

**CITY OF COVE
REGULAR COUNCIL MEETING
October 6, 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**
 - September 10, 2026, Council Minutes
 - Approval of Bills to Be Paid
- **Correspondence**
- **Old Business**
 - CCA Request for Donation
 - Snowplow Purchase
 - Main Street Waterline Upgrade
 - Parking Issues Near the Baptist Church
 - Rose Ridge Bridge Maintenance Grant Availability
 - ODOT SCA Grant Agreement for Paving Geni Lane/Susie Lane/1st St./Water St.
- **Public Hearing 7:30 p.m. Minor Partition: Charles and Tricia Kirksey**
 - Open Hearing
 - Staff Report
 - Applicant's Testimony
 - Proponent's Testimony
 - Opponent's Testimony
 - Applicant's Rebuttal
 - Close Hearing
 - Council Deliberation & Final Decision
- **New Business**
 - TRT Funds Disbursement Request and Approval Process
- **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 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 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
September 10, 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: Council President, Matt McCowan, Councilors, Alexis Cannon, Boss Parker and Shawn Parker.

Council Members Present Remotely: Councilor, Cheryl Hargrove.

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

Public Present Remotely: There was no public present remotely.

Pledge of Allegiance

The Pledge of Allegiance was led by Mayor, Sherry Haeger.

Council Roll Call

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

Oath of Office

Mayor Haeger gave the Oath of Office to Student Councilor, Eliza Pettit.

Additions/Changes to the Agenda

- Welcome to Cove Signs (See New Business)
- Parking Issues Near the Baptist Church (See New Business)

Public Comment

There was no public comment made at this time.

Consent Agenda

- August 4, 2026, Council Minutes
- Approval of Bills to Be Paid

Motion: Council President McCowan moved to approve the Consent Agenda. Councilor Boss Parker seconded. Motion carried.

- **Correspondence**

There was no correspondence presented at this meeting.

- **Old Business**

- CCA Request for Donation

Lana referred to the redacted minutes from the July 7, 2026, regular council meeting which outlined the amount of money the city received from Union County TRT funds, and how much the city gave to the CCA out of those funds. Discussion ensued and it was determined that no further discussion of this agenda item would be held until CCA President, Heidi VanSchoonhoven, could be present to present her request for additional funds and provide an accounting of how past city donations have been used. It was also stressed that the request for an accounting of city donations has been asked for on numerous occasions. Lastly, it was questioned whether there was a timeframe specified by the county in which the city has to disburse the TRT funds. Lana agreed to look further into the matter.

- Snowplow Purchase

Dave reported he has found a snowplow to purchase for \$8,100. The plan will be to outfit the new truck with this plow. This purchase is within the amount that has been budgeted.

Motion: Councilor Shawn Parker moved to approve \$8,100 to purchase a new snowplow. Council President McCowan seconded. Motion carried.

- **New Business**

- Liz and Jason Blake, 1008 Orchard St., Request Financial Assistance for Tree Removal
Liz Blake presented her request for financial assistance for the removal of a large tree that has rotted and is presenting a dangerous situation with falling branches and the potential for the entire tree to topple at some point. She noted she asked the Public Works Director, Dave Johnson, to assess whether any portion of the tree was on city right of way. Dave noted that approximately a quarter of the tree was on city right of way. Discussion ensued and it was determined there is no precedent for this and it would put the city at risk to set a precedent. Councilor Hargrove reported she had researched what other cities do in similar situations and found that they typically have grant programs established for their citizens to apply for funds to help. Additionally, there is no line item in the budget that would cover such an expense. In the absence of an existing grant program and budgetary limitations, it was determined that the city does not have the authority to assist financially in the removal of the tree and would not be able to help the Blakes with the cost of removal.

- Main Street Waterline Upgrade

Dave indicated that the city needs to begin the process of upgrading the water line from Church Street to High Valley Road. He noted this is being driven by the Ascension School Pool development. The city budgeted \$150,000 for the project and Anderson Perry was asked for an estimate of the cost of the project. Their estimate was \$149,000. He questioned if the council felt the need to have Anderson Perry participate in the project, noting that he is limited on time and the scope of the project is quite large. Discussion ensued and it was determined that the city needs to determine what the Ascension School's expectations of financial participation will be before moving forward. Dave agreed to contact the Ascension School for that discussion.

