

**CITY OF COVE
REGULAR COUNCIL MEETING
February 3, 2026, 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**
 - January 6, 2026, Council Minutes
 - Approval of Bills to Be Paid
- **Correspondence**
 - Union County Resolution Opting Out of Eastern Oregon Solar Siting Rules
- **Old Business**
 - Water System Master Plan – Anderson Perry
 - Verizon Radio Frequency Report
- **New Business**
 - Sealed Bid Documents for Surplus Vehicles
 - Hydro Production Report
 - Becky Droke \$200 Donation Request for City Garden
 - Scheduling Cove Clean Up Day
- **City Council Working Committee Report**
 - TSP – Land Use Development Code
 - Cove Beautification Pilot Project
- **City Recorder Report**
- **Public Works Director Report**
- **Mayor's Report**
- **Student Councilor 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**
February 11, 2026, 6:00 pm, OGEC Training at City Hall
- **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
January 6, 2026**

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: Councilors, Shawn Parker, Eric Stone, Cheryl Hargrove, Boss Parker and Alexis Cannon.

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

City Staff Present: City Recorder, Lana Shira, Public Works Director, Dave Johnson.

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

Council Members not Present: Council President, Matt McCowan and Student Councilor, Emma Carson.

City Staff not Present: Billing Clerk, Kerri McCowan.

Public Present: There was no public present.

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

There were no additions or changes to the agenda.

Public Comment

No public comment was made at this time.

Consent Agenda

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

Motion: Councilor Cannon moved to approve the Consent Agenda as presented.
Councilor Stone seconded. Motion carried.

Correspondence

There was no correspondence presented at this meeting.

Old Business

- **Resolution to Modify the Budget**
Lana explained the reasoning behind the request for a resolution to modify the budget at the December 2025 meeting and then noted she found she had made an oversight and the funds were where they were supposed to be. Therefore, a resolution to modify the budget is not necessary.

Motion: Councilor Shawn Parker moved to rescind Resolution 2025-05. Councilor Stone seconded. Motion carried.

- **Verizon Radio Frequency Report**
Lana provided an update on the Verizon radio frequency report. The emails between Lana and a Verizon representative were briefly discussed noting they asked her if we still needed the report. She also noted Councilor Stone provided her with the information we need to look for once the report is provided.

New Business

- **Purchase of New Pickup**
The information Dave provided proposing the purchase of a new pickup was reviewed and Dave provided a verbal review of the pickup and financial transactions that would take place for the purchase.

Motion: Councilor Hargrove moved to approve buying the pickup upon confirmation of clean title and verification of it not being in any accidents. Councilor Shawn Parker seconded. Motion carried.

Discussion ensued regarding whether to sell or trade in the Hyundai for funds towards the purchase of the pickup. It was determined we would put it up for a sealed bid with the minimum accepted bid of \$6,000. The Ford Ranger and the half-ton pickup will also be offered for sealed bid with no minimum.

Motion: Councilor Cannon moved to accept sealed bids with a minimum bid of \$6,000 for the Hyundai. Councilor Stone seconded. Motion carried.

City Council Working Committee Report

- **TSP – Land Use Development Code Follow-Up**
Brief discussion ensued regarding LOC's recommended changes, and it was determined that a work session will be scheduled for Thursday, January 22, 2026, at 7:00 pm, to fully review the recommendations.
- **Cove Beautification Pilot Project**
Lana reported the volunteer CCA Committee has not been able to meet to judge the nominated properties. Discussion ensued and it was decided that the award would be presented to the one applicant who filed paperwork for the award. Lana will notify the award winner that they will receive a \$50 water bill discount, and a \$50 gift certificate to a local merchant of their choice. A yard sign will also be offered.

City Recorder Report

Lana noted her report was covered in Old Business discussion.

Public Works Director Report

Dave provided a verbal report:

- Hydro plant is still down. Final ship date of January 30th for the new transformer. Hopefully it will be up and running the middle of February.
- OTEC is working with us on upgrading the reclosure at no cost to the city.
- Working on replacing culverts and storm drainage upgrades on Water Street.
- The water system survey went well with no identified issues. It was mentioned we need to update our Water System Master Plan. He recommends we start that project soon. He will reach out to Anderson Perry and ask that they attend the next meeting to go over funding options and next steps.
- The jetter needs repaired. It is beyond what he or Jason can do.
- He will not be available for the March council meeting.

