

292-2020

CERTIFIED COPY OF ORDER

STATE OF MISSOURI

July Session of the July Adjourned

Term. 20 20

County of Boone

} ea.

In the County Commission of said county, on the

2nd

day of

July

20 20

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby authorize the Presiding Commissioner to sign the attached Finding of Public Nuisance and Order for Abatement of a public nuisance located at 4340-4342 Bethany Drive, parcel #16-712-29-02-035.00 01.

Done this 2nd day of July 2020.

ATTEST:

Brianna L. Lennon

Brianna L. Lennon
Clerk of the County Commission

Daniel Atwill

Daniel K. Atwill
Presiding Commissioner

Fred J. Parry
Fred J. Parry
District I Commissioner

Janet M. Thompson
Janet M. Thompson
District II Commissioner

**BEFORE THE COUNTY COMMISSION OF
BOONE COUNTY, MISSOURI**

In Re: Nuisance Abatement)
4340-4342 Bethany Drive)
Columbia, Mo 65203)

) July Session
) July Adjourned
) Term 2020
) Commission Order No. 292-2020

FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT

NOW on this 2nd day of July 2020, the County Commission of Boone County, Missouri met in regular session and entered the following findings of fact, conclusions of law and order for abatement of nuisance:

Findings of Fact and Conclusions of Law

The County Commission finds as fact and concludes as a matter of law the following:

1. The Boone County Code of Health Regulations (the "Code") are officially noticed and are made a part of the record in this proceeding.
2. The City of Columbia/Boone County Health Department administrative record is made a part of the record in this proceeding and incorporated herein by reference. In addition, any live testimony of the official(s) of the department and other interested persons are made a part of the record in this proceeding.
3. A public nuisance exists described as follows: trash, rubbish, garbage, and a growth of weeds in excess of twelve inches high on the premises.
4. The location of the public nuisance is as follows: 4340-4342 Bethany Drive, Columbia, MO, a/k/a parcel# 16-712-29-02-035.00 01, Bellview Acres, Block 2, Lot 31, Section 29, Township 48, Range 13 as shown by deed book 4636 page 0089, Boone County
5. The specific violation of the Code is: trash, rubbish and garbage in violation of section 6.5 of the Code and a growth of weeds in excess of twelve inches high in violation of section 6.7 of the Code.
6. The Health Director's designated Health Official made the above determination of the existence of the public nuisance at the above location. Notice of that determination and the requirement for abatement was given in accordance with section 6.10.1 of the Code on the 2nd day of June 2020, to the property owner.
7. The above described public nuisance was not abated. As required by section 6.10.2 of the Code, the property owner was given notice of the hearing conducted this date before the Boone County Commission for an order to abate the above nuisance at government expense with the cost and expense thereof to be charged against the above described property as a special tax bill and added to the real estate taxes for said property for the current year.
8. No credible evidence has been presented at the hearing to demonstrate that no public nuisance exists or that abatement has been performed or is unnecessary; accordingly,

in accordance with section 6.10.2 of the Code and section 67.402, RSMo, the County Commission finds and determines from the credible evidence presented that a public nuisance exists at the above location which requires abatement and that the parties responsible for abating such nuisance have failed to do so as required by the Health Director or Official's original order referred to above.

Order For Abatement Chargeable As a Special Assessment To The Property

Based upon the foregoing, the County Commission hereby orders abatement of the above described public nuisance at public expense and the Health Director is hereby authorized and directed to carry out this order.

It is further ordered and directed that the Health Director submit a bill for the cost and expense of abatement to the County Clerk for attachment to this order and that the County Clerk submit a certified copy of this order and such bill to the County Collector for inclusion as a special assessment on the real property tax bill for the above described property for the current year in accordance with section 67.402, RSMo.

WITNESS the signature of the presiding commissioner on behalf Boone County Commission on the day and year first above written.

Boone County, Missouri
By Boone County Commission

Daniel Atwill
Presiding Commissioner

ATTEST:

Brianna Lennon
Boone County Clerk

Tiffany Humfeld

4340-4342 Bethany Drive

Health Department nuisance notice – timeline

- 5/12/20: Citizen complaint received
- 5/13/20: Initial inspection conducted
- 5/15/20: Notice of violation sent to owner, return receipt requested
- 6/2/20: Notice of violation posted in a newspaper of general circulation published within the geographic vicinity where the violation occurred
- 6/17/20: Reinspection conducted – violation not abated
- 6/18/20: Hearing notice sent
- 6/25/20: Reinspection conducted – violation not abated – Photographs taken ~ 4:00 p.m.

Photographs taken 6/25/20 @ ~ 4:00 p.m.

Trash, rubbish and garbage and a growth of weeds in excess of twelve inches high on the premises







city of
Columbia
Columbia/Boone County
Public Health & Human Services

COPY



HEARING NOTICE

HUMFELD TIFFANY
PO BOX 54
SEAL BEACH, CA 90740

An inspection of the property you own located at 4340-4342 Bethany Drive (parcel # 16-712-29-02-035.00 01) was conducted on June 17, 2020 and revealed trash, rubbish, garbage, and a growth of weeds in excess of twelve inches high on the premises. This condition was declared to be a nuisance and a violation of Boone County Public Nuisance Ordinance Section 6.5 and 6.7.

You are herewith notified that a hearing will be held before the County Commission on July 2, 2020 at 1:30 p.m. in **Room 301** at the Boone County Government Center, 801 E. Walnut Street, Columbia, Missouri. The purpose of this hearing will be to determine whether a violation exists. If the County Commission determines that a violation exists, it will order the violation to be abated. **You may participate in this hearing in-person (the number of in-person attendees permitted in the room will be limited to ensure social distancing) or via conference call by calling 425-585-6224, Access Code: 802-162-168.**

If the nuisance is not removed as ordered, any property contributing to the nuisance is deemed forfeited, and the County Commission may have the nuisance seized, removed, and abated. All costs of seizure, removal, and abatement, plus administrative fees, will be assessed against the property in a tax bill. **If the above nuisance condition has been corrected prior to the hearing, you do not have to appear for the hearing.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter.

Sincerely,

Garth Baker
Environmental Public Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 18th day of

June 2020 by DH



Page : 1 of 1 06/01/2020 10:43:08

Order Number : 31006535
PO Number :
Customer : L30954561 Col/BC Dept Pub Health/Human Services
Contact : Donna
Address1 : P.O. Box 6015
Address2 :
City St Zip : Columbia MO 65205
Phone : (573) 874-7488
Fax :
Credit Card :
Printed By : Cook, Melody R.
Entered By : Cook, Melody R.

Keywords : HUMFELD TIFFANY
Notes :
Zones :

Ad Number : 31018610
Ad Key : 31006535
Salesperson : 67 - Legal Acct
Publication : Columbia Missourian
Section : Health
Sub Section : Classified Section
Category : Legal Notices 1300
Dates Run : 06/02/2020-06/02/2020
Days : 1
Size : 1 x 5.40, 54 lines
Words : 295
Ad Rate : Open
Ad Price : 35.10
Amount Paid : 0.00
Amount Due : 35.10

NOTICE OF DECLARATION OF
PUBLIC NUISANCE AND ORDER
OF ABATEMENT

HUMFELD TIFFANY

PO BOX 54

SEAL BEACH, CA 90740

In accordance with section 67.402 RSMo and section 6.10, Boone County Code of Health Regulations, the undersigned gives notice to the above named persons or entities that the following described real property is hereby declared to contain the following described public nuisance which is ordered abated within 15 days of the date of this notice, and that if such abatement does not occur, then such nuisance may be ordered abated by action of the Columbia/Boone County Department of Public Health, with the cost thereof to be the subject of a special tax bill against the property subject to abatement.

Property Description: 4340-4342 Bethany Drive as shown by deed book 4636 page 0089

Type of Nuisance: A growth of weeds in excess of twelve inches high, and trash, rubbish and garbage on the premises.

The above named persons are further notified that if they fail to abate such nuisance within the time specified in this notice, or fail to appeal this declaration of public nuisance and order of abatement within the time permitted for abatement specified in this notice, then a public hearing shall be conducted before the Boone County Commission, Commission Chambers, 801 E. Walnut, Columbia MO 65201, at a time and date determined by the Commission, and the County Commission will make findings of fact, conclusions of law and a final decision concerning the public nuisance and order of abatement set forth herein. For information concerning these proceedings, contact the Columbia/Boone Department of Public Health, 1005 W. Worley Street, Columbia, MO 65203.

Date of Declaration, Order and Publication: June 2, 2020

Stephanie Browning, Director,
Columbia/Boone County
Department of Public Health

Insertion Date: June 2, 2020

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Tiffany Humfeld
 PO Box 54
 Seal Beach, CA
 90740



9590 9402 4956 9063 4005 25

2. Article Number (Transfer from service label)
 7019 0160 0000 9112 9459
 PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent-
 Tiffany Humfeld Address

B. Received by (Printed Name) *TH* Date of Delivery *6/2/20*

D. Is delivery address different from item 1?
 If YES, enter delivery address below:



3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

7019 0160 0000 9112 9565

CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ *6.90*

Total Postage and Fees \$ _____

Postmark: COLUMBIA MO 65201-9998 MAY 15 2020

Postmark Here: _____

Post to: *HUMFELD*
 Registered Article No. or FIM No. *103*
 City, State, ZIP+4® *SEAL BEACH CA 90740*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



COPY



CITY OF COLUMBIA/BOONE COUNTY, MISSOURI

HEALTH DEPARTMENT
DIVISION OF ENVIRONMENTAL HEALTH

NOTIFICATION OF DETERMINATION OF PUBLIC HEALTH HAZARD AND/OR NUISANCE AND ORDER FOR ABATEMENT

HUMFELD TIFFANY
PO BOX 54
SEAL BEACH, CA 90740

An inspection of the property you own located 4340-4342 BETHANY DR (parcel # 16-712-29-02-035.00 01) was conducted on May 13, 2020 and revealed a growth of weeds in excess of twelve inches high on the premises.

This condition is hereby declared to be a public nuisance. You are herewith notified that you must begin correcting this condition within 7 days of receipt of this notice and order and that if the above nuisance condition has not been fully corrected within **15 days** after the receipt of this notice, an additional enforcement action will result for violation of Boone County Public Nuisance Ordinance Section 6.7. A reinspection will be conducted at the end of the 15-day period. If the above nuisance condition has not been fully corrected by that time, a hearing before the Boone County Commission will be called to determine whether a violation exists. If the County Commission determines that a violation exists and the nuisance has not been removed as ordered under this notice, any property contributing to the nuisance is deemed forfeited, and the County Commission may have the nuisance seized, removed, and abated with the cost of such seizure, removal and abatement, plus administrative fees, charged against the property in a special tax bill. In addition, a complaint may be filed against you in Circuit Court. **If the above nuisance condition has been corrected within the 15-day period, no further action is necessary.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter. Your cooperation is greatly appreciated.

Sincerely,

Garth Baker
Environmental Public Health Specialist

This notice deposited in the U.S. Mail certified, return receipt requested on the 15th day of May 2020 by ML.

1005 W. Worley ♦ P.O. Box 6015 ♦ Columbia, Missouri 65205-6015
Phone: (573) 874-7346 ♦ TTY: (573) 874-7356 ♦ Fax: (573) 817-6407
www.GoColumbiaMo.com



Columbia/Boone County
Public Health & Human Services

COPY



NOTIFICATION OF DETERMINATION OF PUBLIC HEALTH HAZARD AND/OR NUISANCE AND ORDER FOR ABATEMENT

HUMFELD TIFFANY
PO BOX 54
SEAL BEACH, CA 90740

An inspection of the property you own located at own located at 4340-4342 BETHANY DR (parcel # 16-712-29-02-035.00 01) was conducted on May 13, 2020 and revealed trash, rubbish and garbage on the premises.

This condition is hereby declared to be a public nuisance. You are herewith notified that you must begin correcting this condition within 7 days of receipt of this notice and order and that if the above nuisance condition has not been fully corrected within **15 days** after the receipt of this notice, an additional enforcement action will result for violation of Boone County Public Nuisance Ordinance Section 6.5. A reinspection will be conducted at the end of the 15-day period. If the above nuisance condition has not been fully corrected by that time, a hearing before the Boone County Commission will be called to determine whether a violation exists. If the County Commission determines that a violation exists and the nuisance has not been removed as ordered under this notice, any property contributing to the nuisance is deemed forfeited, and the County Commission may have the nuisance seized, removed, and abated with the cost of such seizure, removal and abatement, plus administrative fees, charged against the property in a special tax bill. In addition, a complaint may be filed against you in Circuit Court. **If the above nuisance condition has been corrected within the 15-day period, no further action is necessary.**

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Sincerely,

Garth Baker
Environmental Public Health Specialist

This notice deposited in the U.S. Mail certified, return receipt requested on the 15th day of May 2020 by DLM.