- Upper Reservoir Cleaning
Dave reported it has been six or seven years since the upper reservoir has been cleaned. He has received quotes with the lowest quote of \$3,750 from Inland Potable Services, which is within budget.

Motion: Council President McCowan moved to approve \$3,750 for the upper reservoir cleaning. Councilor Shawn Parker seconded. Motion carried.

- Parking Issues Near the Baptist Church
Councilor Cannon reported that vehicles parking near the Baptist Church during school hours and events is obstructing the view of oncoming traffic. Dave confirmed that section has been painted yellow to help address this problem. It was further suggested that a letter be sent to the Cove School Superintendent to ask that he address this parking issue. Student Councilor Pettit will also talk to the Student Body at the next assembly.
- Welcome to Cove Signs
Mayor Haeger noted she has been approached by members of the public about the need to refresh the paint on the Welcome to City of Cove signs at either edge of town. It was reported that those signs are sponsored by the CCA and Dave reported the paint and paint kit had been stored at the city well house, but he has given those materials back to the CCA. The mayor agreed to contact the CCA about this matter.

City Council Working Committee Report

- TSP – Land Use Development Code
There was no TSP – Land Use Development Code report provided.
- Cove Beautification Pilot Project
Councilor Cannon provided a verbal review of the updated City of Cove Winter Beautification flyer. She noted she made the changes based on suggestions from the last meeting. There was an additional suggestion made to change the verbiage of the rules to participate to "Residents must reside within the City of Cove." Councilor Cannon further suggested a label be added to the monthly bills advertising the contest.

City Recorder Report

Lana did not provide a report.

Public Works Director Report

Dave provided a verbal report:

- They have been working on cleaning the shoulders along 1st and Water Streets.
- They are working with the Locken's on water/sewer hookups.
- The 2nd Street sewer extension is complete.
- We received a violation from the state regarding water testing. He said it is nothing to be overly concerned with and explained that the lab we use, Box R, did not submit the proper report to the state. He reported he explained this to the state but they issued the violation anyway. He further stated that Box R recently sold to another company and he has been having problems with them in the transition. Consequently, he is no longer using that lab and has transitioned to URC Table Rock Labs out of Pendleton.
- The hydro plant was down from August 19th through the 24th. He explained there was a wire that shorted out on a pole that they couldn't fix themselves. It happened on the same day OTEC workers went on strike, but OTEC was able to send a company they were working with during the strike to make the repairs.

- ODOT has requested that we rehab the Rose Ridge bridge. There are grants available to help with the costs. He will do some research and report on his findings at the next meeting.

Mayor's Report

Mayor Haeger did not provide a report.

Student Councilor Report

Eliza provided a verbal report:

- Cove Football beat Elgin Football by a score of 98 to 50.
- Cove Cross Country performed well.
- The school has added a Building Maintenance Class.
- The ASB is planning a Homecoming Assembly.
- The Homecoming Dance will be held at the Ascension School.
- FFA members are busy participating in events.
- FBLA provides concessions at games and is planning bowling and flamingo fundraisers.
- HOSA received a new mannequin for teaching purposes.

Good of the Order

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

Public Comment

There was no public comment made at this time.

Suggestions for Future Work Sessions & Meeting Agendas

There were no suggestions for future work sessions or meeting agenda items.

Upcoming Meetings

Regular council meeting scheduled for October 6, 2026.

Adjournment

Mayor Haeger adjourned the meeting at 8:26 p.m.

Mayor, Sherry Haeger

Kerri McCowan, Billing Clerk

Lana Shira, City Recorder

FW: Western Plow

From Dave Johnson <dave.johnson@cityofcove.org>

Date Thu 9/17/2026 11:18 AM

 1 attachment (190 KB)

TEQ_SPE00614-1_1_CityofCove (1).pdf;

All,

See the attached updated quote for the snowplow. I didn't realize that the quote would have tax added on if we picked up the snowplow in Caldwell. If we pick it up, tax would be an additional \$486. They will deliver for \$250, which would negate sales tax. The plan is to have them deliver for the additional \$250, total amount would be \$8,350. This is still less than the next lowest quote for the plow. I plan on proceeding with the purchase, unless you see an issue with doing so. Let me know if you have any questions.

