

ORDINANCE 4098

AN ORDINANCE TAKING FINAL ACTION ON THE APPLICATION OF TILLMAN INFRASTRUCTURE, LLC FOR A CONDITIONAL USE PERMIT FOR INSTALLATION OF A COMMUNICATIONS TOWER AT 1106 S. SECOND STREET

WHEREAS, on July 8, 2022, Patrick Erwin, authorized agent of Tillman Infrastructure, LLC began submittal of an application for a conditional use permit for placement of a communications tower 225 feet in height at property commonly known as 1106 S. Second Street in the City of Clinton, and

WHEREAS, required submittals to constitute a completed application were submitted subsequently to July 8, 2022, with the final submittal of engineer letter completing the application requirements as of August 10, 2022, and

WHEREAS, notice of a public hearing was given in the Clinton Daily Democrat on August 25, 2022 of a public hearing before the Planning and Zoning Commission of the City, and

WHEREAS, a public hearing was held on September 12, 2022 to consider the application, at which time the matter was continued at the public hearing until September 19, 2022 for the Commission's final written action on an initial vote to deny the application, and

WHEREAS, the Commission met on September 19, 2022 to take up final written action on the application, but the applicant requested an opportunity to amend its application, which request the Commission granted, and further continued its consideration until October 3, 2022, and

WHEREAS, the applicant submitted its amended application and site plan on September 30, 2022, and

WHEREAS, the Planning and Zoning Commission convened its continued hearing on October 3, 2022 and received additional public comment on the application as amended, and adopted its written recommendation of approval to be forwarded to the City Council, and

WHEREAS, the City Council took up a first reading of an ordinance to approve the application on October 4, 2022, with a second reading to take place on October 18, 2022, and

WHEREAS, the City Council accepted public comment from citizens and the applicant, and took a final vote on the ordinance to approve the application as amended after consideration of the application and the recommendation of the Planning and Zoning Commission, and voted preliminarily 8-0 to reject the application, with a further meeting to be held to adopt a specific written decision outlining the basis for the Council's decision, and

WHEREAS, the City Council has considered the matter in light of both 47 U.S.C. 332(c)(7) and 67.5094 RSMo, and has specifically not considered any matters excluded by those provisions, despite public comments to the contrary, and

WHEREAS, the applicant did not request submittal of any additional evidence to the Council beyond the written application, and no such additional evidence was submitted or received, leaving the Council to consider the written record as attached hereto in order to reach its decision, and

WHEREAS, the written record submitted to the Council and considered by it in reaching the decision is attached hereto and incorporated herein,

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CLINTON, MISSOURI AS FOLLOWS:

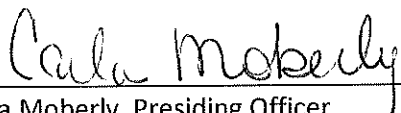
Section 1. The application of Tillman Infrastructure, LLC for a communications tower of 225 feet in height to be located at 1106 S. Second Street in the City of Clinton is rejected for the following reasons:

- a) The proposed tower would be 225 feet tall, and of a lattice construction. The height of this proposed tower requires a conditional use permit;
- b) Section 36-283 directs that conditional use permit applications consider and protect the essential character of the neighborhood in which the permit is requested;
- c) Section 36-372(k)(3) directs that tower designs should maximize the use of designs and materials that effectively blend the proposed facility with the surrounding natural and built environment;
- d) There is no indication that the applicant's application was rejected by staff or Planning and Zoning Commission related to any minimum application requirements, and so Council considers the application as a completed application, despite any technical noncompliance with the requirements of the City's ordinances;
- e) The proposed location is in close proximity to both a public school and multiple residential structures and greatly exceeds the height of those structures, as well as being of a design and material configuration not in keeping with the surrounding uses;
- f) A tower of this height, in this location, presents issues of safety in the event of ice fall or tower failure, even though such failure might still remain within the property for which the permit is sought;
- g) The proposed application, taken as a whole, would adversely affect adjacent property owners and would not be in keeping with either the character of the surrounding neighborhood or the intent of the City's zoning code.

Section 2. The written record considered by the City Council in reaching its decision is attached hereto as Exhibit A.

Section 3. This ordinance shall be in full force and effect from and after its passage.

Read two times and passed by title this 26 day of October, 2022.



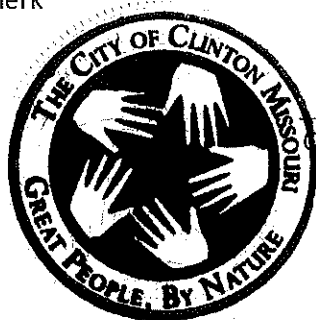
Carla Moberly, Presiding Officer

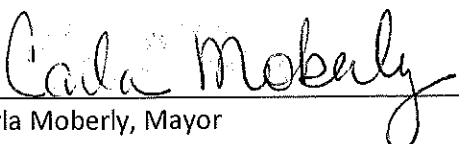
ATTEST:

Ayes - 7 Gene Henry, Roger House, Cameron Jackson,
Martha Nichols, Rick Perotes, Debbie Smith,
Nays -
Absent: 1 Becky Raysik Daniel Wilson



Wendee Seaton, City Clerk





Carla Moberly, Mayor

EXHIBIT A

to

ORDINANCE NO. 4098

APPLICATION FOR CONDITIONAL USE PERMIT

Name of Applicant: Patrick Erwin as Authorized Agent for Tillman Infrastructure, LLC

Name of Property Owner: Clinton School District #124

Location: 1106 S Second Street, Henry County, Clinton MO 64735

Zoning: R-1 No. of Off-Street parking spaces: N/A

Description of Proposed Use: To erect a 225 foot self-support tower on proposed lease area of 75' x 75'.

Date: 7/6/22

Signed: [Signature]

Applicant's Address: PO Box 25783, Overland Park KS 66225

Applicant's Telephone: Home: 913-626-4440 Work: 913-626-4440

Fee of \$100.00 paid July 8 20 22

Received by Director of Community Development July 7 20 22

Planning Commission Public Hearing held 9/12 20 22

Planning Commission recommended: [] Approval [X] Denial 10/3 20 22 Site #1

[X] Approval 10/3 2022 Site #2

Bill No. 2022-20 1st reading 10/4 2022 2nd reading 10/18 20 22

City Council: [] Approved [X] Denied

Date: 10/18 20 22 [Signature] City Clerk

Ordinance No. NA

APPOINTMENT OF AGENT

The undersigned, Clinton School District #124 (the "Owner"), as the owner of the real property located at 1.106 South Second Street, Clinton, MO 64735, with the PIN # of 18-1.0-11-003-001-005.000 (the "Property"), do hereby appoint Tillman Infrastructure LLC, their agent, successor or assigns, to act as our exclusive agent to execute any petitions or other documents necessary to affect the application for the approval, varlance and necessary permits for a wireless communication tower to be located on the Property, including the following:

- 1. To submit the proper applications and the required supplemental materials.
- 2. To appear at public meetings to give representation and commitments on behalf of the Owner.
- 3. To act on the Owner's behalf without limitation with regard to any and all things directly or indlrectly connected with or arlising out of the application and future applications relating to the wireless communication tower.

Date: 6/7/2022

Signature of Owner

[Signature]

Name: Destry J. Brown

Its: Superintendent

State of Missouri
County of Henry

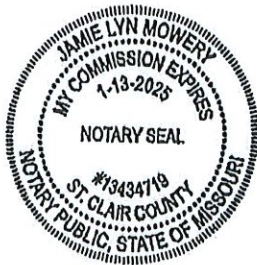
I certify that the forgoing instrument was acknowledged before me this 7 day of June by Destry J. Brown. He/She is personally known to me or has produced _____ as identification and did take an oath.

Witness my hand and official seal in the county and state stated above on the 7 day of June, in the year 2022.

[Signature]

Signature of Notary Public

Notary Public for the State of Missouri



May 17, 2022

Ms. Chelsea Reeves
Tillman Infrastructure, LLC
299 Market St, Suite 350
Saddle Brook, NJ 07663

RE: Proposed 225' Sabre Self-Supporting Tower for TI-OPP-16750 Clinton, MO

Dear Ms. Reeves,

Upon receipt of order, we propose to design a tower for the above referenced project for a Basic Wind Speed of 109 mph and 40 mph with 2" radial ice, Risk Category II, Exposure C, Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures and Antennas".

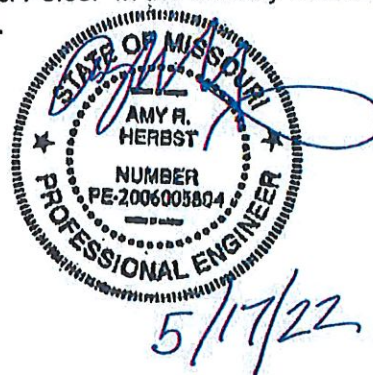
When designed according to this standard, the wind pressures and steel strength/capacities include several safety factors. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).

Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location "folding over" onto the portion of the tower below the failure location. *Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Towers & Poles.* In the unlikely event of total separation, this would result in a fall radius less than or equal to 150'.

Sincerely,

Amy R. Herbst, P.E.
Senior Design Engineer



LANDLORD: CLINTON SCHOOL DISTRICT #124
 ADDRESS: 1106 S 2ND STREET
 CLINTON, MO 64725

PARCEL ID: 15-1,0-11-003-001-005.000
 CANDIDATE: A

LATITUDE (NAD 83): N 38.359164° (N 38° 21' 32.99")
 LONGITUDE (NAD 83): W 93.770942° (W 93° 46' 15.39")
 GROUND ELEVATION: 774.50' NAVD '88

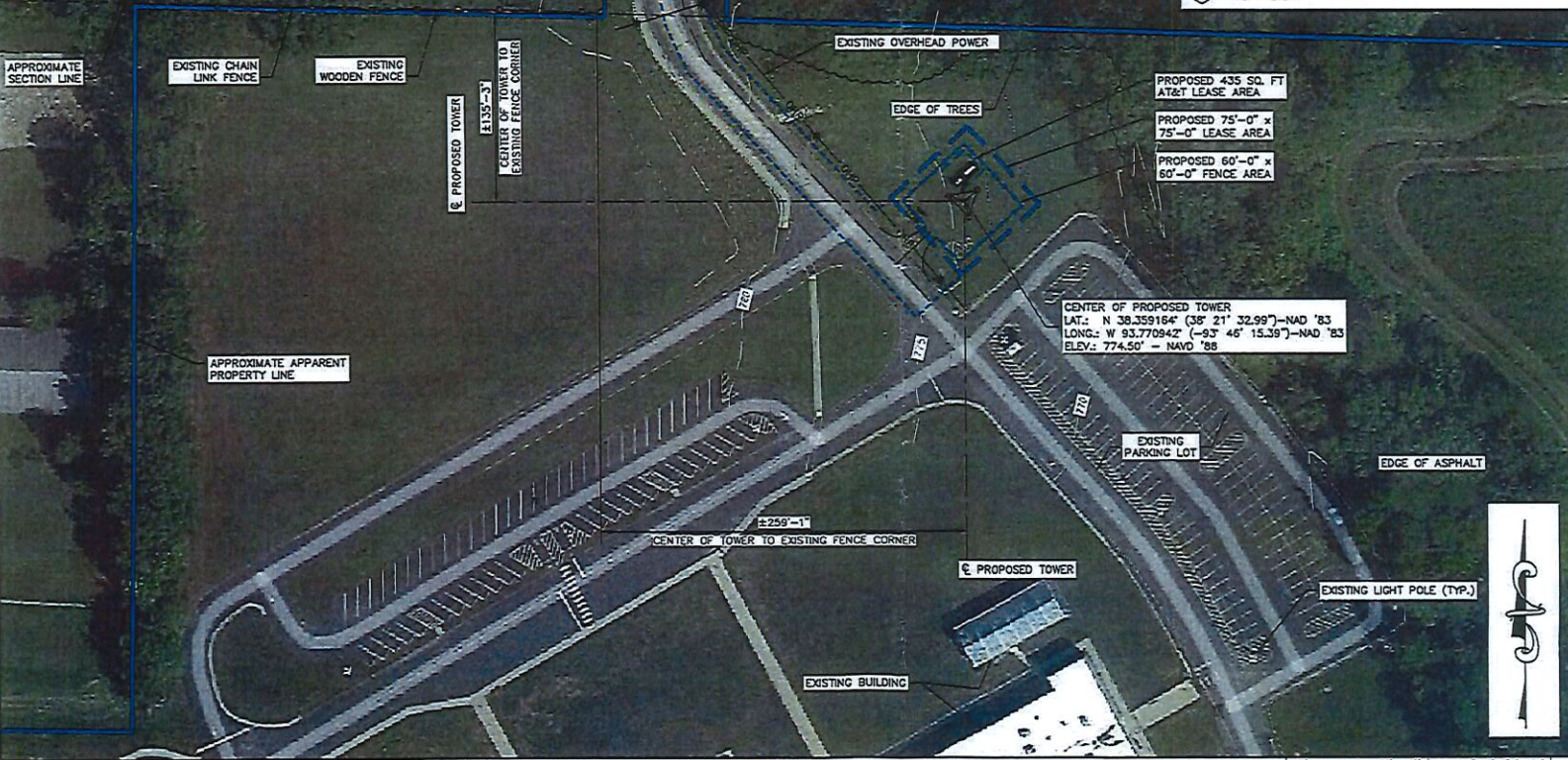
TOWER HEIGHT: 225'-0" AGL
 OVERALL TOWER HEIGHT: 230'-0" AGL

ZONING: RESIDENTIAL

PRE-CONSTRUCTION ONLY
 THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED AS A CONSTRUCTION DOCUMENT.

NOTE:
 SITE MAY NEED LEVELING & GRADING AFTER FINAL LOCATION.

- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE
- (R) RECORDED DISTANCE
- (D) DEEDED DISTANCE
- FOUND CORNER
- SET CORNER
- ⊕ BENCH MARK
- ⊕ SECTION CORNER
- ⊕ FOUND ALUM. CAP WITH ROW SIGN (OR AS SHOWN)
- ⊕ POWER POLE
- ⊕ ELECTRIC METER
- ⊕ GAS METER
- ⊕ TELEPHONE BOX
- ⊕ LIGHT POST
- ⊕ HYDRANT
- ⊕ WATER METER
- FENCE - CHAIN LINK
- FENCE - BARBED WIRE
- UFL - FENCE - UNKNOWN
- EFL - FENCE - ELECTRIC WIRE
- FO - FIBER OPTIC LINE
- OHP - OVERHEAD POWER LINE
- CENTER LINE
- APPARENT PROPERTY LINE
- LEASE LINE
- EASEMENT LINE
- SECTION LINE



OVERALL SITE VIEW

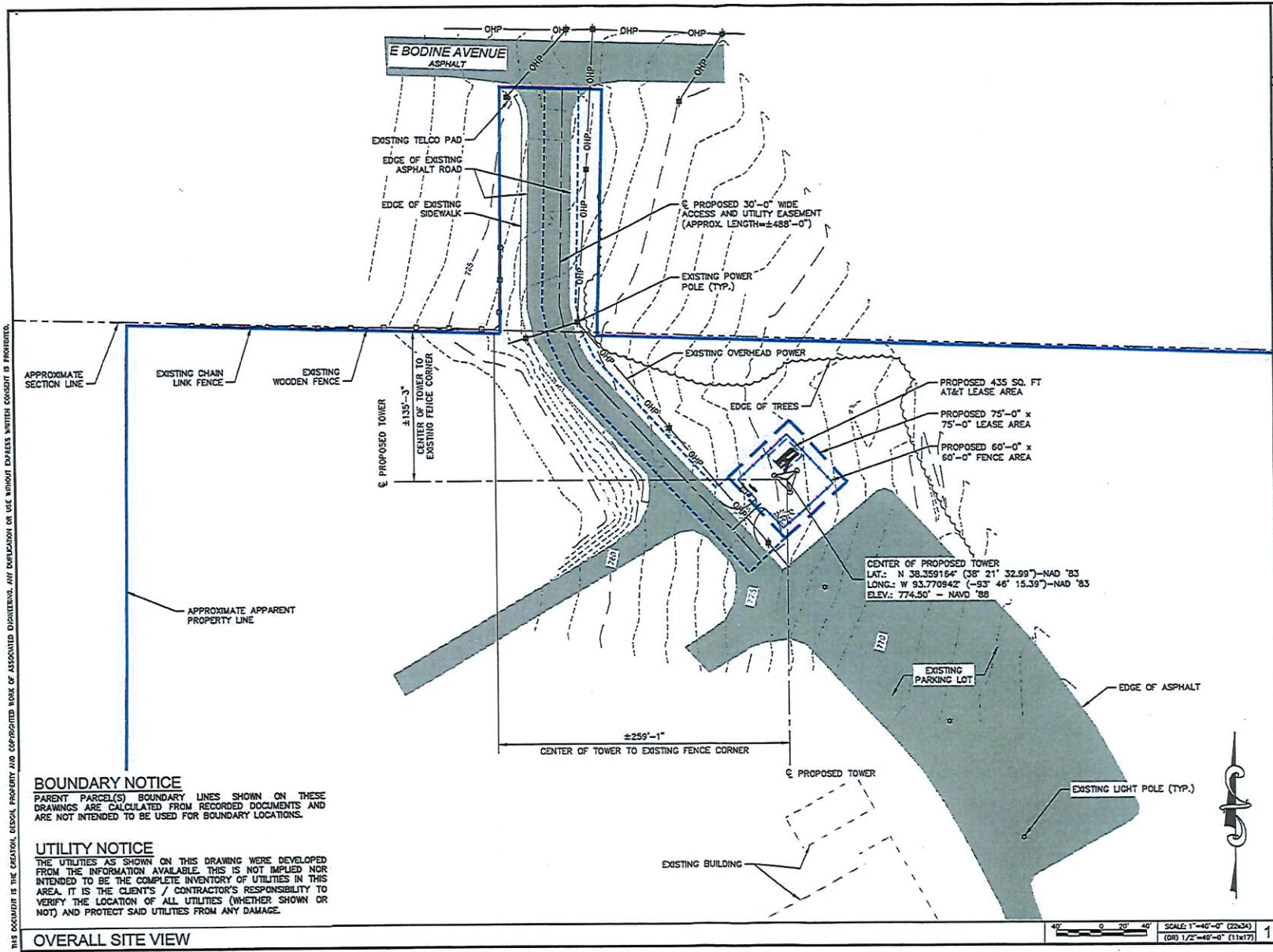


SCALE: 1"=40'-0" (20X)
 (OR) 1/2"=40'-0" (11X)

SITE OWNER	TILLMAN INFRASTRUCTURE												
APPLICANT	AT&T mobility corp.												
SITE ACQUISITION / ENGINEERING	SKYWARD LAND SERVICES, INC. ASSOCIATED Engineering & Surveying AE INC. Project #6007												
SITE INFORMATION	CLINTON MO TI-OPP-16750 A/FA# 15205115 PACE# TBD PT# TBD 1106 S 2ND STREET CLINTON, MO 64735												
DESIGN RECORD	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>05/24/22</td> <td>ZONING DRAWINGS</td> <td>JAY</td> </tr> <tr> <td>A</td> <td>05/16/22</td> <td>ZONING DRAWINGS</td> <td>JAY</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	BY	0	05/24/22	ZONING DRAWINGS	JAY	A	05/16/22	ZONING DRAWINGS	JAY
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A	05/16/22	ZONING DRAWINGS	JAY										
PROFESSIONAL STAMP													
ENGINEER	Tom Tillman 05-24-2022 <small>FORM NUMBER: 1504 MY LICENSE EXPIRES DATE IS 04/20/2023 I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF KANSAS.</small>												
SHEET TITLE	OVERALL SITE PLAN												
SHEET NUMBER	ZD-1												

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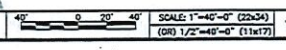
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OVERALL SITE VIEW



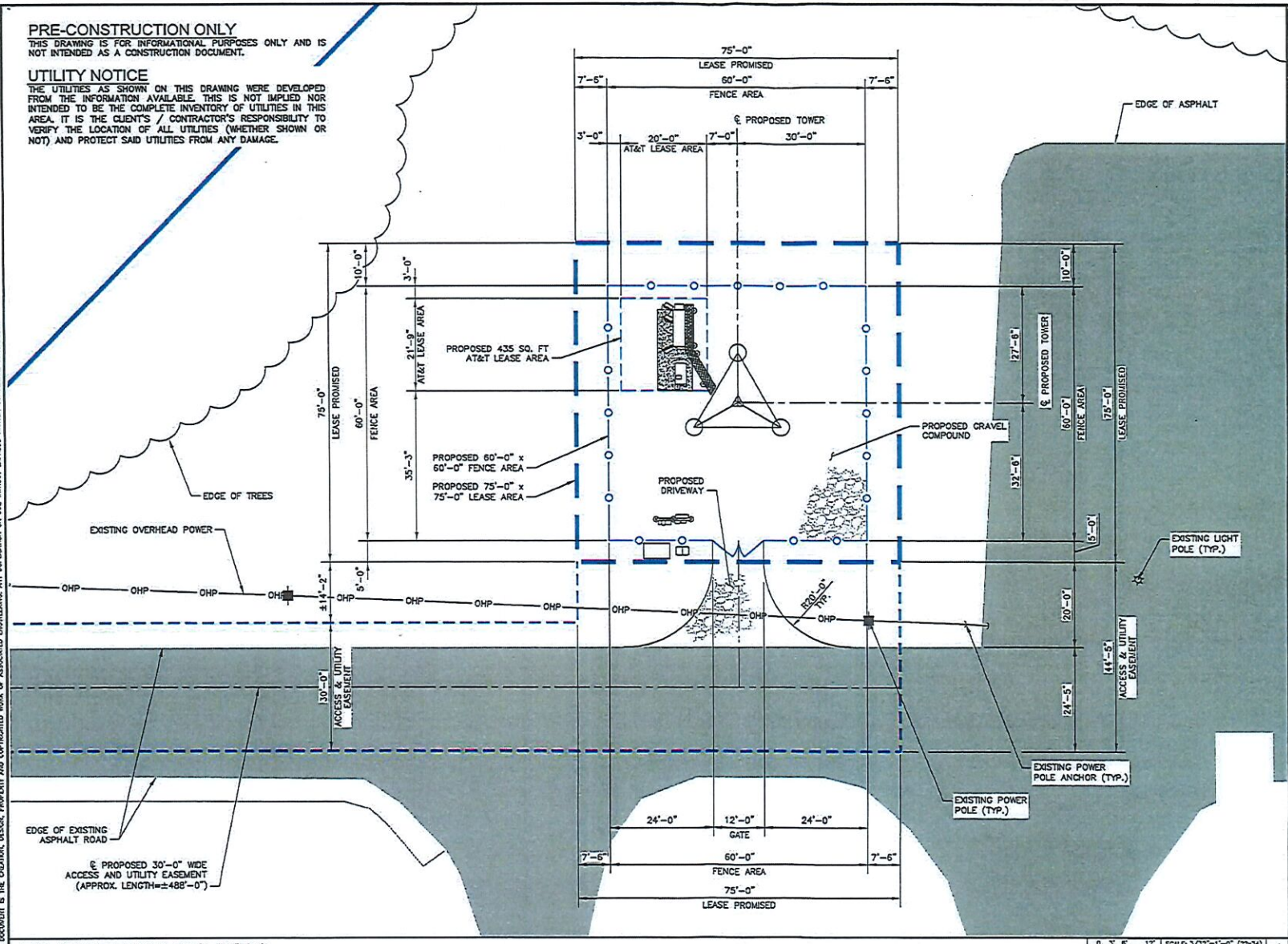
SITE OWNER	TILLMAN INFRASTRUCTURE													
APPLICANT	AT&T mobility corp.													
SITE ACQUISITION / ENGINEERING	SKYWARD LAND SERVICES, LLC													
	ASSOCIATED ENGINEERING & SURVEYING AE INC. Project #5007													
SITE INFORMATION	CLINTON MO TI-OPP-16750 A/FA# 15203115 PACE# TBD PT# TBD 1106 S 2ND STREET CLINTON, MO 64735													
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ENGINEER	Tommie L. Smith 05-24-2022 I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF KANSAS.													
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SHEET NUMBER	ZD-2													