West W. Water Street
Boone, MO 64601



Call to go



Tom Schauwecker Assessor

Parcel 16-712-29-02-035.00 01

Property Location W 4340-4342 BETHANY DR

City

Road COMMON ROAD DISTRICT (CO)

School COLUMBIA (C1)

Library COL BC LIBRARY (L4)

Fire BOONE COUNTY (F1)

Owner HUMFELD TIFFANY

Subdivision Plat Book/Page 0010 0141

Address PO BOX 54

Section/Township/Range 29 48 13

Care Of

Legal Description BELLVIEW ACRES NO 2 LOT 31 &
PT LOT 10 BLK 1 REPLAT

City, State, Zip SEAL BEACH, CA 90740

Lot Size 80.00 × 190.00

Irregular Shape Y

Deeded Acreage .00

Calculated Acreage .00

Deed Book/Page 4636 0089 4636 0088 2377 0158 2362 0018

CURRENT APPRAISED

Type	Total
RESIDENTIAL	89,420
Totals	89,420

CURRENT ASSESSED

Type	Total
RESIDENTIAL	16,989
Totals	16,989

PROPERTY DESCRIPTION

Year Built 1974 (ESTIMATE)

Use DUPLEX (102)

Basement FULL (4)

Attic NONE (1)

Bedrooms 6

Main Area 2,668

Full Bath 2

Finished Basement Area 0

Half Bath 2

Total Rooms 10

Total Square Feet 2,668

Boone County Assessor

801 E. Walnut St., Rm 143
Columbia, MO 65201-7733
assessor@boonecountymo.org

Office (573) 886-4251
Fax (573) 886-4254

Boone County, Missouri



Unofficial Document

Recorded in Boone County, Missouri

Date and Time: 08/15/2016 at 09:49:24 AM

Instrument #: 2016017554 Book: 4636 Page: 88

Instrument Type: WD

Recording Fee: \$27.00 S

No. of Pages: 2



Boone-Central Title Company
File No. 1617019

Missouri General Warranty Deed

This Indenture, Made on 12 day of August, 2016, by and between

P & L Rentals, L.L.C., a Missouri limited liability company

as GRANTOR, and

Tiffany Humfeld, *A married person*

as GRANTEE, whose mailing address is: *P.O. Box 54
Seal Beach, Ca 90740*

Property Address: 4340-4342 W. Bethany Dr., Columbia, MO 65203

WITNESSETH: THAT THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Bargain, Sell, Convey and Confirm unto GRANTEE, GRANTEE'S heirs and assigns, the following described lots, tracts and parcels of land situated in the County of **Boone** and State of **Missouri**, to wit:

LOT THIRTY-ONE (31) OF BELLVIEW ACRES BLOCK #2 AS SHOWN BY PLAT RECORDED IN PLAT BOOK 10, PAGE 141, RECORDS OF BOONE COUNTY, MISSOURI.

ALSO, THAT PART OF LOT TEN (10) OF BELLVIEW ACRES SUBDIVISION BLOCK #1, REPLAT #1 AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 10, PAGE 176, RECORDS OF BOONE COUNTY, MISSOURI, LYING WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHEAST CORNER OF LOT THIRTY-ONE (31) OF BELLVIEW ACRES SUBDIVISION BLOCK #2 AS RECORDED IN PLAT BOOK 10, PAGE 141, THENCE IN A SOUTHERLY DIRECTION TO POINT FOUR (4) OF THE PLAT OF SAID BELLVIEW ACRES SUBDIVISION BLOCK #1, REPLAT #1.

Subject to easements, restrictions, reservations, and covenants of record, if any.

TO HAVE AND TO HOLD The premises aforesaid with all singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto GRANTEE and unto

Nora Dietzel, Recorder of Deeds

Boone County, Missouri

BOONE COUNTY MO AUG 15 2016

Unofficial Document

GRANTEE'S heirs and assigns forever; the GRANTOR hereby covenanting that GRANTOR is lawfully seized of an indefeasible estate in fee of the premises hereinafter conveyed; that GRANTOR has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by GRANTOR or those under whom GRANTOR claims, except as stated above and except for all taxes assessments, general and special, not now due and payable, and that GRANTOR will warrant and defend the title to the said premises unto GRANTEE and unto GRANTEE'S heirs and assigns forever, against the lawful claims and demands of all persons whomsoever. If two or more persons constitute the GRANTOR or GRANTEE, the words GRANTOR and GRANTEE will be construed to read GRANTORS and GRANTEES whenever the sense of this Deed requires.

IN WITNESS WHEREOF, The GRANTOR has hereunto executed this instrument on the day and year above written.

P & L Rentals, L.L.C., a Missouri limited liability company By:

Paul D. Smith, member
Paul D. Smith, Member

Lisa A. Smith, member
Lisa A. Smith, Member

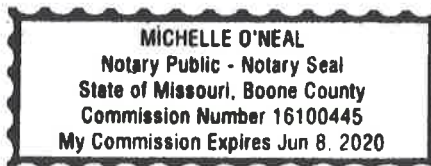
State of Missouri }
County of Boone } ss:

On this 11th day of August, 2016, before me, appeared **Paul D. Smith, Member and Lisa A. Smith, Member**, to me personally known, who being by me duly sworn, did say that they are the members of **P & L Rentals, L.L.C., a Missouri limited liability company**, and that said instrument was signed on behalf of the Company, and said **Paul D. Smith, Member and Lisa A. Smith, Member**, acknowledged said instrument to be the free act and deed of said Company.

Witness my hand and Notary Seal subscribed and affixed in said County and State, the day and year in this certificate above written.

Michelle O'Neal
Notary Public

My Term Expires: 6/8/20



Nora Dietzel, Recorder of Deeds

CERTIFIED COPY OF ORDER

STATE OF MISSOURI

} ea.

July Session of the July Adjourned

Term. 20 20

County of Boone

In the County Commission of said county, on the

2nd

day of

July

20 20

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby authorize the Presiding Commissioner to sign the attached Finding of Public Nuisance and Order for Abatement of a public nuisance located at 907 E. Nance Drive, parcel #11-908-25-00-009.00 01.

Done this 2nd day of July 2020.

ATTEST:

Brianna L. Lennon

Brianna L. Lennon
Clerk of the County Commission

Daniel Atwill

Daniel K. Atwill
Presiding Commissioner

Fred J. Parry
Fred J. Parry
District I Commissioner

Jane M. Thompson
Jane M. Thompson
District II Commissioner

**BEFORE THE COUNTY COMMISSION OF
BOONE COUNTY, MISSOURI**

In Re: Nuisance Abatement	)	July Session
907 E Nance Drive	)	July Adjourned
Columbia, Mo 65202	)	Term 2020
	)	Commission Order No. <u>293-2020</u>

FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT

NOW on this 2nd day of July 2020, the County Commission of Boone County, Missouri met in regular session and entered the following findings of fact, conclusions of law and order for abatement of nuisance:

Findings of Fact and Conclusions of Law

The County Commission finds as fact and concludes as a matter of law the following:

1. The Boone County Code of Health Regulations (the "Code") are officially noticed and are made a part of the record in this proceeding.
2. The City of Columbia/Boone County Health Department administrative record is made a part of the record in this proceeding and incorporated herein by reference. In addition, any live testimony of the official(s) of the department and other interested persons are made a part of the record in this proceeding.
3. A public nuisance exists described as follows: trash, rubbish, garbage and a growth of weeds in excess of twelve inches high on the premises.
4. The location of the public nuisance is as follows: 907 E Nance Drive, Columbia, MO, a/k/a parcel# 11-908-25-00-009.00 01, Section 15, Township 49, Range 13 as shown by deed book 1783 page 0428, Boone County.
5. The specific violation of the Code is: trash, rubbish and garbage in violation of section 6.5 of the Code and a growth of weeds in excess of twelve inches high in violation of section 6.7 of the Code.
6. The Health Director's designated Health Official made the above determination of the existence of the public nuisance at the above location. Notice of that determination and the requirement for abatement was given in accordance with section 6.10.1 of the Code on the 2nd day of June 2020, to the property owner.
7. The above described public nuisance was not abated. As required by section 6.10.2 of the Code, the property owner was given notice of the hearing conducted this date before the Boone County Commission for an order to abate the above nuisance at government expense with the cost and expense thereof to be charged against the above described property as a special tax bill and added to the real estate taxes for said property for the current year.
8. No credible evidence has been presented at the hearing to demonstrate that no public nuisance exists or that abatement has been performed or is unnecessary; accordingly,

in accordance with section 6.10.2 of the Code and section 67.402, RSMo, the County Commission finds and determines from the credible evidence presented that a public nuisance exists at the above location which requires abatement and that the parties responsible for abating such nuisance have failed to do so as required by the Health Director or Official's original order referred to above.

Order For Abatement Chargeable As a Special Assessment To The Property

Based upon the foregoing, the County Commission hereby orders abatement of the above described public nuisance at public expense and the Health Director is hereby authorized and directed to carry out this order.

It is further ordered and directed that the Health Director submit a bill for the cost and expense of abatement to the County Clerk for attachment to this order and that the County Clerk submit a certified copy of this order and such bill to the County Collector for inclusion as a special assessment on the real property tax bill for the above described property for the current year in accordance with section 67.402, RSMo.

WITNESS the signature of the presiding commissioner on behalf Boone County Commission on the day and year first above written.

Boone County, Missouri
By Boone County Commission

Daniel Atwill

Presiding Commissioner

ATTEST:

Brianna L. Lennon

Boone County Clerk

Forrest A & Faye C Pugh

907 E Nance Drive

Health Department nuisance notice – timeline

- 5/11/20: Citizen complaint received
- 5/11/20: Initial inspection conducted
- 5/12/20: Notice of violation sent to owner, return receipt requested
- 6/2/20: Notice of violation posted in a newspaper of general circulation published within the geographic vicinity where the violation occurred
- 6/17/20: Reinspection conducted – violation not abated – Photographs taken ~ 10:25 a.m.
- 6/18/20: Hearing notice sent

Photographs taken 6/17/20 @ ~ 10:25 a.m.

Trash, rubbish and garbage and a growth of weeds in excess of twelve inches high on the premises







COPY



HEARING NOTICE

PUGH FORREST A & FAYE C
907 E NANCE DRIVE
COLUMBIA, MO 65202

An inspection of the property you own located at 907 E Nance Drive (parcel # 11-908-25-00-009.00 01) was conducted on June 17, 2020 and revealed trash, rubbish, garbage, and a growth of weeds in excess of twelve inches high on the premises. This condition was declared to be a nuisance and a violation of Boone County Public Nuisance Ordinance Section 6.5 and 6.7.

You are herewith notified that a hearing will be held before the County Commission on July 2, 2020 at 1:30 p.m. in **Room 301** at the Boone County Government Center, 801 E. Walnut Street, Columbia, Missouri. The purpose of this hearing will be to determine whether a violation exists. If the County Commission determines that a violation exists, it will order the violation to be abated. **You may participate in this hearing in-person (the number of in-person attendees permitted in the room will be limited to ensure social distancing) or via conference call by calling 425-585-6224, Access Code: 802-162-168.**

If the nuisance is not removed as ordered, any property contributing to the nuisance is deemed forfeited, and the County Commission may have the nuisance seized, removed, and abated. All costs of seizure, removal, and abatement, plus administrative fees, will be assessed against the property in a tax bill. **If the above nuisance condition has been corrected prior to the hearing, you do not have to appear for the hearing.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter.

Sincerely,

Garth Baker
Environmental Public Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 18th day of

June 2020 by DLR



Page : 1 of 1 06/01/2020 10:29:21
Order Number : 31006533
PO Number :
Customer : L30954561 Col/BC Dept Pub Health/Human S
Contact : Donna
Address1 : P.O. Box 6015
Address2 :
City St Zip : Columbia MO 65205
Phone : (573) 874-7488
Fax :
Credit Card :
Printed By : Cook, Melody R.
Entered By : Cook, Melody R.
Keywords : PUGH FORREST A & FAYE C
Notes :
Zones :

Ad Number : 31018608
Ad Key : 31006533
Salesperson : 67 - Legal Acct
Publication : Columbia Missourian
Section : Classified Section
Sub Section : Classified Section
Category : Legal Notices 1300
Dates Run : 06/02/2020-06/02/2020
Days : 1
Size : 1 x 5.30, 53 lines
Words : 300
Ad Rate : Open
Ad Price : 34.45
Amount Paid : 0.00
Amount Due : 34.45

NOTICE OF DECLARATION OF
 PUBLIC NUISANCE AND ORDER
 OF ABATEMENT

PUGH FORREST A & FAYE C
 907 E NANCE DRIVE
 COLUMBIA, MO 65202
 In accordance with section 67.402 RSMo
 and section 6.10, Boone County Code of
 Health Regulations, the undersigned
 gives notice to the above named persons
 or entities that the following described
 real property is hereby declared to con-
 tain the following described public nu-
 sance which is ordered abated within 15
 days of the date of this notice, and that if
 such abatement does not occur, then
 such nuisance may be ordered abated by
 action of the Columbia/Boone County
 Department of Public Health, with the
 cost thereof to be the subject of a special
 tax bill against the property subject to
 abatement.
 Property Description: 907 E Nance Drive
 as shown by deed book 1783 page 0428
 Type of Nuisance: A growth of weeds in
 excess of twelve inches high, and trash,
 rubbish and garbage on the premises.
 The above named persons are further
 notified that if they fail to abate such nu-
 sance within the time specified in this no-
 tice, or fail to appeal this declaration of
 public nuisance and order of abatement
 within the time permitted for abatement
 specified in this notice, then a public
 hearing shall be conducted before the
 Boone County Commission, Commission
 Chambers, 801 E. Walnut, Columbia MO
 65201, at a time and date determined by
 the Commission, and the County Com-
 mission will make findings of fact, conclu-
 sions of law and a final decision concern-
 ing the public nuisance and order of
 abatement set forth herein. For informa-
 tion concerning these proceedings, con-
 tact the Columbia/Boone Department of
 Public Health, 1005 W. Worley Street,
 Columbia, MO 65203.
 Date of Declaration, Order and Publica-
 tion: June 2, 2020
 Stephanie Browning, Director,
 Columbia/Boone County
 Department of Public Health
 Insertion Dates: June 2, 2020

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

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

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

Postage \$ **6.90**

Total Postage and Fees



Sent To: **Forrest A + Faye C Pugh**
 Street and Apt. No., or Post Office Box No.,
907 E Nance Drive
 City, State, ZIP+4:
Columbia MO 65207

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

2646 2726 0000 0970 677



Division of Environmental Health
1005 W. Worley Street
Columbia, Missouri 65203



UNC

Handwritten signature and date: [Signature] 5/14

HAZARD AND/OR NUISANCE AN...

