:

- The reservoir recoating has been a big project. At the beginning of next week, they will fill the well and take a sample. If it's clean, it will be brought back online.
- They performed crack sealing on French and Second Street and on Fir Street.
- He discussed Dan Landa's proposal to run water/sewer main and for the city to participate in some of those costs. He provided an overview of the costs for material only. He noted it's an opportunity for the city to gain access to water/sewer for potential future development. It was determined this will be further addressed at the November meeting.

Mayor's Report

Mayor Haeger did not provide a report.

Student Councilor Report

Emma was not present at the meeting to provide a report.

Good of the Order

Council President McCowan brought up existing councilor absences from monthly council meetings and noted this needs to be addressed.

Public Comment

Mr. Pettit noted that while he asked to be considered as a member of the council and is still interested, he believes at this time Ms. Hargrove would be a better choice.

Motion: Council President McCowan nominated Cheryl Hargrove for the vacant Cove City Councilor position. Councilor Stone seconded. Motion carried.

Cheryl Hargrove accepted the nomination, and Mayor Haeger appointed her to the Cove City Council. Ms. Hargrove will be given the Oath of Office at the Regular Council Meeting in November.

Motion: At 9:02 pm Council President McCowan moved to extend the meeting by 30 minutes. Councilor Stone seconded. Motion carried.

Suggestions for Future Workshops & Meeting Agendas

No suggestions for future workshops or meeting agendas were made.

Upcoming Meetings

Regular council meeting scheduled for November 4, 2025.

Adjournment

Mayor Haeger adjourned the meeting at 9:02 p.m.

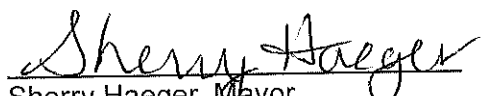
Executive Session

Executive Session was called to order at 9:03 p.m. and adjourned at 9:45 p.m.

At 9:45 p.m., after the Executive Session, the council reconvened and agreed to approve increasing the Part-time Public Works Worker's hours to 28 hours maximum per week, pay in lieu of retirement benefits at eight percent and pay in lieu of health benefits at ten percent.

Motion: Councilor Stone moved to approve increasing the Part-time Public Works Worker's hours to 28 hours maximum per week, pay in lieu of retirement benefits at eight percent and pay in lieu of health benefits at ten percent. Councilor Shawn Parker seconded. Motion carried.

Council adjourned at 9:47 p.m.


Sherry Haeger, Mayor


Kerri McCowan, Billing Clerk


Lana Shira, City Recorder