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ENLARGED LEASE AREA DETAIL

SCALE: 3/32"=1'-0" (22x34)
 (OR) 3/64"=1'-0" (11x17)

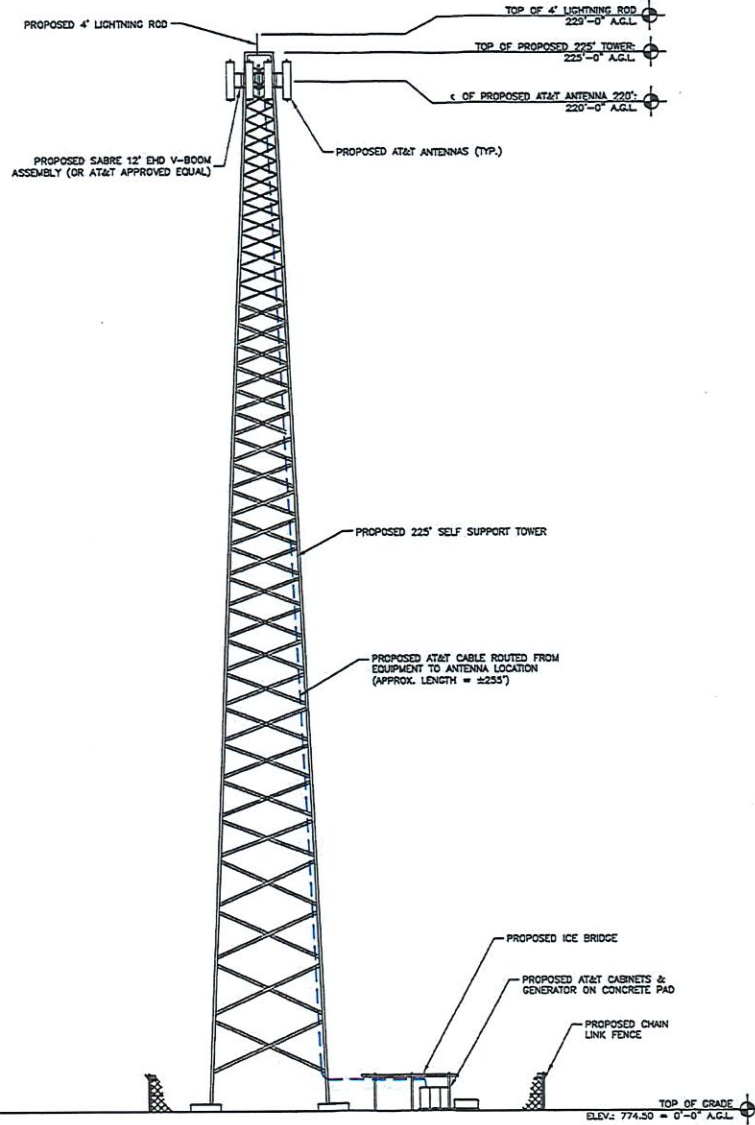
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SHEET TITLE	ENLARGED SITE PLAN												
SHEET NUMBER	ZD-3												

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TOWER ELEVATION

NTS | 1

SITE OWNER															
APPLICANT															
SITE ACQUISITION / ENGINEERING	 AE INC. Project #6007														
SITE INFORMATION	CLINTON MO TI-OPP-16750 A/FA# 15203115 PACE# TBD PT# TBD 1106 S 2ND STREET CLINTON, MO 64735														
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SHEET TITLE	TOWER ELEVATION														
SHEET NUMBER	ZD-4														

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July 12, 2022

Ms. Chelsea Reeves
Tillman Infrastructure, LLC
299 Market St, Suite 350
Saddle Brook, NJ 07663

RE: Proposed 225' Sabre Self-Supporting Tower for TI-OPP-16750 Clinton, MO

Dear Ms. Reeves,

Upon receipt of order, we propose to design a tower for the above referenced project for a Basic Wind Speed of 109 mph and 40 mph with 2" radial ice, Risk Category II, Exposure C, Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures and Antennas".

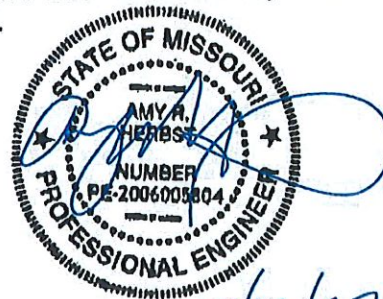
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Sincerely,

Amy R. Herbst, P.E.
Senior Design Engineer



7/12/22



1515 Des Peres Road, Suite 200, Saint Louis, Missouri 63131 - 314.997.6111 - www.trileaf.com

July 19, 2022

City of Clinton City Hall
Attn: Ms. Wendee Seaton
105 E. Ohio Street
Clinton, MO 64735
Phone: 660-885-6121

RE: Tillman Infrastructure LLC – Clinton MO DT/ Project# TI-OPP-16750 – Trileaf Project #704803
S 2nd, Clinton, Missouri 64735
Henry County, Clinton South Quadrangle (USGS)
Latitude: 38° 21' 32.99" N, Longitude: 93° 46' 15.39" W

Dear Ms. Seaton:

Trileaf Corporation is in the process of completing a NEPA Review at the referenced property. Our client proposes to build a new 225-foot self-support tower with small cell antennas at a centerline height of 220-feet with an overall height of 245-feet. The tower and associated equipment will be in a 75 by 75-foot lease area. The antenna will be licensed by the Federal Communications Commission (FCC).

Our investigation includes determining if the site is contained in, on or within the viewshed of a building, site, district, structure, or object, significant in American history, architecture, archaeology, engineering, or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places or located in or on an Indian Religious Site.

Trileaf is requesting information regarding this tower's potential effect on Historic Properties. All information received will be forwarded to the State Historic Preservation Office (SHPO) as part of the Section 106 review process. *Additionally, this invitation to comment is separate from any local planning/zoning process that may apply to this project.*

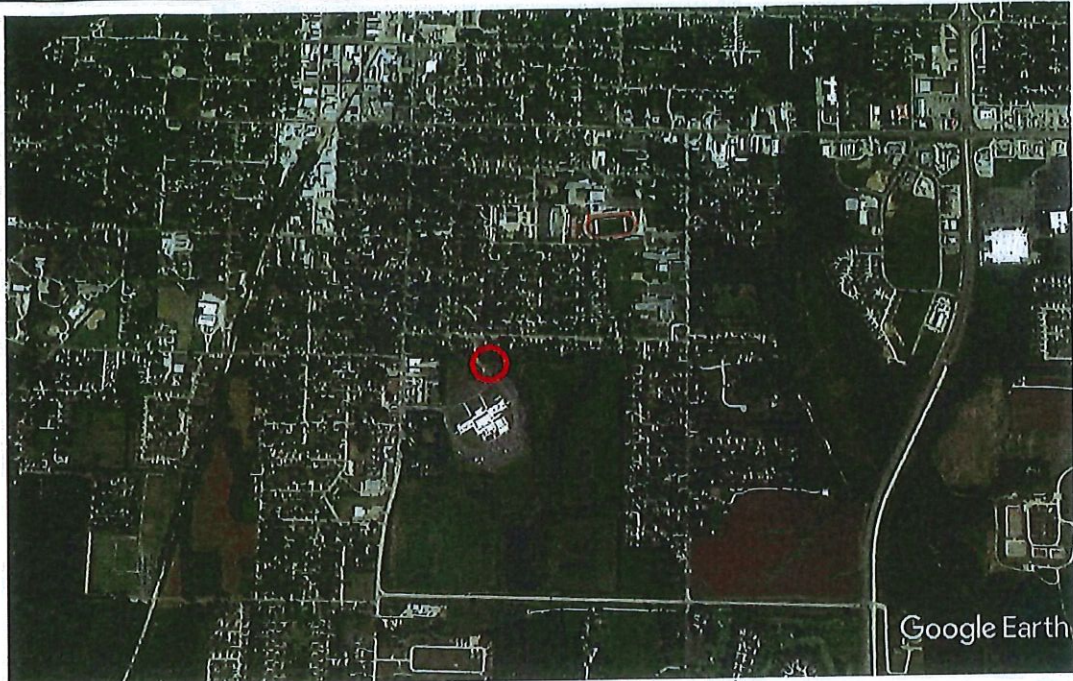
If you wish to comment or be considered a consulting party, please respond within thirty (30) days of the date of this letter. If a response is not received within thirty (30) days, it will be assumed that you have no objections to this undertaking. A site topography map and aerial photograph are enclosed for your reference.

Please call me at 314-997-6111 or email m.croyle@trileaf.com if you need additional information or have any questions. Thank you for your assistance in this regard.

Sincerely,

A handwritten signature in blue ink that reads "M Croyle".

Madyson Croyle
Project Scientist



Site Location & Surrounding Properties



Site Location

--- Easement

Aerial Photographs (2017)

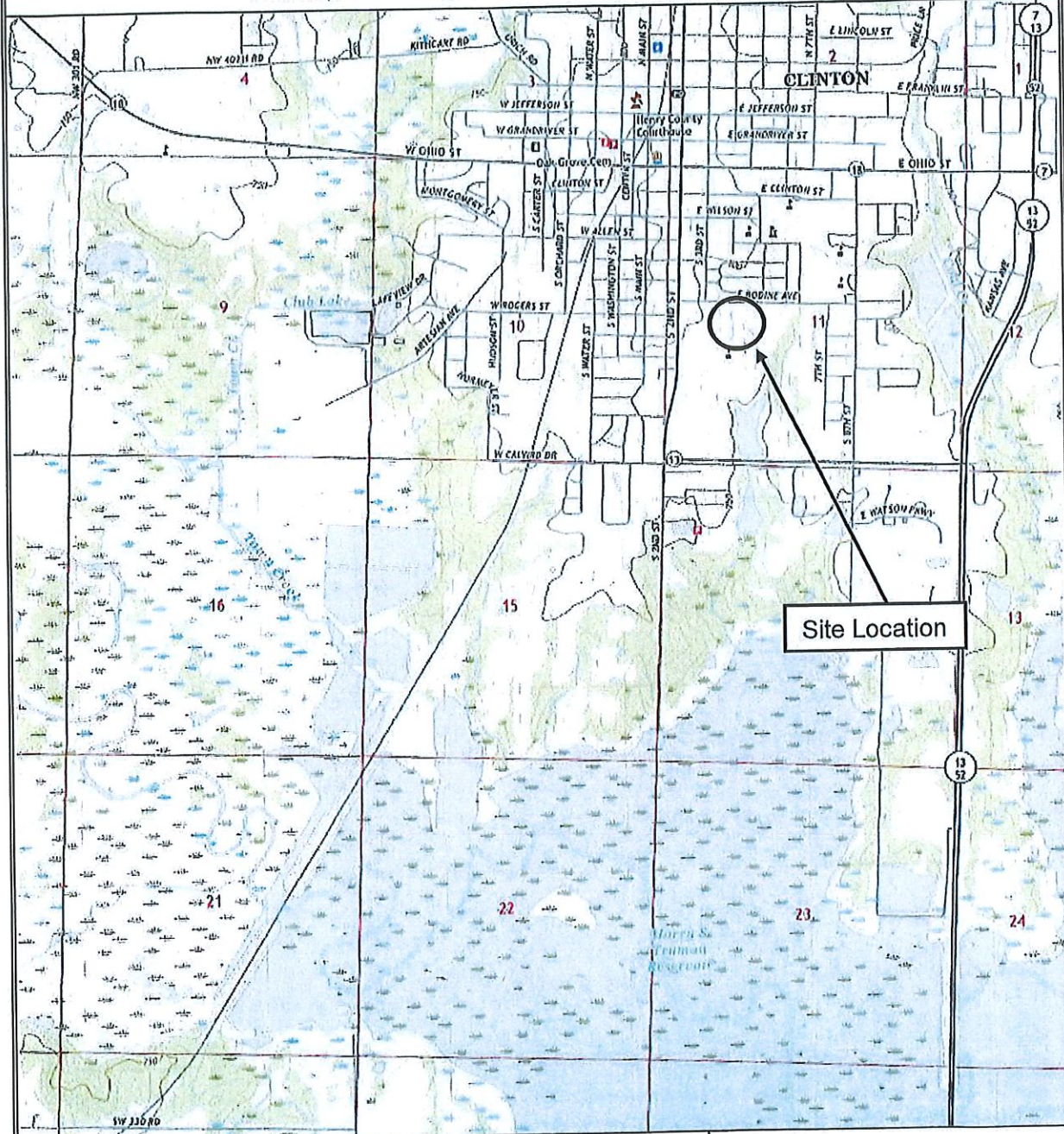
Tillman Infrastructure LLC – Clinton MO DT
S 2nd
Clinton, Missouri 64735

 **TRILEAF**
environmental architecture engineering

Clinton South Quadrangle, Missouri (2021)
Contour Interval = 10 Feet
Scale 1 Inch = ~2,000 Feet
Latitude: 38° 21' 32.99" N, Longitude: 93° 46' 15.39" W
Township: T41N Range: R26W Section: S11



North



Site Vicinity Map

Tillman Infrastructure LLC – Clinton MO DT
S 2nd
Clinton, Missouri 64735



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LANDLORD: CLINTON SCHOOL DISTRICT #124
 ADDRESS: 1106 S 2ND STREET
 CLINTON, MO 64735

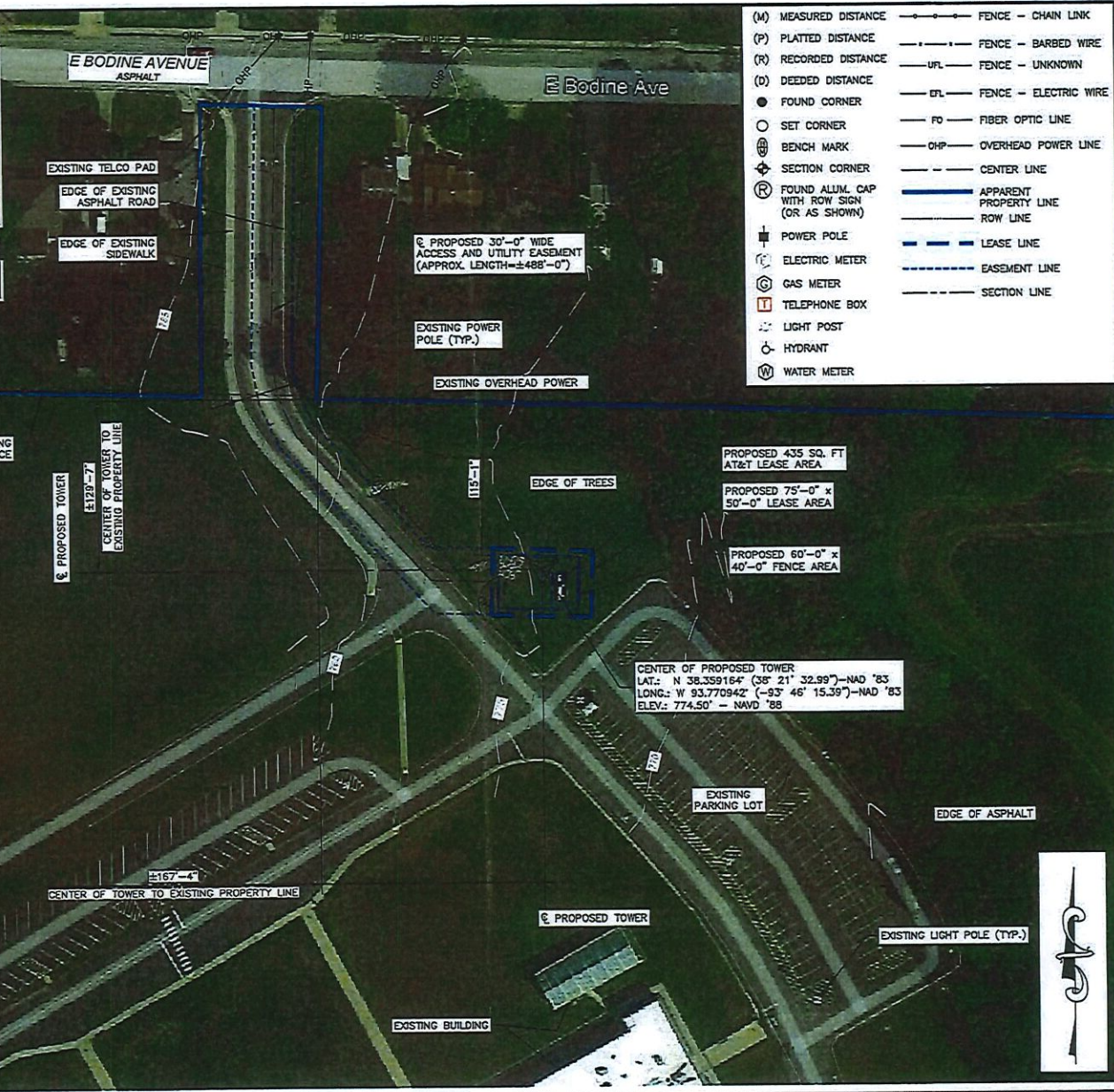
PARCEL ID: 18-1.0-11-003-001-005.000
 CANDIDATE: A

LATITUDE (NAD 83): N 38.359164° (N 38° 21' 32.99")
 LONGITUDE (NAD 83): W 93.770942° (W 93° 46' 15.39")
 GROUND ELEVATION: 774.50' NAVD '88

TOWER HEIGHT: 226'-0" AGL
 OVERALL TOWER HEIGHT: 230'-0" AGL
 ZONING: RESIDENTIAL

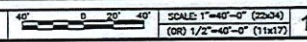
PRE-CONSTRUCTION ONLY
 THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED AS A CONSTRUCTION DOCUMENT.

NOTE:
 SITE MAY NEED LEVELING & GRADING AFTER FINAL LOCATION.



- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE
- (R) RECORDED DISTANCE
- (D) DEEDED DISTANCE
- FOUND CORNER
- SET CORNER
- ⊕ BENCH MARK
- ⊕ SECTION CORNER
- ⊕ FOUND ALUM. CAP WITH ROW SIGN (OR AS SHOWN)
- ⊕ POWER POLE
- ⊕ ELECTRIC METER
- ⊕ GAS METER
- ⊕ TELEPHONE BOX
- ⊕ LIGHT POST
- ⊕ HYDRANT
- ⊕ WATER METER
- FENCE - CHAIN LINK
- FENCE - BARBED WIRE
- FENCE - UNKNOWN
- EFL - FENCE - ELECTRIC WIRE
- FO - FIBER OPTIC LINE
- OHP - OVERHEAD POWER LINE
- CENTER LINE
- APPARENT PROPERTY LINE
- ROW LINE
- LEASE LINE
- EASEMENT LINE
- SECTION LINE

OVERALL SITE VIEW



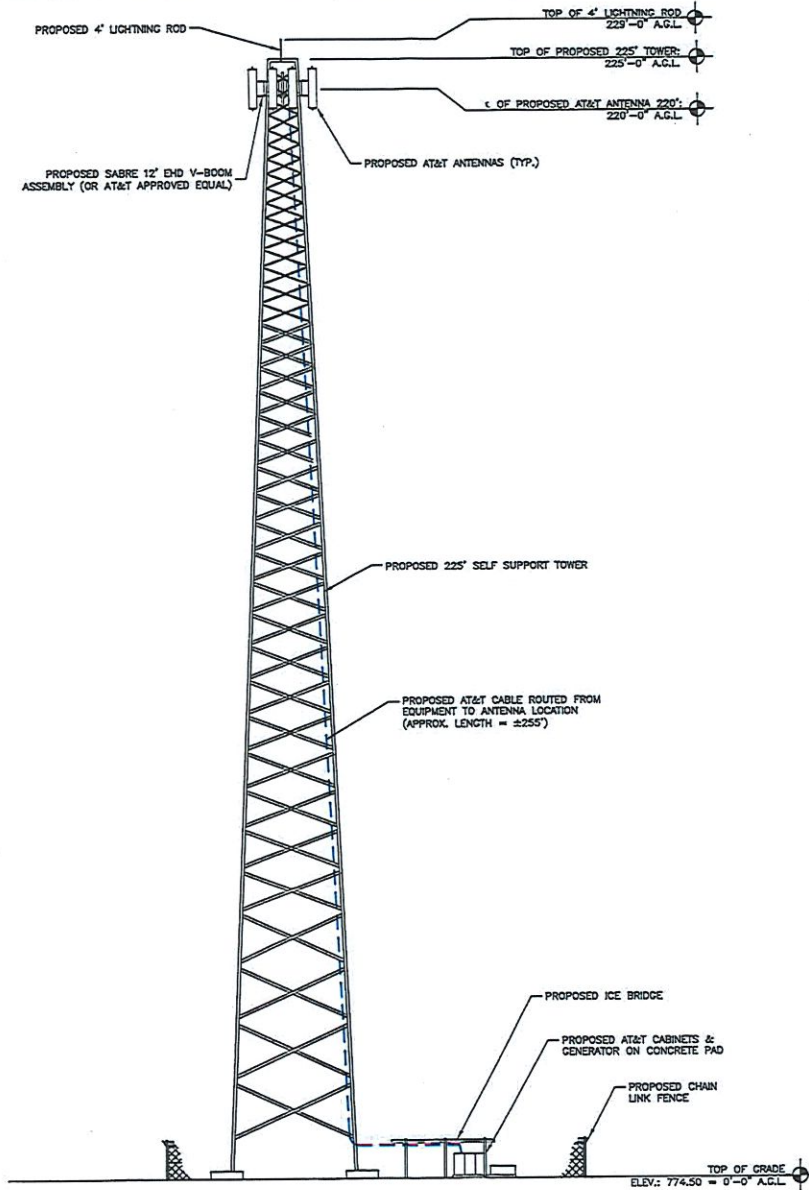
SITE OWNER																	
APPLICANT																	
SITE ACQUISITION ENGINEERING	 																
SITE INFORMATION	CLINTON MO TI-OPP-16750 A/FA# 15203115 PACE# TBD PT# TBD 1106 S 2ND STREET CLINTON, MO 64735																
DESIGN RECORD	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>08/02/22</td> <td>ZONING DRAWINGS</td> <td>JAV</td> </tr> <tr> <td>0</td> <td>05/24/22</td> <td>ZONING DRAWINGS</td> <td>JAV</td> </tr> <tr> <td>A</td> <td>05/18/22</td> <td>ZONING DRAWINGS</td> <td>JAV</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	BY	1	08/02/22	ZONING DRAWINGS	JAV	0	05/24/22	ZONING DRAWINGS	JAV	A	05/18/22	ZONING DRAWINGS	JAV
REV	DATE	DESCRIPTION	BY														
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0	05/24/22	ZONING DRAWINGS	JAV														
A	05/18/22	ZONING DRAWINGS	JAV														
PROFESSIONAL STAMP																	
ENGINEER	<p><i>Tom Mehl</i> 08-02-2022 Tom Mehl Date MY LICENSE RENEVAL DATE IS 04/01/2025</p> <p>I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF KANSAS</p>																
SHEET TITLE	OVERALL SITE PLAN																
SHEET NUMBER	ZD-1																

UTILITY NOTICE

THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CLIENT'S / CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

PRE-CONSTRUCTION ONLY

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THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF ASSOCIATED ENGINEERING. ANY REPLICATION OR USE WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED.