PUGH FORREST A & FAYE C
907 E NANCE DRIVE
COLUMBIA, MO 65202

CERTIFIED MAIL®



7019 0160 0000 9112 9497
70

Hasler

FIRST-CLASS MAIL

05/12/2020

US POSTAGE \$006.90



ZIP 65201
011E12850075

NIXIE 631 DE 1 0006/12/20

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 65203203705 *2760-04011-12-34

65203 > 2037
6520231002 C





CITY OF COLUMBIA/BOONE COUNTY, MISSOURI



HEALTH DEPARTMENT
DIVISION OF ENVIRONMENTAL HEALTH

NOTIFICATION OF DETERMINATION OF PUBLIC HEALTH HAZARD AND/OR NUISANCE AND ORDER FOR ABATEMENT

PUGH FORREST A & FAYE C
907 E NANCE DRIVE
COLUMBIA, MO 65202

An inspection of the property you own located 907 E NANCE DR (parcel # 11-908-25-00-009.00 01) was conducted on May 11, 2020 and revealed a growth of weeds in excess of twelve inches high on the premises.

This condition is hereby declared to be a public nuisance. You are herewith notified that you must begin correcting this condition within 7 days of receipt of this notice and order and that if the above nuisance condition has not been fully corrected within **15 days** after the receipt of this notice, an additional enforcement action will result for violation of Boone County Public Nuisance Ordinance Section 6.7. A reinspection will be conducted at the end of the 15-day period. If the above nuisance condition has not been fully corrected by that time, a hearing before the Boone County Commission will be called to determine whether a violation exists. If the County Commission determines that a violation exists and the nuisance has not been removed as ordered under this notice, any property contributing to the nuisance is deemed forfeited, and the County Commission may have the nuisance seized, removed, and abated with the cost of such seizure, removal and abatement, plus administrative fees, charged against the property in a special tax bill. In addition, a complaint may be filed against you in Circuit Court. **If the above nuisance condition has been corrected within the 15-day period, no further action is necessary.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter. Your cooperation is greatly appreciated.

Sincerely,

Garth Baker
Environmental Public Health Specialist

This notice deposited in the U.S. Mail certified, return receipt requested on the 12th day of May 2020 by DR.

1005 W. Worley ♦ P.O. Box 6015 ♦ Columbia, Missouri 65205-6015
Phone: (573) 874-7346 ♦ TTY: (573) 874-7356 ♦ Fax: (573) 817-6407
www.GoColumbiaMo.com



COPY



NOTIFICATION OF DETERMINATION OF PUBLIC HEALTH HAZARD AND/OR NUISANCE AND ORDER FOR ABATEMENT

PUGH FORREST A & FAYE C
907 E NANCE DRIVE
COLUMBIA, MO 65202

An inspection of the property you own located at own located at 907 E NANCE DR (parcel # 11-908-25-00-009.00 01) was conducted on May 11, 2020 and revealed trash, rubbish and garbage on the premises.

This condition is hereby declared to be a public nuisance. You are herewith notified that you must begin correcting this condition within 7 days of receipt of this notice and order and that if the above nuisance condition has not been fully corrected within **15 days** after the receipt of this notice, an additional enforcement action will result for violation of Boone County Public Nuisance Ordinance Section 6.5. A reinspection will be conducted at the end of the 15-day period. If the above nuisance condition has not been fully corrected by that time, a hearing before the Boone County Commission will be called to determine whether a violation exists. If the County Commission determines that a violation exists and the nuisance has not been removed as ordered under this notice, any property contributing to the nuisance is deemed forfeited, and the County Commission may have the nuisance seized, removed, and abated with the cost of such seizure, removal and abatement, plus administrative fees, charged against the property in a special tax bill. In addition, a complaint may be filed against you in Circuit Court. **If the above nuisance condition has been corrected within the 15-day period, no further action is necessary.**

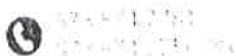
The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter. Your cooperation is greatly appreciated.

Sincerely,

Garth Baker
Environmental Public Health Specialist

This notice deposited in the U.S. Mail certified, return receipt requested on the 12th day of May 2020 by

DUT



1101 W. Water Street
Columbia, Missouri 65202



ColMo.gov



Tom Schauwecker Assessor

Parcel 11-908-25-00-009.00 01

Property Location 907 E NANCE DR

City

Road COMMON ROAD DISTRICT (CO)

School COLUMBIA (C1)

Library COL BC LIBRARY (L4)

Fire BOONE COUNTY (F1)

Owner PUGH FORREST A & FAYE C

Address 907 E NANCE DRIVE

Care Of

City, State, Zip COLUMBIA, MO 65202

Subdivision Plat Book/Page

Section/Township/Range 25 49 13

Legal Description

200 X 200 FT. PT EPT
N 1/2 NE (INC SUR 400-929)

Lot Size

.00 x .00

Irregular Shape

Deeded Acreage

.00

Calculated Acreage

1.60

Deed Book/Page

1783 0428 0854 0785

CURRENT APPRAISED

Type	Total
RESIDENTIAL	106,920
Totals	106,920

CURRENT ASSESSED

Type	Total
RESIDENTIAL	20,314
Totals	20,314

PROPERTY DESCRIPTION

Year Built 1970

Use SINGLE FAMILY (101)

Basement FULL (4)

Attic NONE (1)

Bedrooms 3

Main Area 1,542

Full Bath 2

Finished Basement Area 925

Half Bath 0

Total Rooms 8

Total Square Feet 2,467

Boone County Assessor801 E. Walnut St., Rm 143
Columbia, MO 65201-7733assessor@boonecountymo.org

Office (573) 886-4251

Fax (573) 886-4254

THIS DEED, Made and entered into this 12th day of September, 2001, by and between W.L. STONE, JR. AND MARILYN J. STONE, HUSBAND AND WIFE

Unofficial Document

party or parties of the first part of BOONE County, State of Missouri, grantor(s) and FORREST A. PUGH AND FAYE C. PUGH, HUSBAND AND WIFE

party or parties of the second part of BOONE County, State of Missouri, grantee(s).

Grantee's Mailing Address is 907 E. Nance Dr. Columbia MO 65202

WITNESSETH, that the said party or parties of the first part, in consideration of the sum of Ten Dollars and other valuable considerations paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the said party or parties of the second part the following described Real Estate, situated in the County of BOONE, State of Missouri, to-wit:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP FORTY-NINE (49) NORTH, RANGE THIRTEEN (13) WEST, OF THE FIFTH (5TH) PRINCIPAL MERIDIAN, IN BOONE COUNTY, MISSOURI, BEING SHOWN AND DESCRIBED AS THE WEST HALF (W 1/2) OF TRACT A-3 AS SHOWN BY THE SURVEY RECORDED IN BOOK 400, PAGE 929, RECORDS OF BOONE COUNTY, MISSOURI.

AND ALSO, A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP FORTY-NINE (49) NORTH, RANGE THIRTEEN (13) WEST, OF

(Continued)

TO HAVE AND TO HOLD THE SAME, together with all the rights, immunities, privileges, and appurtenances thereunto belonging unto the said party or parties of the second part forever, the said party or parties of the first part covenanting that said party or parties and the heirs, executors, administrators and assigns of such party or parties shall and will WARRANT AND DEFEND the title to the premises unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever, excepting however, the general taxes for the calendar year 2001 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said party or parties of the first part has or have hereunto set their hand or hands the day and year first above written.

W.L. Stone Jr
W.L. STONE, JR.

Marilyn J. Stone
MARILYN J. STONE

STATE OF MISSOURI }
COUNTY OF BOONE } ss

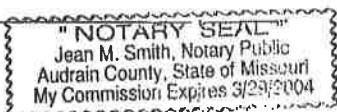
On this 12th day of September, 2001, before me personally appeared W.L. STONE, JR. AND MARILYN J. STONE, HUSBAND AND WIFE

to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in COLUMBIA, Missouri, the day and year first above written.

My term expires the _____ day of _____

(SEAL)



Jean M. Smith
signed

STATE OF MISSOURI }
COUNTY OF _____ } ss

IN THE RECORDER'S OFFICE

I, Recorder of said County, do hereby certify that the within instrument of Writing was, at _____ o'clock _____ M. on the _____ day of _____, duly filed for record in this office, and has been recorded in Book _____, Page _____.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at _____, Missouri on the day and year aforesaid.

Recorder of Deeds

Boone County, Missouri

Continuation of LEGAL DESCRIPTION Unofficial Document

429

THE FIFTH (5TH) PRINCIPAL MERIDIAN, IN BOONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE NORTH LINE OF SECTION 25 AND THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 64, A POINT 40.0 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 1344.8 FEET ALONG THE HIGHWAY 63 RIGHT-OF-WAY LINE; THENCE SOUTH 89 DEGREES 30' WEST 300.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 30' WEST, 200.0 FEET; THENCE NORTH 0 DEGREES 30' WEST, 200.0 FEET; THENCE NORTH 89 DEGREES 30' EAST 200.0 FEET; THENCE SOUTH 0 DEGREES 30' EAST, 200.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

STATE OF MISSOURI)
COUNTY OF BOONE) SS.

Document No. 23785

I, the undersigned Recorder of Deeds for said county and state do hereby certify that the foregoing instrument of writing was filed for record in my office on the 14th day of September, 2001 at 8 o'clock and 09:40 minutes AM and is truly recorded in Book 1783 Page 428.

Witness my hand and official seal on the day and year aforesaid.

BETTIE JOHNSON, RECORDER OF DEEDS

by Lisa Wyatt

deputy



Nora Dietzel, Recorder of Deeds

294-2020

CERTIFIED COPY OF ORDER

STATE OF MISSOURI

} ea.

July Session of the July Adjourned

Term. 20 20

County of Boone

In the County Commission of said county, on the

2nd

day of

July

20 20

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby authorize the Presiding Commissioner to sign the attached Finding of Public Nuisance and Order for Abatement of a public nuisance located at 4301-4303 Santa Barbara Drive, parcel #17-510-16-02-051.00 01.

Done this 2nd day of July 2020.

ATTEST:

Brianna L. Lennon
Brianna L. Lennon
Clerk of the County Commission

Daniel Atwill

Daniel K. Atwill
Presiding Commissioner

Fred J. Parry
Fred J. Parry
District I Commissioner

Janet M. Thompson
Janet M. Thompson
District II Commissioner

**BEFORE THE COUNTY COMMISSION OF
BOONE COUNTY, MISSOURI**

In Re: Nuisance Abatement	)	July Session
4301-4303 Santa Barbara Drive	)	July Adjourned
Columbia, Mo 65201	)	Term 2020
	)	Commission Order No. <u>294-2020</u>

FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT

NOW on this 2nd day of July 2020, the County Commission of Boone County, Missouri met in regular session and entered the following findings of fact, conclusions of law and order for abatement of nuisance:

Findings of Fact and Conclusions of Law

The County Commission finds as fact and concludes as a matter of law the following:

1. The Boone County Code of Health Regulations (the "Code") are officially noticed and are made a part of the record in this proceeding.
2. The City of Columbia/Boone County Health Department administrative record is made a part of the record in this proceeding and incorporated herein by reference. In addition, any live testimony of the official(s) of the department and other interested persons are made a part of the record in this proceeding.
3. A public nuisance exists described as follows: trash, rubbish and garbage on the premises.
4. The location of the public nuisance is as follows: 4301-4303 Santa Barbara Drive, Columbia, MO, a/k/a parcel# 17-510-16-02-051.00 01, New Haven Meadows, Lot 51, Section 16, Township 48, Range 12 as shown by deed book 2468 page 0036, Boone County
5. The specific violation of the Code is: trash, rubbish and garbage in violation of section 6.5 of the Code.
6. The Health Director's designated Health Official made the above determination of the existence of the public nuisance at the above location. Notice of that determination and the requirement for abatement was given in accordance with section 6.10.1 of the Code on the 2nd day of June 2020, to the property owner.
7. The above described public nuisance was not abated. As required by section 6.10.2 of the Code, the property owner was given notice of the hearing conducted this date before the Boone County Commission for an order to abate the above nuisance at government expense with the cost and expense thereof to be charged against the above described property as a special tax bill and added to the real estate taxes for said property for the current year.
8. No credible evidence has been presented at the hearing to demonstrate that no public nuisance exists or that abatement has been performed or is unnecessary; accordingly,

in accordance with section 6.10.2 of the Code and section 67.402, RSMo, the County Commission finds and determines from the credible evidence presented that a public nuisance exists at the above location which requires abatement and that the parties responsible for abating such nuisance have failed to do so as required by the Health Director or Official's original order referred to above.

Order For Abatement Chargeable As a Special Assessment To The Property

Based upon the foregoing, the County Commission hereby orders abatement of the above described public nuisance at public expense and the Health Director is hereby authorized and directed to carry out this order.

It is further ordered and directed that the Health Director submit a bill for the cost and expense of abatement to the County Clerk for attachment to this order and that the County Clerk submit a certified copy of this order and such bill to the County Collector for inclusion as a special assessment on the real property tax bill for the above described property for the current year in accordance with section 67.402, RSMo.

WITNESS the signature of the presiding commissioner on behalf Boone County Commission on the day and year first above written.

