

CITY OF COVE  
REGULAR COUNCIL MEETING  
August 4, 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
  - July 7, 2026, Council Minutes
  - Approval of Bills to Be Paid
- Correspondence
- Old Business
  - Ascension School Parking Variance
- Public Hearing 7:30 p.m. Conditional Use Application: T-Mobile Antenna Change out
  - Open Hearing
  - Staff Report
  - Applicant's Testimony
  - Proponent's Testimony
  - Opponent's Testimony
  - Applicant's Rebuttal
  - Close Hearing
  - Council Deliberation & Final Decision
- Public Hearing 8:00 p.m. Minor Partition and Variance: Dan and Cheryl Locken
  - Open Hearing
  - Staff Report
  - Applicant's Testimony
  - Proponent's Testimony
  - Opponent's Testimony
  - Applicant's Rebuttal
  - Close Hearing
  - Council Deliberation & Final Decision
- 8:30 p.m. First Reading of Ordinance 1-2026, An Ordinance Granting OTEC the Right to Distribute Electrical Energy to the City of Cove
- New Business
- 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 – None Until September 1, 2026, Council Meeting
- 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 Work Sessions & 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](mailto: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

United States: +1 (312) 757-3129

Access Code: 566-891-733

**City Of Cove  
Council Meeting Minutes  
July 7, 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, Alexis Cannon, Cheryl Hargrove.

Council Members Present Remotely: Councilor Eric Stone.

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, Councilors, Shawn Parker, and Boss Parker.

City Staff Not Present: Billing Clerk, Kerri McCowan.

Public Present: Executive Director, Ascension School, Amy Jayne, John LaFountain, CCA President, Heidi VanSchoonhoven, Wyatt Dement.

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**

Letter regarding dangers of tall vegetation was added to Old Business.

**Public Comment**

Heidi VanSchoonhoven, CCA President, requested financial support from the city for the Cove Cherry Fair. She noted they were hoping for \$400 or \$500 but would always take more. She explained they need more donation dollars this year because they did not receive any TRP funding from the county. The amount of funds they will not be receiving from TRP this year is \$1,500. The money requested from the city would go to support advertising for the event and for supplies. It was discussed that the request would be added to New Business for discussion at this meeting. Lana indicated that the city has requested from the CCA a reconciliation of how donation funds are spent and asked if Heidi had anything like that with her. Heidi provided a copy of the CCA's budget. Lana further explained that the city has received funds from the county to support tourism activities, and that information is on the agenda to be discussed under New Business.

## **Consent Agenda**

- June 2, 2026, Council Minutes
- Approval of Bills to Be Paid  
Lana presented a late addition to the bills to be paid for \$250 from the Bureau of Labor for the First and Water Street project.

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

- **Correspondence**

There was no correspondence presented at this meeting.

- **Old Business**

- Ascension School Parking Variance – Approval Contingent Upon Updated Parking Map with 51 Spaces

Amy Jayne, Executive Director, Ascension School, requested a reconsideration of the additional 20 parking spaces for the pool. She noted while the Ascension School supports adequate parking the additional request for 51 spaces exceeds their anticipated needs of the facility. The cost and site impact of creating 51 parking spaces at the facility are significant and compromise the overall feasibility of the project, adding up to potentially \$50,000. She offered a revised plan with 36 parking spaces and went on to explain the Community Center's assembly area of 800 square feet, when interpreting the city's ordinance, would only require eight parking spaces. She noted this ordinance has admittedly been very difficult to apply to the community pool but indicated that industry guidance recommends one parking space for every three to five users which is based on occupancy rather than square footage. She went on to explain that the City of La Grande uses the standard of one space per every three users per assigned occupancy, and that would be the closest representation of the Ascension School's pool occupancy, meaning the requirement for spaces would be three rather than five. Based on the school's maximum pool occupancy that has been set at 80 users that equates to a parking demand of 27 spaces for the pool. Taken together it would be 35 spaces. With request for this consideration the school has submitted the amended site plan with 36 parking spaces which meets the requirement and avoids unnecessary additional costs and site plan impacts. Additionally, she described the projected attendance and operating schedule of the pool that may be helpful in further understanding the parking demand. She outlined the hours and days of public swimming as well as the mode of travel for most swimmers to and from the pool. Further, she noted because the pool and the community center operate in different seasons and on different schedules, the overlap of events and swimming hours is expected to be rare, and the school staff oversees the operation of events and swimming hours, and they would be able to manage any conflicts. She also addressed the concerns that have been stated about parking illegally along Highway 237, noting they share those concerns but are very confident in law enforcement's ability to make sure that is something that will not occur.

Discussion ensued, and clarity was provided for operating times and projected usage as well as what is in the city ordinance.

Ultimately, it was determined that before a decision is made more council members need to be present for the discussion. It was clarified that doing this will not hold up the permitting process for the pool. This will be added to the agenda for the August meeting.

- COLA and Step Increases for City Employees  
Lana provided a review of the current step increase that is due to the Public Works Director, noting he is at step 9 and is due to be increased to step 10.

Motion: Councilor Stone moved to increase the Public Works Director's salary from step 9 to step 10, effective July 1, 2026. Councilor Cannon seconded. Motion carried.

2027 Federal COLA increase projections were discussed for all city employees. The average increase would be between 2% and 3.9%. Past increases were also discussed, and it was noted council must decide what they want to award.

Motion: Councilor Hargrove moved to approve a 3% COLA increase for city employees. Councilor Cannon seconded. Councilor Stone and Mayor Haeger objected. Motion failed.

Motion: Councilor Stone moved to approve a 4% COLA raise for city employees. Councilor Hargrove seconded. Motion carried.

- Cove Clean-Up Day Review  
Lana provided a review of the turnout for Cove Clean Up Day as well as the expenses and income. She noted this year the city operated at a loss of \$278.88. She provided an explanation of the unexpected expenses and stressed there was a lower turnout this year than in previous years, assuming it was largely due to the wet and cold weather.

- Award Bid for Paving First and Water Streets  
Dave provided a review of the bids submitted for the paving of First and Water Streets. Hampton Paving was the low bid at \$63,015. Their bid checked out and they were the contractors who paved Geni and Susie Lanes last year. They did a good job; therefore, he recommended accepting the bid from Hampton Paving, LLC, for the First and Water Street project.

Motion: Councilor Cannon moved that the contract for the First and Water Street paving project be awarded to the lowest responsive bidder which is Hampton Paving, LLC, for the total bid price of \$63,015. Councilor Stone seconded. Motion carried.