Mayor's Report

Mayor Haeger did not provide a report.

Student Councilor Report

Emma was not present to provide a report.

Good of the Order

Whether or not to change the minimum bid on the Hyundai was discussed, but it was determined there would be no change from the original motion and approval.

Public Comment

There was no public comment made at this time.

Suggestions for Future Workshops & Meeting Agendas

TSP Work Session, January 22, 2026.

OGEK Training, February 11, 2026.

Upcoming Meetings

Regular council meeting scheduled for February 3, 2026.

Adjournment

Mayor Haeger adjourned the meeting at 7:45 p.m.

Sherry Haeger, Mayor

Kerri McCowan, Billing Clerk

Lana Shira, City Recorder

BE IT REMEMBERED, that at a regular term of the Board of Commissioners of the State of Oregon, for the County of Union, sitting for the transaction of County business, begun and held at the Joseph Building Annex in the City of La Grande, in said County and State, when were present:

The Honorable	<u>Paul Anderes,</u>	<u>Chair</u>
	<u>R. Matthew Scarfo,</u>	<u>Commissioner</u>
	<u>Jake Seavert,</u>	<u>Commissioner</u>

WHEN, on Wednesday the 17th day of December, 2025, among others the following proceedings were had to wit:

IN THE MATTER OF A RESOLUTION	)	
OPTING OUT OF EASTERN OREGON	)	RESOLUTION 2025-23
SOLAR SITING RULES -	)	
OAR 660-033-0130(44)	)	

Now therefore, it come to the attention of the Union County Board of Commissioners of the need to Opt Out of the Eastern Oregon Solar Siting Rules that become effective January 1, 2026.

WHEREAS, the Oregon Land Conservation and Development Commission (LCDC) adopted new solar facility siting rules at their June 2025 LCDC meeting. These rules will go into effect January 1, 2026; and

WHEREAS, this rulemaking was directed by the passage of House Bill 3409 (2023) and the subsequent LCDC charge to the Department of Land Conservation and Development (DLCD) staff in November 2023.

WHEREAS, DLCD staff formed and worked with a Rulemaking Advisory Committee to draft new regulations designed to find opportunities and reduce conflicts when siting photovoltaic solar power generation facilities in Eastern Oregon; and

WHEREAS, Oregon Administrative Rule (OAR) allows counties three pathways for reviewing photovoltaic solar power generation facilities on agricultural lands in Eastern Oregon: 1) Utilize new rules for Division 33 (OAR 660-033-0130(44)) for solar siting, which occurs if the County takes no formal action; 2) Continue to use the existing rules in Division 33 (OAR 660-033-0130(38)) and formally opt out of the new rules; or 3) Adopt a customized program under the provision of Statewide Planning Goal 5 (OAR 660-023-0195) as part of a comprehensive plan update and robust public process;

WHEREAS, the existing regulatory framework provides established procedures, legal precedent, and predictable outcomes; and

WHEREAS, the new rules remain untested and would increase allowable solar development on high value and arable farmland without Goal 3 exceptions; and

WHEREAS, the county also has no intention to pursue a customized program under OAR 660-023-0195 ; and

WHEREAS, opting out preserves Union County's ability to evaluate solar proposals case-by-case with full public participation.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF UNION COUNTY, OREGON:

Section 1. Union County opts out of OAR 660-033-0130(44) and shall continue applying OAR 660-033-0130(38) for photovoltaic solar power generation facility review and approval.

Section 2: This resolution shall take effect immediately upon its adoption and approval.

Dated this 17th day of December, 2025.