TOWER ELEVATION

SITE OWNER	TILLMAN INFRASTRUCTURE																
APPLICANT	AT&T mobility corp.																
SITE ACQUISITION / ENGINEERING	SKYWARD LAND DEVELOPERS, INC. ASSOCIATED Engineering & Surveying AE INC, Project #6007																
SITE INFORMATION	CLINTON MO TI-OPP-16750 A/FA# 15203115 PACE# TBD PT# TBD 1106 S 2ND STREET CLINTON, MO 64735																
DESIGN RECORD	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>08/02/22</td> <td>ZONING DRAWINGS</td> <td>JAV</td> </tr> <tr> <td>0</td> <td>05/24/22</td> <td>ZONING DRAWINGS</td> <td>JAV</td> </tr> <tr> <td>A</td> <td>05/18/22</td> <td>ZONING DRAWINGS</td> <td>JAV</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	BY	1	08/02/22	ZONING DRAWINGS	JAV	0	05/24/22	ZONING DRAWINGS	JAV	A	05/18/22	ZONING DRAWINGS	JAV
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0	05/24/22	ZONING DRAWINGS	JAV														
A	05/18/22	ZONING DRAWINGS	JAV														
PROFESSIONAL STAMP																	
ENGINEER	<p><i>Tom Moshel</i> 08-02-2022 Tom Moshel My LICENSE RENEWAL DATE IS 04/02/2025</p> <p>I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF KANSAS</p>																
SHEET TITLE	TOWER ELEVATION																
SHEET NUMBER	ZD-4																

NTS 1

August 10, 2022

Ms. Chelsea Reeves
Tillman Infrastructure, LLC
299 Market St, Suite 350
Saddle Brook, NJ 07663

RE: Proposed 225' Sabre Self-Supporting Tower for TI-OPP-16750 Clinton, MO

Dear Ms. Reeves,

Upon receipt of order, we propose to design a tower for the above referenced project for a Basic Wind Speed of 109 mph and 40 mph with 2" radial ice, Risk Category II, Exposure C, Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures and Antennas".

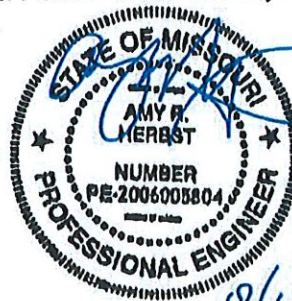
When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).

Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location "folding over" onto the portion of the tower below the failure location. *Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Towers & Poles.* In the unlikely event of total separation, this would result in a fall radius less than or equal to 124'.

Sincerely,

Amy R. Herbst, P.E.
Senior Design Engineer



8/10/22

AFFIDAVIT OF PUBLICATION

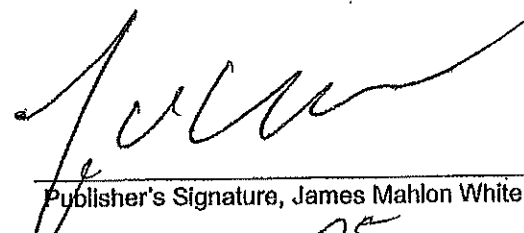
STATE OF MISSOURI }
COUNTY OF HENRY } ss.

Date:

(Space above for recording information)

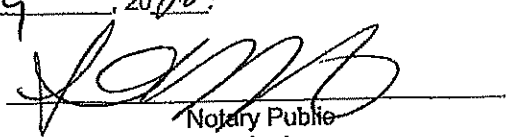
I, James Mahlon White, being duly sworn according to law, state that I am the Publisher of The Clinton Daily Democrat, a weekly newspaper of general circulation in the county of Henry, State of Missouri, where location; which newspaper has been published regularly and consecutively for a period of three years and has a list of bona fide subscribers, voluntarily engaged as such who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of Section 493.050, Revised Statutes of Missouri 2000, and Section 59.310, Revised statutes of Missouri 2000. The affixed notice appeared in said newspaper in the following consecutive issues:

1st Insertion: Vol 148 No. 34, 25 day of Aug 20 22
2nd Insertion: Vol _____ No. _____ day of _____ 20
3rd Insertion: Vol _____ No. _____ day of _____ 20
4th Insertion: Vol _____ No. _____ day of _____ 20
5th Insertion: Vol _____ No. _____ day of _____ 20



Publisher's Signature, James Mahlon White

Subscribed and sworn to before me on this 25 day of Aug, 2022.



Notary Public

My commission expires 2-6-26.

Anne Marie Rohloff
NOTARY PUBLIC, NOTARY SEAL
STATE OF MISSOURI
Henry County
COMMISSION # 22369616
MY COMMISSION EXPIRES: February 6, 2026

2300

PUBLIC HEARING:
The Clinton Planning Commission will conduct a Public Hearing on Monday, September 12, 2022 at 6:00 p.m. at City Hall, 105 E. Ohio Street. The Planning Commission will review an application by Patrick Erwin an Authorized Agent for Tillman Infrastructure LLC. The applicant requests a Conditional Use Permit for the property commonly known as 1106 S. Second Street for the placement of a communications tower.
You may comment on the application at the public hearing in person, or you may leave written comments at City Hall any time prior to the meeting.
If you require accommodation (i.e. qualified interpreter, large print, and hearing assistance) please notify this office at (660) 885-6121 no later than forty-eight hours prior to the commencement of the meeting.
au25x1c

Owner Name	Mailing Address	Mailing Address 2	City	State	Zip	Situs Address
THE BLUE INN, LLC	204 GUNSMOKE ST		CLINTON	MO	64735-0000	404 E BODINE AVE
WILLIAMS, STEPHEN	226 NW 501 RD		CLINTON	MO	64735-0000	212 E BODINE AVE
FIELDS, EVERETT D	1201 S SEVENTH ST		CLINTON	MO	64735-0000	1201 S SEVENTH ST
LOWE, GREGORY P & D. CARLENE (TRUST)	304 N VANSANT RD		CLINTON	MO	64735-0000	1112 S SECOND ST
CASEY'S MARKETING COMPANY #1462	PO BOX 54288		LEXINGTON	KY	40555-0000	1100 S SECOND ST
GARDNER, DARREK L & EMMA C	608 E BODINE AVE		CLINTON	MO	64735-0000	608 E BODINE AVE
STOCKDALL, JAMES I & MICHELLE	622 E BODINE AVE		CLINTON	MO	64735-0000	622 E BODINE AVE
ROSENTHAL, JANE J	310 E BODINE AVE		CLINTON	MO	64735-0000	310 E BODINE AVE
MORGAN, MARTY & JULIE E	1101 S SEVENTH ST		CLINTON	MO	64735-0000	1101 S SEVENTH ST
HOUK, MICHAEL D &	GAYLA DARLENE	1307 S SEVENTH ST	CLINTON	MO	64735-0000	1307 S SEVENTH ST
ZWARTS, JASON	1301 S SEVENTH ST		CLINTON	MO	64735-0000	1301 S SEVENTH ST
FRAZIER, JULIE	614 E BODINE AVE		CLINTON	MO	64735-0000	614 E BODINE AVE
P & R PARADISE, LLC	PO BOX 592		WASHINGTON	UT	84780-	1007 S SECOND ST
ANDERSON, JEROME W & JODY L	602 E BODINE AVE		CLINTON	MO	64735-0000	602 E BODINE AVE
JONES, SARAH R	308 E BODINE AVE		CLINTON	MO	64735-0000	308 E BODINE AVE
MARTIN, DWAYNE & ETAL	618 E BODINE AVE		CLINTON	MO	64735-0000	618 E BODINE AVE
SUPARNA, PENIRAHMAWATI DAYAT &	ELURAN, ICHWAN	510 E CHAPIN DR	CLINTON	MO	64735-0000	1107 S SECOND ST
KOMER, MARTIN LEE (ETAL)	410 E BODINE AVE		CLINTON	MO	64735-0000	410 E BODINE AVE
BLANK, JOHN M	1103 S SEVENTH ST		CLINTON	MO	64735-0000	1103 S SEVENTH ST
LEONARD, JOHN M & PATRICIA A	506 E BODINE AVE		CLINTON	MO	64735-0000	506 E BODINE AVE
STAPLES, GARY L	% STAPLES, DWIGHT L	612 E BODINE AVE	CLINTON	MO	64735-0000	612 E BODINE AVE
SANDERS, DARREN M. & CAROLYN J.	8 NW 599P RD		CLINTON	MO	64735-0000	1006 S SECOND ST
BAILEY, LESTER E. & LINDA MAE	1007 S SEVENTH ST		CLINTON	MO	64735-0000	1007 S SEVENTH ST
DORL, CONSTANCE	321 E JAMESTOWN DR		CLINTON	MO	64735-0000	402 E BODINE AVE
KING, MICHAEL S & JESSICA H	210 E BODINE		CLINTON	MO	64735-0000	210 E BODINE AVE
HUCKLEBERRY, CHARLES S &	MARIA FE CRISPINO	1203 S SEVENTH ST	CLINTON	MO	64735-0000	1203 S SEVENTH ST
WILSON, JORDAN I	1303 S SEVENTH ST		CLINTON	MO	64735-0000	1303 S SEVENTH ST
DONALDSON, DREW &	& MILLER, MELISSA	620 E BODINE AVE	CLINTON	MO	64735-0000	620 E BODINE AVE
CLINTON ESTATES, L. P.	369 SOUTH ODELL		MARSHALL	MO	65340-0000	1020 S SECOND ST
GRISHOW, MATTHEW L & HANNAH M	500 E BODINE AVE		CLINTON	MO	64735-0000	500 E BODINE AVE
EVERGREEN MIDWEST, LLC	P O BOX 404		CLINTON	MO	64735-0000	400 E BODINE AVE
BRUMBAUGH, BETTY J	1009 S SEVENTH ST		CLINTON	MO	64735-0000	1009 S SEVENTH ST
CHARLES, MICAH L & MACKENSIE F	301 NE 581 RD		CALHOUN	MO	65323-0000	1309 S SEVENTH ST
HUMERICKHOUSE, TIMOTHY L	600 E BODINE AVE		CLINTON	MO	64735-0000	600 E BODINE AVE
ROGERS, AMY V	414 E BODINE AVE		CLINTON	MO	64735-0000	414 E BODINE AVE
CLINTON SCHOOL DISTRICT #124	1701 S EIGHTH ST		CLINTON	MO	64735-0000	1106 S SECOND ST
CLINTON SCHOOL DISTRICT #124	1701 S EIGHTH ST		CLINTON	MO	64735-0000	314 E BODINE AVE
STANFORD, MEL & JANETTE	406 E BODINE AVE		CLINTON	MO	64735-0000	406 E BODINE AVE
GRISIER, MARTIN J. & CONNIE J.	1107 S SEVENTH ST		CLINTON	MO	64735-0000	1107 S SEVENTH ST

LOWE, GREGORY P & D. CARLENE (TRUST
MILLER, GLORIA SUE
CAMPBELL, JANICE KAYE
JOHNSON, DAVID M & PAMELA S
MC FARLAND, JAMES W, JR
JOHNSON, RUTH L
EASTON, ROBERT L & LINDA J &
JONES, PHYLLIS M
PAYNE, ROY JOHN EDWARD & ESTHER CAR
MC QUEEN, KYLE & SHANNON
KNOTT, THOMAS
MC CANDLESS, LLC
TRENARY, JACK
RODDY, KENT A
GREER, WALTER L. & MARILYN L.
OGDEN, DEVIN R
KERNOHAN, SAMUEL W. & MARILYN L.
JMI PROPERTIES, LLC
BURCH, BRENDA
GCSL, LLC

304 N VANSANT RD
109 W LEONA ST
504 E BODINE AVE
2101 HARLAN
606 E BODINE AVE
1005 S SEVENTH ST
EASTON, DEVIN SHAUN
403 S THIRD ST
1111 S SECOND ST
502 E BODINE AVE
121 NE 201 RD
PO BOX 474
616 E BODINE AVE
304 E BODINE AVE
1110 S SECOND ST
508 E BODINE AVE
1210 S SECOND ST
204 S BAIRD AVE
610 E BODINE AVE
1900 COUNTRY SIDE DR

1305 S SEVENTH ST

CLINTON MO 64735-0000 1200 S SECOND ST
CLINTON MO 64735-0000 1101 S SECOND ST
CLINTON MO 64735-0000 504 E BODINE AVE
FALLS CITY NE 68355-0000 1008 S SECOND ST
CLINTON MO 64735-0000 606 E BODINE AVE
CLINTON MO 64735-0000 1005 S SEVENTH ST
CLINTON MO 64735-0000 1305 S SEVENTH ST
CLINTON MO 64735-0000 1205 S SEVENTH ST
CLINTON MO 64735-0000 1111 S SECOND ST
CLINTON MO 64735-0000 502 E BODINE AVE
CLINTON MO 64735-0000 1003 S SEVENTH ST
CLINTON MO 64735-0000 604 E BODINE AVE
CLINTON MO 64735-0000 616 E BODINE AVE
CLINTON MO 64735-0000 304 E BODINE AVE
CLINTON MO 64735-0000 1110 S SECOND ST
CLINTON MO 64735-0000 508 E BODINE AVE
CLINTON MO 64735-0000 1210 S SECOND ST
CLINTON MO 64735-0000 412 E BODINE AVE
CLINTON MO 64735-0000 610 E BODINE AVE
CLINTON MO 64735-0000



PO Box 25783, Overland Park, KS 66225-5783
(913) 626-4440

Via Certified Mail

August 19, 2022

(Name)
(Address)
Clinton, MO

Re: Notice of Hearing / New Telecommunications Facility/ Clinton, MO

To Whom It May Concern:

Please be advised of the public hearing date for a Conditional Use Permit to allow a new Communication tower at or near 1106 S 2nd Street, Clinton, MO comprised of 65 acres. The public hearing date is on the 12th of September at 6pm at City Hall located at 105 E. Ohio Street, Clinton, MO. Our proposal is to construct a 225' Self-Supporting Tower on property that is owned by the Clinton School District, 701 South 8th Street. The structure will provide and enhance FirstNet/AT&T service to the surrounding areas within the City of Clinton.

The Planning Commission meeting is open to the public for comments to the Commission. I will be presenting the application on behalf of Tillman Infrastructure. On behalf of the applicant, I am happy to discuss this application before the meeting. You can reach me at the contact information below.

Sincerely,

Patrick Erwin
Skyward Land Services, Inc.
erwin@skywardsite.com
913-626-4440

This notice has been sent to all property owners within 185 ft. of the above noted property, in accordance with city ordinance. You may respond to this request at the public hearing or in writing. Written responses should be sent to: Community Development Department, 105 East Ohio Street, Clinton, MO 64735. They must be received no later than 4:00 p.m. on the date of the public hearing. Responses supporting and opposing this request are welcome.

Received by
mail
8/22

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CLINTON, MO 64735

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Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.75
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85

Sent To: Roy John Edward & Esther Car Payne
11115 Second St
Clinton, MO 64735-0000

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85

Sent To: Robert L & Linda J Easton & Devin Shaun Easton
1305 S Seventh St
Clinton, MO 64735-0000

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85

Sent To: James W McFarland
606 E Bodine Ave
Clinton, MO 64735-0000

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CLINTON, MO 64735

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<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$3.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85

Sent To: Michael S & Jessica H King
210 E Bodine
Clinton, MO 64735-0000

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MARSHALL, MO 65340

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Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.75
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85

Sent To: Clinton Estates, L.P.
369 South Odell
Marshall, MO 65340-0000

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CLINTON, MO 64735

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85

Sent To: Gary L Staples
c/o Dwight L Staples
612 E Bodine Ave
Clinton, MO 64735-0000

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CLINTON, MO 64735

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85

Sent To: Penrahmawall Dayat & Khwan
Eluran Supama
510 E Chapin Dr
Clinton, MO 64735-0000

PS Form 3800, April 2015 Edition (5010-104-900-000-000) See Reverse for Instructions

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WASHINGTON, UT 84780

OFFICIAL USE

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.75
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$3.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85

Sent To: P & R Paradise, LLC
PO Box 592
Washington, UT 84780-

PS Form 3800, April 2015 Edition (5010-104-900-000-000) See Reverse for Instructions

7022 1670 0002 0964 8504
7022 1670 0002 0964 8486
7022 1670 0002 0964 8479
7022 1670 0002 0964 8462

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Clinton, MO 64735

Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Sent To Marty & Julie E Morgan
 1101 S Seventh St
 Clinton, MO 64735-0000

PS Form 3800, April 2015 (7-530) 02/09/17 See Reverse for Instructions

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Clinton, MO 64735

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Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Sent To Dwayne Martin ETAL
 618 E Bodine Ave
 Clinton, MO 64735-0000

PS Form 3800, April 2015 (7-530) 02/09/17 See Reverse for Instructions

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Lexington, KY 40555

Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Sent To Casey's Marketing Company #1462
 PO Box 54288
 Lexington, KY 40555-0000

PS Form 3800, April 2015 (7-530) 02/09/17 See Reverse for Instructions

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Clinton, MO 64735

Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Sent To Martin Leo Komer ETAL
 410 E Bodine Ave
 Clinton, MO 64735-0000

PS Form 3800, April 2015 (7-530) 02/09/17 See Reverse for Instructions

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Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Sent To The Blue Inn, LLC
 204 Gunsmoke St
 Clinton, MO 64735-0000

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Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Sent To Michael D & Gayla Darlene Houk
 1307 S Seventh St
 Clinton, MO 64735-0000

PS Form 3800, April 2015 (7-530) 02/09/17 See Reverse for Instructions

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Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Sent To Jerome W & Jody L Anderson
 602 E Bodine Ave
 Clinton, MO 64735-0000

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Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Sent To Jane J Rosenthal
 310 E Bodine Ave
 Clinton, MO 64735-0000

PS Form 3800, April 2015 (7-530) 02/09/17 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$0.60

Sent To Phyllis M Jones
 403 S Third St
 Clinton, MO 64735-0000

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$0.60

Sent To Devin R Ogden
 508 E Bodine Ave
 Clinton, MO 64735-0000

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for Instructions

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Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Sent To Thomas Knott
 121 NE 201 Rd
 Clinton, MO 64735-0000

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Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Sent To Brenda Burch
 610 E Bodine Ave
 Clinton, MO 64735-0000

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Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$0.60

Sent To Samuel W. & Marilyn L. Kernohan
 1210 S Second St
 Clinton, MO 64735-0000

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Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$4.50

Total Postage and Fees \$11.75

Sent To Walter L. & Marilyn L. Greer
 1110 S Second St
 Clinton, MO 64735-0000

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Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Sent To Jordan I Wilson
 1303 S Seventh St
 Clinton, MO 64735-0000

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Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Sent To GC&I, LLC
 1900 Country Side Dr
 Clinton, MO 64735-0000

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for Instructions

7022 1670 0002 0964 7892
 7022 1670 0002 0964 8551
 7022 1670 0002 0964 7823
 7022 1670 0002 0964 8721

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 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.60
 Total Postage and Fees \$7.85

08/19/2022

Sent To Amy V Rogers
 414 E Bodine Ave
 Clinton, MO 64735-0000

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 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.60
 Total Postage and Fees \$7.85

08/19/2022

Sent To Evergreen Midwest, LLC
 PO Box 404
 Clinton, MO 64735-0000

PS Form 3800, April 2015 PSN 7530-02-000-907 See Reverse for Instructions

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Certified Mail Fee \$4.00
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.60
 Total Postage and Fees \$7.85

08/19/2022

Sent To Lester E. & Linda Mae Bailey
 1007 S Seventh St
 Clinton, MO 64735-0000

PS Form 3800, April 2015 PSN 7530-02-000-907 See Reverse for Instructions

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Certified Mail Fee \$4.00
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 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.60
 Total Postage and Fees \$7.85

08/19/2022

Sent To McCandless, LLC
 PO Box 474
 Clinton, MO 64735-0000

PS Form 3800, April 2015 PSN 7530-02-000-907 See Reverse for Instructions

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Certified Mail Fee \$4.00
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 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.60
 Total Postage and Fees \$7.85