- Anderson Perry Scope and Agreement for Water System Master Plan  
Dave explained the Anderson Perry Scope and Agreement for Water System Master Plan is the agreement to update the city's Master Plan. He further explained we have received a grant from Business Oregon for the update and Anderson Perry has agreed to do the work for the exact amount of the grant. We need a signed agreement directly with them before the work can begin. Lana explained how payment would be disbursed according to the terms of the grant.

Motion: Councilor Hargrove moved to approve the Anderson Perry Scope and Agreement for Water System Master Plan. Councilor Stone seconded. Motion carried.

- Dangers of Tall Vegetation  
It was questioned when the letter that was discussed at the June meeting will be sent out. Lana noted she will have it ready to be sent by Friday, July 9, 2026. She further noted the letter outlines pertinent ordinances and dangers related to tall vegetation and dry weather.

- **New Business**

- Allocation of Funds from Union County Transient Tax  
Lana reported that the county has sent the city a check for \$2,571 which is the City of Cove's portion of the transient tax. She explained the funds are supposed to be used for tourism, economic development purposes, and programs that support tourist activities. Discussion ensued regarding where the money should be spent concluding the Cherry Fair would definitely be an event to allocate funds to. Other events such as the soap box derby and the Cove Run-off were also discussed as potential donation recipients. Discussion returned to the CCA and their donation request for the Cherry Fair.

Motion: Councilor Stone moved to give the Cove Community Association \$750 of the Union County Transient Tax that the City of Cove received. Councilor Cannon seconded. Motion carried.

**City Council Working Committee Report**

- TSP – Land Use Development Code  
Lana reported that the Work Session scheduled for June 23<sup>rd</sup> was cancelled because the model that she was sent was in PDF version which is not editable. The model is also due to have updates completed in September or October of this year. She requested an editable version and received the document in Word format. She explained her thoughts were to edit the current version according to the notes made from the previous TSP edits made by council, then when they do come out with the final model it will be much easier to transition. It was requested to have the edits done by the August meeting and Lana noted she and Kerri will make it a priority to have it done by then. Discussion turned to the Comprehensive Land Use Plan and how it relates to the TSP – Land Use Development Code and the availability of grants to help with updating and implementing these documents.
- Cove Beautification Pilot Project  
There was no update provided on the Cove Beautification Pilot Project.

**City Recorder Report**

Lana provided a verbal report:

- She reported that the replacement of the Zply phone lines at City Hall with Ubiquity as well as replacing the phone at the hydro plant with a Star Link internet phone that is also tied with Ubiquity has resulted in approximately \$200/month savings. Overall, replacing the Zply phone lines resulted in a drop in yearly billing from \$3,000 to \$700.
- The OTEC Franchise ordinance from 2016 is expiring. OTEC sent a draft ordinance that she reviewed and requested clarification for things such as increasing the franchise fee paid to the city. Discussion ensued regarding concerns that a potential increase in franchise fees would then be passed on to the citizens of Cove. Any benefit to the city would have to be weighed against passing the costs onto citizens. The first reading of the ordinance will take place at the August regular council meeting.
- Three councilor positions and the mayor position are open this election cycle. She encouraged the current councilors to contact anyone who might be interested.
- The city audit will be held on August 10<sup>th</sup> through 13<sup>th</sup>.
- She will be on vacation in August and will not be present at the September meeting. She has cross-trained with Kerri to do payroll and has a plan in place for the bills to be paid. She does not have vacation time for this time off, so will be taking unpaid leave.

### **Public Works Director Report**

Dave provided a verbal report:

- They have been very busy working on graveling and grading the First and Water Street project. They will be busy playing catch up with the other tasks that have been set aside for that project.
- He will be procuring a new snowplow that was approved in the budget and will be providing council with that information.

### **Mayor's Report**

Mayor Haeger provided a verbal report:

- She reported that she was approached by a parent of one of the Student Councilor applicants and he was upset that council didn't interview each applicant. She noted she explained to him the process for selection and voting procedure, and after hearing her description of the process, he accepted her explanation. She noted she will be tutoring and mentoring this particular student on city council procedures and his father is expecting him to come to a council meeting with prepared questions. Discussion was held regarding holding interviews with Student Councilor applicants in the future.

### **Student Councilor Report – None Until September 1, 2026, Council Meeting**

#### **Good of the Order**

There was no Good of the Order presented at this meeting.

#### **Public Comment**

Lana introduced John LaFountain as a new resident of Cove. He explained he is building a home on Sunflower Place.

#### **Suggestions for Future Work Sessions & Meeting Agendas**

There were no suggestions for future work sessions or meeting agendas.

#### **Upcoming Meetings**

Regular council meeting scheduled for August 4, 2026.

#### **Adjournment**

Mayor Haeger adjourned the meeting at 8:25 p.m.

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Sherry Haeger, Mayor

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Kerri McCowan, Billing Clerk

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Lana Shira, City Recorder

**Declaration of actual or potential conflicts of Interest, ex parte contact or personal bias.**

As Council member making Quasi-Judicial Land Use Hearing decisions you are to be unbiased. You are to declare before the hearing if you have potential conflicts, such as family, financial or business relationship with any of the applicants or with regard to the land in question. If you have any actual or potential conflict of interest, ex parte contact to declare please be prepared to identify the substance of the declaration during the Disclosure Statement Portion of the hearing. If you believe you are with bias you need to step down during this hearing.

\_\_\_\_\_ I do not have actual or potential conflict of interest, ex parte contact or personal bias to declare.

\_\_\_\_\_ I wish to step down during this hearing.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## **Ex Parte Communication/Contact**

*Ex parte* (ex par-tee) means one-sided.

Basically speaking, an *ex parte* communication is one that is made by a party outside the presence of the other party. It's any communication between a Council member and any other person about a public hearing matter made outside of the presence of the opposing party.

**CITY OF COVE  
ZONING, PARTITION, SUBDIVISION & TSP  
APPLICATION FORM**

**TYPE OF APPLICATION  
(Check one of the following)**

Conditional Use   X    
Variance             
Plan, Zoning or Sub. Ord. Amendment             
Minor Partition             
Major Partition             
Subdivision             
Site Plan Review             
Other           

**A. APPLICANT & PROPERTY**

(1) The landowner(s), Array Digital Infrastructure, and/or  
(2) agent, T-Mobile c/o Smartlink represented by Don Forsberg, of (3) real  
property described as Twp. 3, Range 40E EWM, Section 21 Tax  
Lot(s) 600 (see County Tax Notice or Assessor Map) situated in the  
City of Cove is requesting the above identified application.

**B. ORDINANCE PROVISIONS**

The subject property is presently within the Low Density Residential (R-2) zone  
(see Zoning Ordinance) which has the following development standards where  
applicable: (1) Minimum lot area           , (2) minimum lot width & depth  
100', (3) setbacks front 20', side 10' rear 15' (4) Other  
          .