UNION COUNTY BOARD OF COMMISSIONERS:

<u>Paul Anderes</u>	
Paul Anderes, Chair	
<u>R. Matthew Scarfo</u>	
R. Matthew Scarfo, Commissioner	
<u>Jake Seavert</u>	
Jake Seavert, Commissioner	

ATTEST:

Shelley Burgess
Shelley Burgess, County Administrator



Radio Frequency Emissions Compliance Report for Verizon Wireless

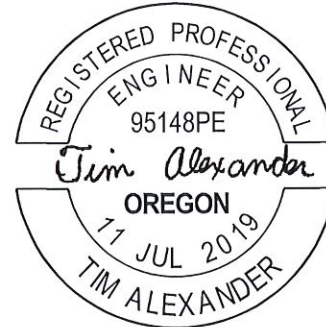
Site Name: COVE	Site Structure Type: Monopole
Address: 305 Highway 237	Latitude: 45.295
Cove, OR 97824	Longitude: -117.813806
Report Date: 01/14/2026	Project: Modification

Compliance Statement

Based on information provided by Verizon and predictive modeling, the **COVE** installation proposed by Verizon will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. RF alerting signage and restricting access to the antenna to authorized personnel that have completed RF safety training is required for Occupational environment compliance. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings.

Certification

I, Tim Alexander, am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.



SIGNED, 15 JAN 2026
EXPIRES, 31 DEC 2027

General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

Table 1: FCC Limits

Frequency (MHz)	Limits for General Population/ Uncontrolled Exposure		Limits for Occupational/ Controlled Exposure	
	Power Density (mW/cm ²)	Averaging Time (minutes)	Power Density (mW/cm ²)	Averaging Time (minutes)
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2} \text{ (mW/cm}^2\text{)}$$

Where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left(\frac{180}{\theta_{BW}} \right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \text{ (mW/cm}^2\text{)}$$

Where P_{in} is the power input to the antenna, θ_{BW} is the horizontal pattern beamwidth and h is the aperture length.

Some antennas employ beamforming technology where RF energy allocated to each customer device is dynamically directed toward their location. In the analysis presented herein, predicted exposure levels are based on all beams at full utilization (i.e. full power) simultaneously focused in any direction. As this condition is unlikely to occur, the actual power density levels at ground and at adjacent structures are expected to be less than the levels reported below. These theoretical results represent maximum-case predictions as all RF emitters are assumed to be operating at maximum duty cycle.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

Analysis

SCOPE:

- **INSTALL (3) AIR3283 RADIO/ANTENNA**
- **INSTALL (3) AIR6419 RADIO/ANETNNA**
- **INSTALL (6) NHH-65C-HG-R2B ANTENNA**
- **INSTALL (3) 4490 RADIO**

The antennas will be mounted on a Building with centerlines at (39', 41', 41.8'), above ground level. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.



Figure 1: Antenna Locations

Power density decreases significantly with distance from any antenna. The antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level and incident at adjacent structures, the maximum predicted RF power density level resulting from all operations is depicted in Figure 2. The proposed operations will not expose members of the public to hazardous levels of RF energy at ground level or in adjacent buildings