Thanks, Dave

Dave Johnson, PE | City of Cove

Office: 541-568-4566 | Mobile: 541-786-0377

Messages to and from this e-mail address may be available to the public under Oregon Public Records Law.

From: Grant Johnson <GJohnson@readingtruck.com>

Sent: Thursday, September 17, 2026 9:16 AM

To: Dave Johnson <dave.johnson@cityofcove.org>

Subject: RE: Western Plow

Hello Dave,

Please see the updated quote including the delivery charge.

Regards,

Grant Johnson

Territory Sales Manager

Reading Truck

3820 Skyway St. | Caldwell, ID 83605

Phone: 986-239-9192

Email: gjohnson@readingtruck.com



ReadingTruck.com



3820 Skyway Street
Caldwell, Idaho 83605
Phone: 1.208.297.7770
www.semiservice.com

QUOTATION
SPE00614-1

CUSTOMER: City of Cove
CONTACT: Dave Johnson
ADDRESS: 504 Alder St.
Cove OR 97824
MOBILE:
WORK:
FAX:
EMAIL: dave.johnson@cityofcove.org

QUOTE NUMBER: SPE00614-1
QUOTE DATE: 2/20/2026
QUOTE VALID UNTIL: 3/22/2026
SALESPERSON: Grant Johnson
MOBILE: 986-239-9192
WORK:

EMAIL: gjohnson@readingtruck.com

YEAR: 2016	MAKE: RAM	MODEL: RAM 3500	SINGLE/DUAL: SRW
CAB TO AXLE: 56.0	CAB TO TANDEM:	CAB TYPE: REGULAR	VIN:

QTY	DESCRIPTION	PRICE EACH	AMOUNT
1	8' 6" Pro-Plow Series 2 MS UT2, Western Snowplow. Ultramount Mounting System, 8.5' Blade Width, 29" Blade Height, 11 GA. Blade, 4 Trip Springs, 1 Shock Absorber, 7 Vertical Ribs, 74" Plow Width at Full Angle, 3/8" X 6" Cutting Edge, 1-1/2" X 10" Angling Rams, Mount Weight Range: 33 To 115 Lbs., Approx. Weight 715 lbs. Part # WPLIUTP85, Model # 8' 6" Pro-Plow Series 2 MS UT2. Blade Assembly: WPL72308 Mount Assembly: WPL 33886-1 Alternatively, #33884 or #33886-1 can be used. AQ&L Box 1: WPL75200-3 Light Kit: WEP 72530 Headlamp Harness: WEP 69892-1 3 Port Isolation Module: WEP 29070-1 Handheld Control: WEP 35500		
1	Freight to deliver to Cove, OR		

Quote Total:	\$8,350.00
Sales Tax:	\$0.00
Total Due:	\$8,350.00

Signature Required to Process Order

PO Number

Date

- ♦ Labor and installation are included in all pricing unless specified.
- ♦ Quoted price does not include any applicable F.E.T., sales taxes, and delivery charges.
- ♦ Quote price does not include any unforeseen obstructions or modifications.
- ♦ Quotation valid until above stated expiration date.
- ♦ Terms are due upon receipt unless prior credit arrangements are made at the time of order.
- ♦ FOB Caldwell, Idaho 83605
- ♦ 50% down payment required with special order items, NON-REFUNDABLE.
- ♦ We only Accept Cash, Check, Visa and MasterCard.

City of Cove

P.O. Box 8 Cove, Oregon 97824
Telephone (541) 568-4566 TYY: Oregon Relay 711
E-Mail: cityadmin@cityofcove.org

Mr. Earl Pettit
Cove High School
PO Box 68
Cove, OR 97824

September 14, 2026

RE: Safety and Traffic Concerns Regarding Students Parking in
Yellow "No Parking" Zones

Dear Mr. Pettit,

The City Council has asked me to bring to your attention a recurring safety issue involving students parking their vehicles in the designated yellow "no parking" curbs located at the intersection of French Street and Main Street.

Since school began this year it has been observed. As you know, these yellow curbs are designated to ensure clear line of sight for traffic turning from French Street onto Main Street. A large pickup truck is parked there most often and makes it very difficult to see oncoming traffic. Often drivers have to pull out further, well into the crosswalk and beyond, to see around it.