**C. PROPOSAL**

The applicant proposes the following in accordance with the provisions of the City of  
Cove Zoning Ordinance and/or City of Cove Partition and Subdivision Ordinance:  
T-Mobile proposes to modify an existing wireless facility. The proposal entails the removal of existing  
equipment on the tower and installation of new equipment. Ground work will entail the removal of existing  
equipment and installation of new equipment as detailed in the Scope of Work letter and drawings (plans)  
that are included as part of this application.

**D. REASONS FOR APPLICATION**

Applicant's reasons supporting the request:

The applicant alleges that the following facts are true and meet the applicable  
requirements for the request from the City of Cove Zoning Ordinance and/or City of  
Cove Partition and Subdivision Ordinance:

T-Mobile recently merged with US Cellular and as part of that merger T-Mobile will be removing all of  
US Cellular's equipment and installing T-Mobile's equipment to ensure network compatibility with  
other T-Mobile wireless facilities. Current US Cellular customers will transition over to the T-Mobile  
network as the network is developed and expanded in this area. The tower is now owned by Array  
Digital Infrastructure.



T-Mobile proposes to remove existing equipment at an existing monopole wireless facility with new equipment.

Below is a list detailing the proposed equipment that will be removed and installed.

#### Tower Scope of Work

Remove existing platform mount  
Remove (2) Nokia AM-X-CD-17-65-00T-RET antennas  
Remove (1) Nokia ET-X-CW-45-19-IR-AT antenna  
Remove (3) Nokia FRBG RRUs  
Remove (1) RFS PADX6-W59 microwave dish  
Remove (1) Ceragon ODU  
Remove (3) 1-1/4" hybrid/power cables and (2) 3/8" coax cables  
Install (3) SitePro1 VFA10-XD sector mount frames  
Install (3) Commscope FFVV-65C-R2-CM antennas  
Install (3) Nokia AVHA antennas  
Install (3) Nokia AHLOB RRUs  
Install (3) Nokia AHFII RRUs  
Install (1) Andrew VHLP3-11WA microwave dish  
Install (2) Ceragon IP20D ODUs  
Install (2) 6x24 HCS 4AWG hybrid cables  
Install (2) MW fiber lines  
Install (2) MW DC cables  
Install (1) 2" innerduct for the MW lines/cables

#### Ground Scope of Work

Remove existing cabinet  
Remove existing canopy for cabinet  
Remove existing ice bridge  
Install 10' x 16' concrete slab  
Install (1) Purcell HPL3.1 600A Site Support cabinet  
Install (1) Purcell LB3 battery cabinet  
Install (2) ASIMs, (3) ABIPs, (1) AMID & (1) CSR IXRE V2 (GEN2) route in proposed Purcell HPL3.1 600A Site Support cabinet  
Install (1) ice bridge  
Install (1) 10' x 12' ice canopy  
Install (1) LEC cube  
Install (1) Camlock generator plug  
Install (2) service lights  
Install (1) GPS UNII  
Install (1) 50 kW diesel generator

ADDRESS  
09 ROSE RIDGE RD  
COVE, OR 97824  
(UNION COUNTY)

[illegible]

LOCATION MAP

## **CONTACT INFORMATION**

## INDEX OF SHEETS

ALL REFERENCES TO THE OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED T-MOBILE OR ITS DESIGNATED REPRESENTATIVE.

- |                                                                                                              |                                                                      |                                                                                                                                                                                                 |  |                                                                                            |  |                                                                                                                                                                                                                      |  |
|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>PLANS PREPARED FOR:</b><br><b>...T-Mobile-</b><br>10020 E KNOX AVE, SUITE 500<br>SPOKANE VALLEY, WA 99206 |                                                                      | <b>PROJECT INFORMATION:</b><br><b>TMO ID: SP02649C</b><br><b>TMO SITE NAME:</b><br><b>COVE-US CELLULAR</b><br><b>385447</b><br>809 ROOSE CRIDE RD<br>SPOKANE, WA 99204<br>(BENEFIT UNIT COUNTY) |  | <b>FSA:</b><br><br><b>smartlink</b><br>11232 120TH AVE NE, SUITE 204<br>KIRKLAND, WA 98033 |  | <b>PLANS PREPARED BY:</b><br><div style="border: 1px solid black; padding: 10px; text-align: center;"> <br/> <b>TEP</b> </div> 326 IRVON ROAD<br>BALEKIRK, NC 27803-6350<br>OFFICE (519) 681-6351<br>WWW.TEPCORP.NET |  |
| <br>TEP CORP.                                                                                                |                                                                      |                                                                                                                                                                                                 |  | <b>SEAL:</b><br>EXPIRES: 12-31-2027                                                        |  |                                                                                                                                                                                                                      |  |
|                                                                                                              |                                                                      |                                                                                                                                                                                                 |  |                                                                                            |  |                                                                                                                                                                                                                      |  |
| O                                                                                                            | 04-03-26                                                             | 100% CONSTRUCTION                                                                                                                                                                               |  |                                                                                            |  |                                                                                                                                                                                                                      |  |
| B                                                                                                            | 04-01-26                                                             | 90% CONSTRUCTION                                                                                                                                                                                |  |                                                                                            |  |                                                                                                                                                                                                                      |  |
| A                                                                                                            | 03-23-26                                                             | PRELIMINARY                                                                                                                                                                                     |  |                                                                                            |  |                                                                                                                                                                                                                      |  |
| REV                                                                                                          | DATE                                                                 | ISSUED FOR                                                                                                                                                                                      |  |                                                                                            |  |                                                                                                                                                                                                                      |  |
| DRAWN BY: RM   CHECKED BY: EDE<br>SHEET TITLE:                                                               |                                                                      |                                                                                                                                                                                                 |  |                                                                                            |  |                                                                                                                                                                                                                      |  |
| <b>PROJECT NOTES</b>                                                                                         |                                                                      |                                                                                                                                                                                                 |  |                                                                                            |  |                                                                                                                                                                                                                      |  |
| SHEET NUMBER:<br><div style="font-size: 2em; font-weight: bold;">N-1</div>                                   | REVISION:<br><div style="font-size: 2em; font-weight: bold;">0</div> |                                                                                                                                                                                                 |  |                                                                                            |  |                                                                                                                                                                                                                      |  |
| TEP# 77615, 1224104                                                                                          |                                                                      |                                                                                                                                                                                                 |  |                                                                                            |  |                                                                                                                                                                                                                      |  |

PLANS PREPARED FOR:

**T-Mobile**

10020 E KNOX AVE, SUITE 500  
SPOKANE VALLEY, WA 99205

### PROJECT INFORMATION:

TMO ID: SP02649C

**TMO SITE NAME:**  
**COVE-115 CELLULAR**

385447

303 ROSE RIDGE RD  
COVE. OR 97824  
GUNION COUNTY

(UNION COUNTY)

453



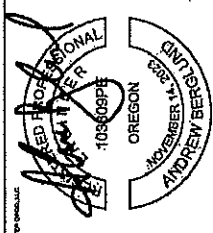
smartlink

11232 120TH AVE NE, SUITE 204  
KIRKLAND, WA 98033

**ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED**



326 TRYON ROAD  
RALEIGH, NC 27603-3530  
OFFICE: (919) 651-5351  
[www.leggroup.net](http://www.leggroup.net)



EXPRES. 12.31.2027

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| D   | 04-03-26 | 100% CONSTRUCTION |  |  |  |
| D   | 04-01-26 | 90% CONSTRUCTION  |  |  |  |
| A   | 03-23-26 | PRELIMINARY       |  |  |  |
| REV | DATE     | ISSUED FOR:       |  |  |  |

[illegible]

**SHEET TITLE:**

## PROJECT NOTES

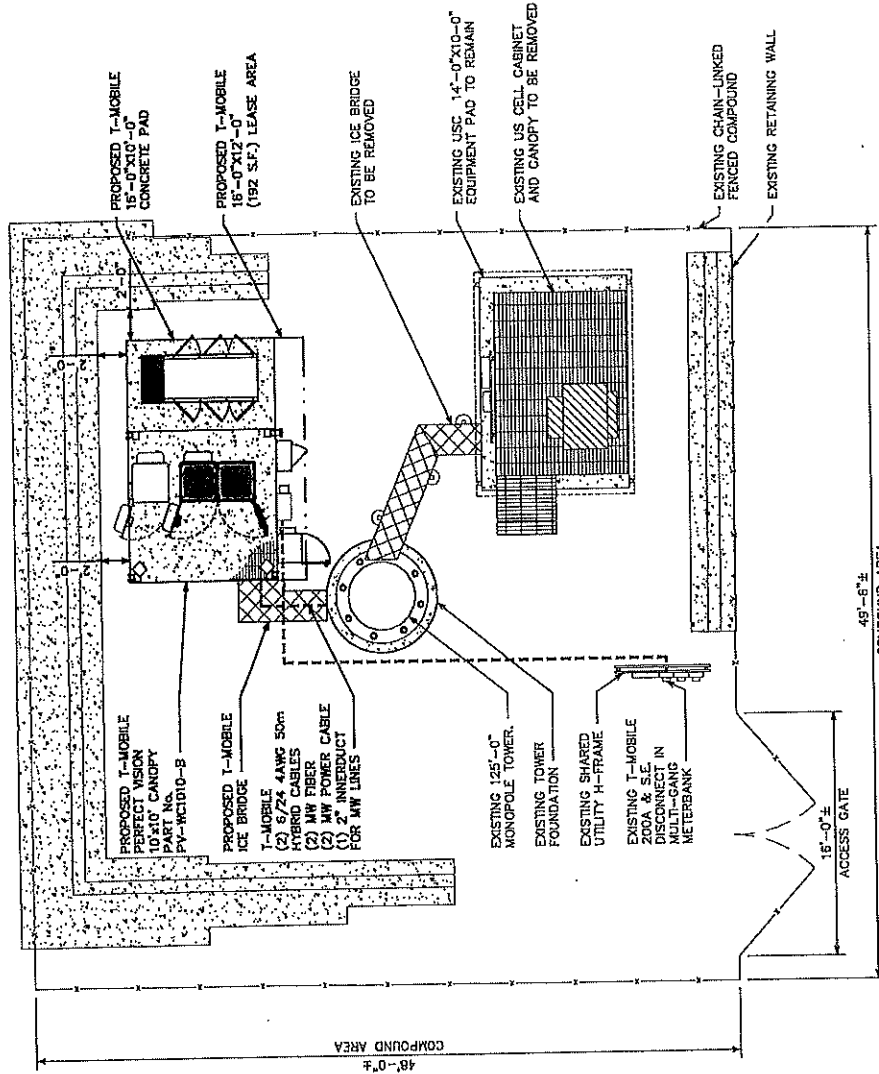
|                     |                |
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| SHEET NUMBER:<br>38 | REVISION:<br>1 |
|---------------------|----------------|

**5**

[illegible]

# NOTES:

1. COMPOUND DETAIL SHOWN BELOW TAKEN FROM CONSTRUCTION DRAWINGS PREPARED BY TEP ON 05/07/2018. CONTRACTOR IS TO BE RESPONSIBLE FOR THE PLAN, CONTRACTOR IS TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL UTILITIES OVERHEAD AND UNDERGROUND. UTILITIES IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.



## PROPOSED COMPOUND DETAIL

SCALE: 1/8" = 1'-0"

PLANS PREPARED FOR:

**..T-Mobile..**

10020 E. KNOX AVE., SUITE 500  
SPOKANE VALLEY, WA 99208

PROJECT INFORMATION:

TMO ID: SP02649C  
TMO SITE NAME:  
COVE-US CELLULAR

385447

809 ROSE RIDGE RD  
COVE, OR 97824  
(UNION COUNTY)

FSA:

**smartlink**

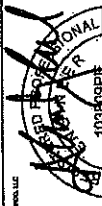
11232 120TH AVE NE, SUITE 204  
KIRKLAND, WA 98033

PLANS PREPARED BY:



326 IRYON ROAD  
RALEIGH, NC 27603-3530  
OFFICE (919) 881-6351  
WWW.LIGHTPOINT.COM

TEP SHALL BE



SEAL EXPIRES: 12-31-2027

| REV | DATE     | ISSUED FOR        |
|-----|----------|-------------------|
| 0   | 04-03-26 | 100% CONSTRUCTION |
| B   | 04-01-26 | 90% CONSTRUCTION  |
| A   | 03-23-26 | PRELIMINARY       |