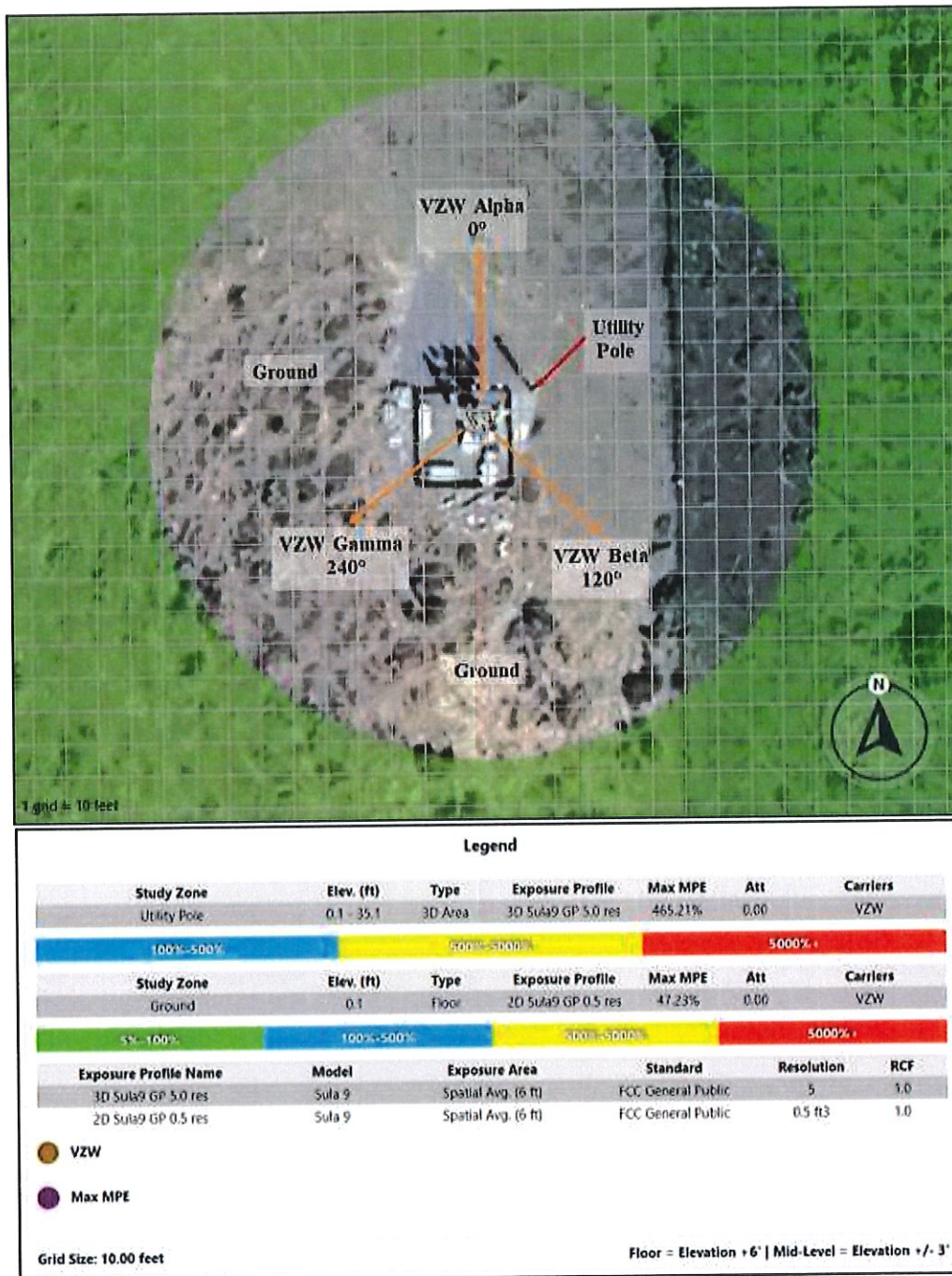


Figure 2.1: Predicted MPE as Percentage of FCC General Population Limits (All transmitters)