08/19/2022

Sent To Kyle & Shannon McQueen
 502 E Bodine Ave
 Clinton, MO 64735-0000

PS Form 3800, April 2015 PSN 7530-02-000-907 See Reverse for Instructions

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Certified Mail Fee \$4.00
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.60
 Total Postage and Fees \$7.85

08/19/2022

Sent To Kent A Roddy
 304 E Bodine Ave
 Clinton, MO 64735-0000

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Certified Mail Fee \$4.00
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.60
 Total Postage and Fees \$7.85

08/19/2022

Sent To Ruth L Johnson
 1005 S Seventh St
 Clinton, MO 64735-0000

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 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.60
 Total Postage and Fees \$7.85

08/19/2022

Sent To David M & Pamela S Johnson
 2101 Harlan
 Falls City, NE 68355-0000

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$40.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$0.60

Sent To Gregory P & D. Carlene Lowe (Trust)
304 N Vansant Rd
Clinton, MO 64735-0000

PS Form 3800, April 2015 PSN 7530-02-000-947 See Reverse for Instructions

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Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$0.60

Sent To Mikah L & Mackenzie F Charles
301 NE 581 Rd
Calhoun, MO 65323-0000

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Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$40.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Sent To Martin J. & Connie J. Grisler
1107 S Seventh St
Clinton, MO 64735-0000

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Certified Mail Fee \$44.000

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.000

Return Receipt (electronic) \$0.000

Certified Mail Restricted Delivery \$40.000

Adult Signature Required \$0.000

Adult Signature Restricted Delivery \$0.000

Postage \$0.60

Total Postage and Fees \$7.85

Sent To John M & Patricia A Leonard
506 E Bodine Ave
Clinton, MO 64735-0000

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Certified Mail Fee \$44.000

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.000

Return Receipt (electronic) \$0.000

Certified Mail Restricted Delivery \$40.000

Adult Signature Required \$0.000

Adult Signature Restricted Delivery \$0.000

Postage \$0.60

Total Postage and Fees \$7.85

Sent To Darren M. & Carolyn J. Sanders
8 NW 599P Rd
Clinton, MO 64735-0000

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Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Sent To Matthew L & Hannah M Grishow
500 E Bodine Ave
Clinton, MO 64735-0000

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Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$40.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Sent To Mel & Janelle Stanford
406 E Bodine Ave
Clinton, MO 64735-0000

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$40.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Sent To Constance Dori
321 E Jamestown Dr
Clinton, MO 64735-0000

PS Form 3800, April 2015 PSN 7530-02-000-947 See Reverse for Instructions

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 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Sent To JMI Properties, LLC
 Street and ZIP 204 S Bald Ave
 City, State, ZIP Clinton, MO 64735-0000

PS Form 3800, April 2015 PSN 7530-02-000-901 See Reverse for Instructions

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CLINTON MO 64735
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Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Sent To Gregory P & D Carlene Lowe (Trust)
 Street and ZIP 304 N Vansant Rd
 City, State, ZIP Clinton, MO 64735-0000

PS Form 3800, April 2015 PSN 7530-02-000-901 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Sent To James L & Michelle Stockall
 Street and ZIP 622 E Bodine Ave
 City, State, ZIP Clinton, MO 64735-0000

PS Form 3800, April 2015 PSN 7530-02-000-901 See Reverse for Instructions

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Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Sent To Jack Trenary
 Street and ZIP 616 E Bodine Ave
 City, State, ZIP Clinton, MO 64735-0000

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Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Sent To Jason Zvarts
 Street and ZIP 1301 S Seventh St
 City, State, ZIP Clinton, MO 64735-0000

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Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Sent To Julie Frazier
 Street and ZIP 614 E Bodine Ave
 City, State, ZIP Clinton, MO 64735-0000

PS Form 3800, April 2015 PSN 7530-02-000-901 See Reverse for Instructions

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POSTAL USE

Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Sent To Sarah R Jones
 Street and ZIP 308 E Bodine Ave
 City, State, ZIP Clinton, MO 64735-0000

PS Form 3800, April 2015 PSN 7530-02-000-901 See Reverse for Instructions

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CLINTON MO 64735
POSTAL USE

Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Sent To John M Blank
 Street and ZIP 1103 S Seventh St
 City, State, ZIP Clinton, MO 64735-0000

PS Form 3800, April 2015 PSN 7530-02-000-901 See Reverse for Instructions

7022 1670 0002 0964 7308
7022 1670 0002 0964 7865
7022 1670 0002 0964 7722
7022 1670 0002 0964 7609

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

08/19/2022

Sent To Stephen Williams
 226 NW 501 Rd
 Clinton, MO 64735-0000

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

08/19/2022

Sent To Drew Donaldson
 & Melissa Miller
 620 E Bodine Ave
 Clinton, MO 64735-0000

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Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

08/19/22

Sent To Darrek L & Emma C Gardner
 608 E Bodine Ave
 Clinton, MO 64735-0000

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Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

08/19/2022

Sent To Timothy L Humerickhouse
 600 E Bodine Ave
 Clinton, MO 64735-0000

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Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

08/19/2022

Sent To Delly J Brumbaugh
 1009 S Seventh St
 Clinton, MO 64735-0000

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CLINTON MO 64735 OFFICIAL USE

Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

08/19/2022

Sent To Clinton School District #124
 1701 S Eighth St
 Clinton, MO 64735-0000

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

08/19/22

Sent To Everett D Fields
 1201 S Seventh St
 Clinton, MO 64735-0000

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

08/19/2022

Sent To Charles S Huckleberry
 & Maria Fe Crispino
 1203 S Seventh St
 Clinton, MO 64735-0000

PS Form 3800, April 2015 Edition (PSN 7530-02-000-902) See Reverse for Instructions

7022 3670 0002 0964 7960
 7022 3670 0002 0964 7960
 7022 3670 0002 0964 7960
 7022 3670 0002 0964 7960
 7022 3670 0002 0964 7960

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OFFICIAL USE

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$7.75
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input checked="" type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$12.35



Sent To: Gloria Sue Miller
 Street and Apt. #: 109 W Leona St
 City, State, ZIP+: Clinton, MO 64735-0000

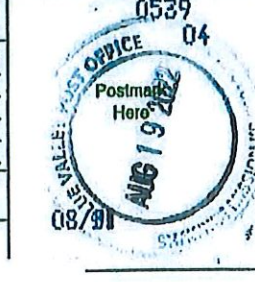
7022 1670 0002 0964 8530

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OFFICIAL USE

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.75
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input checked="" type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$8.35



Sent To: Janice Kaye Campbell
 Street and Apt. #: 504 E Bodine Ave
 City, State, ZIP+: Clinton, MO 64735-0000



PROJECT SUMMARY

SITE ADDRESS: 1106 S 2ND STREET
CLINTON, MO 64735

LATITUDE (NAD 83): N 38.359164° (N 38° 21' 32.99")
LONGITUDE (NAD 83): W 93.770942° (W 93° 46' 15.39")
GROUND ELEVATION: 774.50' NAVD '88

JURISDICTION: HENRY COUNTY
JURISDICTION CONTACT: CHUCK BAILEY
105 E OHIO ST.
CLINTON, MO 64735
(660) 885-6121

ZONING: R-1

PARCEL/TAX ID NUMBER: 18-1.0-11-003-001-005.000
PARCEL OWNER: CLINTON SCHOOL DISTRICT #124

TOWER OWNER: TILLMAN INFRASTRUCTURE
STRUCTURE TYPE: SELF SUPPORT
STRUCTURE HEIGHT: 225'-0" (AGL)

PROJECT DIRECTORY

TOWER OWNER: TILLMAN INFRASTRUCTURE
1955 LAKEWAY DR. SUITE 265B
LEWISVILLE, TX 75057
CHARLIE BOOTHIE
CBOOTHIE@TILLMANINFRASTRUCTURE.COM
PHONE: (914) 513-0151

APPLICANT: SKYWARD LAND SERVICES
7081 WEST 133RD ST., SUITE 403
OVERLAND PARK, KS 66213
PATRICK ERWIN
PHONE: (913) 826-4440
EMAIL: ERWIN@SKYWARDSITE.COM

CONSTRUCTION: TILLMAN INFRASTRUCTURE
1955 LAKEWAY DR. SUITE 265B
LEWISVILLE, TX 75057
CHARLIE BOOTHIE
CBOOTHIE@TILLMANINFRASTRUCTURE.COM
PHONE: (914) 513-0151

A+E FIRM: ASSOCIATED ENGINEERING, INC.
2705 NORTH MAIN STREET
ELKHORN, NE 68022
TOM MEDHI
PHONE: (402) 289-5040
TMEHDIAE-PC.COM



AT&T TILLMAN INFRASTRUCTURE

FA NUMBER: 15203115 / SITE ID: TI-OPP-16750-A
SITE NAME: CLINTON MO
ADDRESS: 1106 S 2ND STREET
CLINTON, MO 64735
HENRY COUNTY

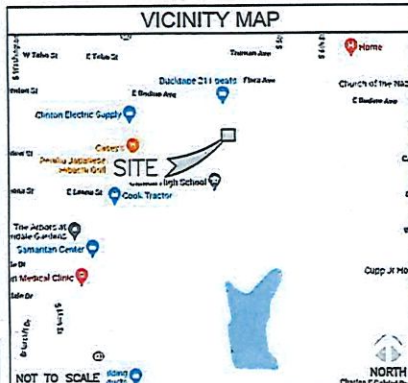
*Rec'd
9/19/22
By email
CB*

AT&T SIGNATURES

INDEX OF DRAWINGS

SHEET	DESCRIPTION
T-1	TITLE SHEET
Z-1	OVERALL SITE PLAN
Z-2	OVERALL COMPOUND PLAN
Z-3	ENLARGED SITE PLAN
Z-4	LANDSCAPE PLAN
Z-5	PROPOSED TOWER ELEVATION

SERVICE NOTE



DIRECTIONS

DIRECTIONS FROM KANSAS CITY INTERNATIONAL AIRPORT
(1 INTERNATIONAL SQUARE, KANSAS CITY, MO 64153):
GET ON I-29 S/US-71 S IN MAY TOWNSHIP FROM NW 120TH ST (1.0 MI),
CONTINUE ON US-71 S (29.5 MI), TAKE I-49 S (26.6 MI) TO EXIT 157 MO-7
S/E 275TH STREET . TAKE MO-7 S/E 275TH STREET (37.0 MI), TURN
RIGHT ONTO N 2ND STREET (2.0 MI), TURN LEFT ONTO E BOODINE AVE
(0.2 MI) AND THE DESTINATION WILL BE ON YOUR RIGHT (0.1 MI).

RFDS GENERAL INFORMATION

RFDS NAME: TBD
RFDS REVISION: TBD
RFDS DATE: TBD
RFDS ID: TBD
RF MANAGER: TBD
CARRIER: TBD

DO NOT SCALE DRAWINGS

THESE DOCUMENTS ARE DRAWN TO SCALE FOR 22X34 SIZE SHEET. DOCUMENTS PRINTED IN 11X17 SIZE SHEET ARE REDUCED TO HALF THE ORIGINAL SCALE. SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME. THESE SITE PLANS SHALL ADHERE TO ALL OF THE REQUIREMENTS CALLED OUT IN THE JURISDICTION PLANNING AND ZONING, FOR ANTENNAS AND SUPPORT STRUCTURES, WHERE SITE IS LOCATED.



CLINTON MO
TI-OPP-16750 A/FA# 15203115
PACE# TBD
PT# TBD
1106 S 2ND STREET
CLINTON, MO 64735

REV	DATE	DESCRIPTION	BY
3	09/14/22	ZONING DRAWINGS	JMV
2	09/12/22	ZONING DRAWINGS	JMV
1	08/02/22	ZONING DRAWINGS	JMV
0	05/24/22	ZONING DRAWINGS	JMV
A	05/18/22	ZONING DRAWINGS	JMV



Tom Medhi
Tom Medhi
BY LICENSE RENEWAL DATE IS 04/09/2023

OVERALL SITE PLAN

T-1

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LANDLORD: CLINTON SCHOOL DISTRICT #124
 ADDRESS: 1106 S 2ND STREET
 CLINTON, MO 64735

PARCEL ID: 18-1.0-11-003-001-005.000
 CANDIDATE: A

LATITUDE (NAD 83): N 38.359164° (N 38° 21' 32.99")
 LONGITUDE (NAD 83): W 93.770942° (W 93° 46' 15.39")
 GROUND ELEVATION: 774.50' NAVD '88

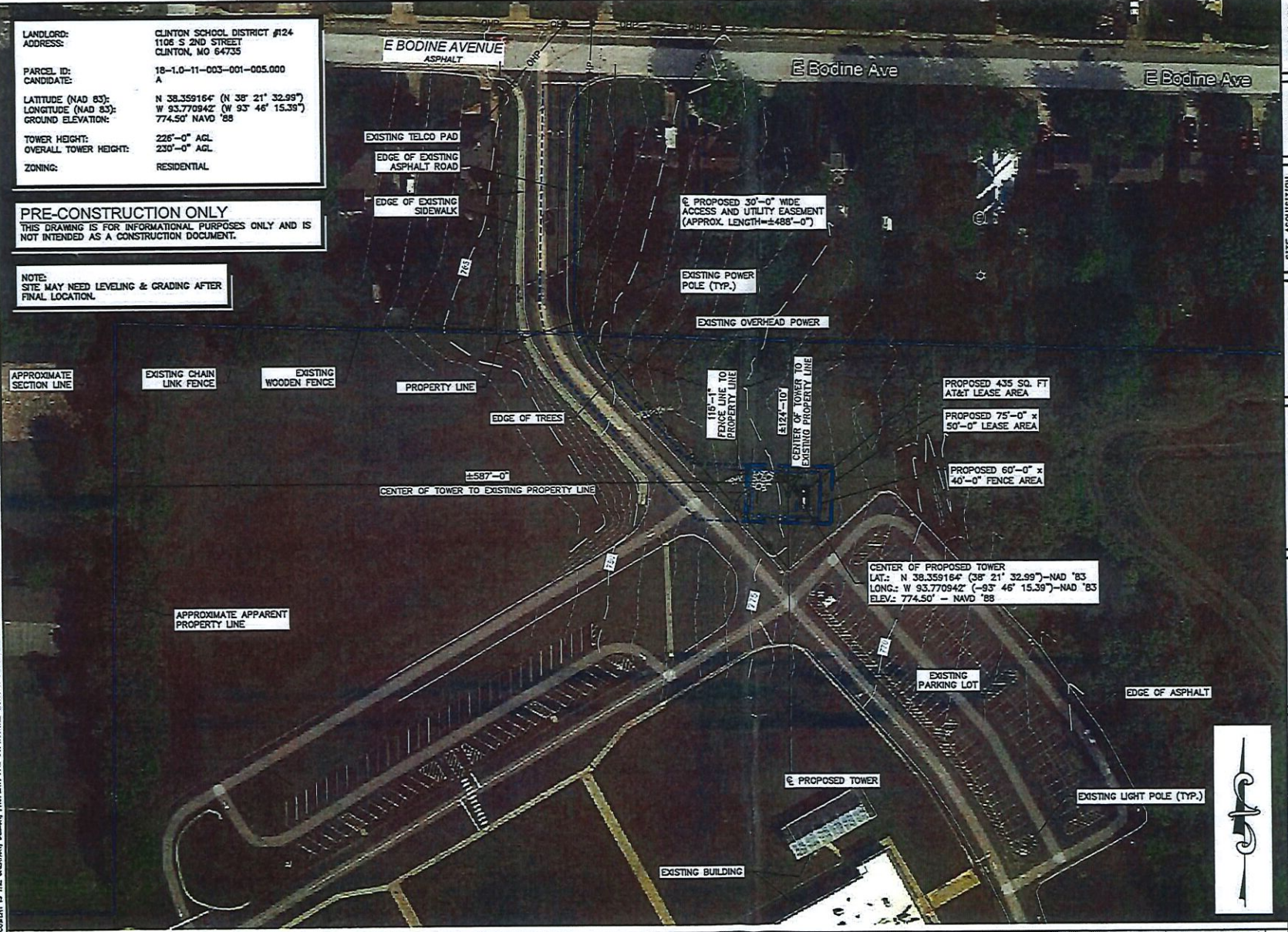
TOWER HEIGHT: 226'-0" AGL
 OVERALL TOWER HEIGHT: 230'-0" AGL

ZONING: RESIDENTIAL

PRE-CONSTRUCTION ONLY
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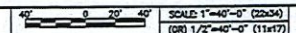
NOTE:
 SITE MAY NEED LEVELING & GRADING AFTER FINAL LOCATION.

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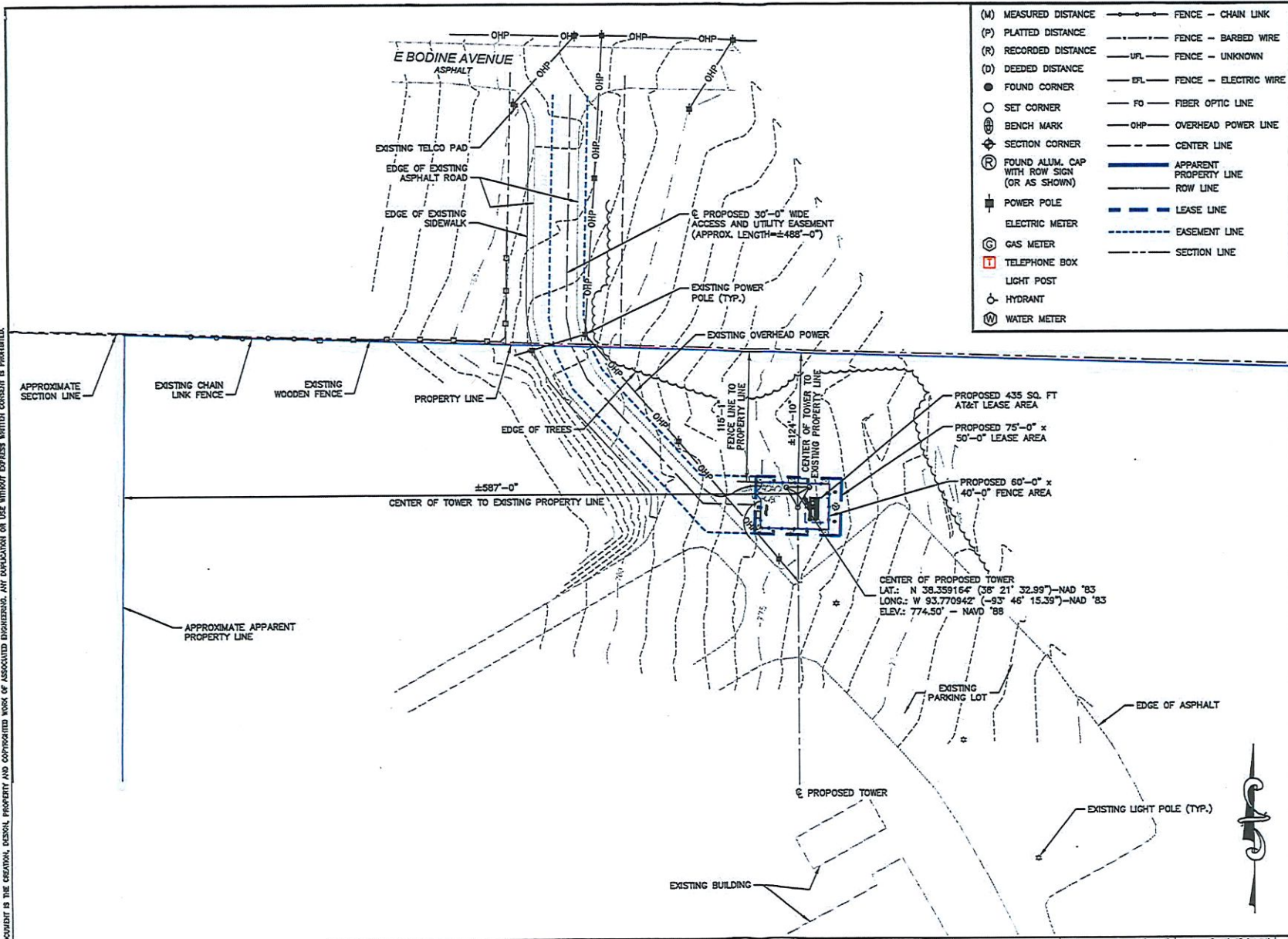


SITE OWNER	TILLMAN INFRASTRUCTURE																								
APPLICANT	AT&T mobility corp.																								
SITE ACQUISITION /ENGINEERING	SKYWARD LAND SERVICES, INC. ASSOCIATED Engineering & Surveying AE INC. Project #6007																								
SITE INFORMATION	CLINTON MO TI-OPP-16750 A/A# 15203115 PACE# TBD PT# TBD 1106 S 2ND STREET CLINTON, MO 64735																								
DESIGN RECORD	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>09/14/22</td> <td>ZONING DRAWINGS</td> <td>JAV</td> </tr> <tr> <td>2</td> <td>09/12/22</td> <td>ZONING DRAWINGS</td> <td>JAV</td> </tr> <tr> <td>1</td> <td>08/02/22</td> <td>ZONING DRAWINGS</td> <td>JAV</td> </tr> <tr> <td>0</td> <td>05/24/22</td> <td>ZONING DRAWINGS</td> <td>JAV</td> </tr> <tr> <td>A</td> <td>03/18/22</td> <td>ZONING DRAWINGS</td> <td>JAV</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	BY	3	09/14/22	ZONING DRAWINGS	JAV	2	09/12/22	ZONING DRAWINGS	JAV	1	08/02/22	ZONING DRAWINGS	JAV	0	05/24/22	ZONING DRAWINGS	JAV	A	03/18/22	ZONING DRAWINGS	JAV
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0	05/24/22	ZONING DRAWINGS	JAV																						
A	03/18/22	ZONING DRAWINGS	JAV																						
PROFESSIONAL STAMP																									
ENGINEER	<u>Tom Maehr</u> 09-14-2023 License 12610 MY LICENSE RENEWAL DATE IS 04/20/2025 I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF KANSAS																								
SHEET TITLE	OVERALL SITE PLAN																								
SHEET NUMBER	ZD-1																								