DRAWN BY: RAJ | CHECKED BY: EDR

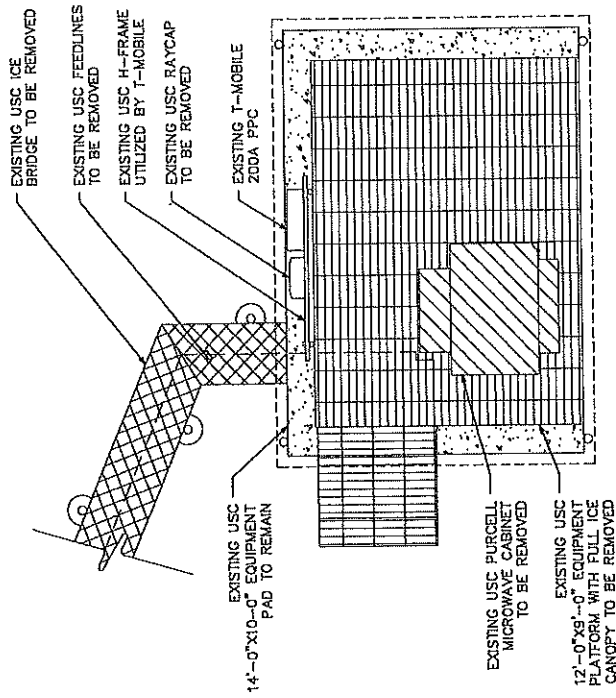
SHEET TITLE

## COMPOUND DETAIL

|                       |     |
|-----------------------|-----|
| SHEET NUMBER:         | C-1 |
| REVISION:             | 0   |
| TEP #: 77613.12241.04 |     |

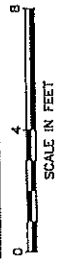
# NOTE:

EQUIPMENT LAYOUT SHOWN BELOW TAKEN FROM CONSTRUCTION DRAWINGS PREPARED BY THE CONTRACTOR. THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND UNDERGROUND UTILITIES, IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.



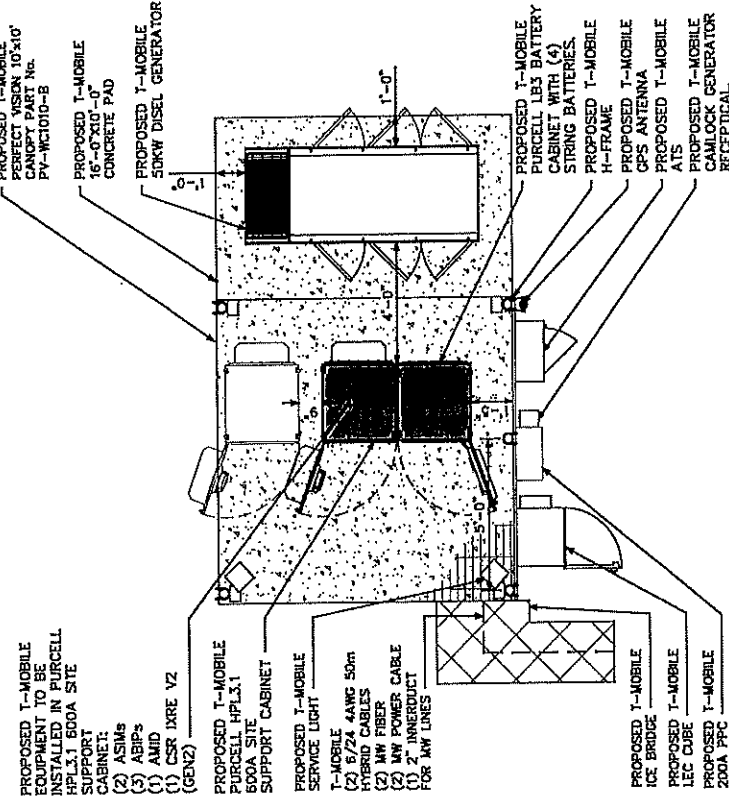
## EXISTING EQUIPMENT LAYOUT

SCALE: 1/4" = 1'-0"



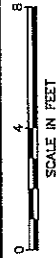
# NOTES:

1. ALL RACKS AND EQUIPMENT CABINETS ARE TO HAVE TWO GROUNDING LEADS. ALL EQUIPMENT INSTALLED IN RACKS MUST HAVE A CHASSIS GROUND ATTACHED TO A COMMON BUS BAR ON THE RACK. COMMON BUS BAR MUST BE GROUNDED TO MAIN GROUND BAR. SEE G-1 FOR GROUNDING NOTES.
2. CONTRACTOR TO FOLLOW THE LATEST VERSION OF T-MOBILE REGIONAL CONSTRUCTION STANDARDS. CONTACT T-MOBILE FOR DETAILS.
3. CONTRACTOR TO ROUTE NEW POWER AND FIBER CONDUIT TO MINIMIZE TRIP HAZARDS. SEE SHEET E-4 FOR ELECTRICAL ROUTING PLAN.



## PROPOSED EQUIPMENT LAYOUT

SCALE: 1/4" = 1'-0"



PLANS PREPARED FOR:

**...T-Mobile**

10020 E KNOX AVE, SUITE 500  
SPOKANE VALLEY, WA 99206

PROJECT INFORMATION:

TMO ID: SP02649C  
TMO SITE NAME:  
COVE-US CELLULAR  
385447

505 ROSE RIDGE RD  
COVE, OR 97624  
(JUNION COUNTY)

FSA:

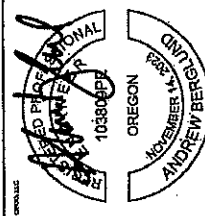


11232 120TH AVE NE, SUITE 204  
KIRKLAND, WA 98033

PLANS PREPARED BY:



325 IRON ROAD  
RALEIGH, NC 27602-3330  
OFFICE: (919) 861-8351  
www.tepgroup.net



EXPIRES: 12-31-2027

| REV | DATE     | ISSUED FOR        |
|-----|----------|-------------------|
| 0   | 04-09-26 | 100% CONSTRUCTION |
| 1   | 04-01-26 | 90% CONSTRUCTION  |
| 2   | 03-25-26 | PRELIMINARY       |

DRAWN BY: BAJ | CHECKED BY: EOR

SHEET TITLE:

**EXISTING &  
PROPOSED  
EQUIPMENT LAYOUT**

SHEET NUMBER:

**C-1A**

REVISION:

0

TEP#: 776151224 04

## NOTE

Diagram illustrating the layout of antennas and their removal status:

- EXISTING USC ANTENNAS TO BE REMOVED (TYP OF 3). SEE SHEETS C-3A AND C-3C FOR SCHEDULE AND PLAN.
- EXISTING USC RRU's TO BE REMOVED (TYP OF 3). SEE SHEETS C-3A AND C-3C FOR SCHEDULE AND PLAN.
- EXISTING USC PLATFORM MOUNT TO BE REMOVED. SEE SHEETS C-3 FOR SCHEDULE AND PLAN.
- EXISTING LIGHTNING ROD
- 133'-0" ± 1/APERTURANCE
- 125'-0" ± 1/TOWER
- 125'-0" ± 1/USC ANTENNAS
- 95'-0" ± 1/USC MOUNT

Diagram illustrating the proposed 40'-0"± USC MW Dish and its associated feedlines and cables. The dish is shown with a central feedline and two side feedlines. The side feedlines are labeled "EXISTING USC MW DISH TO BE REMOVED". The central feedline is labeled "EXISTING 125'-0" MONOPOLE". The side feedlines are labeled "EXISTING USC FEEDLINES (3) 1-1/4" HYBRID CABLES TO BE REMOVED".