Boone County, Missouri
By Boone County Commission

Daniel Atwill

Presiding Commissioner

ATTEST:

Brianna T. Lennon

Boone County Clerk

Adam Fallert

4301-4303 Santa Barbra Drive

Health Department nuisance notice – timeline

- 5/15/20: Citizen complaint received
- 5/15/20: Initial inspection conducted
- 5/16/20: Notice of violation sent to owner, return receipt requested
- 6/2/20: Notice of violation posted in a newspaper of general circulation published within the geographic vicinity where the violation occurred
- 6/17/20: Reinspection conducted – violation not abated – Photographs taken ~ 10:10 a.m.
- 6/18/19: Hearing notice sent

Photographs taken 6/17/20 @ ~ 10:10 a.m.

Trash, rubbish and garbage on the premises





COPY



HEARING NOTICE

FALLERT ADAM
5131 W LOUISVILLE CT
COLUMBIA, MO 65203-5348

An inspection of the property you own located at 4301-4303 Santa Barbara Drive (parcel # 17-510-16-02-051.00 01) was conducted on June 17, 2020 and revealed trash, rubbish and garbage on the premises. This condition was declared to be a nuisance and a violation of Boone County Public Nuisance Ordinance Section 6.5.

You are herewith notified that a hearing will be held before the County Commission on July 2, 2020 at 1:30 p.m. in **Room 301** at the Boone County Government Center, 801 E. Walnut Street, Columbia, Missouri. The purpose of this hearing will be to determine whether a violation exists. If the County Commission determines that a violation exists, it will order the violation to be abated. **You may participate in this hearing in-person (the number of in-person attendees permitted in the room will be limited to ensure social distancing) or via conference call by calling 425-585-6224, Access Code: 802-162-168.**

If the nuisance is not removed as ordered, any property contributing to the nuisance is deemed forfeited, and the County Commission may have the nuisance seized, removed, and abated. All costs of seizure, removal, and abatement, plus administrative fees, will be assessed against the property in a tax bill. **If the above nuisance condition has been corrected prior to the hearing, you do not have to appear for the hearing.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter.

Sincerely,

Garth Baker
Environmental Public Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 18th day of

June 2020 by [signature]



Page : 1 of 1 06/01/2020 10:54:00

Order Number : 31006538
PO Number :
Customer : L30954561 Col/BC Dept Pub Health/Human St
Contact : Donna
Address1 : P.O. Box 6015
Address2 :
City St Zip : Columbia MO 65205
Phone : (573) 874-7488
Fax :
Credit Card :
Printed By : Cook, Melody R.
Entered By : Cook, Melody R.

Keywords : FALLERT ADAM
Notes :
Zones :

Ad Number : 31018613
Ad Key : 31006538
Salesperson : 67 - Legal Acct
Publication : Columbia Missourian
Section on Health : Classified Section
Sub Section : Classified Section
Category : Legal Notices 1300
Dates Run : 06/02/2020-06/02/2020
Days : 1
Size : 1 x 5.30, 53 lines
Words : 285
Ad Rate : Open
Ad Price : 34.45
Amount Paid : 0.00
Amount Due : 34.45

NOTICE OF DECLARATION OF
PUBLIC NUISANCE AND ORDER
OF ABATEMENT

FALLERT ADAM
5131 W LOUISVILLE CT
COLUMBIA, MO 65203-5348

In accordance with section 67.402 RSMo and section 6.10, Boone County Code of Health Regulations, the undersigned gives notice to the above named persons or entities that the following described real property is hereby declared to contain the following described public nuisance which is ordered abated within 15 days of the date of this notice, and that if such abatement does not occur, then such nuisance may be ordered abated by action of the Columbia/Boone County Department of Public Health, with the cost thereof to be the subject of a special tax bill against the property subject to abatement.

Property Description: 4301-4303 Santa Barbara Drive as shown by deed book 2468 page 0036

Type of Nuisance: Trash, rubbish and garbage on the premises.

The above named persons are further notified that if they fail to abate such nuisance within the time specified in this notice, or fail to appeal this declaration of public nuisance and order of abatement within the time permitted for abatement specified in this notice, then a public hearing shall be conducted before the Boone County Commission, Commission Chambers, 801 E. Walnut, Columbia MO 65201, at a time and date determined by the Commission, and the County Commission will make findings of fact, conclusions of law and a final decision concerning the public nuisance and order of abatement set forth herein. For information concerning these proceedings, contact the Columbia/Boone Department of Public Health, 1005 W. Worley Street, Columbia, MO 65203.

Date of Declaration, Order and Publication: June 2, 2020

Stephanie Browning, Director,
Columbia/Boone County
Department of Public Health

Insertion Date: June 2, 2020



Division of Environmr
1005 W. Worley Stre
Columbia, Missouri 6



7017 2680 0000 8837 2115

Hasler
05/19/2020
US POSTAGE \$006.90⁹



ZIP 65201
01E12860071

DTNL
MAY 20 2020

HAZARD AND/OR NUISANCE AND

FALLERT ADAM
5131 W LOUISVILLE CT
COLUMBIA, MO 65203-5348

6520345348 C047

UNCLAIMED

7017 2680 0000 8837 2115

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at usps.com

OFFICIAL USE

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

Postage \$46.90
 Total Postage and Fees \$46.90

Sent To: Adam Fallert
 Street and Apt. No. or PO Box No. 5131 W Louisville Ct
 City, State, ZIP+4® Columbia, MO 65203-5348

PS Form 3800, April 2015 PSN 7530-02-000-9017 See Reverse for Instructions

8669-9998
 MAY 18 2020
 USPS #103



COPY



NOTIFICATION OF DETERMINATION OF PUBLIC HEALTH HAZARD AND/OR NUISANCE AND ORDER FOR ABATEMENT

FALLERT ADAM
5131 W LOUISVILLE CT
COLUMBIA, MO 65203-5348

An inspection of the property you own located at own located at 4301-4303 SANTA BARBARA DR (parcel # 17-510-16-02-051.00 01) was conducted on May 15, 2020 and revealed trash, rubbish and garbage on the premises.

This condition is hereby declared to be a public nuisance. You are herewith notified that you must begin correcting this condition within 7 days of receipt of this notice and order and that if the above nuisance condition has not been fully corrected within **15 days** after the receipt of this notice, an additional enforcement action will result for violation of Boone County Public Nuisance Ordinance Section 6.5. A reinspection will be conducted at the end of the 15-day period. If the above nuisance condition has not been fully corrected by that time, a hearing before the Boone County Commission will be called to determine whether a violation exists. If the County Commission determines that a violation exists and the nuisance has not been removed as ordered under this notice, any property contributing to the nuisance is deemed forfeited, and the County Commission may have the nuisance seized, removed, and abated with the cost of such seizure, removal and abatement, plus administrative fees, charged against the property in a special tax bill. In addition, a complaint may be filed against you in Circuit Court. **If the above nuisance condition has been corrected within the 15-day period, no further action is necessary.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter. Your cooperation is greatly appreciated.

Sincerely,

Garth Baker
Environmental Public Health Specialist

This notice deposited in the U.S. Mail certified, return receipt requested on the 16th day of May 2020 by DL



573-733-7771
815 N. 1st St.



1008 W. Worley Street
Columbia, Missouri 65201



cc@mo.gov



Tom Schauwecker Assessor

Parcel 17-510-16-02-051.00 01

Property Location E 4301-4303 SANTA BARBARA DR

City

Road COMMON ROAD DISTRICT (CO)

School COLUMBIA (C1)

Library COL BC LIBRARY (L4)

Fire BOONE COUNTY (F1)

Owner FALLERT ADAM
 Address 5131 W LOUISVILLE CT
 Care Of
 City, State, Zip COLUMBIA, MO 65203 - 5348

Subdivision Plat Book/Page 0012 0014
 Section/Township/Range 16 48 12
 Legal Description NEW HAVEN MEADOWS
 LOT 51
 Lot Size 98.00 x 105.00
 Irregular Shape
 Deeded Acreage .00
 Calculated Acreage .00
 Deed Book/Page 2468 0036 1106 0228

CURRENT APPRAISED

Type	Total
RESIDENTIAL	111,560
Totals	111,560

CURRENT ASSESSED

Type	Total
RESIDENTIAL	21,196
Totals	21,196

PROPERTY DESCRIPTION

Year Built 1976 (ESTIMATE)
 Use DUPLEX (102)
 Basement FULL (4) Attic NONE (1)
 Bedrooms 6 Main Area 1,768
 Full Bath 2 Finished Basement Area 1,100
 Half Bath 2
 Total Rooms 12 Total Square Feet 2,868

Boone County Assessor

801 E. Walnut St., Rm 143
 Columbia, MO 65201-7733
assessor@boonecountymo.org

Office (573) 886-4251
 Fax (573) 886-4254

Boone County, Missouri



Unofficial Document

Recorded in Boone County, Missouri

Date and Time: 04/01/2004 at 10:25:44 AM

Instrument # 2004008187 Book: 02468 Page 0036

Grantor ROTH, DIANA

Grantee FALLERT, ADAM

Instrument Type WD

Recording Fee \$27.00

No of Pages 2

Bettie Johnson
Bettie Johnson, Recorder of Deeds



(Space above reserved for Recorder of Deeds Certification)

GENERAL WARRANTY DEED

This Deed, made and entered into this 31st day of, March, 2004, by and between
Diana Roth, a single person

Grantor(s),

of the County of Boone, State of Missouri party of the first part, and
Adam Fallert

Grantee(s),

Grantee(s) address: 4301-03 Santa Barbara Columbia, MO 65203
of the County of Boone, State of Missouri party of the second part.

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, the following described Real Estate, situated in the County of Boone and the State of Missouri, to-wit:

Lot Fifty-one (51) of NEW HAVEN MEADOWS SUBDIVISION as shown by Plat recorded in Plat Book 12, Page 14, Records of Boone County, Missouri.

Nora Dietzel, Recorder of Deeds

Subject to building lines, conditions, restrictions, easements and zoning regulations of record if any

Unofficial Document

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party or parties of the second part. and to the heirs and assigns of such party or parties forever

The said party or parties of the first part hereby covenanting that the said party or parties and the heirs, executors and administrators of such party or parties, shall and will WARRANT AND DEFEND the title to the premises unto the said party or parties of the second part. and to the heirs and assigns of such party or parties forever against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 20__ and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said party or parties of the first part has or have hereunto set their hand or hands the day and year above written.

Diana Roth
Diana Roth

STATE OF MISSOURI)
COUNTY OF Boone) ss.)

On this 31st day of MARCH, 2004 before me personally appeared:
Diana Roth, a single person

to me known to be the person or persons described in and who executed the same as her
free act and deed

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written

Maureen A. Dalton
Notary Public

My Commission Expires.

MAUREEN A. DALTON
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
COUNTY OF BOONE
MY COMMISSION EXPIRES OCT 07, 2006

CERTIFIED COPY OF ORDER

STATE OF MISSOURI

July Session of the July Adjourned

Term. 20 20

County of Boone

} ea.

In the County Commission of said county, on the

2nd

day of

July

20 20

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby authorize the Presiding Commissioner to sign the attached Finding of Public Nuisance and Order for Abatement of a public nuisance located at 3541-3547 Scott Blvd, parcel #16-712-29-02-001.00 01.

Done this 2nd day of July 2020.

ATTEST:

Brianna L. Lennon
Brianna L. Lennon
Clerk of the County Commission

Daniel Atwill

Daniel K. Atwill
Presiding Commissioner

Fred J. Parry
Fred J. Parry
District I Commissioner

Janet M. Thompson
Janet M. Thompson
District II Commissioner

**BEFORE THE COUNTY COMMISSION OF
BOONE COUNTY, MISSOURI**

In Re: Nuisance Abatement	)	July Session
3541-3547 Scott Blvd	)	July Adjourned
Columbia, Mo 65203	)	Term 2020
	)	Commission Order No. <u>295-2020</u>

FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT

NOW on this 2nd day of July 2020, the County Commission of Boone County, Missouri met in regular session and entered the following findings of fact, conclusions of law and order for abatement of nuisance:

Findings of Fact and Conclusions of Law

The County Commission finds as fact and concludes as a matter of law the following:

1. The Boone County Code of Health Regulations (the "Code") are officially noticed and are made a part of the record in this proceeding.
2. The City of Columbia/Boone County Health Department administrative record is made a part of the record in this proceeding and incorporated herein by reference. In addition, any live testimony of the official(s) of the department and other interested persons are made a part of the record in this proceeding.
3. A public nuisance exists described as follows: trash, rubbish and garbage on the premises.
4. The location of the public nuisance is as follows: 3541-3547 Scott Blvd, Columbia, MO, a/k/a parcel# 16-712-29-02-001.00 01, Bellview Acres, Block 2, Lot 49, Section 29, Township 48, Range 13 as shown by deed book 2090 page 0711, Boone County
5. The specific violation of the Code is: trash, rubbish and garbage in violation of section 6.5 of the Code.
6. The Health Director's designated Health Official made the above determination of the existence of the public nuisance at the above location. Notice of that determination and the requirement for abatement was given in accordance with section 6.10.1 of the Code on the 2nd day of June 2020, to the property owner.
7. The above described public nuisance was not abated. As required by section 6.10.2 of the Code, the property owner was given notice of the hearing conducted this date before the Boone County Commission for an order to abate the above nuisance at government expense with the cost and expense thereof to be charged against the above described property as a special tax bill and added to the real estate taxes for said property for the current year.
8. No credible evidence has been presented at the hearing to demonstrate that no public nuisance exists or that abatement has been performed or is unnecessary; accordingly, in accordance with section 6.10.2 of the Code and section 67.402, RSMo, the County

Commission finds and determines from the credible evidence presented that a public nuisance exists at the above location which requires abatement and that the parties responsible for abating such nuisance have failed to do so as required by the Health Director or Official's original order referred to above.

Order For Abatement Chargeable As a Special Assessment To The Property

Based upon the foregoing, the County Commission hereby orders abatement of the above described public nuisance at public expense and the Health Director is hereby authorized and directed to carry out this order.