OVERALL SITE VIEW



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- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE
- (R) RECORDED DISTANCE
- (D) DEEDED DISTANCE
- FOUND CORNER
- SET CORNER
- ⊕ BENCH MARK
- ⊙ SECTION CORNER
- ⊙ FOUND ALLUM. CAP WITH ROW SIGN (OR AS SHOWN)
- ⊕ POWER POLE
- ⊕ ELECTRIC METER
- ⊕ GAS METER
- ⊕ TELEPHONE BOX
- ⊕ LIGHT POST
- ⊕ HYDRANT
- ⊕ WATER METER
- FENCE - CHAIN LINK
- FENCE - BARBED WIRE
- U—U— FENCE - UNKNOWN
- E—E— FENCE - ELECTRIC WIRE
- FO— FIBER OPTIC LINE
- OHP— OVERHEAD POWER LINE
- CENTER LINE
- APPARENT PROPERTY LINE
- ROW LINE
- LEASE LINE
- EASEMENT LINE
- SECTION LINE

OVERALL SITE VIEW

SCALE: 1"=40'-0" (22854)
(OR) 1/2"=40'-0" (11427)

SITE OWNER																											
APPLICANT																											
SITE ACQUISITION /ENGINEERING	 <small>AE INC. Project #6007</small>																										
SITE INFORMATION	CLINTON MO TI-OPP-16750 A/EA# 15203115 PAGE# TBD PT# TBD 1106 S 2ND STREET CLINTON, MO 64735																										
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0	05/24/22	ZONING DRAWINGS	JAV																								
A	05/18/22	ZONING DRAWINGS	JAV																								
PROFESSIONAL STAMP																											
ENGINEER	Tom Madri 08-14-2022 <small>MY LICENSE RENEWAL DATE IS 04/20/2023</small> I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF KANSAS																										
SHEET TITLE	OVERALL SITE PLAN																										
SHEET NUMBER	ZD-2																										

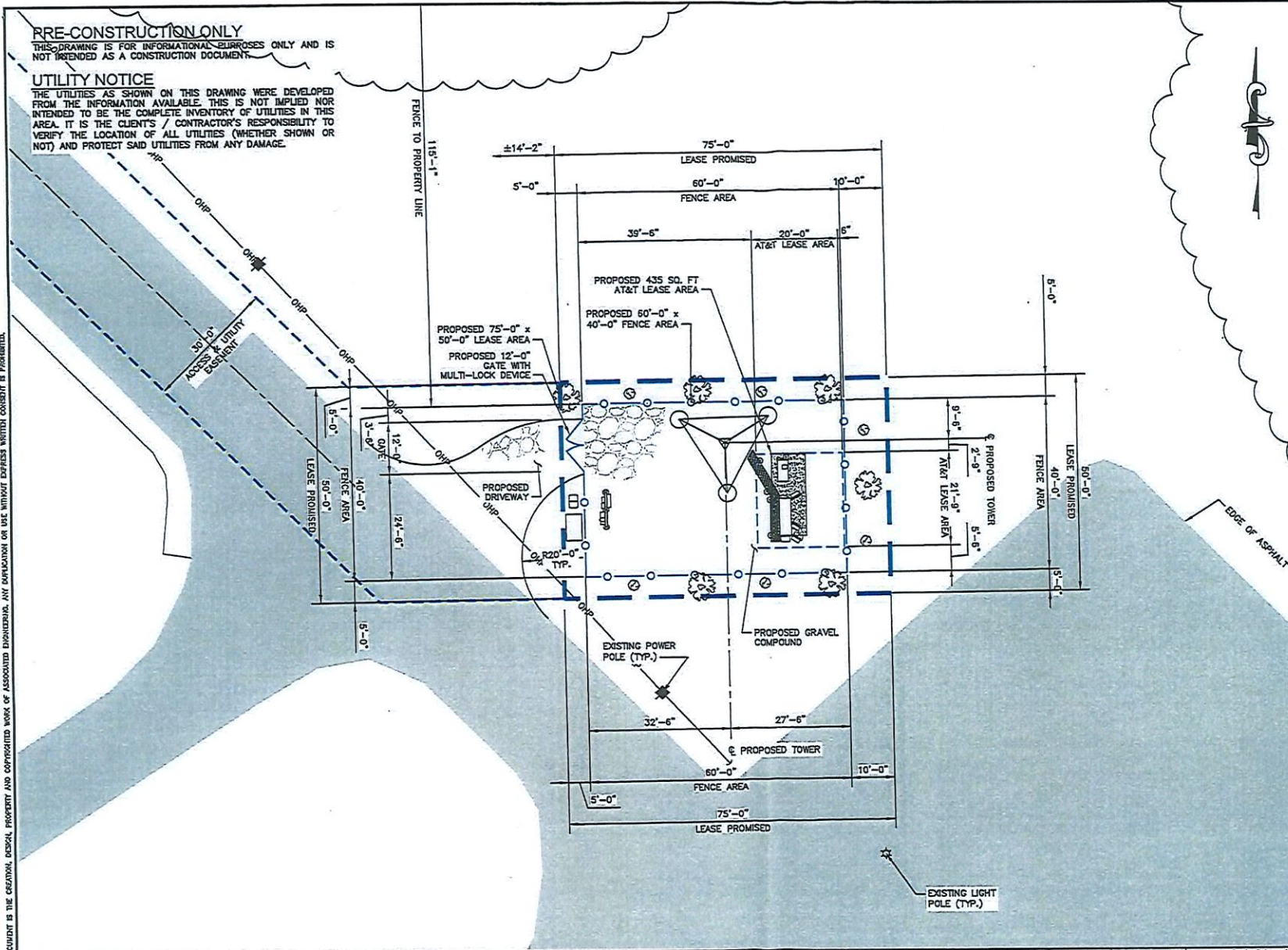
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ENLARGED LEASE AREA DETAIL

SCALE: 3/32"=1'-0" (25x34)
 (OR) 3/64"=1'-0" (11x17)

SITE OWNER	TILLMAN INFRASTRUCTURE																								
APPLICANT	AT&T mobility corp.																								
SITE ACQUISITION /ENGINEERING	SKYWARD LAND SERVICES, INC. ASSOCIATED Engineering & Surveying AE INC. Project #6007																								
SITE INFORMATION	CLINTON MO TT-OPP-16750 A/FA# 15203115 PACE# TBD PT# TBD 1106 S 2ND STREET CLINTON, MO 64735																								
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0	05/24/22	ZONING DRAWINGS	JAV																						
A	05/18/22	ZONING DRAWINGS	JAV																						
PROFESSIONAL STAMP																									
ENGINEER	<p>Tom Meeth 09-14-2022 Tom Meeth MY LICENSE RENEWAL DATE IS 04/30/2023</p> <p>I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF KANSAS</p>																								
SHEET TITLE	ENLARGED SITE PLAN																								
SHEET NUMBER	ZD-3																								

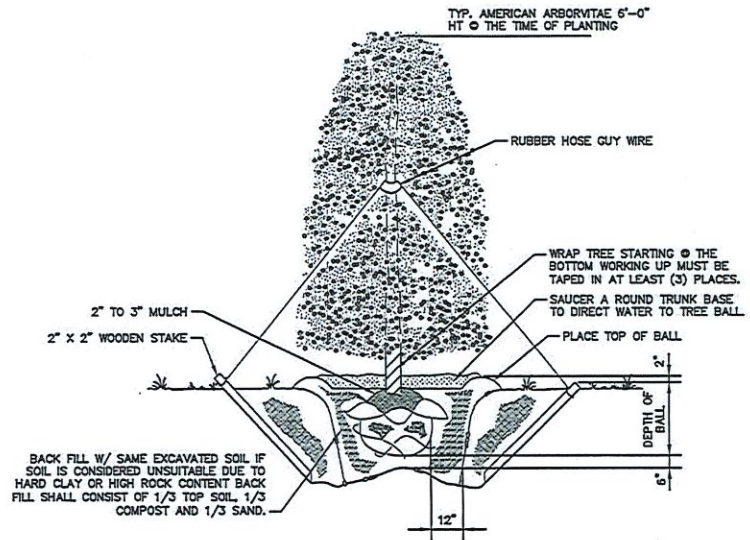
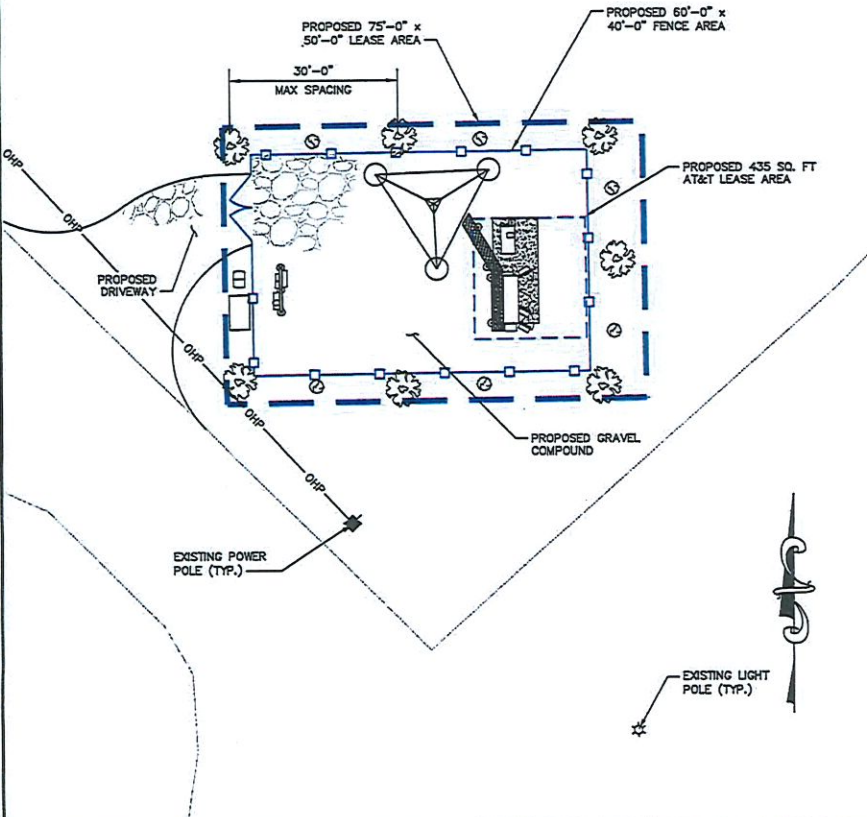
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QUANTITY	COMMON NAME	BOTANICAL NAME	TRUNK CALIPER	PLANTING SIZE	PLANTING METHOD	DESIGN SIZE
7	AMERICAN ARBORVITAE	THUJA OCCIDENTALIS	3 1/2" MIN	6'-0"	B & B	6'-0" x 5'-0"
6	GLOBE BLUE SPRUCE	GLAUCA GLOBOSA				4'-6" x 3'-5"

SITE OWNER	TILLMAN INFRASTRUCTURE																								
APPLICANT	AT&T mobility corp.																								
SITE ACQUISITION / ENGINEERING	SKYWARD LAND SERVICES, INC. ASSOCIATED Engineering & Surveying AE INC. Project #6007																								
SITE INFORMATION	CLINTON MO TI-OPP-16750 A/FA# 15203115 PACE# TBD PT# TBD 1106 S 2ND STREET CLINTON, MO 64735																								
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PROFESSIONAL STAMP																									
ENGINEER	<p>Tom Meehl 09-14-2022 License # 8832 I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF KANSAS</p>																								
SHEET TITLE	LANDSCAPE PLAN																								
SHEET NUMBER	ZD-4																								

ENLARGED LEASE AREA DETAIL

SCALE: 3/32"=1'-0" (23x34)
 (OR) 3/64"=1'-0" (11x17)

1

DETAILS

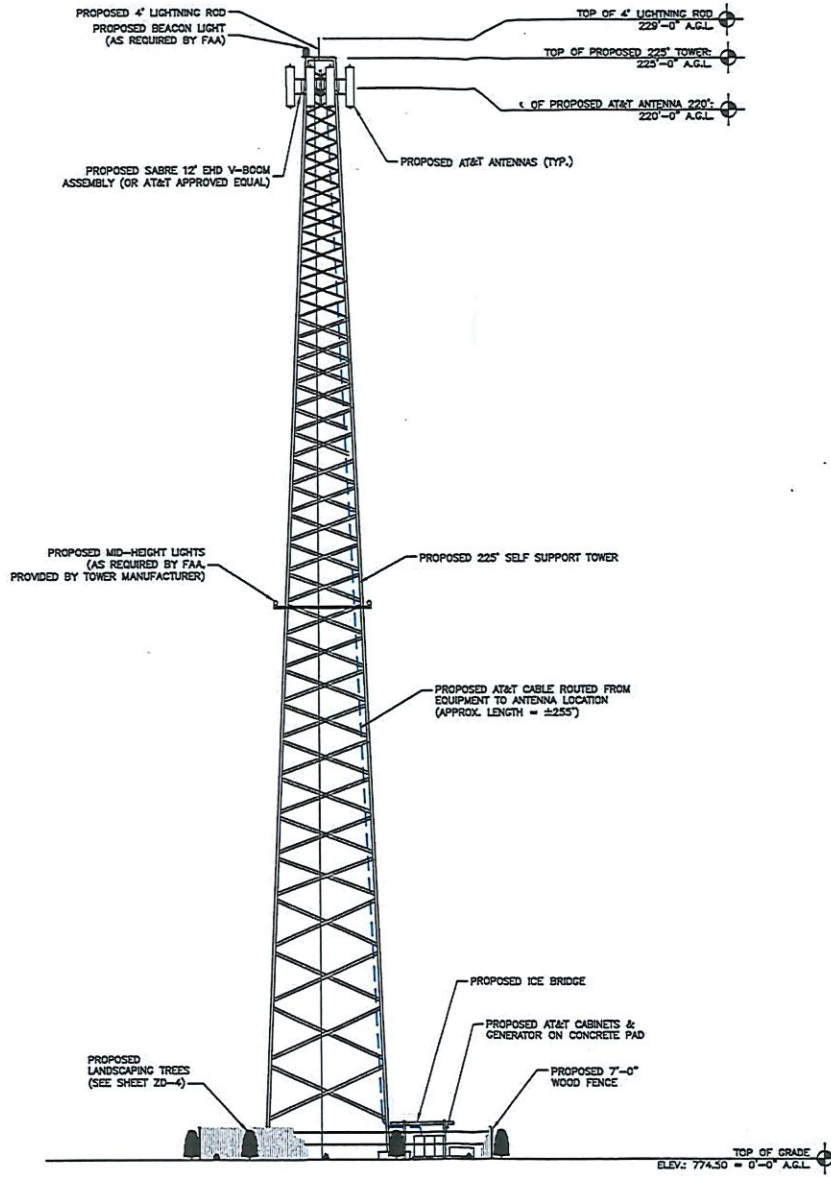
SCALE: N.T.S.
 2

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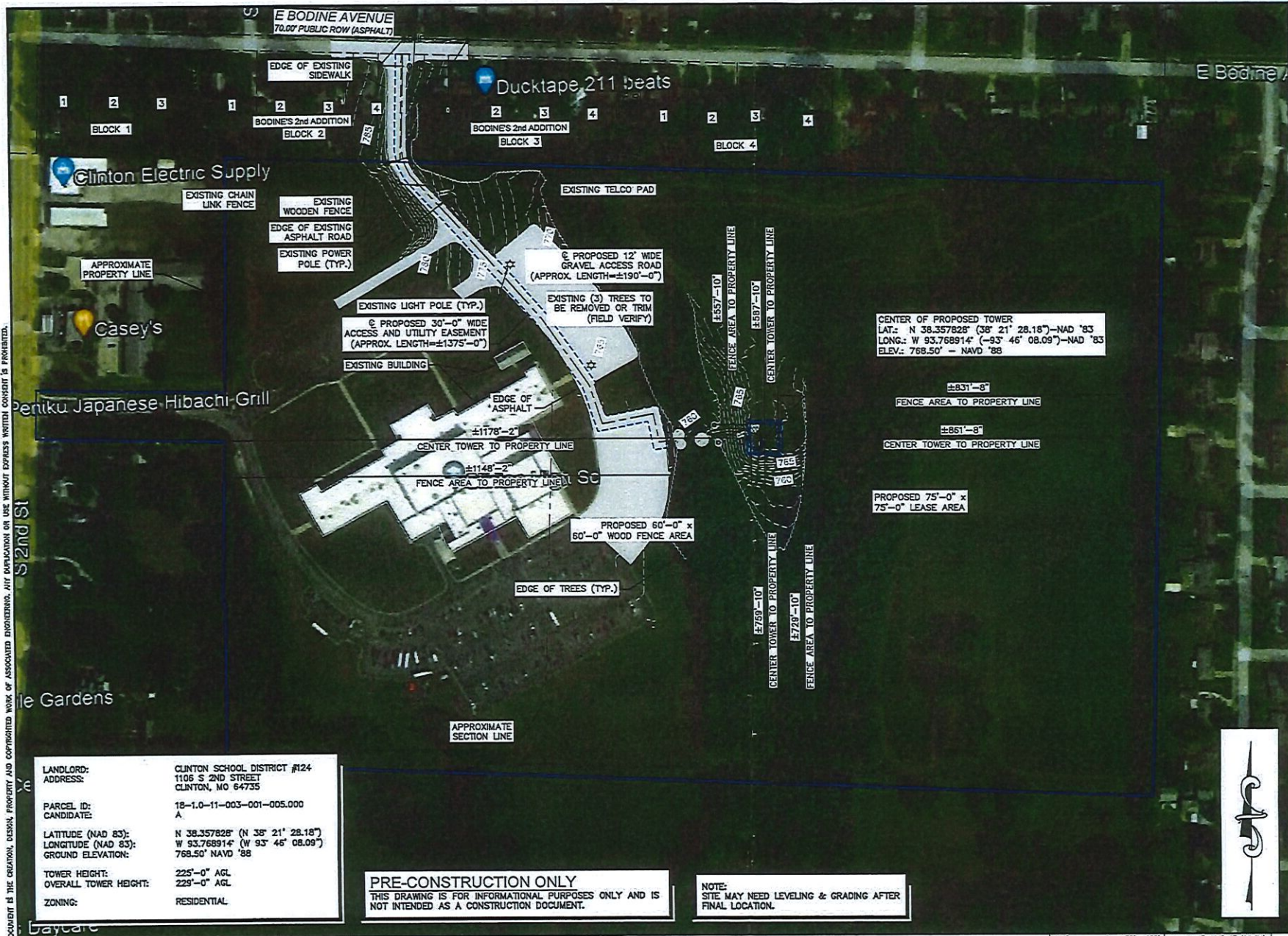


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TOWER ELEVATION

NTS 1

SITE OWNER	TILLMAN INFRASTRUCTURE																								
APPLICANT	AT&T mobility corp.																								
SITE ACQUISITION /ENGINEERING	SKYWARD LAND SERVICES, INC. ASSOCIATED Engineering & Surveying AE INC. Project #6007																								
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ENGINEER	<p><i>Tom Mauch</i> 09-14-2023 Tom Mauch License 2252 MY LICENSE EXPIRES DATE IS 09/14/2023</p> <p>I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF KANSAS</p>																								
SHEET TITLE	TOWER ELEVATION																								
SHEET NUMBER	ZD-5																								



LANDLORD: CLINTON SCHOOL DISTRICT #124
 ADDRESS: 1105 S 2ND STREET, CLINTON, MO 64735

PARCEL ID: 18-1.0-11-003-001-005.000
 CANDIDATE: A

LATITUDE (NAD 83): N 38.357828° (N 38° 21' 28.18")
 LONGITUDE (NAD 83): W 93.768914° (W 93° 46' 08.09")
 GROUND ELEVATION: 768.50' NAVD '88

TOWER HEIGHT: 225'-0" AGL
 OVERALL TOWER HEIGHT: 229'-0" AGL
 ZONING: RESIDENTIAL

PRE-CONSTRUCTION ONLY
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NOTE:
 SITE MAY NEED LEVELING & GRADING AFTER FINAL LOCATION.