0'-0" (REFERENCE)  
T/BASE PLATE

**EXISTING TOWER ELEVATION**

**SCALE: 1" = 20'-0"**

1. TOWER ELEVATION IS FOR SCHEMATIC PURPOSES ONLY. TEP DO NOT CONFIRM EXISTING SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO, ANTENNA HEIGHTS, ANTENNA AZIMUTHS AND MOUNT CONFIGURATIONS.
2. CONTRACTOR TO VERIFY PROPOSED LOADING WITH TOWER STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO ENSURE ALL TOWER-ORIGINATING PIPES, CABLES, ETC. DO NOT EXCEED THE ALLOWED TOWER TAIL LENGTH OF 10'-0" (MAX. 10'-0" VERTICAL ELEVATION).
4. WHERE APPLICABLE, CONTRACTOR TO ENSURE ALL EQUIPMENT INSTALLED DOES NOT NEST THE REASON OR ANY TOWER LIGHTING IN ANY WAY.

[illegible]

EXISTING 125'-0" MONOPOLE

- (2) 5x24 HCS 4AWG 50m CABLES
- (2) MW FIBER
- (2) MW POWER CABLE
- (1) 2" INNERDUCT FOR MW LINES TO BE INSTALLED PER SPECIFICATIONS OF PASSING STRUCTURAL ANALYSIS.

0'-0" (REFERENCE)  
T/BASE PLATE

### PROPOSED TOWER ELEVATION

SCALE: 1" = 20'-0"

**T-Mobile**  
10020 E KNOX AVE, SUITE 500  
DENVER, CO 80231

TMO ID: SP02649C  
TMO SITE NAME:  
COVE-US CELLULAR

385447  
809 ROSE RIDGE  
COVE, OR 978  
(UNION COUNT



11252 120TH AVE NE. SUITE 204  
KIRKLAND, WA 98033

# HELP

326 TRYON ROAD  
RALEIGH, NC 27603--3530  
OFFICE- (919) 651-6351  
www.leeconline.net

**THE**



OREGON  
NOVEMBER 14 1923  
ANDREW BERGLUND

EXPIRES: 12-31-2027

[illegible]

**FULL SHEET**

TOWER ELEVATION

SHEET NUMBER: REVISION:

**C-2**



TEP#: 77615.1224104

March 10, 2026

Brian Flores  
Array Digital Infrastructure  
Project Manager  
Chicago, IL  
Brian.Flores@arrayinc.com



326 Tryon Road  
Raleigh, NC 27603  
(919) 661-6351  
Structures@tepgroup.net

**Subject:** Structural Analysis Report

**Carrier Designation:** T-Mobile Integration  
TMO Site Number: SP02649C  
TMO Site Name: Cove  
Array Site Name: Cove  
Array Site Number: 385447

**Engineering Firm Designation:** TEP Project Number: 77615.1240523

**Site Data:** 809 Rose Ridge Road, Cove, Union County, OR 97824  
Latitude 45° 17' 27.80", Longitude -117° 48' 33.57"  
125 ± Foot - Monopole Tower

Dear Brian Flores,

TEP is pleased to submit this "Structural Analysis Report" to determine the structural integrity of the above-mentioned tower.

The purpose of the analysis is to determine acceptability of the tower stress level. Based on our analysis we have determined the stress level for the tower and foundation structure, under the following load case, to be:

LC1: Existing + Proposed + Reserved Loading  
Note: See Table 1 for the existing, proposed, and reserved loading

**Sufficient Capacity**

| Structure Capacity | Foundation Capacity |
|--------------------|---------------------|
| 30.7%              | 32.4%               |

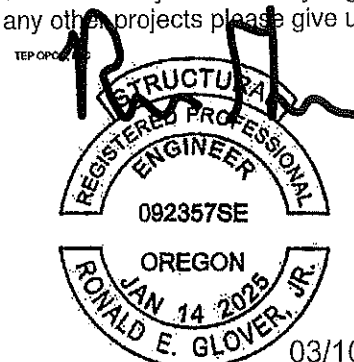
The analysis has been performed in accordance with the ANSI/TIA-222-I Structural Standard for Antenna Supporting Structures, Antennas, and Small Wind Turbine Support Structures and the 2025 Oregon Structural Specialty Code.

All modifications and equipment proposed in this report shall be installed in accordance with the appurtenances listed in Table 1 for the determined available structural capacity to be effective.

We at TEP appreciate the opportunity of providing our continuing professional services to you and Array Digital Infrastructure. If you have any questions or need further assistance on this or any other projects please give us a call.

Respectfully submitted by:

Ronald E. Glover, P.E., S.E.



03/10/2026

EXPIRES: 06/30/2027

TEP is a family of companies licensed to provide different services in different jurisdictions. Depending on the jurisdiction, professional engineering and land surveying services are provided by TEP OpCo LLC, a Delaware limited liability company, TEP Engineering, PLLC, a North Carolina professional limited liability company, or M&H Engineering, PLLC, a New York professional limited liability company. General contractor services are provided by TEPDB OpCo LLC, a Delaware limited liability company. We acquire the requisite licenses in each state. Additional information can be obtained from the company.



1787 Sentry Pky W Suite 100 Blue Bell, PA 19422

703.276.1100 • 703.276.1169 fax

info@sitesafe.com • www.sitesafe.com

## RF EMISSIONS COMPLIANCE REPORT

### T-Mobile

|                        |                                                       |
|------------------------|-------------------------------------------------------|
| Site ID:               | SP02649C                                              |
| Site Name:             | Cove-US Cellular 385447                               |
| Site Address:          | 809 Rose Ridge Road<br>Cove, OR 97824<br>Union County |
| Assessment Purpose:    | 0000298926                                            |
| Report generated date: | June 22, 2026                                         |

**Report Status:**  
**T-Mobile is Compliant**



## Emissions on Ground level

| Study Zone values (% of FCC General Public Limit)                               |       |
|---------------------------------------------------------------------------------|-------|
| This is a list of the Study Zones that were specified and the value it measured |       |
| Composite Contribution                                                          | 0.19% |
| T-Mobile Contribution                                                           | 0.19% |

## **Declaration of actual or potential conflicts of interest, ex parte contact or personal bias.**

As Council member making Quasi-Judicial Land Use Hearing decisions you are to be unbiased. You are to declare before the hearing if you have potential conflicts, such as family, financial or business relationship with any of the applicants or with regard to the land in question. If you have any actual or potential conflict of interest, ex parte contact to declare please be prepared to identify the substance of the declaration during the Disclosure Statement Portion of the hearing. If you believe you are with bias you need to step down during this hearing.