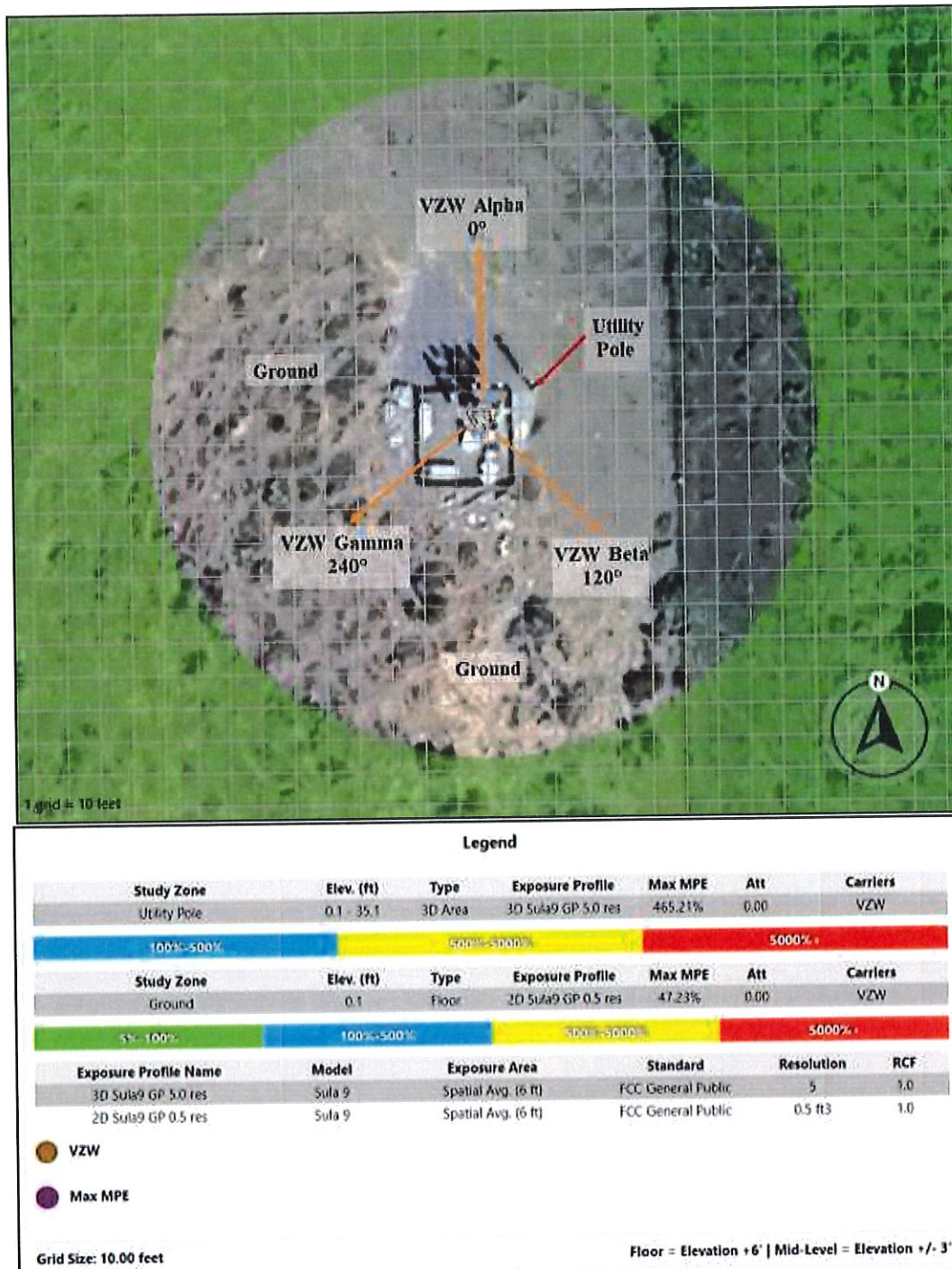
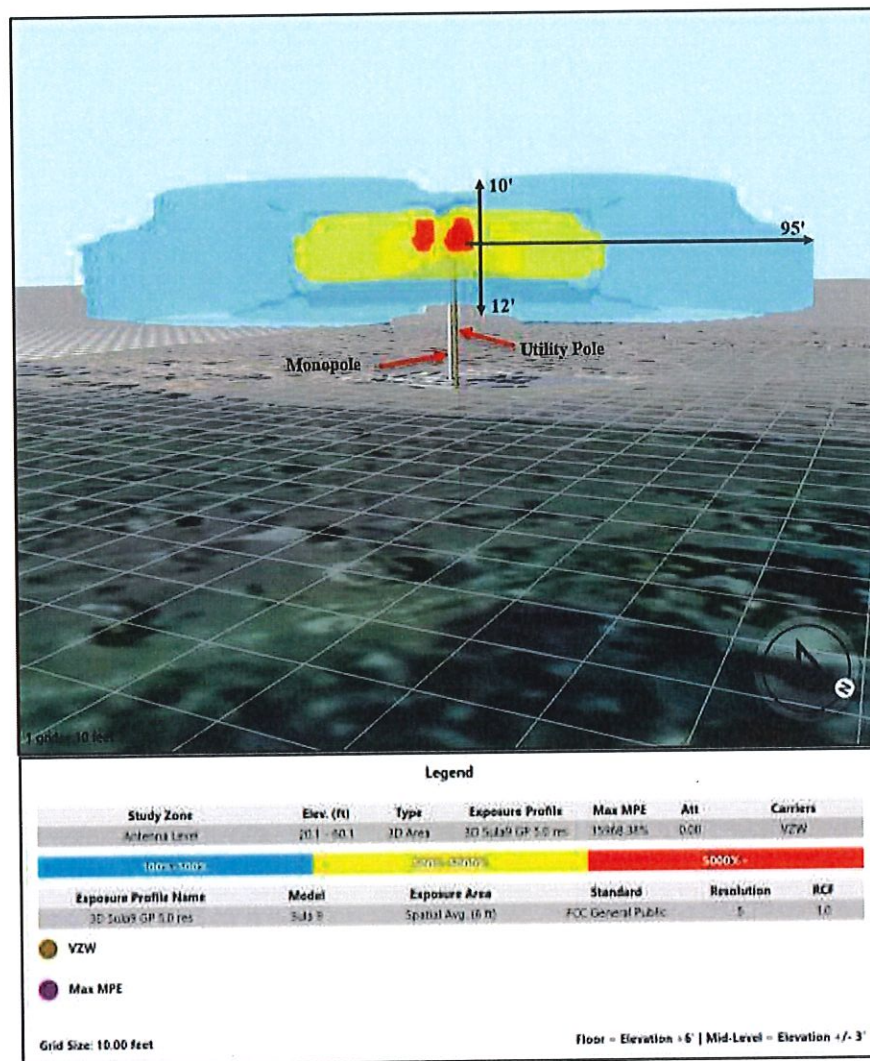


