

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI

} ea.

November Session of the October Adjourned

Term. 20 10

County of Boone

In the County Commission of said county, on the

2<sup>nd</sup>

day of November

20 10

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 9031 S Tomlin Hill Road (parcel # 21-404-20-00-015.00 01).

Done this 2<sup>nd</sup> day of November, 2010.

ATTEST:

*Wendy S. Noren*  
Wendy S. Noren  
Clerk of the County Commission

*Kenneth M. Pearson*  
Kenneth M. Pearson  
Presiding Commissioner

*Karen M. Miller*  
Karen M. Miller  
District I Commissioner

*Skip Elkin*  
Skip Elkin  
District II Commissioner

520-2010

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

In Re: Nuisance Abatement	)	November Session
9031 S Tomlin Hill Rd	)	October Adjourned
Columbia, MO 65203	)	Term 2010
	)	Commission Order No. _____

**FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT**

**NOW** on this 2nd day of November 2010, 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: the following derelict/unlicensed/junk-filled/dismantled/inoperable vehicles: a white four door Ford Taurus, a blue two door Honda hatchback car and a maroon four door Buick car.
4. The location of the public nuisance is as follows: 9031 S Tomlin Hill Road a/k/a parcel # 21-404-20-00-015.00 01 Section 20, Township 47, Range 12 as shown by deed book 2536 page 0073, Boone County
5. The specific violation of the Code is: derelict/unlicensed/junk-filled/dismantled/inoperable automobiles violation of 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 \_\_\_ day of \_\_\_, 20\_\_\_, to the property owner, occupant, and any other applicable interested persons.
7. The above described public nuisance was not abated. As required by section 6.10.2 of the Code, the property owner, occupant, and any other applicable interested persons were 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

  
\_\_\_\_\_  
Presiding Commissioner

ATTEST:

\_\_\_\_\_  
Boone County Clerk

9031 Tomlin Hill Road



ABOVE: close up of 4 door buick  
BELOW: view from driveway – property is clearly posted





ABOVE: close up of white 4 door car and blue car

ACTIVITY LOG  
9031 S Tomlin Hill Road

6/30/10 Citizen complaint received

7/6/10 inspection of property conducted, photographs taken

7/29/10 received ok from County Commissioners to proceed with violation notice

7/30/10 notice sent via Certified Mail

8/2/10 Certified notice signed for by Charles Denney

8/10/10 Charles Denney came to Health Department and asked for an extension to have cars removed. An additional month extension was granted to give Mr. Denney 45 days to comply.

9/22/10 reinspection conducted, cars still present

9/22/10 called Mr. Denney and left a message about progress

10/18/10 reinspection conducted, cars still present

10/18/10 called Mr. Denney & spoke with him about the cars – he threatened myself and the rest of the Health Department staff verbally. Mr. Denney was very belligerent and hung up on me. The telephone conversation was heard by several other co-workers as the conversation was on speaker phone. Mr. Denney was given a trespass warning from the Columbia Police Department.

10/18/10 Hearing notice sent via First Class Mail

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

In Re: Nuisance Abatement	)	November Session
9031 S Tomlin Hill Rd	)	October Adjourned
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**WITNESS** the signature of the presiding commissioner on behalf Boone County Commission on the day and year first above written.

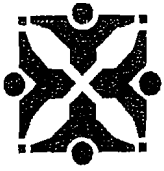
Boone County, Missouri  
By Boone County Commission

ATTEST:

\_\_\_\_\_  
Presiding Commissioner

\_\_\_\_\_  
Boone County Clerk





## HEARING NOTICE

Charles Hugh Denney  
404 W 104 Street Unit B  
Kansas City, MO 64114

An inspection of the property you own located at 9031 S Tomlin Hill Road (parcel # 21-404-20-00-015.00 01) was conducted on July 6, 2010 and revealed the following derelict/unlicensed/junk-filled/dismantled/inoperable vehicles: a white four door Ford Taurus, a blue two door Honda hatchback car and a maroon four door Buick car. This condition is 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 Tuesday, November 2, 2010 at 9:30 AM in room 243 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.

If the nuisance is not removed as ordered, the County Commission may have the nuisance removed. All costs of 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,

Kala Gunier  
Environmental Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 18 day of October, 2010 by           .