\_\_\_\_\_ I do not have actual or potential conflict of interest, ex parte contact or personal bias to declare.

\_\_\_\_\_ I wish to step down during this hearing.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## **Ex Parte Communication/Contact**

*Ex parte* (ex par-tee) means one-sided.

Basically speaking, an *ex parte* communication is one that is made by a party outside the presence of the other party. It's any communication between a Council member and any other person about a public hearing matter made outside of the presence of the opposing party.

**CITY OF COVE  
ZONING, PARTITION, SUBDIVISION & TSP  
APPLICATION FORM**

RECEIVED JUL 08 2026

**TYPE OF APPLICATION**  
(Check one of the following)

Conditional Use \_\_\_\_\_  
Variance X  
Plan, Zoning or Sub. Ord. Amendment \_\_\_\_\_  
Minor Partition X  
Major Partition \_\_\_\_\_  
Subdivision \_\_\_\_\_  
Site Plan Review \_\_\_\_\_  
Other \_\_\_\_\_

**A. APPLICANT & PROPERTY**

(1) The landowner(s), Daniel and Cheryl Locken, and/or  
(2) agent, \_\_\_\_\_, of (3) real  
property described as Twp. 03S, Range 40 EWM, Section 16DA Tax  
Lot(s) 2601 (see County Tax Notice or Assessor Map) situated in the  
City of Cove is requesting the above identified application.

**B. ORDINANCE PROVISIONS**

The subject property is presently within the Residential (R-1) zone  
(see Zoning Ordinance) which has the following development standards where  
applicable: (1) Minimum lot area 10,000 sq. ft., (2) minimum lot width & depth  
100 ft., (3) setbacks front 20, side 10 rear 15 (4) Other \_\_\_\_\_

**C. PROPOSAL**

The applicant proposes the following in accordance with the provisions of the City of  
Cove Zoning Ordinance and/or City of Cove Partition and Subdivision Ordinance:

Applicant proposes to partition 2 parcel off the West and North side of the property.  
Area of proposed parcel 1 will be 19,710 sq. ft. The dimensions will be 97.8 feet by 201  
feet. Applicant is asking for a variance from the 100 foot width standard so as to allow  
for a standard sized parcel upon future development. Parcel will meet minimum area.  
Parcel 2 will be a 12,472 sq. ft. parcel fronting on Poplar St.

**D. REASONS FOR APPLICATION**

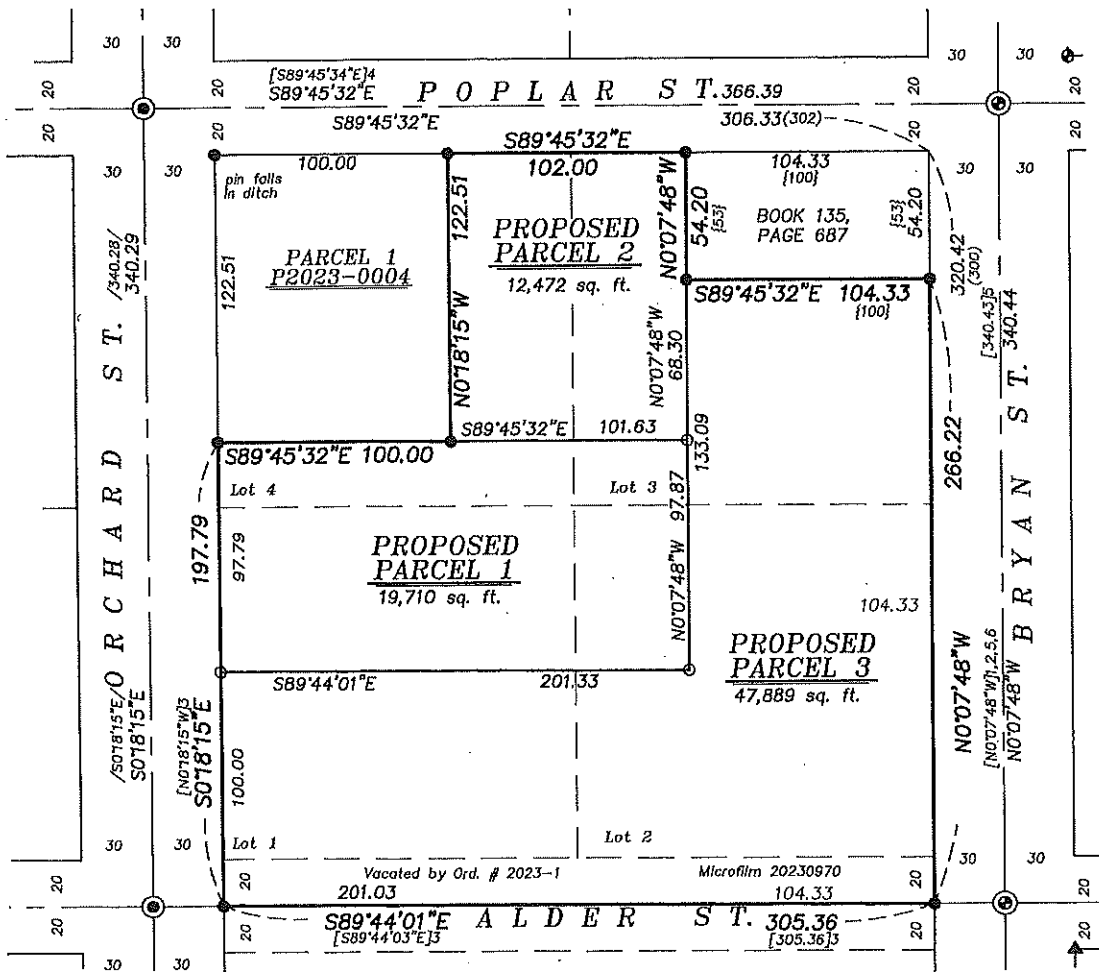
Applicant's reasons supporting the request:

The applicant alleges that the following facts are true and meet the applicable  
requirements for the request from the City of Cove Zoning Ordinance and/or City of  
Cove Partition and Subdivision Ordinance:

The existing lot is a 1.8 acre tract bounded by Orchard Street on the West, Bryan Street  
on the East and Poplar Street on the North. It is a size that can be divided in to 5-6  
parcels. Due to the existing frontage along Orchard Street being only 197.79 feet, there  
is currently no way of meeting minimum lot width of 100 feet, such that the property  
will be developable to its full potential. Attached shadow plat depicts future  
development plans.