If you would initiate an announcement or email all the students about this hazard and ask them to respect the yellow painted curbs it would be greatly appreciated. Staff monitoring the parking area occasionally may also help prevent an unfortunate accident.

Thank you for your time, leadership and continuous dedication to keeping Cove School District a safe environment for everyone.

Thank you.

Sincerely,

Lana Shira
City Recorder

City of Cove
P.O. Box 8 Cove, Oregon 97824
Telephone (541) 568-4566
E-Mail: cityadmin@cityofcove.org

September 22, 2026

Deanna Edgar
Statewide Investments Management Section
Oregon Department of Transportation
355 Capitol Street
Salem, OR 97301

RE: SCA25-20 City of Cove

Hello Deanna,

Under subsection 6.b of ODOT SCA Grant Agreement No. SCA25-20, the City of Cove respectfully requests reimbursement of eligible costs for the paving projects on Geni Lane, Susie Lane, 1st Street and Water Street. The paving projects began April 4, 2025 and ended August 19, 2026. An itemization of all expenses claimed for reimbursement is attached, along with supporting documentation, photos of the completed projects and Invoice No. 091626. All expenses have been paid.

Total reimbursable costs are \$210,297.36, less the advanced amount of \$125,000, leaving the remaining reimbursable costs of \$85,297.36.

Thank you,

Lana Shira
City Recorder

This institution is an equal opportunity provider and employer.

CITY OF COVE

Dave Johnson, PW Director

dave.johnson@cityofcove.org

Summary of Expenses**SCA20-25**

Reimbursement Period 4/4/2025 - 8/20/2026

Date Paid	Company	Description	Invoice #	Amount
5/6/2025	Dollar's Corner	Fuel Backhoe & Excavator	April	\$ 569.19
5/6/2025	Royal Rock	3 1/2" Base	954709	\$ 966.89
5/6/2025	HD Fowler	Grab Tensile material	16969297	\$ 1,299.56
5/6/2025	EO Rental	Excavator rent 4/7-4/14	416324-1	\$ 3,027.61
6/3/2025	Dollar's Corner	Fuel Backhoe & Excavator	May	\$ 684.06
6/4/2025	EO Rentals	street fabric	425086-1	\$ 401.88
6/4/2025	Royal Rock	5 loads rock	555281	\$ 14,517.43
7/1/2025	Dollar's Corner	Fuel Backhoe	June	\$ 64.77
8/5/2025	Royal Rock	Roller Rental	555308	\$ 870.00
8/5/2025	Krahn & Sons	dozer rent 5 weeks \$2k/wk	955504	\$ 10,000.00
8/5/2025	EO Rentals	Stakes, whiskers	435272-1	\$ 45.40
9/2/2025	Dollar's Corner	fuel dump truck	August	\$ 193.29
9/2/2025	Hampton Paving LLC	grade, compact, asphalt	6003	\$ 63,910.00
		Geni Ln. & Susi Ln. Project	Total	\$ 96,550.08
9/3/2025	EO Rentals	Stakes, pick marking paint	439134-1	\$ 93.23
5/5/2026	Dollar Corner	Diesel - Backhoe	April 2026	\$ 365.73
5/5/2026	HD Fowler	Grab Tensile	17293575	\$ 1,824.56
6/1/2026	Dollar Corner	Diesel - Backhoe & DumpTruck	May 2026	\$ 809.39
6/1/2026	Royal Rock	Gravel	600997	\$ 3,336.26
7/7/2026	BOLI	PW Fee	170650	\$ 250.00
7/7/2026	Dollar Corner	Diesel - back hoe/dumptruck	June 2026	\$ 508.64
7/7/2026	Royal Rock	gravel	55561	\$ 13,965.26
7/7/2026	EO Rentals	materials	474520-1	\$ 121.58
7/8/2026	Royal Rock	gravel	55562	\$ 6,954.33
8/4/2026	EO Rentals	materials	475788-1	\$ 43.65
8/4/2026	Royal Rock	gravel	555649	\$ 2,678.20
8/4/2026	Krahn & Sons	Dozer Rents 9 weeks	386906	\$ 18,000.00
8/4/2026	Dollar Corner	Diesel - back hoe & dump truck	July 2026	\$ 431.45
9/10/2026	Hampton Paving	grade,compact, asphalt	6256	\$ 62,665.00
9/22/2026	Hampton Paving	roller rental	6300	\$ 1,700.00
		1st St. & Water St. Project		\$ 113,747.28
		Total Project Cost		\$ 210,297.36
7/23/2025	ODOT	Advanced Payment Received		\$ (125,000.00)
9/16/2026	City Of Cove	Reimbursement Requested		\$ 85,297.36