It is further ordered and directed that the Health Director submit a bill for the cost and expense of abatement to the County Clerk for attachment to this order and that the County Clerk submit a certified copy of this order and such bill to the County Collector for inclusion as a special assessment on the real property tax bill for the above described property for the current year in accordance with section 67.402, RSMo.

WITNESS the signature of the presiding commissioner on behalf Boone County Commission on the day and year first above written.

Boone County, Missouri
By Boone County Commission

Daniel Atwill

Presiding Commissioner

ATTEST:

Brianna L. Hennon

Boone County Clerk

Michael & Mary F Wagner

3541-3547 Scott Blvd

Health Department nuisance notice – timeline

- 5/12/20: Citizen complaint received
- 5/13/20: Initial inspection conducted
- 5/15/20: Notice of violation sent to owner, return receipt requested
- 6/2/20: Notice of violation posted in a newspaper of general circulation published within the geographic vicinity where the violation occurred
- 6/17/20: Reinspection conducted – violation not abated Photographs taken ~ 9:30 a.m.
- 6/18/20: Hearing notice sent

Photographs taken 6/17/20 @ ~ 9:30 a.m.

Trash, rubbish and garbage on the premises





COPY



HEARING NOTICE

WAGNER MICHAEL & MARY F
5509 THORNBROOK PKWY
COLUMBIA, MO 65203-9060

An inspection of the property you own located at 3541-3547 Scott Blvd (parcel # 16-712-29-02-001.00 01) was conducted on June 17, 2020 and revealed trash, rubbish and garbage on the premises. This condition was declared to be a nuisance and a violation of Boone County Public Nuisance Ordinance Section 6.5.

You are herewith notified that a hearing will be held before the County Commission on July 2, 2020 at 1:30 p.m. in **Room 301** at the Boone County Government Center, 801 E. Walnut Street, Columbia, Missouri. The purpose of this hearing will be to determine whether a violation exists. If the County Commission determines that a violation exists, it will order the violation to be abated. **You may participate in this hearing in-person (the number of in-person attendees permitted in the room will be limited to ensure social distancing) or via conference call by calling 425-585-6224, Access Code: 802-162-168.**

If the nuisance is not removed as ordered, any property contributing to the nuisance is deemed forfeited, and the County Commission may have the nuisance seized, removed, and abated. All costs of seizure, removal, and abatement, plus administrative fees, will be assessed against the property in a tax bill. **If the above nuisance condition has been corrected prior to the hearing, you do not have to appear for the hearing.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter.

Sincerely,

Garth Baker
Environmental Public Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 18th day of

June 2020 by [Signature]

Page	:	1 of 1	06/01/2020 10:49:49	Ad Number	:	31018612
Order Number	:	31006537		Ad Key	:	31006537
PO Number	:			Salesperson	:	67 - Legal Acct
Customer	:	L30954561 Col/BC Dept Pub Health/Human S		Publication	:	Columbia Missourian
Contact	:	Donna		Section on Health	:	Classified Section
Address1	:	P.O. Box 6015		Sub Section	:	Classified Section
Address2	:			Category	:	Legal Notices 1300
City St Zip	:	Columbia MO 65205		Dates Run	:	06/02/2020-06/02/2020
Phone	:	(573) 874-7488		Days	:	1
Fax	:			Size	:	1 x 5.30, 53 lines
Credit Card	:			Words	:	286
Printed By	:	Cook, Melody R.		Ad Rate	:	Open
Entered By	:	Cook, Melody R.		Ad Price	:	34.45
Keywords	:	WAGNER MICHAEL & MARY F		Amount Paid	:	0.00
Notes	:			Amount Due	:	34.45
Zones	:				:	

NOTICE OF DECLARATION OF
PUBLIC NUISANCE AND ORDER
OF ABATEMENT

WAGNER MICHAEL & MARY F
5509 THORNBROOK PKWY
COLUMBIA, MO 65203-9060

In accordance with section 67.402 RSMo and section 6.10, Boone County Code of Health Regulations, the undersigned gives notice to the above named persons or entities that the following described real property is hereby declared to contain the following described public nuisance which is ordered abated within 15 days of the date of this notice, and that if such abatement does not occur, then such nuisance may be ordered abated by action of the Columbia/Boone County Department of Public Health, with the cost thereof to be the subject of a special tax bill against the property subject to abatement.

Property Description: 3541-3547 Scott Blvd as shown by deed book 2090 page 0711

Type of Nuisance: Trash, rubbish and garbage on the premises.

The above named persons are further notified that if they fail to abate such nuisance within the time specified in this notice, or fail to appeal this declaration of public nuisance and order of abatement within the time permitted for abatement specified in this notice, then a public hearing shall be conducted before the Boone County Commission, Commission Chambers, 801 E. Walnut, Columbia MO 65201, at a time and date determined by the Commission, and the County Commission will make findings of fact, conclusions of law and a final decision concerning the public nuisance and order of abatement set forth herein. For information concerning these proceedings, contact the Columbia/Boone Department of Public Health, 1005 W. Worley Street, Columbia, MO 65203.

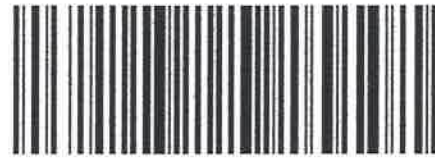
Date of Declaration, Order and Publication: June 2, 2020

Stephanie Browning, Director,
Columbia/Boone County
Department of Public Health

Insertion Date: June 2, 2020



Division of Environ
1005 W. Worley Str
Columbia, Missouri



7019 0160 0000 9112 9343

MAY 18 2020

HAZARD AND/OR NUISANCE AND

WAGNER MICHAEL & MARY F
5509 THORNBROOK PKWY
COLUMBIA, MO 65203-9060

652039060 RC24



Postnet
05/15/2020
US POSTAGE \$006.90
ZIP 65201
011E12650071

7019 0160 0000 9112 9343

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Columbia MO 65201-9998

Postmark Here
MAY 15 2020

Certified Mail Fee \$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ 6.90

Total Postage and Fees \$ 6.90

Sent To: *Wagner Michael & Mary F*

Street and/or P.O. Box No.: *5509 Thornbrook Pkwy*

City, State, ZIP+4: *Columbia MO 65203-9060*

PS Form 3800, April 2015 PSN 7530-02-000-9017 See Reverse for Instructions



Columbia/Boone County
Public Health & Human Services

COPY



NOTIFICATION OF DETERMINATION OF PUBLIC HEALTH HAZARD AND/OR NUISANCE AND ORDER FOR ABATEMENT

WAGNER MICHAEL & MARY F
5509 THORNBROOK PKWY
COLUMBIA, MO 65203-9060

An inspection of the property you own located at own located at 3541-3547 SCOTT BLVD (parcel # 16-712-29-02-001.00 01) was conducted on May 13, 2020 and revealed trash, rubbish and garbage on the premises.

This condition is hereby declared to be a public nuisance. You are herewith notified that you must begin correcting this condition within 7 days of receipt of this notice and order and that if the above nuisance condition has not been fully corrected within **15 days** after the receipt of this notice, an additional enforcement action will result for violation of Boone County Public Nuisance Ordinance Section 6.5. A reinspection will be conducted at the end of the 15-day period. If the above nuisance condition has not been fully corrected by that time, a hearing before the Boone County Commission will be called to determine whether a violation exists. If the County Commission determines that a violation exists and the nuisance has not been removed as ordered under this notice, any property contributing to the nuisance is deemed forfeited, and the County Commission may have the nuisance seized, removed, and abated with the cost of such seizure, removal and abatement, plus administrative fees, charged against the property in a special tax bill. In addition, a complaint may be filed against you in Circuit Court. **If the above nuisance condition has been corrected within the 15-day period, no further action is necessary.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter. Your cooperation is greatly appreciated.

Sincerely,

Garth Baker
Environmental Public Health Specialist

This notice deposited in the U.S. Mail certified, return receipt requested on the 15th day of May 2020 by

DLR



573-874-2281
163-824-2000 ext. 200



1005 W. Awaroo Street
Columbia, MO 65203



Collo app



Tom Schauwecker Assessor

Parcel 16-712-29-02-001.00 01

Property Location S 3541-3547 SCOTT BLVD

City	Road COMMON ROAD DISTRICT (CO)	School COLUMBIA (C1)
Library COL BC LIBRARY (L4)	Fire BOONE COUNTY (F1)	

Owner WAGNER MICHAEL & MARY F
 Address 5509 THORNBROOK PKWY
 Care Of
 City, State, Zip COLUMBIA, MO 65203 - 9060

Subdivision Plat Book/Page 0010 0141
 Section/Township/Range 29 48 13
 Legal Description BELLVIEW ACRES BLK 2
 LOT 49 EXC W 5' EXC PT TO ROAD
 Lot Size 120.26 x 82.28
 Irregular Shape Y
 Deeded Acreage .00
 Calculated Acreage .00
 Deed Book/Page 2090 0711 1539 0109 1216 0327 1147 0182

CURRENT APPRAISED

Type	Total
RESIDENTIAL	230,800
Totals	230,800

CURRENT ASSESSED

Type	Total
RESIDENTIAL	43,852
Totals	43,852

PROPERTY DESCRIPTION

Year Built	1995
Use	FOUR-PLEX (104)
Basement	NONE (1)
Attic	NONE (1)
Bedrooms	8
Main Area	4,960
Full Bath	8
Finished Basement Area	0
Half Bath	4
Total Rooms	20
Total Square Feet	4,960

Boone County Assessor

801 E. Walnut St., Rm 143
 Columbia, MO 65201-7733
assessor@boonecountymmo.org

Office (573) 886-4251
 Fax (573) 886-4254

Unofficial Document



Recorded in Boone County, Missouri
Date and Time: 12/30/2002 at 10:26:35 AM
Instrument #: 2002040656 Book:02090 Page:0711
First Grantor KELLAR, DANIEL P
First Grantee WAGNER, MICHAEL
Instrument Type WD
Recording Fee \$28.00

Bette Johnson
Bette Johnson, Recorder of Deeds



-----[Space Above This Line For and Recording Data]-----

GENERAL WARRANTY DEED

THIS DEED, Made and entered into this 19th of December, 2002, by and between **DANIEL P. KELLAR and CHRISTINA G. KELLAR, husband and wife** parties of the first part, of Boone County, State of Missouri, grantor(s), and **MICHAEL WAGNER and MARY F WAGNER, HUSBAND AND WIFE** parties of the second part, of Boone County, State of Missouri, grantee(s)

Grantee's mailing address is 3541 Scott Blvd. Columbia, MO. 65203

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN, AND SELL, CONVEY AND CONFIRM unto the said party or parties of the second part the following described Real Estate, situated in the County of Boone, and State of Missouri, to wit

Lot Forty-nine (49), Except the West Five (5) feet thereof, of BELLVIEW ACRES Block Number Two (#2) as shown by plat recorded in Plat Book 10, page 141, Records of Boone County, Missouri.

Subject to Easements and Restrictions of record.

Property Address (if known) 3541-3547 Scott Blvd , Columbia, MO 65203
Tax ID # (if known) 16-712-29-02-001 00

TO HAVE AND TO HOLD THE SAME, together with all rights, immunities, privileges and appurtenances to the same belonging, unto the said party or parties of the second part forever, the said party or parties of the first part covenanting that said party or parties and the heirs, executors, administrators and assigns of such party or parties shall and will WARRANT AND DEFEND the title to the premises unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2002 and thereafter, and special taxes becoming a lien after the date of this deed

IN WITNESS WHEREOF, the said party or parties of the first part has or have hereunto set their hand or hands the day and year first above written.

Boone County, Missouri

712

Unofficial Document

[Signature]
DANIEL P. KELLAR

[Signature]
CHRISTINA G. KELLAR

STATE OF MISSOURI)
) ss
COUNTY OF Boone)

On this 19th day of December, 2002, before me personally appeared DANIEL P KELLAR and CHRISTINA G KELLAR, husband and wife , to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Columbia, Missouri, the day and year first above written.

(SEAL)

My term expires the _____ day of _____, 20____

[Signature]
Notary Public
Lori Dorman

LORI DORMAN
Notary Public - Notary Seal
State of Missouri
County of Boone
My Commission Expires October 24, 2008

296-2020

CERTIFIED COPY OF ORDER

STATE OF MISSOURI

July Session of the July Adjourned

Term. 20 20

County of Boone

} ea.

In the County Commission of said county, on the

2nd

day of

July

20 20

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby authorize the Presiding Commissioner to sign the attached Finding of Public Nuisance and Order for Abatement of a public nuisance located at 9160 W. Shady Oak Lane, parcel #15-300-11-00-003.00 01.

Done this 2nd day of July 2020.