# PROPOSED PARTITION PLAT

Situated in the Northeast quarter of the Southeast quarter of Section 9, Township 3 South, Range 40 East of the Willamette Meridian, Block U of McDaniel's 3rd Addition, City of Cove, Oregon



SCALE:

REGIS'  
PROFES  
LAND SU

ORE  
JUNE 2,  
JEFFREY  
83!

Renewal Date:

Note from City Recorder to Council regarding Ordinance 1-2026

According to the Charter, chapter VIII, Section 30, paragraph 2 . . .

*“An ordinance may be enacted at a single meeting of the Council by unanimous vote of all Council members present, upon being read in full and then by title.”*

.

## ORDINANCE NO. 1-2026

AN ORDINANCE GRANTING TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, INC. THE RIGHT TO PLACE, ERECT AND MAINTAIN POLES, WIRES, AND OTHER APPLIANCES AND CONDUCTORS FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY IN, UPON AND UNDER THE STREETS, ALLEYS, AVENUES, THOROUGHFARES AND PUBLIC HIGHWAYS IN THE CITY OF COVE, OREGON, AND TO EXERCISE THE PRIVILEGE OF ENGAGING IN THE GENERAL BUSINESS OF GENERATING, TRANSMITTING AND DISTRIBUTING ELECTRICAL ENERGY, FOR A TERM OF 10 YEARS.

BE IT ORDAINED BY THE CITY OF COVE:

**SECTION 1. Grant of Franchise.** The City of Cove, Oregon, hereinafter referred to as the "City", hereby grants to Oregon Trail Electric Consumers Cooperative, Inc., hereinafter referred to as the "Grantee", the right and privilege to place, erect, lay, maintain, and operate in and over the streets, alleys, avenues, thoroughfares, and public places within the City, poles, wires, and other appliances and conductors for the generation, transmission and distribution of electricity (hereinafter, the "franchise").

The Grantee shall maintain and operate a system for the distribution of electricity in the City so as to provide a 24-hour a day service. The Grantee shall use due diligence to electric service, which shall at all times be compatible with the standards common in the business. However, the Grantee does not guarantee continuous and uninterrupted service, and under no circumstances is the Grantee liable to the City or any of its residents for any interruption or failure of service caused in whole or in part by any cause beyond the reasonable control of the Grantee, including but not limited to acts of God or the public enemy, fires, floods, earthquakes, or other catastrophes, severe weather, strikes or failure or breakdown of generating, transmission or distribution facilities. The Grantee shall maintain emergency repair service available on a 24-hour a day basis.

**SECTION 2. Location of Facilities.** Before constructing any facilities in the streets, alleys or public places of the City under this franchise, Grantee shall secure approval of the location of such facilities from the City Council of the City or from an officer of said City authorized by the City Council to grant such approval. No such facilities shall be constructed at locations not so approved.

**SECTION 3. Excavations/Restoration.** If Grantee makes any excavation, or in any manner interferes with any street, alley, sidewalk, crosswalk, pavement, or other public places within the City, Grantee shall, as soon as possible, put the same in as good condition as it was before such excavation or interference, and if Grantee fails to do so, said City may perform the necessary work and Grantee, by the acceptance of this franchise, agrees to pay the expense of the same. Grantee agrees to pay all costs and expenditures required for a period of two years thereafter as a consequence of the settling or any other need for repair or maintenance resulting from excavations made by Grantee.

**SECTION 4. Indemnification.** The City shall in no way be liable or responsible for any accident or damage that may occur in the construction, operation or maintenance by Grantee of its generation, transmission or distribution facilities, and the acceptance of this franchise shall be deemed an agreement on the part of Grantee to indemnify the City and hold it harmless against any and all liability, loss, cost, damage or expense which may accrue to City by reason of the neglect, default, or misconduct of Grantee in the construction, operation or maintenance of its generation, transmission or distribution facilities under this franchise.

the safe operation of electrical distribution and transmission facilities.

**SECTION 12. Termination.** Upon the Grantee's willful failure, after 30 days' written notice and demand, to perform with reasonable dispatch each and every term, condition or obligation imposed upon it under or pursuant to this franchise, the City Council may at its option and in its sole discretion, terminate this franchise by ordinance. Such termination shall not in any way relieve, release or discharge the Grantee from any liability or obligation in favor of the City theretofore incurred by Grantee under this franchise. The remedies contained in this section are not exclusive and the parties reserve any and all remedies available either at law or in equity to enforce any and all liabilities hereunder.

**SECTION 13. Severability.** If any section, subsection, sentence, clause, or paragraph of this ordinance is for any reason held to be unconstitutional, void or unlawful, such decision shall not affect the remaining portions of this ordinance.

**SECTION 14. Acceptance.** This franchise shall become effective on September 2, 2026, and this ordinance shall become effective 30 days after its passage if the Grantee shall, within said 30-day period, file its written acceptance thereof with the City Recorder of the City of Cove, and in the event that Grantee shall fail to so file its acceptance within said period, then this ordinance shall not become effective.

**READ for the first time** in full this 4th day of August, 2026.

**READ for the second time** by title only this 4<sup>th</sup> day of August, 2026, upon the unanimous vote of the members present, after the text of the ordinance was offered to the members of the Council and the press and public for their use during the meeting.

**PASSED by the City Council** of the City of Cove, Oregon, and approved by the Mayor of the City of Cove, Oregon, this 4th day of August, 2026.

Approved: \_\_\_\_\_  
Mayor – Sherry Haeger

Attest: \_\_\_\_\_  
City Recorder – Lana Shira



CITY OF COVE, OREGON



# WINTER

## City Beautification

A BEAUTIFUL CITY. A STRONG COMMUNITY.

Let's work together to keep Cove  
beautiful this winter!

WELCOME TO  
**COVE**  
OREGON



**BEAUTIFICATION DATES:**  
**DECEMBER 1, 2026 –**  
**DECEMBER 26, 2026**

Sponsored by the Cove City Council



### NOMINATIONS & VOTING

The Cove City Council  
will take nominations  
and vote on the  
participating names.



### AWARDS

Winners will receive their  
choice of:

- \$50 OFF CITY WATER BILLS  
OR
- \$50 CASH AWARD  
to spend at a local merchant



### RULES TO PARTICIPATE

Participants must have  
a Cove mailing address.



### JUDGING DATE

Judging will take place on  
**DECEMBER 20, 2026.**



### AWARDS PRESENTATION

Awards will be presented at the  
**JANUARY CITY COUNCIL MEETING.**



Thank you for helping make Cove clean, safe, and beautiful!



Alexis Cannon