CENTER OF PROPOSED TOWER
 LAT.: N 38.357828° (38° 21' 28.18")-NAD '83
 LONG.: W 93.768914° (-93° 46' 08.09")-NAD '83
 ELEV.: 768.50' - NAVD '88

±831'-8"
 FENCE AREA TO PROPERTY LINE

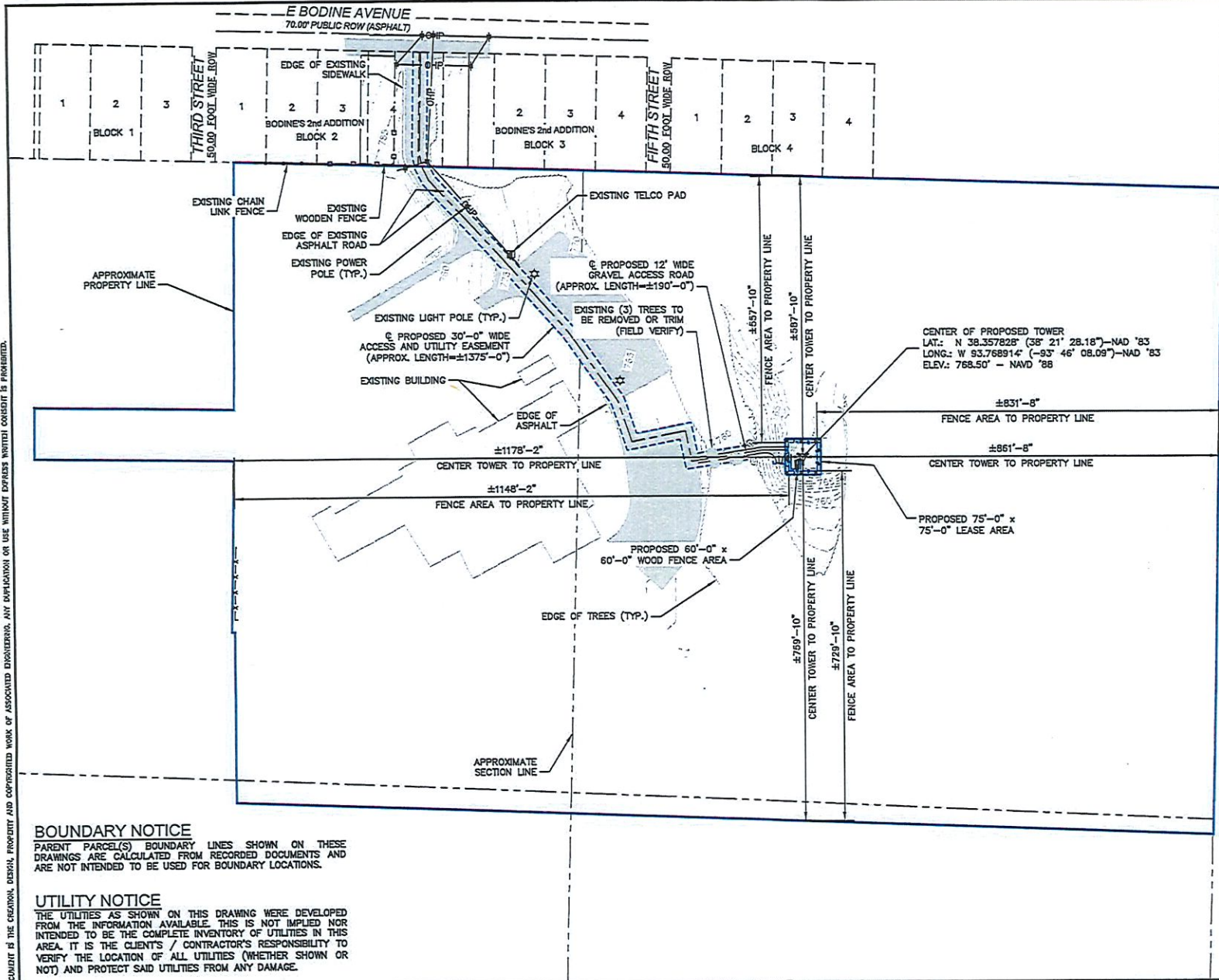
±851'-8"
 CENTER TOWER TO PROPERTY LINE

PROPOSED 75'-0" x 75'-0" LEASE AREA

PROPOSED 60'-0" x 60'-0" WOOD FENCE AREA

SITE OWNER	TILLMAN INFRASTRUCTURE																												
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OVERALL SITE VIEW

SCALE: 1"=100'-0" (22x34)
 (100' 0" 50' 0" 100' 0")

SITE OWNER	TILLMAN INFRASTRUCTURE																												
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PROPOSED 30'-0" WIDE ACCESS AND UTILITY EASEMENT (APPROX. LENGTH=±1375'-0")

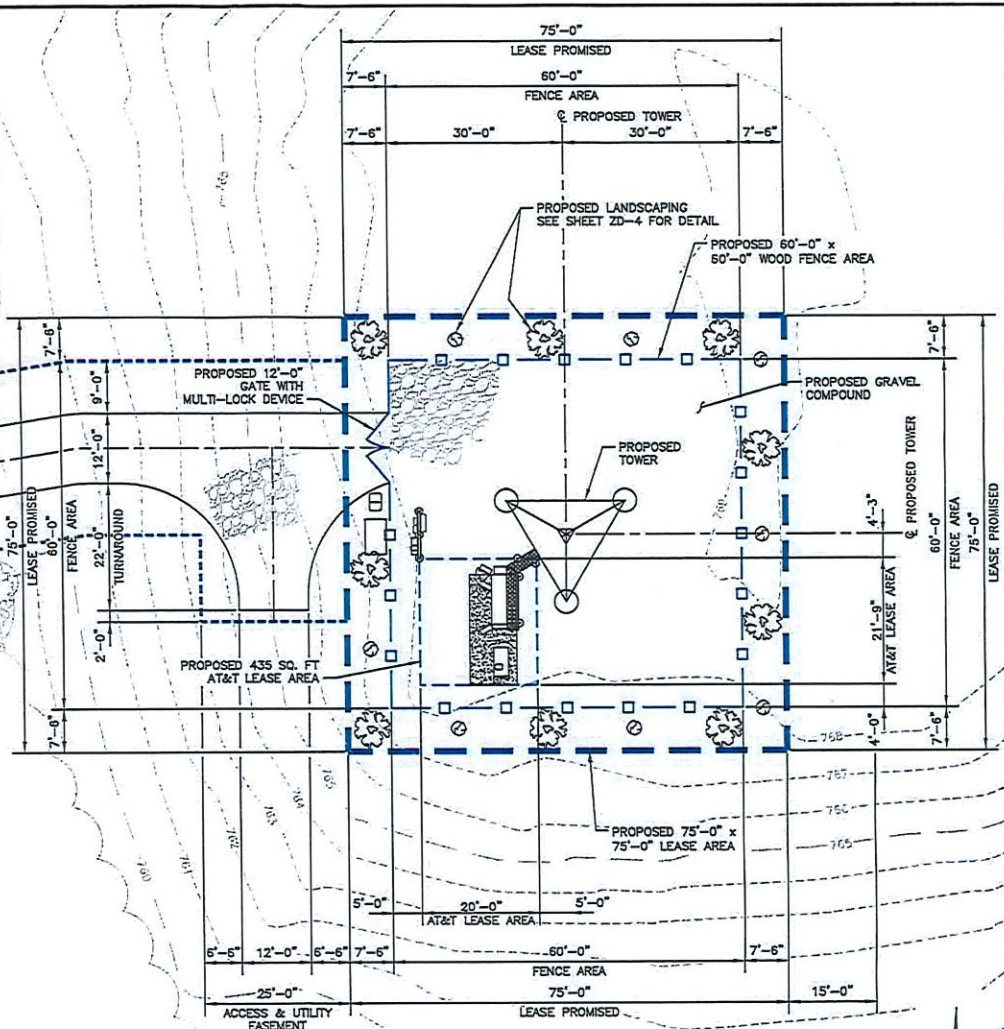
PROPOSED 12' WIDE GRAVEL ACCESS ROAD (APPROX. LENGTH=±190'-0")

EXISTING (3) TREES TO BE REMOVED OR TRIM (FIELD VERIFY)

EDGE OF EXISTING ASPHALT & PROPOSED GRAVEL ACCESS ROAD

EXISTING ASPHALT

(M)	MEASURED DISTANCE	—●—●—	FENCE - CHAIN LINK
(P)	PLATTED DISTANCE	— — —	FENCE - BARBED WIRE
(R)	RECORDED DISTANCE	—u—u—u	FENCE - UNKNOWN
(D)	DEEDED DISTANCE	—e—e—e	FENCE - ELECTRIC WIRE
●	FOUND CORNER	—●—	
○	SET CORNER	—○—	
⊕	BENCH MARK	—⊕—	
⊕	SECTION CORNER	—⊕—	CENTER LINE
(K)	FOUND ALUM. CAP WITH ROW SIGN (OR AS SHOWN)	—K—	APPARENT PROPERTY LINE
+	POWER POLE	—+—	ROW LINE
⊖	ELECTRIC METER	—⊖—	LEASE LINE
⊖	GAS METER	—⊖—	EASEMENT LINE
⊖	TELEPHONE BOX	—⊖—	SECTION LINE
⊖	LIGHT POST	—⊖—	
⊖	HYDRANT	—⊖—	
⊖	WATER METER	—⊖—	



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APPLICANT	AT&T mobility corp.																												
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SHEET TITLE	ENLARGED SITE PLAN																												
SHEET NUMBER	ZD-3																												

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ENLARGED LEASE AREA DETAIL

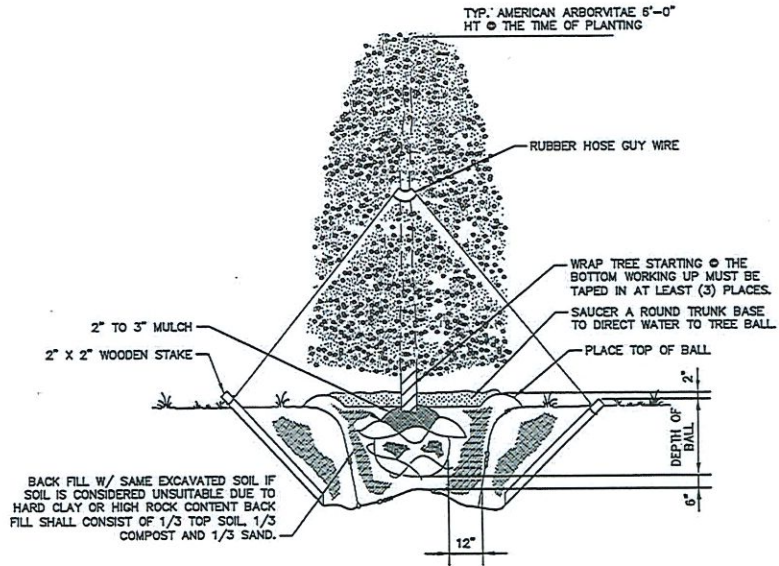
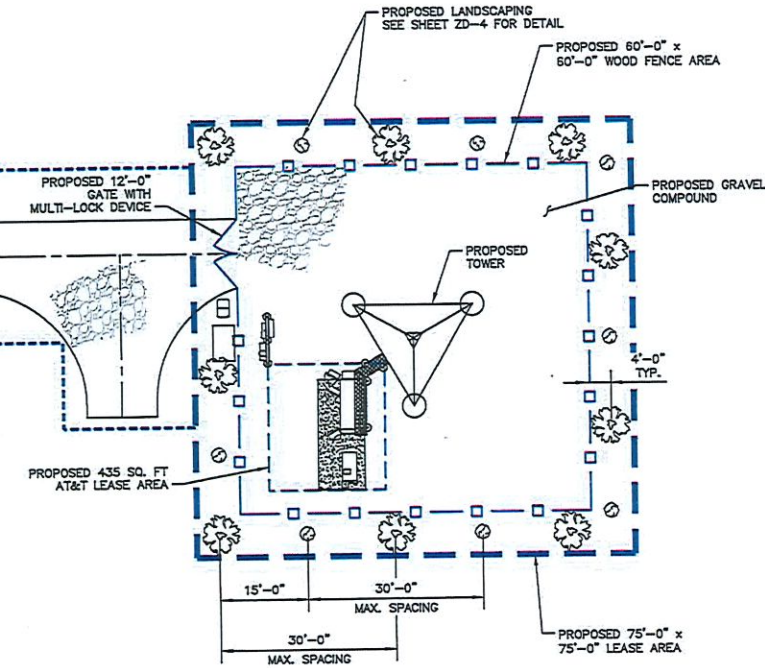
SCALE: 3/16"=1'-0" (22x34)
DATE: 5/11/22

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QUANTITY	COMMON NAME	BOTANICAL NAME	TRUNK CALIPER	PLANTING SIZE	PLANTING METHOD	DESIGN SIZE	
						SPREAD	HEIGHT
6	AMERICAN ARBORVITAE	THUJA OCCIDENTALIS	3 1/2" MIN.	6'-0"	B & B	6'-0"	6'-0"
6	CLOSE BLUE SPRUCE	CLAUCA GLOBOSA				4'-6"	3'-5"



ENLARGED LEASE AREA DETAIL

0 3' 6" 12' SCALE: 3/32"=1'-0" (22x34) (OR) 3/64"=1'-0" (11x17) 1

DETAILS

SCALE NTC 2

SITE OWNER	TILLMAN INFRASTRUCTURE			
APPLICANT	AT&T mobility corp.			
SITE ACQUISITION / ENGINEERING	SKYWARD LAND SERVICES, INC. ASSOCIATED Engineering & Surveying AE INC. Project #6007			
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ENGINEER	<p>Tom Meshi 09-30-2022 Us10 MY LICENSE RENEWAL DATE IS 04/30/2023</p> <p>I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF KANSAS</p>			
SHEET TITLE	LANDSCAPE PLAN			
SHEET NUMBER	ZD-4			

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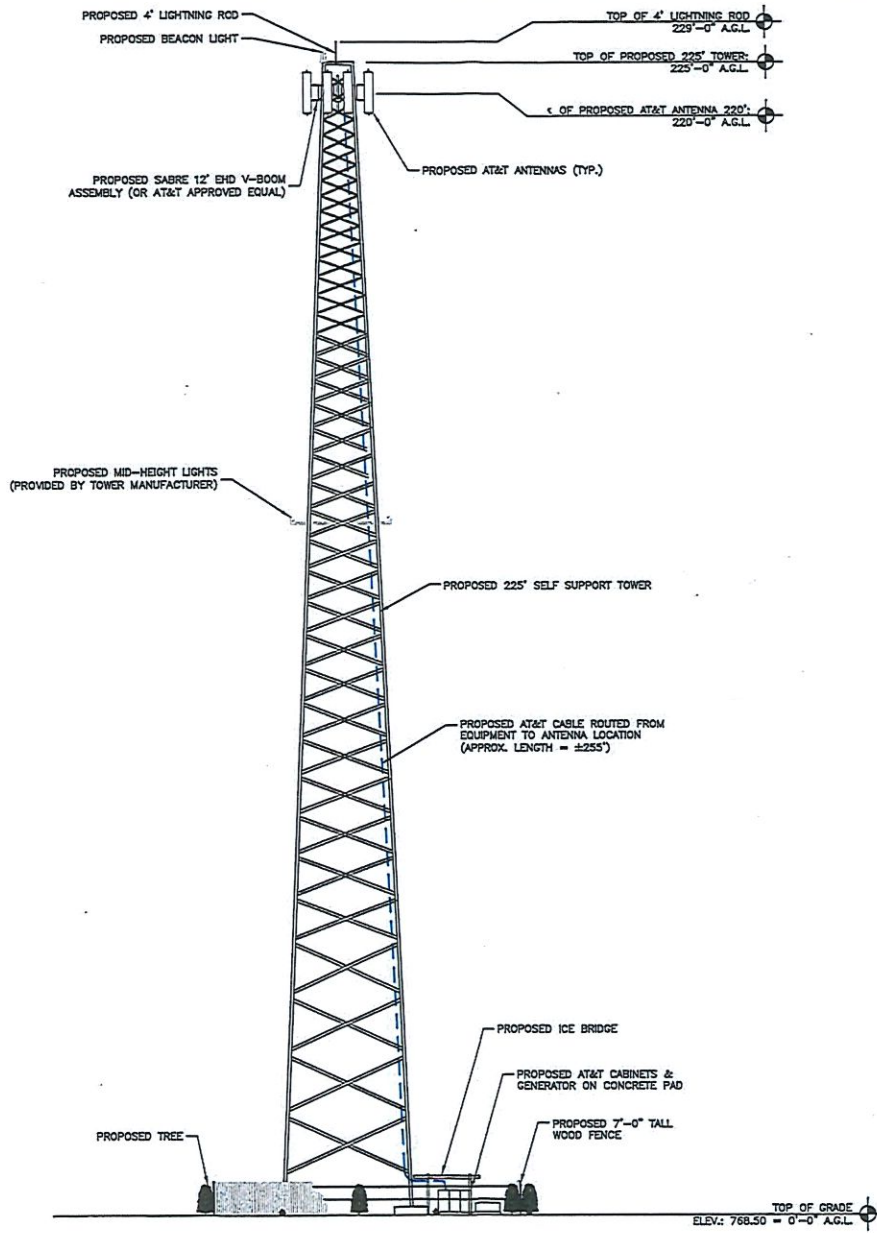
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TOWER ELEVATION

NTS | 1

SITE OWNER				
APPLICANT				
SITE ACQUISITION / ENGINEERING	 			
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SHEET TITLE	TOWER ELEVATION			
SHEET NUMBER	ZD-5			

PC RESOLUTION NO. 02-2022

A RESOLUTION OF THE CITY OF CLINTON PLANNING COMMISSION REGARDING AN APPLICATION FOR A CONDITIONAL USE PERMIT FOR PLACEMENT OF A COMMUNICATIONS TOWER.

WHEREAS, on July 8, 2022, Patrick Erwin, authorized agent for Tillman Infrastructure, LLC, submitted an application for a conditional use permit for the placement of a communications tower on property commonly known as 1106 S. Second Street; and

WHEREAS, the Clinton Planning Commission conducted a public hearing on September 12, 2022, regarding the application;

WHEREAS, on September 12, 2022, the Clinton Planning Commission voted to deny the application for the following reasons:

- a. The extreme height of the tower would have a negative impact on the neighborhood.
- b. The engineer's report failed to adequately address Sec. 36-372(b) of the City of Clinton Code of Ordinances.

and;

WHEREAS, prior to formal denial of the application, the applicant submitted a revised site plan on October 3, 2022, identifying a new location;

NOW THEREFORE BE IT HEREBY RESOLVED BY THE CLINTON PLANNING COMMISSION AS FOLLOWS:

Section 1. The application by Tillman Infrastructure, LLC, for a conditional use permit to place a communications tower on property known as 1106 S. Second Street, in accordance with the revised site plan (Exhibit A), is hereby approved.

Section 2. The Planning Commission Chair is hereby authorized to execute said resolution on behalf of the Clinton Planning Commission.

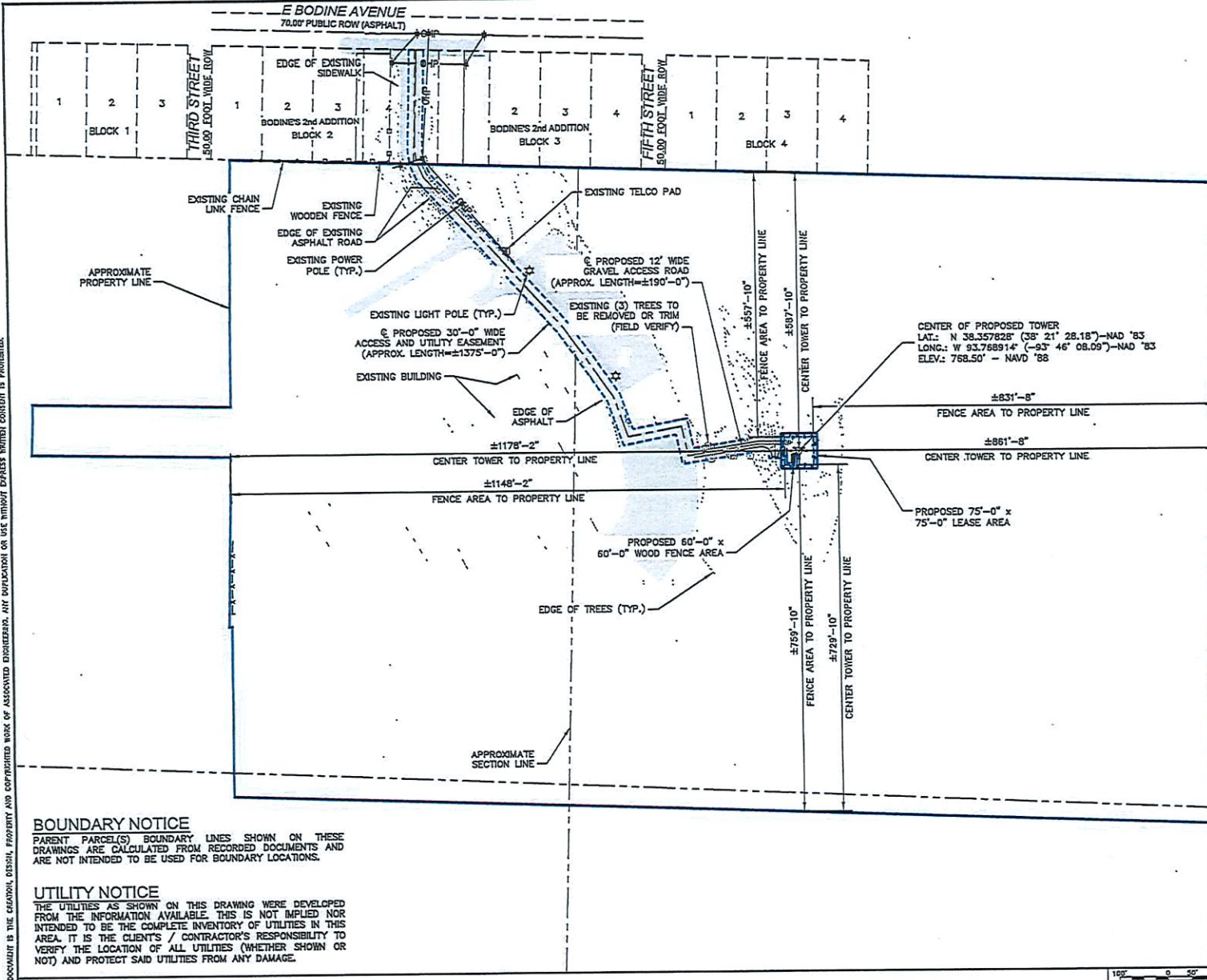
Read and passed this 3rd day of October, 2022.