ATTEST:

Brianna L. Lennon

Brianna L. Lennon
Clerk of the County Commission

Daniel Atwill

Daniel K. Atwill
Presiding Commissioner

Fred J. Parry

Fred J. Parry
District I Commissioner

Janet M. Thompson

Janet M. Thompson
District II Commissioner

**BEFORE THE COUNTY COMMISSION OF
BOONE COUNTY, MISSOURI**

In Re: Nuisance Abatement)
9160 W Shady Oak Ln)
Columbia, MO 65202)
)

July Session
July Adjourned
Term 2020
Commission Order No. 296-2020

FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT

NOW on this 2nd day of July 2020, the County Commission of Boone County, Missouri met in regular session and entered the following findings of fact, conclusions of law and order for abatement of nuisance:

Findings of Fact and Conclusions of Law

The County Commission finds as fact and concludes as a matter of law the following:

1. The Boone County Code of Health Regulations (the "Code") are officially noticed and are made a part of the record in this proceeding.
2. The City of Columbia/Boone County Health Department administrative record is made a part of the record in this proceeding and incorporated herein by reference. In addition, any live testimony of the official(s) of the department and other interested persons are made a part of the record in this proceeding.
3. A public nuisance exists described as follows: unlicensed/dismantled/inoperable/junk-filled green Ford F-150, red Jeep Liberty, and a green Ford Explorer on the premises.
4. The location of the public nuisance is as follows: 9160 W Shady Oak Ln, Columbia, MO, a/k/a parcel# 15-300-11-00-003.00 01, Section 11, Township 48, Range 14 as shown by deed book 2621 page 0032, Boone County
5. The specific violation of the Code is: unlicensed/dismantled/inoperable/junk-filled green Ford F-150, red Jeep Liberty, and a green Ford Explorer in violation of section 6.9 of the Code.
6. The Health Director's designated Health Official made the above determination of the existence of the public nuisance at the above location. Notice of that determination and the requirement for abatement was given in accordance with section 6.10.1 of the Code on the 13th day of January 2020, to the property owner.
7. The above described public nuisance was not abated. As required by section 6.10.2 of the Code, the property owner was given notice of the hearing conducted this date before the Boone County Commission for an order to abate the above nuisance at government expense with the cost and expense thereof to be charged against the above described property as a special tax bill and added to the real estate taxes for said property for the current year.
8. No credible evidence has been presented at the hearing to demonstrate that no public nuisance exists or that abatement has been performed or is unnecessary; accordingly,

in accordance with section 6.10.2 of the Code and section 67.402, RSMo, the County Commission finds and determines from the credible evidence presented that a public nuisance exists at the above location which requires abatement and that the parties responsible for abating such nuisance have failed to do so as required by the Health Director or Official's original order referred to above.

Order For Abatement Chargeable As a Special Assessment To The Property

Based upon the foregoing, the County Commission hereby orders abatement of the above described public nuisance at public expense and the Health Director is hereby authorized and directed to carry out this order.

It is further ordered and directed that the Health Director submit a bill for the cost and expense of abatement to the County Clerk for attachment to this order and that the County Clerk submit a certified copy of this order and such bill to the County Collector for inclusion as a special assessment on the real property tax bill for the above described property for the current year in accordance with section 67.402, RSMo.

WITNESS the signature of the presiding commissioner on behalf Boone County Commission on the day and year first above written.

Boone County, Missouri
By Boone County Commission

Daniel Atwill
Presiding Commissioner

ATTEST:

Brianna L. Lennon
Boone County Clerk

First National Acceptance

9160 W Shady Oaks Ln

Health Department nuisance notice – timeline

- 1/7/20: Citizen complaint received
- 1/9/20: Initial inspection conducted
- 1/11/20: Notice of violation sent to owner, return receipt requested
- 1/13/20: Notice signed for
- 6/5/20: Reinspection conducted – violation not abated – Photographs taken ~ 10:40 a.m.
- 6/17/19: Hearing notice sent

Photographs taken 6/5/20 @ ~ 10:40 a.m.

unlicensed/dismantled/inoperable/junk-filled green Ford F-150, red Jeep Liberty, and a green Ford Explorer on the premises







COPY



HEARING NOTICE

FIRST NATIONAL ACCEPTANCE
PO BOX 980
EAST LANSING, MI 48823

An inspection of the property you own located at 9160 W SHADY OAK LN (parcel # 15-300-11-00-003.00 01) was conducted on June 5, 2020 and revealed unlicensed/dismantled/inoperable/junk-filled green Ford F-150, red Jeep Liberty, and a green Ford Explorer on the premises on the premises. This condition was declared to be a nuisance and a violation of Boone County Public Nuisance Ordinance Section 6.9.

You are herewith notified that a hearing will be held before the County Commission on July 2, 2020 at 1:30 p.m. in **Room 301** at the Boone County Government Center, 801 E. Walnut Street, Columbia, Missouri. The purpose of this hearing will be to determine whether a violation exists. If the County Commission determines that a violation exists, it will order the violation to be abated. **You may participate in this hearing in-person (the number of in-person attendees permitted in the room will be limited to ensure social distancing) or via conference call by calling 425-585-6224, Access Code: 802-162-168.**

If the nuisance is not removed as ordered, any property contributing to the nuisance is deemed forfeited, and the County Commission may have the nuisance seized, removed, and abated. All costs of seizure, removal, and abatement, plus administrative fees, will be assessed against the property in a tax bill. **If the above nuisance condition has been corrected prior to the hearing, you do not have to appear for the hearing.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter.

Sincerely,

Garth Baker
Environmental Public Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 17th day of

June 2020 by GBR

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
First National Acceptance
PO Box 980
East Lansing, MI
48823



9590 9402 4955 9063 9394 84

Article Number (Transfer from service label)
118 0680 0001 9036 2672

Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [Signature] Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
J. Barnett 1-13-20

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No



3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$

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

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

Postage \$ 6.80

Total Postage and Fees \$



Sent To

First National Acceptance

Street and Apt. No., or PO Box No.
PO Box 980

City, State, ZIP+4®
East Lansing, MI 48823

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



NOTIFICATION OF DETERMINATION OF PUBLIC HEALTH HAZARD AND/OR NUISANCE AND ORDER FOR ABATEMENT

FIRST NATIONAL ACCEPTANCE
PO BOX 980
EAST LANSING, MI 48823

An inspection of the property you own located at own located at 9160 W SHADY OAK LN (parcel # 15-300-11-00-003.00 01) was conducted on January 9, 2020 and revealed unlicensed/dismantled/inoperable/junk-filled green Ford F-150, red Jeep Liberty, and a green Ford Explorer on the premises.

This condition is hereby declared to be a public nuisance. You are herewith notified that you must begin correcting this condition within 7 days of receipt of this notice and order and that if the above nuisance condition has not been fully corrected within **15 days** after the receipt of this notice, an additional enforcement action will result for violation of Boone County Public Nuisance Ordinance Section 6.5. A reinspection will be conducted at the end of the 15-day period. If the above nuisance condition has not been fully corrected by that time, a hearing before the Boone County Commission will be called to determine whether a violation exists. If the County Commission determines that a violation exists and the nuisance has not been removed as ordered under this notice, any property contributing to the nuisance is deemed forfeited, and the County Commission may have the nuisance seized, removed, and abated with the cost of such seizure, removal and abatement, plus administrative fees, charged against the property in a special tax bill. In addition, a complaint may be filed against you in Circuit Court. **If the above nuisance condition has been corrected within the 15-day period, no further action is necessary.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter. Your cooperation is greatly appreciated.

Sincerely,

Garth Baker
Environmental Public Health Specialist

This notice deposited in the U.S. Mail certified, return receipt requested on the 11th day of January 2020 by

DUP

573.874.7781
573.874.7756 fax

1005 W. Worley Street
Columbia, Missouri 65203

CoMo.gov



Boone County, Missouri



Unofficial Document

Recorded In Boone County, Missouri
Date and Time: 11/10/2004 at 10:57:40 AM
Instrument # 2004033218 Book: 02621 Page: 0032

Grantor BENTHALL, MARVIN D
Grantee FIRST NATIONAL ACCEPTANCE CO

Instrument Type WD
Recording Fee \$30.00
No of Pages 3

Battle Johnson
Battle Johnson, Recorder of Deeds



WARRANTY DEED

THIS INDENTURE, Made on the 25th day of October, A. D. Two Thousand and Four by and between Marvin D. Benthall and Lori Z. Benthall, husband and wife (GRANTOR) of the County of Boone, in the State of Missouri, party or parties of the First Part, and First National Acceptance Company, a Michigan Corporation, (GRANTEE) Grantee's Mailing Address: 241 E. Saginaw, East Lansing, MI 48823 of the County of Ingham, in the State of Michigan, Party or Parties of the Second Part.

WITNESSETH, That the said party or parties of the First Part, in consideration of the sum of One Dollar and other valuable considerations to him, her or them paid by said party or parties of the Second Part, the receipt of which is hereby acknowledged, do or does by these presents, GRANT, BARGAIN, and SELL, CONVEY and CONFIRM, unto said party or parties of the Second Part his, her or their heirs and assigns the following described lots, tracts or parcels of land, lying, being and situated in the County of Boone and State of Missouri to wit:

SEE ATTACHED ADDENDUM FOR LEGAL DESCRIPTION
Exhibit A

SUBJECT to easements and restrictions of record.

TO HAVE AND TO HOLD the premises aforesaid, with and singular the Rights, Privileges, Appurtenances and Immunities thereto belonging to in anywise appertaining, unto the said party or parties of the Second Part and unto his, her or their heirs and assigns FOREVER; the said part or parties of the First Part hereby covenanting that he, her or they are lawfully seized of an Indefeasible Estate in Fee in the premises herein conveyed; that he, she or they have good right to convey the same; that the said premises are free and clear of any encumbrance done or suffered by him, her or them or those under whom he, she or they claim; and that he, she or they will WARRANT AND DEFEND the title to the said premises unto the said party or parties of the Second Part, and unto his, her or their heirs and assigns

Nora Dietzel, Recorder of Deeds

Boone County, Missouri

BOONE COUNTY MO NOV 10 2004

FOREVER, against the lawful claims and demands of all persons whomsoever excepting taxes for the year 2004 and thereafter.

IN WITNESS WHEREOF, the said party or parties of the First Part have hereunto set his, her or their hands and seals, the day and year first above written.



Marvin D. Benthall




Lori Z. Benthall

STATE OF MISSOURI)
) ss.
COUNTY OF Boone)

On this 25 day of October, 2004, before me personally appeared Marvin D. Benthall and Lori Z. Benthall, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year above written.

HENRY IMLER
Notary Public - Notary Seal
STATE OF MISSOURI
Boone County
My Commission Expires: June 12, 2007



Henry Imler
Notary Public
My term expires: 6-12-04

After Recording Return to:
Post Closing Department
First National Acceptance Company
P.O. Box 980
East Lansing, MI 48826
Acct #: 155283

Drafted by:
Shellie Hoedeman
First National Acceptance Company
P.O. Box 980
East Lansing, MI 48826

Unofficial Document

Exhibit A

A tract of land within the Northwest Quarter of Section 11, Township 48 North, Range 14 West, Boone County, Missouri, described as follows: BEGINNING at a found pipe at the Northwest corner of said Section 11, reference set by L. S. 2237; thence $N89^{\circ}26'06''E$ along the North line of said Section 11, 802.58'; thence South, 275.81' to a 1/2" iron pin; thence $N89^{\circ}18'27''W$, 348.30' to a 1/2" iron pin; thence $S88^{\circ}36'52''W$, 453.31' to the West line of said Section 11; thence $N00^{\circ}13'35''W$ along said line, 274.65'. Containing 5.00 acres.

Tom Schauwecker Assessor

Parcel 15-300-11-00-003.00 01 Property Location 9160 W SHADY OAK LN

City Road COMMON ROAD DISTRICT (CO) School COLUMBIA (C1)
Library COL BC LIBRARY (L4) Fire BOONE COUNTY (F1)

Owner	FIRST NATIONAL ACCEPTANCE COMPANY	Subdivision Plat Book/Page	
Address	PO BOX 980	Section/Township/Range	11 48 14
Care Of	ATTN TAX DEPT	Legal Description	NWPT NW1/4 (TR 1 SUR 1028-954)
City, State, Zip	EAST LANSING, MI 48823	Lot Size	.00 × .00
		Irregular Shape	
		Deeded Acreage	5.00
		Calculated Acreage	.00
		Deed Book/Page	2621 0032 0978 0552

CURRENT APPRAISED

CURRENT ASSESSED

RESIDENCE DESCRIPTION

Type	Total
AGRICULTURE	490
RESIDENTIAL	18,400
Totals	18,890

Type	Total
AGRICULTURE	58
RESIDENTIAL	3,496
Totals	3,554

Year Built 2000	
Use	
Basement 0	Attic 0
Bedrooms 0	Main Area 0
Full Bath 0	Finished Basement Area 0
Half Bath 0	
Total Rooms 0	Total Square Feet 0

Boone County Assessor

801 E. Walnut St., Rm 143
Columbia, MO 65201-7733
assessor@boonecountymo.org

Office (573) 886-4251
Fax (573) 886-4254

297 2020

CERTIFIED COPY OF ORDER

STATE OF MISSOURI

} ca.

July Session of the July Adjourned

Term. 20 20

County of Boone

In the County Commission of said county, on the

2nd

day of

July

20 20

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby authorize the Presiding Commissioner to sign the attached Finding of Public Nuisance and Order for Abatement of a public nuisance located at 560 West Park Lane, parcel #17-319-12-01-028.00 01.

Done this 2nd day of July 2020.