Figure 2.2: Predicted MPE as Percentage of FCC General Population Limits (Verizon Only)

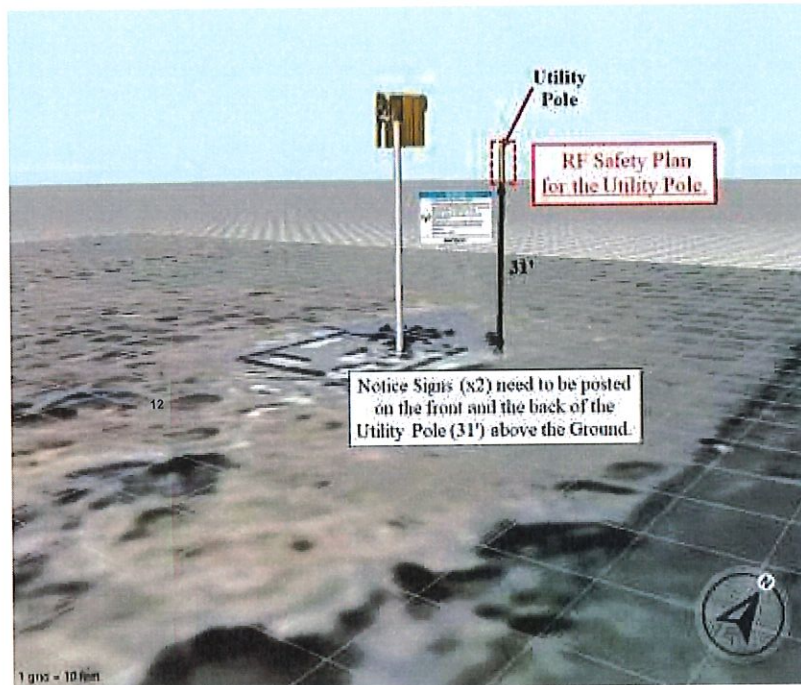
Figure 3 shows predicted MPE levels near the antennas. Waterford Consultants, LLC recommends an RF Safety Plan for the Utility Pole and posting RF advisory signage (Notice) signs on the Utility Pole to be visible upon approach to inform personnel accessing this area of potential hazards when working around antennas. This recommendation is depicted in Figure 4. Any work activity in front of transmitting antennas should be coordinated with Verizon.



Stay Back Distance	
Horizontal from CL	95'
Vertical Up from CL	10'
Vertical Down from CL	12'

Figure 3: Predicted MPE at Antenna Elevation as Percentage of FCC General Population Limits

Compliance Requirement Diagram



Recommendations

- Notice Signs (x2) need to be posted on the front and the back of the Utility Pole (31') above the Ground.

- RF Safety Plan for the Utility Pole.