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

TYPE OF APPLICATION

(Check one of the following)

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

A. APPLICANT & PROPERTY

(1) The landowner(s) Charles & Tricia Kirksey, and/or
(2) agent, _____, of (3) real
property described as Twp. 35, Range 40 E EWM, Section _____ Tax
Lot(s) 300 (see County Tax Notice or Assessor Map) situated in the
City of Cove is requesting the above identified application. Map #354015CB
1703 Jasper St. Cove, Oregon

B. ORDINANCE PROVISIONS

The subject property is presently within the R1 zone
(see Zoning Ordinance) which has the following development standards where
applicable: (1) Minimum lot area 10,000, (2) minimum lot width & depth
100x100, (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:

Split off 2 parcels
#1 = 16,378 sq. ft #2 = 20,308 sq. ft.
See map from Jeff Hsu

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:

It is impossible for the parcels to be
perfectly square. They are 6
sided and more then exceeds to
10,000 sq. ft. minimum requirement.

E. **TENTATIVE PLAN**

1. Attached is a vicinity map and scaled plot plan identifying the location of the proposed use and/or boundaries of the proposed partition or subdivision marked "Exhibit A"; and
2. Statements of explanatory information addressing the proposal marked "Exhibit B".

F. **FEE**

Attached is a check in the amount of \$ 300⁰⁰, for the fee prescribed by Ordinance.

Charles Kirksey Tricia Kirksey
Charles Kirksey Tricia Kirksey
Signature(s) of all landowners