ATTEST:

Brianna L. Lennon
Brianna L. Lennon
Clerk of the County Commission

Daniel Atwill

Daniel K. Atwill
Presiding Commissioner

Fred J. Parry

Fred J. Parry
District I Commissioner

Janet M. Thompson

Janet M. Thompson
District II Commissioner

**BEFORE THE COUNTY COMMISSION OF
BOONE COUNTY, MISSOURI**

In Re: Nuisance Abatement	)	July Session
560 West Park Lane	)	July Adjourned
Columbia, MO 65201	)	Term 2020
	)	Commission Order No. <u>297-2020</u>

FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT

NOW on this 2nd day of July 2020, the County Commission of Boone County, Missouri met in regular session and entered the following findings of fact, conclusions of law and order for abatement of nuisance:

Findings of Fact and Conclusions of Law

The County Commission finds as fact and concludes as a matter of law the following:

1. The Boone County Code of Health Regulations (the "Code") are officially noticed and are made a part of the record in this proceeding.
2. The City of Columbia/Boone County Health Department administrative record is made a part of the record in this proceeding and incorporated herein by reference. In addition, any live testimony of the official(s) of the department and other interested persons are made a part of the record in this proceeding.
3. A public nuisance exists described as follows: a derelict/unlicensed/junk-filled/dismantled/inoperable two-door vehicle, trash, rubbish, and garbage on the premises.
4. The location of the public nuisance is as follows: 560 West Park Lane, Columbia, MO, a/k/a parcel# 17-319-12-01-028.00 01, Sunrise Estates Lot 147, Section 12, Township 48, Range 12 as shown by deed book 4657 page 0157, Boone County
5. The specific violation of the Code is: trash, rubbish, and garbage in violation of section 6.5 of the Code and a derelict/unlicensed/junk-filled/dismantled/inoperable two-door vehicle in violation of section 6.9 of the Code.
6. The Health Director's designated Health Official made the above determination of the existence of the public nuisance at the above location. Notice of that determination and the requirement for abatement was given in accordance with section 6.10.1 of the Code on the 22nd day of May 2020, to the property owner by publication in a newspaper of general circulation published within the geographic vicinity where the violation occurred.
7. The above described public nuisance was not abated. As required by section 6.10.2 of the Code, the property owner was given notice of the hearing conducted this date before the Boone County Commission for an order to abate the above nuisance at government expense with the cost and expense thereof to be charged against the above described property as a special tax bill and added to the real estate taxes for

- said property for the current year.
8. No credible evidence has been presented at the hearing to demonstrate that no public nuisance exists or that abatement has been performed or is unnecessary; accordingly, in accordance with section 6.10.2 of the Code and section 67.402, RSMo, the County Commission finds and determines from the credible evidence presented that a public nuisance exists at the above location which requires abatement and that the parties responsible for abating such nuisance have failed to do so as required by the Health Director or Official's original order referred to above.

Order For Abatement Chargeable As a Special Assessment To The Property

Based upon the foregoing, the County Commission hereby orders abatement of the above described public nuisance at public expense and the Health Director is hereby authorized and directed to carry out this order.

It is further ordered and directed that the Health Director submit a bill for the cost and expense of abatement to the County Clerk for attachment to this order and that the County Clerk submit a certified copy of this order and such bill to the County Collector for inclusion as a special assessment on the real property tax bill for the above described property for the current year in accordance with section 67.402, RSMo.

WITNESS the signature of the presiding commissioner on behalf Boone County Commission on the day and year first above written.

Boone County, Missouri
By Boone County Commission

Daniel Atwill

Presiding Commissioner

ATTEST:

Brianna L. Lennor

Boone County Clerk

Karen Robinett

560 West Park Lane

Health Department nuisance notice – timeline

- 4/28/20: Citizen complaint received
- 4/30/20: Initial inspection conducted
- 5/2/20: Notice of violation sent to owner, return receipt requested
- 5/22/20: Notice of violation posted in a newspaper of general circulation published within the geographic vicinity where the violation occurred
- 6/5/20: Reinspection conducted – violation not abated – Photographs taken ~ 10:00 a.m.
- 6/17/19: Hearing notice sent

Photographs taken 6/5/20 @ ~ 10:00 a.m.

A derelict/unlicensed/junk-filled/dismantled/inoperable two-door vehicle, trash, rubbish and garbage on the premises







COPY



HEARING NOTICE

ROBINETT KAREN
560 N WEST PARK LN
COLUMBIA, MO 65201

An inspection of the property you own located at 560 N WEST PARK LN (parcel # 17-319-12-01-028.00 01) was conducted on June 5, 2020 and revealed trash, rubbish, garbage, tires, and derelict/unlicensed/junk-filled/dismantled/inoperable two door vehicle on the premises. This condition was declared to be a nuisance and a violation of Boone County Public Nuisance Ordinance Section 6.5 and 6.9.

You are herewith notified that a hearing will be held before the County Commission on ~~July 2, 2020~~ at 1:30 p.m. in **Room 301** at the Boone County Government Center, 801 E. Walnut Street, Columbia, Missouri. The purpose of this hearing will be to determine whether a violation exists. If the County Commission determines that a violation exists, it will order the violation to be abated. **You may participate in this hearing in-person (the number of in-person attendees permitted in the room will be limited to ensure social distancing) or via conference call by calling 425-585-6224, Access Code: 802-162-168.**

If the nuisance is not removed as ordered, any property contributing to the nuisance is deemed forfeited, and the County Commission may have the nuisance seized, removed, and abated. All costs of seizure, removal, and abatement, plus administrative fees, will be assessed against the property in a tax bill. **If the above nuisance condition has been corrected prior to the hearing, you do not have to appear for the hearing.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter.

Sincerely,

Garth Baker
Environmental Public Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 17th day of

June 2020 by BUR

Page : 1 of 1 05/20/2020 16:56:07

Order Number : 31006497
PO Number :
Customer : L30954561 Col/BC Dept Pub Health/Human Services
Contact : Donna
Address1 : P.O. Box 6015
Address2 :
City St Zip : Columbia MO 65205
Phone : (573) 874-7488
Fax :
Credit Card :
Printed By : Cook, Melody R.
Entered By : Cook, Melody R.

Keywords : ROBINETT KAREN
Notes :
Zones :

Ad Number : 31018565
Ad Key : 31006497
Salesperson : 67 - Legal Acct
Publication : Columbia Missourian
Section on Health : Classified Section
Sub Section : Classified Section
Category : Legal Notices 1300
Dates Run : 05/22/2020-05/22/2020
Days : 1
Size : 1 x 5.60, 56 lines
Words : 292
Ad Rate : Open
Ad Price : 36.40
Amount Paid : 0.00
Amount Due : 36.40

NOTICE OF DECLARATION OF
PUBLIC NUISANCE AND ORDER
OF ABATEMENT

ROBINETT KAREN
560 N WEST PARK LN
COLUMBIA, MO 65201

In accordance with section 67.402 RSMo and section 6.10, Boone County Code of Health Regulations, the undersigned gives notice to the above named persons or entities that the following described real property is hereby declared to contain the following described public nuisance which is ordered abated within 15 days of the date of this notice, and that if such abatement does not occur, then such nuisance may be ordered abated by action of the Columbia/Boone County Department of Public Health, with the cost thereof to be the subject of a special tax bill against the property subject to abatement.

Property Description: 560 N West Park Lane as shown by deed book 4657 page 0157

Type of Nuisance: Trash, rubbish, garbage, and a derelict/unlicensed/junk-filled/dismantled/inoperable two door vehicle on the premises.

The above named persons are further notified that if they fail to abate such nuisance within the time specified in this notice, or fail to appeal this declaration of public nuisance and order of abatement within the time permitted for abatement specified in this notice, then a public hearing shall be conducted before the Boone County Commission, Commission Chambers, 801 E. Walnut, Columbia MO 65201, at a time and date determined by the Commission, and the County Commission will make findings of fact, conclusions of law and a final decision concerning the public nuisance and order of abatement set forth herein. For information concerning these proceedings, contact the Columbia/Boone Department of Public Health, 1005 W. Worley Street, Columbia, MO 65203.

Date of Declaration, Order and Publication: May 22, 2020

Stephanie Browning, Director,
Columbia/Boone County
Department of Public Health

INSERTION DATE: May 22, 2020

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL RECEIPT
COLUMBIA MISSOURI 65201

Certified Mail Fee

- Extra Services & Fees (check box, add fee to postage)
 - Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage \$ **6.90**

Total Postage and Fees

Sent To

*Karen Robinett
560 N West Park Ln
Columbia, MO 65201*

USPS # 108

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0226 2116 0000 0910 6102



Division of Environ
1005 W. Worley Str
Columbia, Missouri

CERTIFIED MAIL®



7019 0160 0000 9112 9220

Hasler

FIRST-CLASS MAIL

05/04/2020

US POSTAGE \$006.90



ZIP 65201
011E12660071

UNC

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5-6
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HAZARD AND/OR NUISANCE

ROBINETT KAREN
560 N WEST PARK LN
COLUMBIA, MO 65201

NIXIE

631 CE 1

2206/13/20

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 65203203705

*2760-00173-04-37



6520372037

0470000203182000000



Columbia/Boone County
Public Health & Human Services



NOTIFICATION OF DETERMINATION OF PUBLIC HEALTH HAZARD AND/OR NUISANCE AND ORDER FOR ABATEMENT

ROBINETT KAREN
560 N WEST PARK LN
COLUMBIA, MO 65201

COPY

An inspection of the property you own located at 560 N WEST PARK LN (parcel #17-319-12-01-028.00 01) was conducted on April 30, 2020 and revealed a derelict/unlicensed/junk-filled/dismantled/inoperable Volkswagen Beetle and 2 two door vehicles on the premises.

This condition is hereby declared to be a nuisance. You are herewith notified that you must begin correcting this condition within 7 days of receipt of this notice and order and that if the above nuisance condition has not been fully corrected within **15 days** after the receipt of this notice, an additional enforcement action will result for violation of Boone County Public Nuisance Ordinance Section 6.9. In order to correct this violation, the vehicle must be legally licensed, repaired, removed from the premises, stored in a garage or similar enclosure, or enclosed within a locked, fenced area that is not clearly visible from adjacent property within **15 days** after the receipt of this notice. A reinspection will be conducted at the end of the 15-day period. If the above nuisance condition has not been corrected by that time, a hearing before the Boone County Commission will be called to determine whether a violation exists. If the County Commission determines that a violation exists and the nuisance is not abated as ordered under this notice, any property contributing to the nuisance is deemed forfeited, and the County Commission may have the nuisance seized, removed, and abated with the cost of such seizure, removal and abatement, plus administrative fees, charged against the property in a tax bill. In addition, a complaint may be filed against you in Circuit Court. **If the above nuisance condition has been corrected within the 15-day period, no further action is necessary.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter. Your cooperation is greatly appreciated.

Sincerely,

Garth Baker
Environmental Public Health Specialist

This notice deposited in the U.S. Mail certified, return receipt requested on the 2nd day of May, 2020 by DLR:



Boone County Health Department



1-800-392-7373





Columbia/Boone County
Public Health & Human Services



NOTIFICATION OF DETERMINATION OF PUBLIC HEALTH HAZARD AND/OR NUISANCE AND ORDER FOR ABATEMENT

ROBINETT KAREN
560 N WEST PARK LN
COLUMBIA, MO 65201

COPY

An inspection of the property you own located at own located at 560 N WEST PARK LN (parcel # 17-319-12-01-028.00 01) was conducted on April 30, 2020 and revealed trash, rubbish and garbage on the premises.

This condition is hereby declared to be a public nuisance. You are herewith notified that you must begin correcting this condition within 7 days of receipt of this notice and order and that if the above nuisance condition has not been fully corrected within **15 days** after the receipt of this notice, an additional enforcement action will result for violation of Boone County Public Nuisance Ordinance Section 6.5. A reinspection will be conducted at the end of the 15-day period. If the above nuisance condition has not been fully corrected by that time, a hearing before the Boone County Commission will be called to determine whether a violation exists. If the County Commission determines that a violation exists and the nuisance has not been removed as ordered under this notice, any property contributing to the nuisance is deemed forfeited, and the County Commission may have the nuisance seized, removed, and abated with the cost of such seizure, removal and abatement, plus administrative fees, charged against the property in a special tax bill. In addition, a complaint may be filed against you in Circuit Court. **If the above nuisance condition has been corrected within the 15-day period, no further action is necessary.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter. Your cooperation is greatly appreciated.

Sincerely,

Garth Baker
Environmental Public Health Specialist

This notice deposited in the U.S. Mail certified, return receipt requested on the 2nd day of May 2020 by

DLB



573.874.7781
573.874.7750



1005 W. Worley Street
Columbia, Missouri 65207



Columbia.gov





Garth Baker <garth.baker@como.gov>

Fwd:

2 messages

Kala Tomka <Michala.Wekenborg@como.gov>

Tue, Apr 28, 2020 at 4:19 PM

To: Garth Baker <garth.baker@como.gov>, Kristine Vellema <kris.vellema@como.gov>

Garth please handle this

----- Forwarded message -----

From: **Kristine Vellema** <Kris.Vellema@como.gov>

Date: Tue, Apr 28, 2020 at 4:19 PM

Subject:

To: Kala W <Michala.Wekenborg@como.gov>

anonymous caller - West Parks Lane in Sunrise Estates - junk piled up in front, also occupants burning rubber, plastic in back yard

--

CONFIDENTIALITY STATEMENT

This email is from the Columbia/Boone County Department of Public Health and Human Services. It contains confidential or privileged information that may be protected from disclosure by law. Unauthorized disclosure, review, copying, distribution, or use of this message or its contents by anyone other than the intended recipient is prohibited. If you are not the intended recipient, please immediately destroy this message and notify the sender at the following email address: kris.vellema@como.gov or by calling 573-874-7346.

Kristine N. Vellema**Environmental Public Health Specialist****Columbia/Boone County Department of Public Health****1005 W. Worley Street****Columbia, MO 65203****(573) 874-7346**

(573) 817-6407 FAX

--

Kala W. Tomka, MHA

Environmental Public Health Supervisor

Columbia/Boone County Public Health and Human Services

573.874.7346 www.gocolumbiamo.com

My e-mail address has changed to: michala.wekenborg@como.gov Thank you!