Materials

Access:

(2) Notice

Proposed Signs/Barriers



Existing Signs/Barriers



Figure 4: Mitigation Recommendations

Appendix A: Operating Parameters Considered in this Analysis

ID Sub	Carrier	Manufacturer	Antenna Model	Type	EDT (°)	Freq Band	Az (°)	MDT (°)	HBW (°)	Length (ft)	Gain (dBD)	Paths	Transmit Power (W)	Total Power (W)	ERP (W)	EIRP (W)	Antenna Centerline Ground Level (0ft)
A1	VZW	COMMSCOPE	SON_NHH-65C-HG-R2B	Directional	SON	700	0	0	65	8.0	14.65	2	60	106.95	3120.18	5118.94	39.00
A1	VZW	COMMSCOPE	SON_NHH-65C-HG-R2B	Directional	SON	850	0	0	59	8.0	15.15	2	60	106.95	3500.90	5743.55	39.00
A2	VZW	COMMSCOPE	SON_NHH-65C-HG-R2B	Directional	SON	700	0	0	65	8.0	14.65	2	60	106.95	3120.18	5118.94	39.00
A2	VZW	COMMSCOPE	SON_NHH-65C-HG-R2B	Directional	SON	850	0	0	59	8.0	15.15	2	60	106.95	3500.90	5743.55	39.00
A3	VZW	ERICSSON	SON_AIR3283	Directional	SON	1900	0	0	69	4.0	14.48	32	5	160.00	4488.69	7364.10	41.00
A3	VZW	ERICSSON	SON_AIR3283	Directional	SON	2100	0	0	67	4.0	15.01	32	5	160.00	5071.31	8319.94	41.00
A4	VZW	ERICSSON	SON_AIR6419	Directional	SON	3700	0	0	11	2.8	23.45	64	5	320.00	70818.96	116184.90	41.80
B1	VZW	COMMSCOPE	SON_NHH-65C-HG-R2B	Directional	SON	700	120	0	65	8.0	14.65	2	60	106.95	3120.18	5118.94	39.00
B1	VZW	COMMSCOPE	SON_NHH-65C-HG-R2B	Directional	SON	850	120	0	59	8.0	15.15	2	60	106.95	3500.90	5743.55	39.00
B2	VZW	COMMSCOPE	SON_NHH-65C-HG-R2B	Directional	SON	700	120	0	65	8.0	14.65	2	60	106.95	3120.18	5118.94	39.00
B2	VZW	COMMSCOPE	SON_NHH-65C-HG-R2B	Directional	SON	850	120	0	59	8.0	15.15	2	60	106.95	3500.90	5743.55	39.00
B3	VZW	ERICSSON	SON_AIR3283	Directional	SON	1900	120	0	69	4.0	14.48	32	5	160.00	4488.69	7364.10	41.00
B3	VZW	ERICSSON	SON_AIR3283	Directional	SON	2100	120	0	67	4.0	15.01	32	5	160.00	5071.31	8319.94	41.00
B4	VZW	ERICSSON	SON_AIR6419	Directional	SON	3700	120	0	11	2.8	23.45	64	5	320.00	70818.96	116184.90	41.80
C1	VZW	COMMSCOPE	SON_NHH-65C-HG-R2B	Directional	SON	700	240	0	65	8.0	14.65	2	60	106.95	3120.18	5118.94	39.00
C1	VZW	COMMSCOPE	SON_NHH-65C-HG-R2B	Directional	SON	850	240	0	59	8.0	15.15	2	60	106.95	3500.90	5743.55	39.00
C2	VZW	COMMSCOPE	SON_NHH-65C-HG-R2B	Directional	SON	700	240	0	65	8.0	14.65	2	60	106.95	3120.18	5118.94	39.00
C2	VZW	COMMSCOPE	SON_NHH-65C-HG-R2B	Directional	SON	850	240	0	59	8.0	15.15	2	60	106.95	3500.90	5743.55	39.00
C3	VZW	ERICSSON	SON_AIR3283	Directional	SON	1900	240	0	69	4.0	14.48	32	5	160.00	4488.69	7364.10	41.00
C3	VZW	ERICSSON	SON_AIR3283	Directional	SON	2100	240	0	67	4.0	15.01	32	5	160.00	5071.31	8319.94	41.00
C4	VZW	ERICSSON	SON_AIR6419	Directional	SON	3700	240	0	11	2.8	23.45	64	5	320.00	70818.96	116184.90	41.80

January 20, 2026

Becky Droke stopped in to request \$200 from the City of Cove for upgrading the soil and replacing some winter plants in the Cove Garden.

\$400 remaining in the 2025-26 Special Requests Budget