8/31/06
Date

1604 Orchard
Mailing Address

Cove, Or. 97824
City, State & Zip Code

559-280-1002
Telephone Number

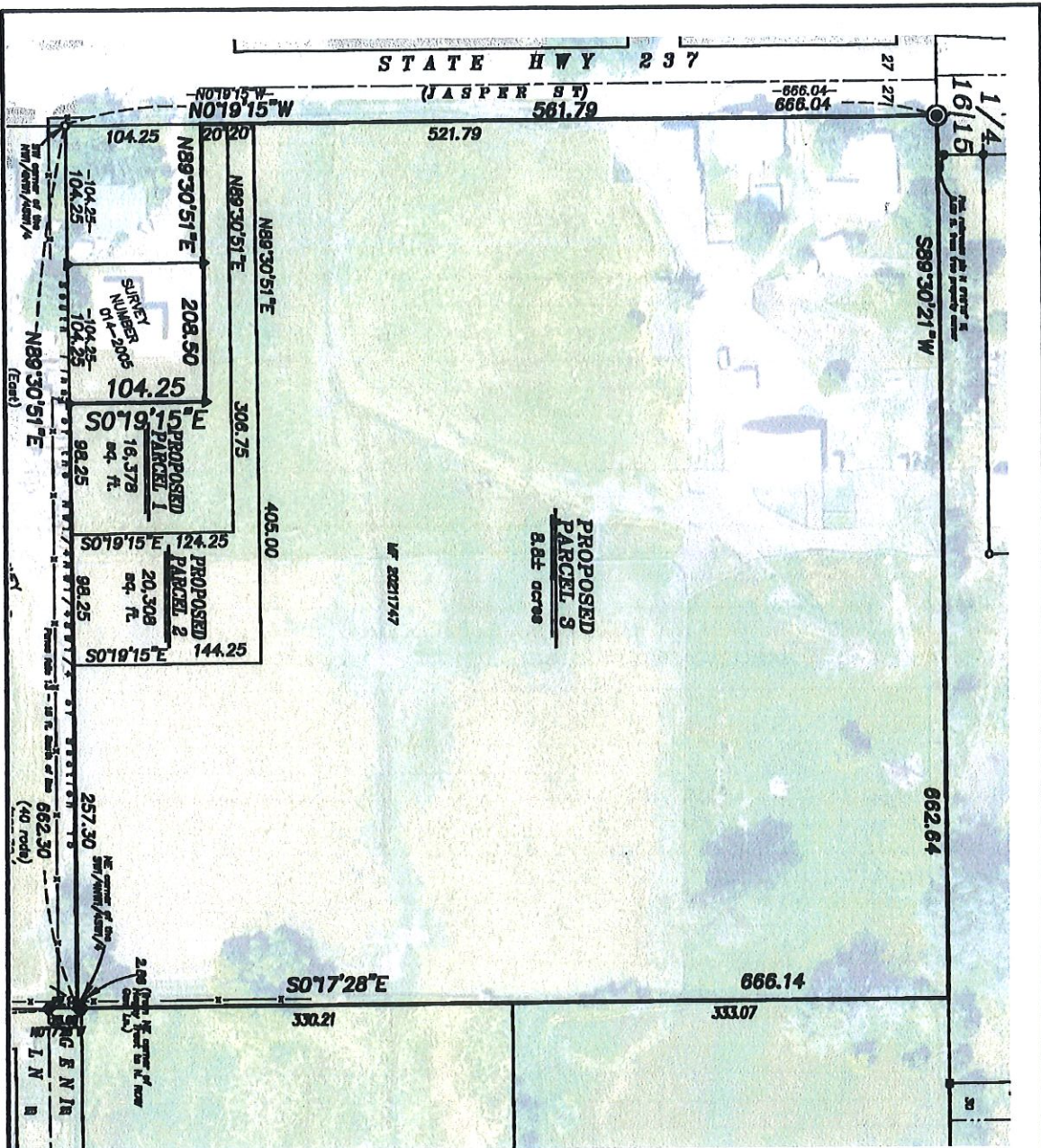
Signature of Agent

Date

Mailing Address

City, State & Zip Code

Telephone Number



PROPOSED PARTITION PLAT

Situated in the Northwest quarter of the
Southwest quarter of Section 15, Township 3
South, Range 40 East of the Willamette Meridian,
City of Cove, Union County, Oregon
Tax Lot 300, Map 03S4015CB

SCALE: 1"=100'



* See Note
included after
map

REGISTERED
PROFESSIONAL
PRELIMINARY COPY
ONLY
SUBJECT TO REVISIONS
RENEWAL DATE: JUNE 30, 2027
B3571

9/30/26

Dave met with the property owner and ODOT at the property site on 9/29/26, and ODOT determined changes needed to be made to the proposed access to the partitions. An updated map will be provided by ODOT before the meeting.

City Recorder

From: Steakhouse At Cove <contact@steakhouseatcove.com>
Sent: Thursday, September 24, 2026 7:33 PM
To: City Recorder
Subject: Exterior Improvement Funding Opportunities – Steakhouse at Cove

Hi Lana,

I'm reaching out from Steakhouse at Cove regarding planned improvements to the exterior of our building at 505 Main Street.

We are currently looking at a project that may include:

- Repainting/solid-staining the front and side exterior
- New exterior metal "Steakhouse at Cove" lettering/signage
- Exterior lighting improvements
- General façade and curb-appeal improvements
- Potentially adding a restaurant-only digital display for specials and visitor information, subject to City and ODOT requirements

Before we begin the work, I wanted to ask whether the City of Cove is aware of any grants, incentives, economic-development funds, tourism funds, façade-improvement programs, historic-preservation programs, CDBG opportunities, or other funding that may be available to a local commercial property/business for this type of project.

If there are programs that the City would need to sponsor, apply for, or serve as a pass-through applicant for, I would also be interested in learning whether our project could potentially qualify.

Our goal is to improve the appearance of the property and contribute to the overall appearance and visitor appeal of Main Street and Cove.

We have not started the work yet, so please let me know if there are any programs we should explore or approvals we should obtain before moving forward.

Thank you for your help.

Robert Hasse
Steakhouse at Cove
505 Main Street
Cove, OR 97824
541-568-4000

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fsteakhouseatcove.com&c=E,1,erJssEZBexop8mMwMV4EE6Ozl4u05QlTMI9qLKT_8CdWhqfGgL2-t8zi0KxMcQggtF52LzKZsfByxVLmEV5lBg-6Mx-D_M4y-pMfE09cVtarE0xdQ06kEq_jGwI,&typo=1