Boone County, Missouri



Unofficial Document

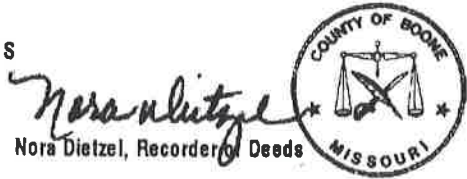
Recorded in Boone County, Missouri
Date and Time: 09/29/2016 at 03:34:39 PM

Instrument #: 2016021192 Book: 4657 Page: 157

Instrument Type: WD

Recording Fee: \$33.00 S

No. of Pages: 4



FHA/HUD Case #: 292-488565

Missouri Special Warranty Deed

THIS INDENTURE, made on this 27 day of Sept 2016, by the Secretary of Housing and Urban Development, of Washington, D.C., herein called the Grantor, and Karen Robinett, a single person of the County of Boone, State of **MISSOURI**, herein called the Grantee whether one or more, mailing address of said Grantee is 560 W. Park Lane, Columbia, MO 65201

WITNESSED: THAT SAID GRANTOR, in consideration of the sum of \$10.00 and other valuable consideration to be paid by Grantee (the receipt of which is hereby acknowledged), does by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said Grantee, heirs and assigns, the following described property situated in the County of Boone and State of **MISSOURI**, to wit:

See Exhibit A

Being the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531 et seq.).

To Have and To Hold the above described property, together with all and singular the rights and appurtenances thereunto in any way belonging, unto the said heirs and assigns forever.

Nora Dietzel, Recorder of Deeds

Unofficial Document

SUBJECT to and as Affected by, however, all easements, covenants, restrictions, reservations, conditions and rights appearing of record; and **Subject** to any state of facts which an accurate survey would show.

Grantor hereby binds himself/herself, his/her successor and assigns, to warrant and forever defend, with the exceptions stated above, all and singular, the said property unto said purchaser(s) Karen Robinett, a single person heirs and assigns, against every person who so ever lawfully claiming or to claim the same, or any part thereof, by through, or under Grantor, but not otherwise.

THIS SPECIAL WARRANTY DEED IS NOT TO BE IN EFFECT UNTIL September 28, 2016

IN WITNESS WHEREOF the undersigned has set his/her hand as a principal and/or officer of Chronos Solutions (Asset Manager) for and on behalf of the Secretary of Housing and Urban Development, under the Redlegation of Authority published at 77 Fed. REG.37252, Page 372 (June 20, 2012).

Witnesses:
Catherine Strawn
Print Name: Catherine Strawn
Bretha Mitchell
Print Name: Bretha Mitchell

Secretary of Housing and Urban Development
Chronos Solutions, LLC
By: [Signature]
For HUD by Justin Ripple, Closing Manager
(Print/Type Name and Title)

State of Texas
County of Williamson

Before me, the undersigned, a Notary Public on this day personally appeared,

Justin Ripple known to me to be the person whose name is subscribed to the

forgoing instrument and acknowledged to me that the same was the act of said Chronos Solutions as Asset Manager for the U.S. Department of Housing and Urban Development, for and behalf of the Secretary of Housing and Urban Development and aforementioned person and/or officer executed the same as the act of such entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal this 27 day of Sept, 2016

Unofficial Document

Chelle Layman
Notary Public

Printed Notary Name

My Term Expires:



CHELLE LAYMAN
Notary Public, State of Texas
My Commission Expires
July 22, 2019

Return To:

Nora Dietzel, Recorder of Deeds

Boone County, Missouri

BOONE COUNTY MO SEP 29 2016

Unofficial Document

Exhibit A

**TRACT ONE HUNDRED FORTY-SEVEN (147) OF THE REPLAT OF SUNRISE ESTATES
SUBDIVISION AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 7, PAGE 46,
RECORDS OF BOONE COUNTY, MISSOURI.**

Nora Dietzel, Recorder of Deeds

CERTIFIED COPY OF ORDER

STATE OF MISSOURI

July Session of the July Adjourned

Term. 20 20

County of Boone

} ea.

In the County Commission of said county, on the

2nd

day of

July

20 20

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby approve the Organizational Use of the Boone County Courthouse Plaza, and in the event of rain, the Boone County Government Center Chambers by Mid-Missouri Peaceworks on September 20, 2020 from 12:00 pm to 4:30 pm.

The Commission's approval of the use of the interior of the Government Center, Specifically the Commission Chambers, is conditioned upon the inside use being consistent with the then-applicable building use policies set forth by the Commission in light of the COVID-19 pandemic and local health orders.

Done this 2nd day of July 2020.

ATTEST:

Brianna L. Lennon
Brianna L. Lennon
Clerk of the County Commission

Daniel Atwill
Daniel K. Atwill
Presiding Commissioner

Fred J. Parry
Fred J. Parry
District I Commissioner

Janel M. Thompson
Janel M. Thompson
District II Commissioner

Daniel K. Atwill, Presiding Commissioner
Fred J. Parry, District I Commissioner
Janet M. Thompson, District II Commissioner



Roger B. Wilson
Boone County Government Center
801 East Walnut, Room 333
Columbia, MO 65201-7732
573-886-4305 • FAX 573-886-4311

Boone County Commission

APPLICATION FOR ORGANIZATIONAL USE OF BOONE COUNTY COURTHOUSE PLAZA

The undersigned organization hereby applies for a use permit to use the Boone County Courthouse Plaza as follows:

Organization: Mid-Missouri Peaceworks

Address: 804 E. Broadway Ste. C

City: Columbia State: MO ZIP Code 65201

Phone: 573-875-0539 Website: www.midmopeaceworks.org

Individual Requesting Use: Mark Haim

Position in Organization: Director

Address: Same as above

City: _____ State: _____ ZIP Code _____

Phone: same Email: mail@midmopeaceworks.org

Event: Walk for the Climate Kickoff

Description of Use (ex. Concert, speaker, 5K): Gathering & Short Rally to kickoff 5K Walk

Date(s) of Use: 9/20/20

Start Time of Setup: 12 PM

Start Time of Event: 1 PM (If start times vary for multiple day events, please specify)

End Time of Event: 4 PM (If end times vary for multiple day events, please specify)

End Time of Cleanup: 4:30 PM

Emergency Contact During Event: Laura Wacker Phone: 314-825-4444

Will this event be open to the public? Yes No

If yes, please explain the publicity that will be used to promote the event, including names and contact information of any promoters: No promoters. Usual grassroots publicity, e-mails, Facebook event, flyers, mailing, etc.

How many attendees (including volunteers) do you anticipate being at your event? Approximately 100

If you anticipate more than 50 attendees (including volunteers) at your event, please detail your safety plan in the event of an emergency. If you have a separate Fire Safety, Public Safety and Evacuation Plan, please submit with application. In the unlikely event that we need to

evacuate the area, we would simply encourage participants to walk away in an orderly fashion, and would assist any with mobility issues. We plan to have a crew of at least 10 trained volunteers who will be prepared to deal with any contingency.

If you anticipate more than 1000 attendees (including volunteers), please provide the names and contact information of your crowd managers (1 per every 250 attendees): N.A.

Will the majority of attendees be under the age of 18? Yes No

If yes, please note the number of adult supervisors in attendance: _____ # adults per _____ # minors

Will you need access to electricity? Yes No

Will you be using amplifiers? Yes No

Will you be serving food and/or non-alcoholic drinks? Yes No

If yes, will you be **selling** food and/or non-alcoholic drinks? Yes No

If yes, please provide the following with copies of licenses attached to application:

Missouri Department of Revenue Sales Tax Number: _____

County Merchant's License Number: _____

City Temporary Business License Number: _____

Will you be serving alcoholic beverages? Yes No

If yes, will you be **selling** alcoholic beverages? Yes No

If yes, please provide the following with copies of licenses attached to application:

State Liquor License Number: _____

County Liquor License Number: _____

City Liquor License Number: _____

Will you be selling non-food items? Yes No

If yes, please provide the following with copies of licenses attached to application:

Missouri Department of Revenue Sales Tax Number: _____

County Merchant's License Number: _____

City Temporary Business License Number: _____

Will outside vendors be selling food, beverages or non-food items at this event? Yes No

If yes, please provide the following information (use separate sheet if necessary):

Vendor	Type of Sales	Contact Information	License Number(s)

Will you be requesting a road and/or sidewalk closure? Yes No

If yes, what road(s) and/or sidewalk(s)? As in the past, our walk will be on sidewalks and our numbers modest enough so that we do not need streets or sidewalks closed _____

Please attach to application a copy of the order showing City of Columbia City Council approval.
N.A.

Does your event include cooking or use of open flames? Yes No

If yes, please provide the Columbia Fire Department Special Events Permit Number: _____

Please attach to application a copy of the approved Columbia Fire Department Special Events Permit

Events that may pose increased responsibilities to the local law enforcement may be required to enlist the services of a professional security company. This will be determined by the Boone County Sheriff's Department and Boone County Commission. If necessary, have you hired a security company to handle security arrangements for this event?
 Yes No

If yes, please provide the following:

Security Company: _____

Contact Person Name and Position: _____

Phone: _____ Email: _____

Will you be using portable toilets for your event? Yes No

**Please note: portable toilets are not permitted on the Boone County Courthouse Plaza grounds. Please contact the City of Columbia for options.

If your event is such that requires insurance per the Boone County Courthouse Plaza Rules and Regulations, please provide a copy of acquired insurance plan.

The undersigned organization agrees to abide by the following terms and conditions in the event this application is approved:

1. To notify the Columbia Police Department and Boone County Sheriff's Department of time and date of use and abide by all applicable laws, ordinances and county policies in using Courthouse Plaza grounds.
2. To abide by all rules and regulations as set forth in the Boone County Courthouse Plaza Rules and Regulations document updated July 11, 2013 and attached to this document.

3. To remove all trash or other debris that may be deposited (by participants) on the courthouse grounds and/or in rooms by the organizational use.
4. To repair, replace, or pay for the repair or replacement of damaged property including shrubs, flowers or other landscape caused by participants in the organizational use of courthouse grounds and/or carpet and furnishings in rooms.
5. To conduct its use of Courthouse Plaza grounds in such a manner as to not unreasonably interfere with normal courthouse and/or Boone County Government building functions.
6. To indemnify and hold the County of Boone, its officers, agents and employees, harmless from any and all claims, demands, damages, actions, causes of action or suits of any kind or nature including costs, litigation expenses, attorney fees, judgments, settlements on account of bodily injury or property damage incurred by anyone participating in or attending the organizational use on the courthouse grounds and/or use of rooms as specified in this application.

Organization Representative/Title: Mark Haim/Director

Address: 804 C E. Broadway, Columbia, MO 65201

Phone Number: 573-875-0539 Date of Application: 6/24/20

Email Address: mail@midmopeaceworks.org

Signature: _____

Applications may be submitted in person or by mail to the Boone County Commission, 801 E. Walnut, Room 333, Columbia, MO 65201 or by email to commission@boonecountymo.org.

PERMIT FOR ORGANIZATIONAL USE OF BOONE COUNTY COURTHOUSE PLAZA

The County of Boone hereby grants the above application for permit in accordance with the terms and conditions above written. The above permit is subject to termination for any reason by duly entered order of the Boone County Commission.

ATTEST:

BOONE COUNTY, MISSOURI

Brianna Lennon
County Clerk

Daniel Atwill
County Commissioner

DATE: 7.2.20

Daniel K. Atwill, Presiding Commissioner
Fred J. Parry, District I Commissioner
Janet M. Thompson, District II Commissioner



Roger B. Wilson
Boone County Government Center
801 East Walnut, Room 333
Columbia, MO 65201-7732
573-886-4305 • FAX 573-886-4311

Boone County Commission

APPLICATION FOR ORGANIZATIONAL USE OF BOONE COUNTY CONFERENCE ROOMS

The undersigned organization hereby applies for a use permit to use Boone County Government conference rooms as follows:

Organization: Mid-Missouri Peaceworks

Address: 801 E. Broadway, Ste. C

City: Columbia State: MO ZIP Code 65201

Phone: 573-875-0539 Website: www.midmopeaceworks.org

Individual Requesting Use: Mark Hain Position in Organization: Director

Facility requested: Chambers Room 301 Room 311 Room 332 Centralia Clinic

Event: Climate Action Rally/Gathering for 5K Walk

Description of Use (ex. Speaker, meeting, reception): Indoor gathering site to be used in the event of rain.

Date(s) of Use: 9/20/20

Start Time of Setup: 12:00 p.m. AM/PM Start Time of Event: 1:00 p.m. AM/PM

End Time of Event: 4 p.m. AM/PM End Time of Cleanup: 4:30 p.m. AM/PM

The undersigned organization agrees to abide by the following terms and conditions in the event this application is approved:

1. To abide by all applicable laws, ordinances and county policies in using Boone County Government conference rooms.
2. To remove all trash or other debris that may be deposited (by participants) in rooms by the organizational use.
3. To repair, replace, or pay for the repair or replacement of damaged property including carpet and furnishings in rooms.
4. To conduct its use in such a manner as to not unreasonably interfere with Boone County Government building functions.
5. To indemnify and hold the County of Boone, its officers, agents and employees, harmless from any and all claims, demands, damages, actions, causes of action or suits of any kind or nature including costs, litigation expenses, attorney fees, judgments, settlements on account of bodily injury or property damage incurred by anyone participating in or attending the organizational use of rooms as specified in this application.

Organization Representative/Title: Mark Hain, Director

Phone Number: 573-875-0539 Date of Application: 6/24/20

Email Address: mail@midmopeaceworks.org

Applications may be submitted in person or by mail to the Boone County Commission, 801 E. Walnut, Room 333, Columbia, MO 65201 or by email to commission@boonecountymo.org

PERMIT FOR ORGANIZATIONAL USE OF BOONE COUNTY GOVERNMENT CONFERENCE ROOMS

The County of Boone hereby grants the above application for permit in accordance with the terms and conditions above written. The above permit is subject to termination for any reason by duly entered order of the Boone County Commission.

ATTEST

BOONE COUNTY, MISSOURI

County Clerk

County Commissioner

DATE: 7.2.20