Troy Bohannon
Acting Planning Commission Chair

ATTEST


Cheri Wilson
Planning Commission Secretary

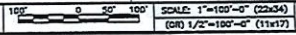
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BOUNDARY NOTICE
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OVERALL SITE VIEW



SITE OWNER			
APPLICANT			
SITE ACQUISITION / ENGINEERING	 AE INC, Project #6007		
SITE INFORMATION	CLINTON MO TI-OPP-16750 A/FA# 15203115 PAGE# TBD PT# TBD 1106 S 2ND STREET CLINTON, MO 64735		
DESIGN RECORD	REV	DATE	DESCRIPTION
	4	09/29/22	ZONING DRAWINGS
	3	09/14/22	ZONING DRAWINGS
	2	09/12/22	ZONING DRAWINGS
	1	08/02/22	ZONING DRAWINGS
	0	05/24/22	ZONING DRAWINGS
	A	05/18/22	ZONING DRAWINGS
PROFESSIONAL STAMP			
ENGINEER	Tom Mehl Date 06-29-2022 My LICENSE EXPIRES DATE IS 04/30/2025 I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF KANSAS		
SHEET TITLE	OVERALL SITE PLAN		
SHEET NUMBER	ZD-2		

EXHIBIT A

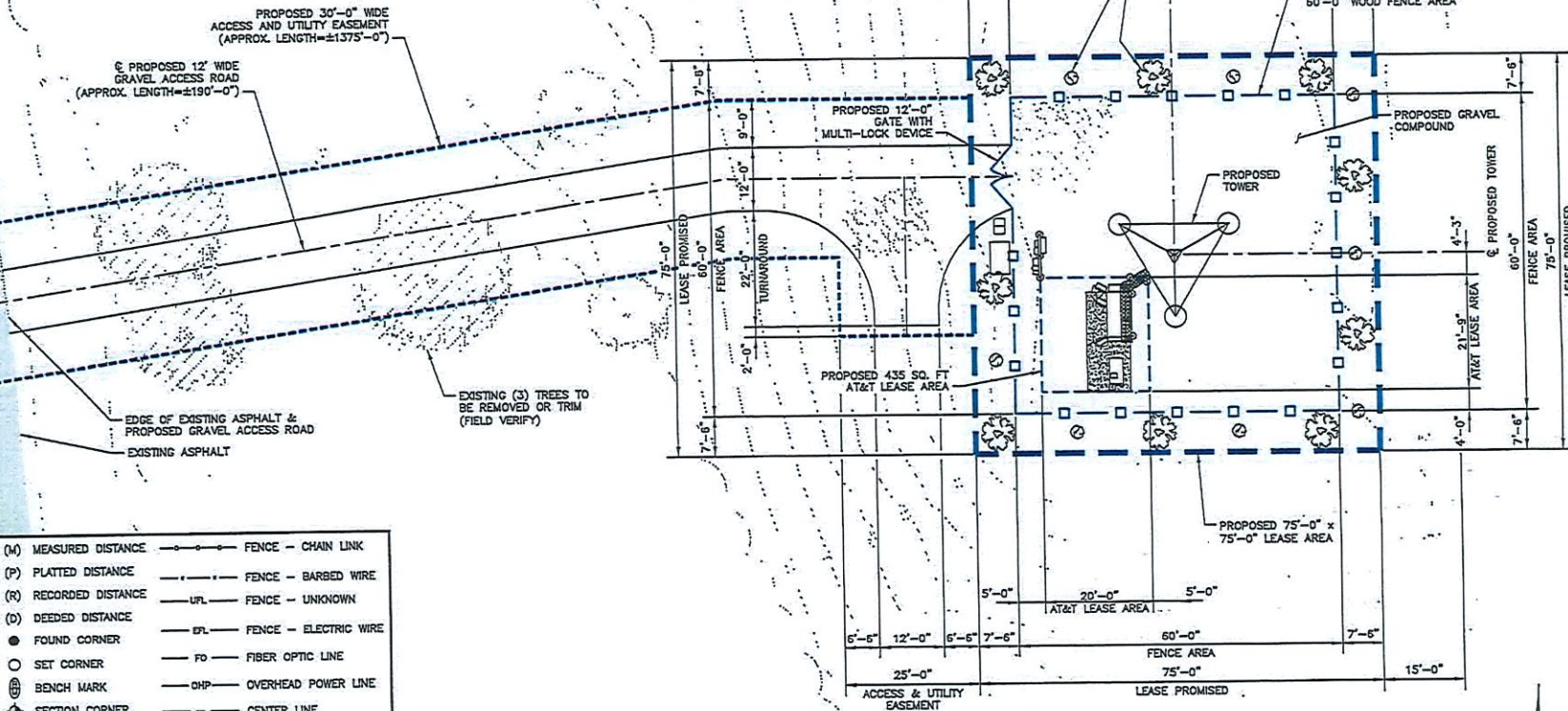
PRE-CONSTRUCTION ONLY

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(M)	MEASURED DISTANCE	—●—●—	FENCE - CHAIN LINK
(P)	PLATTED DISTANCE	— — — —	FENCE - BARBED WIRE
(R)	RECORDED DISTANCE	—U—U—	FENCE - UNKNOWN
(D)	DEEDED DISTANCE	—E—E—	FENCE - ELECTRIC WIRE
●	FOUND CORNER	—FO—	FIBER OPTIC LINE
○	SET CORNER	—OHP—	OVERHEAD POWER LINE
⊕	BENCH MARK	— — — —	CENTER LINE
⊕	SECTION CORNER	— — — —	LEASE LINE
⊕	FOUND ALUM. CAP WITH ROW SIGN (OR AS SHOWN)	— — — —	EASEMENT LINE
⊕	POWER POLE	— — — —	SECTION LINE
⊕	ELECTRIC METER	— — — —	
⊕	GAS METER	— — — —	
⊕	TELEPHONE BOX	— — — —	
⊕	LIGHT POST	— — — —	
⊕	HYDRANT	— — — —	
⊕	WATER METER	— — — —	

ENLARGED LEASE AREA DETAIL

SITE OWNER	TILLMAN INFRASTRUCTURE																												
APPLICANT	AT&T mobility corp.																												
SITE ACQUISITION / ENGINEERING	SKYWARD LAND SERVICES, INC. ASSOCIATED Engineering & Surveying AE INC. Project #6007																												
SITE INFORMATION	CLINTON MO TI-OPP-16750 A/FA# 15203115 PACE# TBD PT# TBD 1106 S 2ND STREET CLINTON, MO 64735																												
DESIGN RECORD	<table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td>4</td> <td>09/29/22</td> <td>ZONING DRAWINGS</td> <td>MS</td> </tr> <tr> <td>3</td> <td>09/14/22</td> <td>ZONING DRAWINGS</td> <td>JAV</td> </tr> <tr> <td>2</td> <td>08/12/22</td> <td>ZONING DRAWINGS</td> <td>JAV</td> </tr> <tr> <td>1</td> <td>08/02/22</td> <td>ZONING DRAWINGS</td> <td>JAV</td> </tr> <tr> <td>0</td> <td>05/24/22</td> <td>ZONING DRAWINGS</td> <td>JAV</td> </tr> <tr> <td>A</td> <td>05/18/22</td> <td>ZONING DRAWINGS</td> <td>JAV</td> </tr> </table>	REV	DATE	DESCRIPTION	BY	4	09/29/22	ZONING DRAWINGS	MS	3	09/14/22	ZONING DRAWINGS	JAV	2	08/12/22	ZONING DRAWINGS	JAV	1	08/02/22	ZONING DRAWINGS	JAV	0	05/24/22	ZONING DRAWINGS	JAV	A	05/18/22	ZONING DRAWINGS	JAV
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A	05/18/22	ZONING DRAWINGS	JAV																										
PROFESSIONAL STAMP																													
ENGINEER	Tom Meacham 05-29-2022 Tom Meacham License No. 00229-2022 I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF KANSAS.																												
SHEET TITLE	ENLARGED SITE PLAN																												
SHEET NUMBER	ZD-3																												

SCALE: 3/32"=1'-0" (22x4)
(OR) 3/64"=1'-0" (11x17)

EXHIBIT A

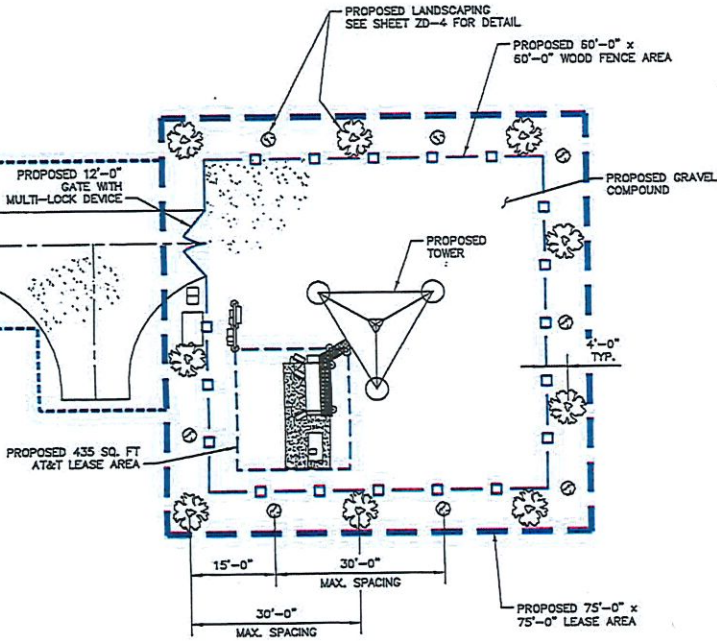
PRE-CONSTRUCTION ONLY

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UTILITY NOTICE

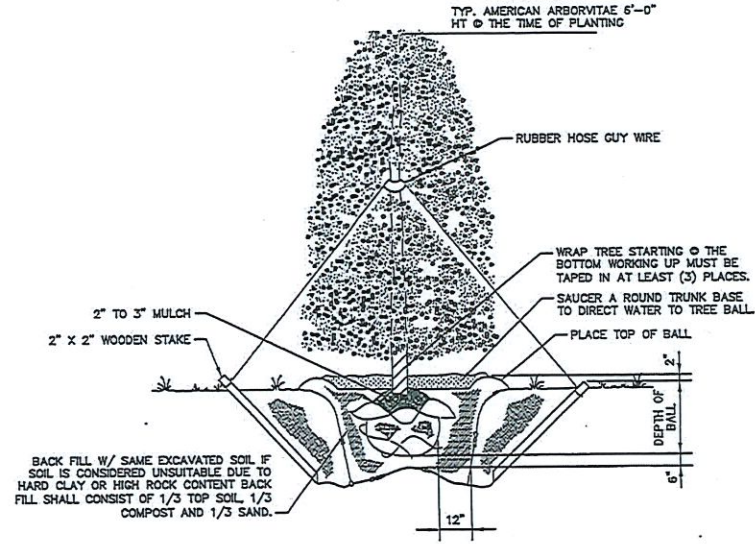
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ENLARGED LEASE AREA DETAIL

SCALE: 3/32"=1'-0" (20x20)
(20) 3/64"=1'-0" (13x17)



QUANTITY	COMMON NAME	BOTANICAL NAME	TRUNK CALIPER	PLANTING SIZE	PLANTING METHOD	DESIGN SIZE	
						SPREAD	HEIGHT
6	AMERICAN ARBORVITAE	THUJA OCCIDENTALIS	3 1/2" MIN.	6'-0"	B & B	5'-0"	8'-0"
6	GLOBE BLUE SPRUCE	CLAUCA GLOBOSA				4'-6"	3'-5"

DETAILS

SCALE: N.T.S.

SITE DRIVER	TILLMAN INFRASTRUCTURE																												
APPLICANT	AT&T mobility corp.																												
SITE ACQUISITION /ENGINEERING	SKYWARD LAND SERVICES, INC. ASSOCIATED Engineering & Surveying AE INC. Project #6007																												
SITE INFORMATION	CLINTON MO TI-OPP-16750 A/FA# 15203115 PACE# TBD PT# TBD 1106 S 2ND STREET CLINTON, MO 64735																												
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PROFESSIONAL STAMP																													
ENGINEER	<p>Tom March 08-29-2022 Date BY LICENSE EXPIRES DATE IS 04/29/2025</p> <p>I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF KANSAS</p>																												
SHEET TITLE	LANDSCAPE PLAN																												
SHEET NUMBER	ZD-4																												

EXHIBIT A

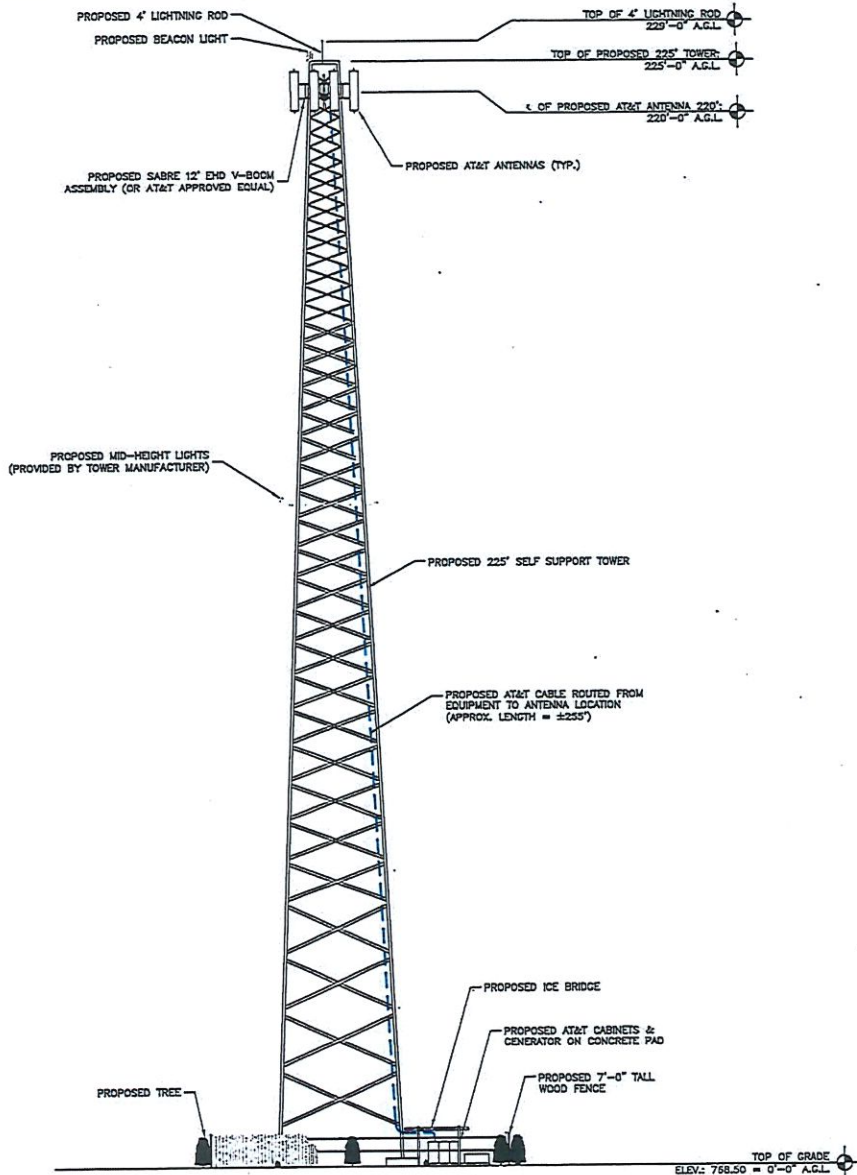
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PRE-CONSTRUCTION ONLY

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TOWER ELEVATION

NTS | 1

SITE OWNER	TILLMAN INFRASTRUCTURE																												
APPLICANT	AT&T mobility corp.																												
SITE ACQUISITION / ENGINEERING	SKYWARD LAND SERVICES, INC. ASSOCIATED Engineering & Surveying AE INC. Project #5007																												
SITE INFORMATION	CLINTON MO TI-OPP-16750 A/FA# 15203115 PACE# TBD PT# TBD 1106 S 2ND STREET CLINTON, MO 64735																												
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PROFESSIONAL STAMP																													
ENGINEER	<p><i>Tom Meacham</i> 05-29-2022</p> <p>Tom Meacham DBEP MY LICENSE EXPIRES DATE IS 04/30/2025</p> <p>I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF KANSAS</p>																												
SHEET TITLE	TOWER ELEVATION																												
SHEET NUMBER	ZD-5																												

EXHIBIT A



October 3, 2022

Ms. Chelsea Reeves
Tillman Infrastructure, LLC
299 Market St, Suite 350
Saddle Brook, NJ 07663

RE: Proposed 225' Sabre Self-Supporting Tower for TI-OPP-16750 Clinton, MO

Dear Ms. Reeves,

Upon receipt of order, we propose to design a tower for the above referenced project for a Basic Wind Speed of 109 mph and 40 mph with 2" radial ice, Risk Category II, Exposure C, Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

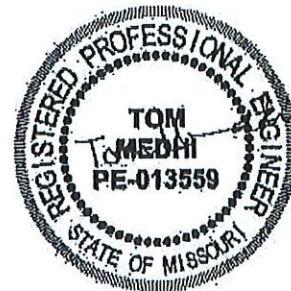
Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).

Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location "folding over" onto the portion of the tower below the failure location. *Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Towers & Poles.* In the event of total separation, this would result in a fall radius less than or equal to 124', which is within the property boundaries.

Sincerely,

A handwritten signature in blue ink that reads "Tom Medhi".

Tom Medhi, P.E.
Senior Engineer



Date Signed: October 3, 2022
License Renewal Date: December 31, 2023

APPLICATION FOR CONDITIONAL USE PERMIT

Name of Applicant: Patrick Erwin as Authorized Agent for Tillman Infrastructure, LLC

Name of Property Owner: Clinton School District #124

Location: 1106 S Second Street, Henry County, Clinton MO 64735

Zoning: R-1 No. of Off-Street parking spaces: N/A

Description of Proposed Use: To erect a 225 foot self-support tower on proposed lease area of 75' x 75'.

Date: 7/6/22 Signed: [Signature]

Applicant's Address: PO Box 25783, Overland Park KS 66225

Applicant's Telephone: Home: 913-626-4440 Work: 913-626-4440

Fee of \$100.00 paid July 8 20 22
Received by Director of Community Development July 7 20 22
Planning Commission Public Hearing held 9/12 20 22
Planning Commission recommended: [X] Approval [] Denial 10/3 20 22 Site #1
[X] Approval 10/3 20 22 Site #2
Bill No. 2022-20 1st reading 10/4 2022 2nd reading 10/18 20 22
City Council: [] Approved [X] Denied
Date 10/18 20 22 [Signature]
City Clerk

Ordinance No. NA

APPOINTMENT OF AGENT

The undersigned, Clinton School District #124 (the "Owner"), as the owner of the real property located at 1106 South Second Street, Clinton, MO 64735, with the PIN # of 18-1.0-11-003-001-005.000 (the "Property"), do hereby appoint Tillman Infrastructure LLC, their agent, successor or assigns, to act as our exclusive agent to execute any petitions or other documents necessary to affect the application for the approval, variance and necessary permits for a wireless communication tower to be located on the Property, including the following:

- 1. To submit the proper applications and the required supplemental materials.
- 2. To appear at public meetings to give representation and commitments on behalf of the Owner.
- 3. To act on the Owner's behalf without limitation with regard to any and all things directly or indirectly connected with or arising out of the application and future applications relating to the wireless communication tower.

Date: 6/7/2022

Signature of Owner

[Handwritten Signature]

Name: Destry J. Brown

Its: Superintendent

State of Missouri
County of Henry

I certify that the forgoing instrument was acknowledged before me this 7 day of June by Destry J. Brown. He/She is personally known to me or has produced _____ as identification and did take an oath.

Witness my hand and official seal in the county and state stated above on the 7 day of June, in the year 2022.

[Handwritten Signature]

Signature of Notary Public

Notary Public for the State of Missouri



May 17, 2022

Ms. Chelsea Reeves
Tillman Infrastructure, LLC
299 Market St, Suite 350
Saddle Brook, NJ 07663

RE: Proposed 225' Sabre Self-Supporting Tower for TI-OPP-16750 Clinton, MO

Dear Ms. Reeves,

Upon receipt of order, we propose to design a tower for the above referenced project for a Basic Wind Speed of 109 mph and 40 mph with 2" radial ice, Risk Category II, Exposure C, Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength/capacities include several safety factors. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).

Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location "folding over" onto the portion of the tower below the failure location. *Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Towers & Poles.* In the unlikely event of total separation, this would result in a fall radius less than or equal to 150'.

Sincerely,

Amy R. Herbst, P.E.
Senior Design Engineer



LANDLORD: CLINTON SCHOOL DISTRICT #124
 ADDRESS: 1106 S 2ND STREET
 CLINTON, MO 64735

PARCEL ID: 18-1.0-11-003-001-005.000
 CANDIDATE: A

LATITUDE (NAD 83): N 38.359164° (N 38° 21' 32.99")
 LONGITUDE (NAD 83): W 93.770942° (W 93° 46' 15.39")
 GROUND ELEVATION: 774.50' NAVD '88

TOWER HEIGHT: 225'-0" AGL
 OVERALL TOWER HEIGHT: 230'-0" AGL

ZONING: RESIDENTIAL

PRE-CONSTRUCTION ONLY
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NOTE:
 SITE MAY NEED LEVELING & GRADING AFTER FINAL LOCATION.

APPROXIMATE SECTION LINE

EXISTING CHAIN LINK FENCE

EXISTING WOODEN FENCE

PROPOSED TOWER

1135'-3"
 CENTER OF TOWER TO EXISTING FENCE CORNER

APPROXIMATE APPARENT PROPERTY LINE

±259'-1"
 CENTER OF TOWER TO EXISTING FENCE CORNER

PROPOSED TOWER

PROPOSED 435 SQ. FT. AT&T LEASE AREA
 PROPOSED 75'-0" x 75'-0" LEASE AREA
 PROPOSED 60'-0" x 60'-0" FENCE AREA

CENTER OF PROPOSED TOWER
 LAT.: N 38.359164° (38° 21' 32.99")-NAD '83
 LONG.: W 93.770942° (-93° 46' 15.39")-NAD '83
 ELEV.: 774.50' - NAVD '88

EXISTING PARKING LOT

EDGE OF ASPHALT

EXISTING LIGHT POLE (TYP.)

EXISTING BUILDING

EXISTING TELCO PAD

EDGE OF EXISTING ASPHALT ROAD

EDGE OF EXISTING SIDEWALK

EXISTING POWER POLE (TYP.)


EXISTING OVERHEAD POWER

EDGE OF TREES

E BODINE AVENUE
 ASPHALT

Bodine Ave

- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE
- (R) RECORDED DISTANCE
- (D) DEEDED DISTANCE
- FOUND CORNER
- SET CORNER
- ⊕ BENCH MARK
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- FENCE - UNKNOWN
- FENCE - ELECTRIC WIRE
- FO - FIBER OPTIC LINE
- OHP - OVERHEAD POWER LINE
- CENTER LINE
- APPARENT PROPERTY LINE
- ROW LINE
- LEASE LINE
- EASEMENT LINE
- SECTION LINE

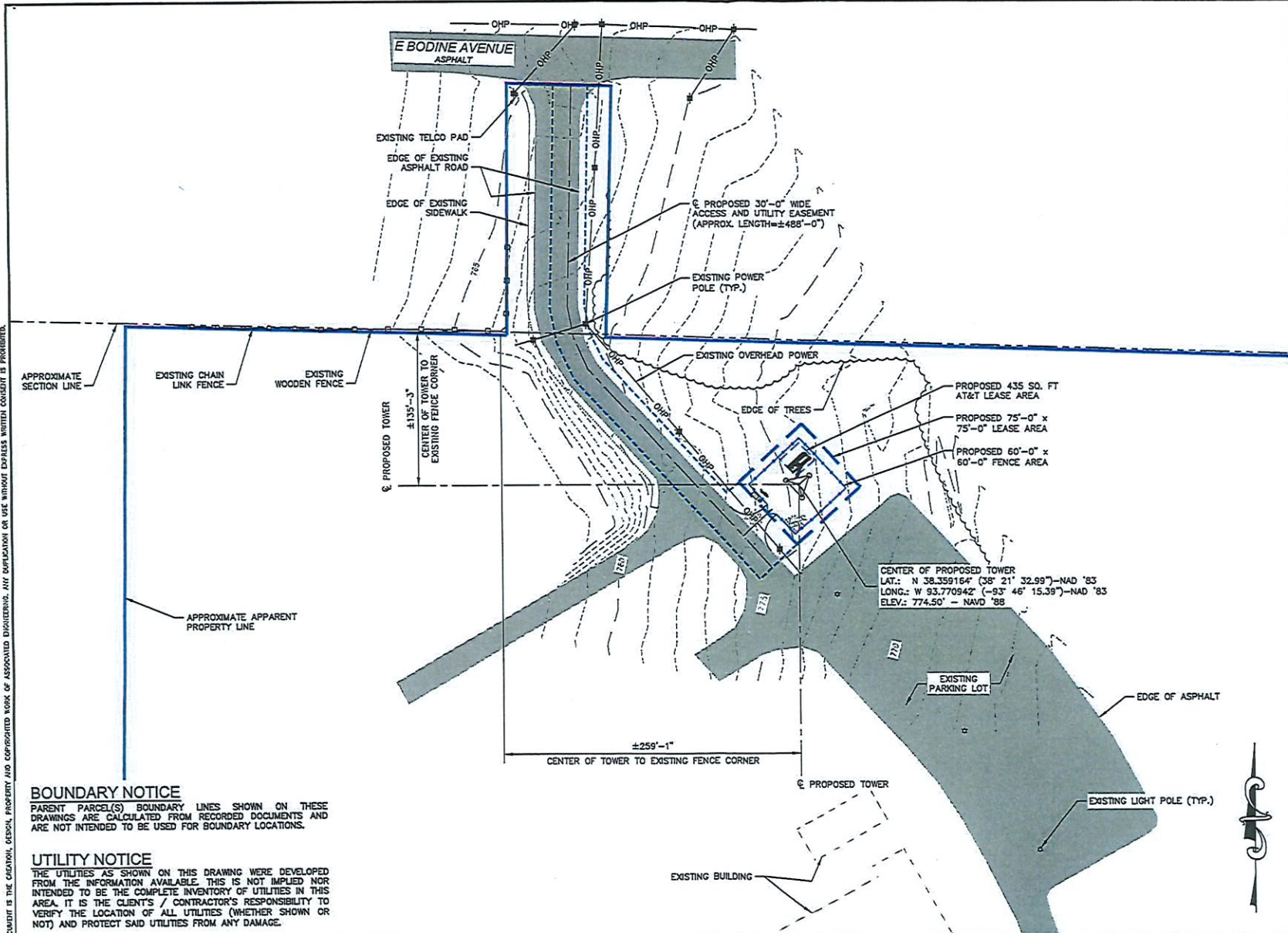
SITE DWIVER	TILLMAN INFRASTRUCTURE			
	APPLICANT			
SITE ACQUISITION ENGINEERING	AT&T mobility corp.			
	SKYWARD LAND SERVICES, INC.			
SITE INFORMATION	ASSOCIATED Engineering & Surveying AE INC. Project #5007			
	CLINTON MO TI-OPP-16750 A/FA# 15203115 PACE# TBD PT# TBD 1106 S 2ND STREET CLINTON, MO 64735			
DESIGN RECORD	0	05/24/22	ZONING DRAWINGS	JAY
	A	05/18/22	ZONING DRAWINGS	JAY
	REV	DATE	DESCRIPTION	BY
PROFESSIONAL STAMP				
	Tom Meach 05-24-2022 Tom Meach, License #252 I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF KANSAS			
SHEET TITLE	OVERALL SITE PLAN			
SHEET NUMBER	ZD-1			

OVERALL SITE VIEW

SCALE: 1"=40'-0" (20x34)
 (OR) 1/2"=40'-0" (11x17)

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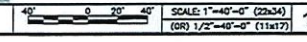
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OVERALL SITE VIEW



SITE DRIVER	TILLMAN INFRASTRUCTURE												
APPLICANT	AT&T mobility corp.												
SITE ACQUISITION / ENGINEERING	SKYWARD LAND SERVICES, INC. ASSOCIATED Engineering & Surveying AE INC. Project #6007												
SITE INFORMATION	CLINTON MO TI-OPP-16750 A/FA# 15203115 PACE# TBD PI# TBD 1106 S 2ND STREET CLINTON, MO 64735												
DESIGN RECORD	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>05/24/22</td> <td>ZONING DRAWINGS</td> <td>JMV</td> </tr> <tr> <td>A</td> <td>05/18/22</td> <td>ZONING DRAWINGS</td> <td>JMV</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	BY	0	05/24/22	ZONING DRAWINGS	JMV	A	05/18/22	ZONING DRAWINGS	JMV
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PROFESSIONAL STAMP													
ENGINEER	05-24-2022 Tom Meeth Date MY LICENSE RENEWAL DATE IS 04/30/2025 I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF KANSAS												
SHEET TITLE	OVERALL SITE PLAN												
SHEET NUMBER	ZD-2												

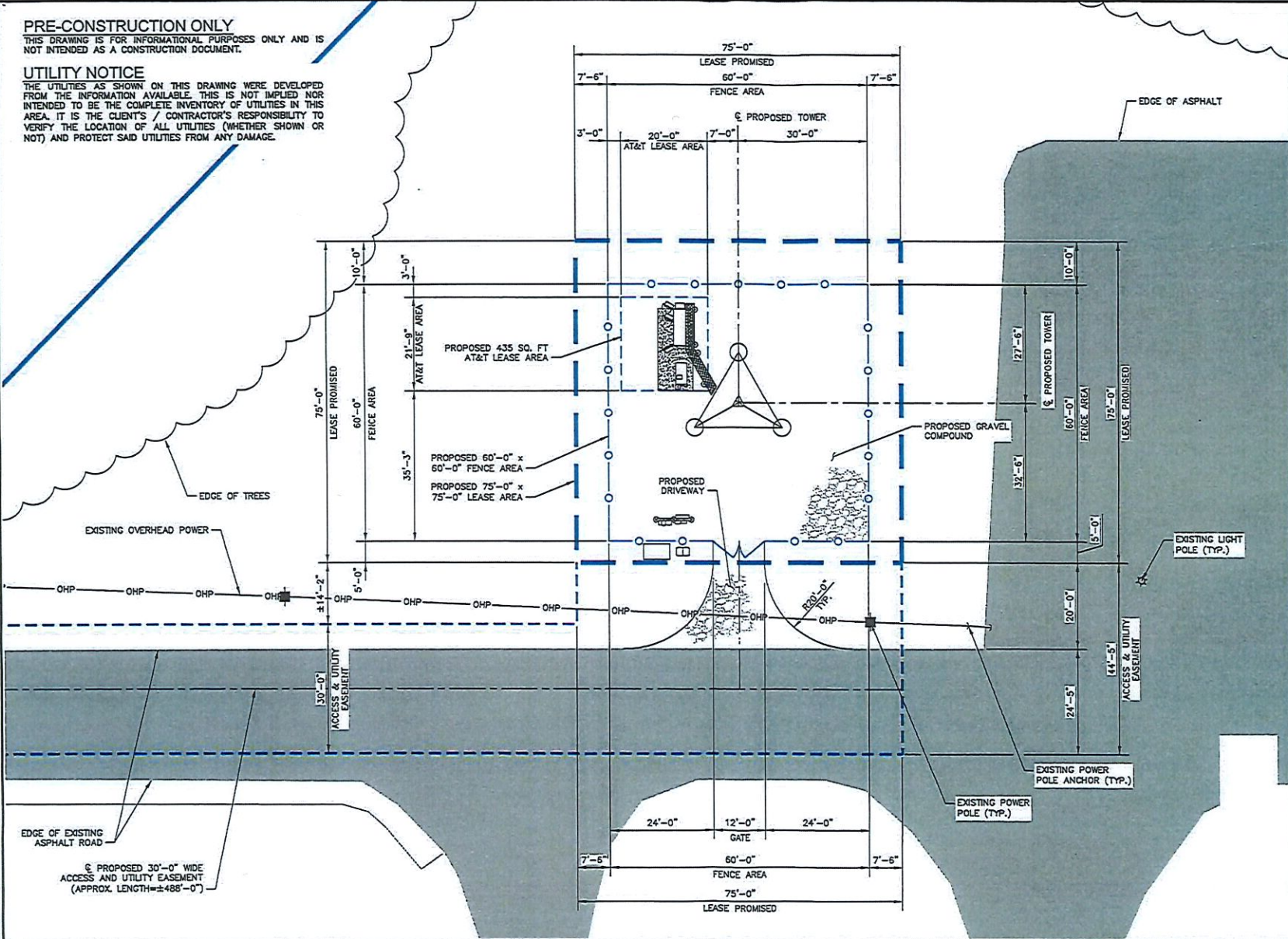
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ENLARGED LEASE AREA DETAIL

SCALE: 3/32"=1'-0" (22x34)
(OR) 3/64"=1'-0" (11x17)

SITE OWNER	TILLMAN INFRASTRUCTURE												
APPLICANT	AT&T mobility corp.												
SITE ACQUISITION / ENGINEERING	SKYWARD LAND SERVICES, INC. ASSOCIATED Engineering & Surveying AE INC. Project #5007												
SITE INFORMATION	CLINTON MO TI-OPP-16750 A/FA# 15203115 PACE# TBD PT# TBD 1106 S 2ND STREET CLINTON, MO 64735												
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PROFESSIONAL STAMP													
ENGINEER	<p>Tom Mechl 05-24-2022 Lsio MY LICENSE RENEWAL DATE IS 04/26/2023</p> <p>I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF KANSAS</p>												
SHEET TITLE	ENLARGED SITE PLAN												
SHEET NUMBER	ZD-3												

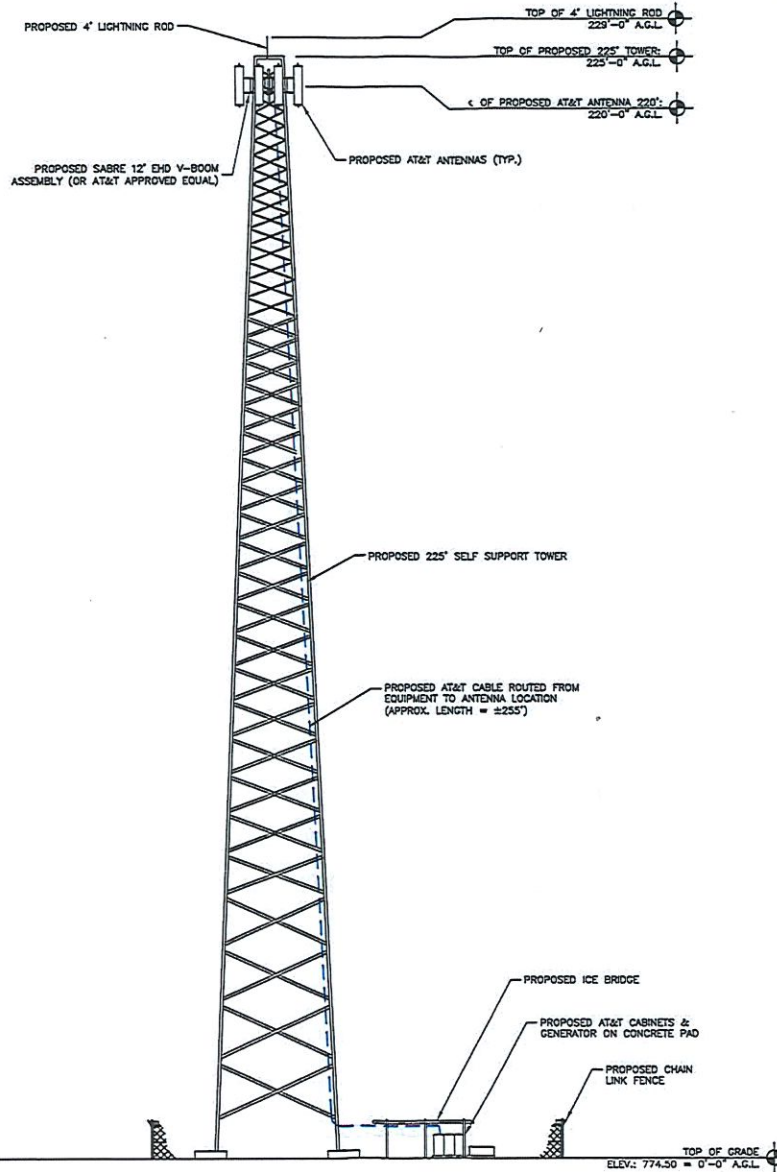
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TOWER ELEVATION

NTS 1

SITE OWNER	TILLMAN INFRASTRUCTURE												
APPLICANT	AT&T mobility corp.												
SITE ACQUISITION / ENGINEERING	SKYWARD LAND SERVICES, INC. ASSOCIATED Engineering & Surveying AE INC. Project #6007												
SITE INFORMATION	CLINTON MO TI-OPP-16750 A/FA# 15203115 PACE# TBD PT# TBD 1106 S 2ND STREET CLINTON, MO 64735												
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SHEET TITLE	TOWER ELEVATION												
SHEET NUMBER	ZD-4												

July 12, 2022

Ms. Chelsea Reeves
Tillman Infrastructure, LLC
299 Market St, Suite 350
Saddle Brook, NJ 07663

RE: Proposed 225' Sabre Self-Supporting Tower for TI-OPP-16750 Clinton, MO

Dear Ms. Reeves,

Upon receipt of order, we propose to design a tower for the above referenced project for a Basic Wind Speed of 109 mph and 40 mph with 2" radial ice, Risk Category II, Exposure C, Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures and Antennas".

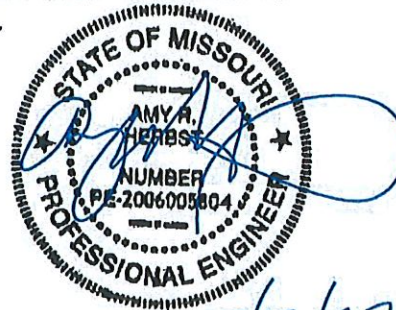
When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).

Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location "folding over" onto the portion of the tower below the failure location. *Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Towers & Poles.* In the unlikely event of total separation, this would result in a fall radius less than or equal to 135'.

Sincerely,

Amy R. Herbst, P.E.
Senior Design Engineer



7/12/22



TRILEAF

environmental architecture engineering

1515 Des Peres Road, Suite 200, Saint Louis, Missouri 63131 - 314.997.6111 - www.trileaf.com

July 19, 2022

City of Clinton City Hall
Attn: Ms. Wendee Seaton
105 E. Ohio Street
Clinton, MO 64735
Phone: 660-885-6121

RE: **Tillman Infrastructure LLC – Clinton MO DT/ Project# TI-OPP-16750 – Trileaf Project #704803**
S 2nd, Clinton, Missouri 64735
Henry County, Clinton South Quadrangle (USGS)
Latitude: 38° 21' 32.99" N, Longitude: 93° 46' 15.39" W

Dear Ms. Seaton:

Trileaf Corporation is in the process of completing a NEPA Review at the referenced property. Our client proposes to build a new 225-foot self-support tower with small cell antennas at a centerline height of 220-feet with an overall height of 245-feet. The tower and associated equipment will be in a 75 by 75-foot lease area. The antenna will be licensed by the Federal Communications Commission (FCC).

Our investigation includes determining if the site is contained in, on or within the viewshed of a building, site, district, structure, or object, significant in American history, architecture, archaeology, engineering, or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places or located in or on an Indian Religious Site.

Trileaf is requesting information regarding this tower's potential effect on Historic Properties. All information received will be forwarded to the State Historic Preservation Office (SHPO) as part of the Section 106 review process. *Additionally, this invitation to comment is separate from any local planning/zoning process that may apply to this project.*

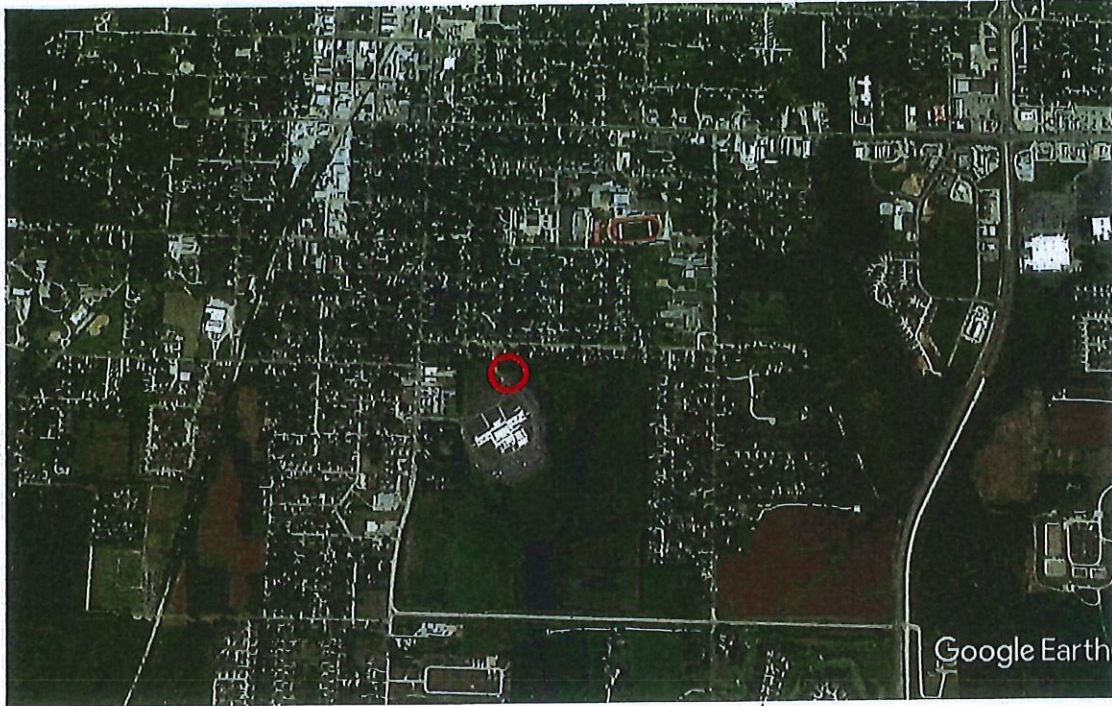
If you wish to comment or be considered a consulting party, please respond within thirty (30) days of the date of this letter. If a response is not received within thirty (30) days, it will be assumed that you have no objections to this undertaking. A site topography map and aerial photograph are enclosed for your reference.

Please call me at 314-997-6111 or email m.croyle@trileaf.com if you need additional information or have any questions. Thank you for your assistance in this regard.

Sincerely,



Madyson Croyle
Project Scientist



Site Location & Surrounding Properties



Site Location

----- Easement

Aerial Photographs (2017)

Tillman Infrastructure LLC – Clinton MO DT
S 2nd
Clinton, Missouri 64735



Clinton South Quadrangle, Missouri (2021)

Contour Interval = 10 Feet

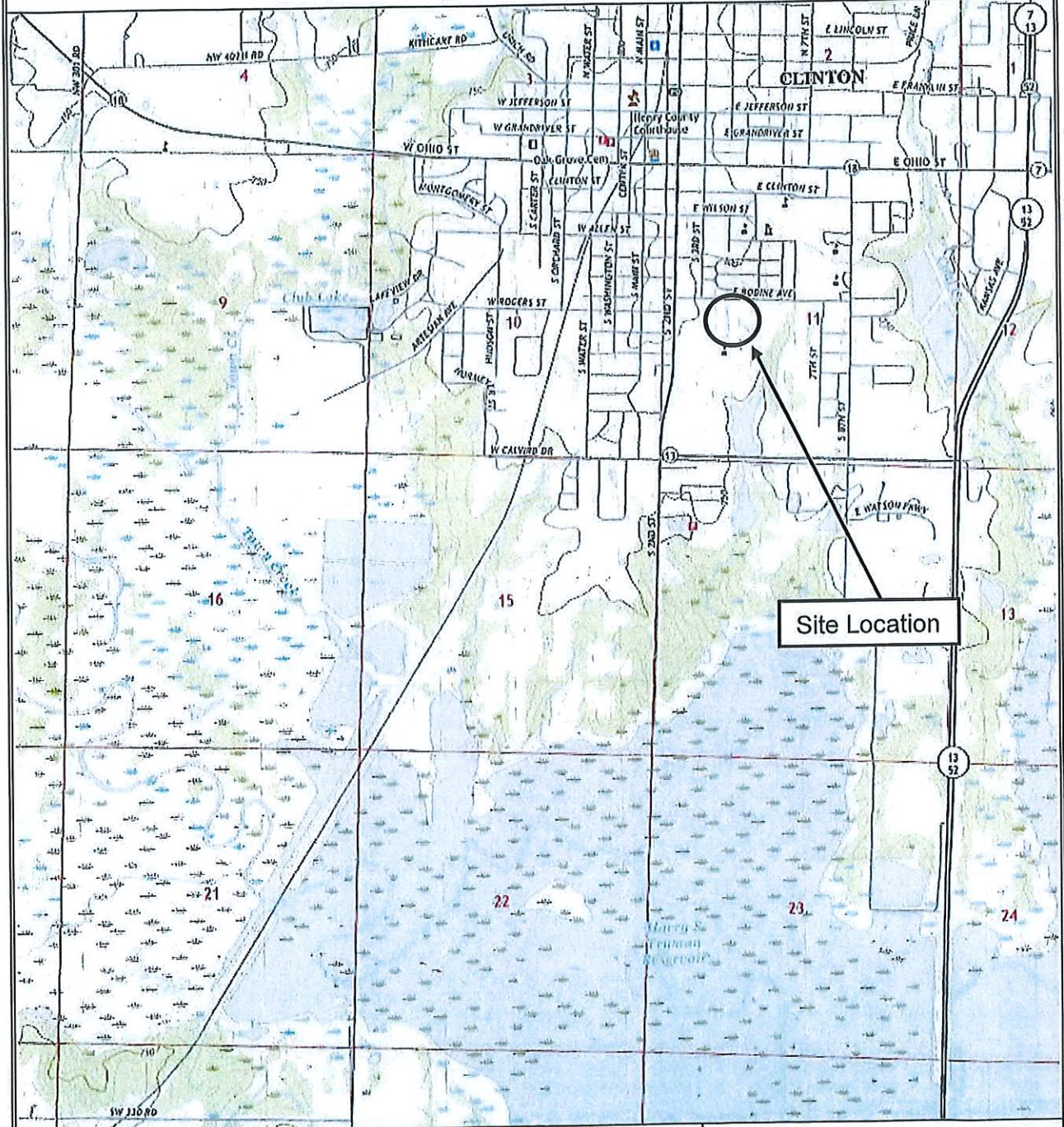
Scale 1 Inch = ~2,000 Feet

Latitude: 38° 21' 32.99" N, Longitude: 93° 46' 15.39" W

Township: T41N Range: R26W Section: S11



North



Site Vicinity Map

Tillman Infrastructure LLC – Clinton MO DT

S 2nd

Clinton, Missouri 64735

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