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](http://www.GoColumbiaMo.com)



HEALTH DEPARTMENT  
DIVISION OF ENVIRONMENTAL HEALTH

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

Charles Hugh Denney  
404 W 104 St Unit B  
Kansas City, MO 64114

An inspection of the property you own located at 9031 S Tomlin Hill Road (parcel # 21-404-20-00-015.00 01) was conducted on July 6, 2010 and revealed the following derelict/unlicensed/junk-filled/dismantled/inoperable vehicles on the premises: a white 4 door Ford Taurus, a blue 2 door Honda hatchback car, a maroon 4 door Buick car 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, the County Commission may have the nuisance abated with the cost of 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,

Kala Gunier  
Environmental Health Specialist

This notice deposited in the U.S. Mail certified, return receipt requested on the 30 day of July, 2010 by AN

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

**Parcel** 21-404-20-00-015.00 01 **Property Location** 9031 S TOMLIN HILL RD

City COUNTY ROAD DISTRICT (CO) School COLUMBIA (C1)  
 Library BOONE COUNTY (L1) Fire BOONE COUNTY (F1)

Owner DENNEY CHARLES HUGH  
 Address 404 W 104 ST UNIT B  
 City, State Zip KANSAS CITY, MO 64114

Subdivision Plat Book/Page  
 Section/Township/Range 20 47 12

Legal Description PT W 1/2 NW 1/4 (SUR 432-544)  
 EXC DENNEY EST & TR 1 SUR  
 1459-51

Deeded Acreage 28.36

Deed Book/Page 2536 0073 1519 0568 1418 0564 1307 0223

Current Appraised				Current Assessed			
Type	Land	Bldgs	Total	Type	Land	Bldgs	Total
FI	7,790	700	8,490	FI	934	84	1,018
RI	18,400	100,900	119,300	RI	3,496	19,171	22,667
Totals	26,190	101,600	127,790	Totals	4,430	19,255	23,685

Previous Year's Tax  
 Year 2009 Amount \$1,423.42

**Residence Description**

Year Built 1966  
 Use 804

Basement PARTIAL (3) Attic NONE (1)

Bedrooms 3 Main Area 1,404  
 Full Bath 2 Finished Basement Area 780  
 Half Bath 1  
 Total Rooms 6 Total Square Feet 2,184

JUL 30 2010

[www.ShowMeBoone.com](http://www.ShowMeBoone.com), Boone County, Missouri. 801 East Walnut Columbia, MO 65201 USA.

016 943 3453

Call ID . . . . : 4422  
Customer ID . . . :

Type information, press Enter.

Comment

Please call Ken Davis at 882-7324 re: 9031 Tomlin Hall Rd. He said he talked to someone a couple of months ago about several unlicensed vehicles on the property, tall weeds, lot of junk/debris in the yard.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

User ID

KDHUGHES 6/30/10  
KDHUGHES 6/30/10  
KDHUGHES 6/30/10  
KDHUGHES 6/30/10  
KDHUGHES 6/30/10  
MAGUNIER  
MAGUNIER  
MAGUNIER  
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MAGUNIER  
MAGUNIER  
MAGUNIER

More...

F10=Display sequence F12=Cancel

White 4dr Taurus  
Blue 2dr Honda  
Maroon 4dr Buick

Boone County, Missouri  
Unofficial Document



Recorded in Boone County, Missouri  
Date and Time 06/30/2004 at 09:41:23 AM  
Instrument # 2004018903 Book.02536 Page.0073  
Grantor DENNEY, ARTHUR HUGH  
Grantee DENNEY, CHARLES HUGH

Instrument Type QTCL  
Recording Fee \$27.00  
No of Pages 2

*Bette Johnson*  
Bette Johnson, Recorder of Deeds



QUIT-CLAIM DEED

THIS INDENTURE, Made and entered into this 29 day of June A.D. Two Thousand and four by and between Arthur Hugh Denney (Grantor), of the County of Boone in the State of Missouri, party or parties of the First Part, and Charles Hugh Denney (Grantee), (Grantee's mailings address) 9031 S. Tomlin Hill Road, Columbia, Missouri 65201, Of Boone County, State of Missouri party or parties of the second Part

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 Second Part, the receipt of which is hereby acknowledged, does or do by these presents, Remise, Release and forever Quit Claim, unto the said party or parties of the Second Part, the following described real estate, lying, being and situated in the County of Boone and State of Missouri, to-wit:

All that part of the West Half (W $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Twenty (20), Township Forty-seven (47), Range Twelve (12) lying west of the Road.

EXCEPT that part shown by survey recorded in Book 383, Page 978 and conveyed by Warranty Deed recorded in Book 387, Page 176, Records of Boone County, Missouri.

EXCEPT that part shown by survey recorded in Book 388, Page 572 and conveyed by Warranty Deed recorded in Book 389, Page 629, Records of Boone County, Missouri.

EXCEPT that part shown by survey recorded in Book 406, Page 997 and part shown by survey recorded in Book 414, Page 21, conveyed by Warranty Deed recorded in Book 413, Page 161, Records of Boone County, Missouri

AND EXCEPT that part shown by survey recorded in Plat Book 32, Page 68, and that part shown by survey recorded in Book 1459, Page 51, conveyed by General Warranty Deed recorded in Book 1459, Page 887, Records of Boone County, Missouri

TO HAVE AND TO HOLD the same with all the rights and immunities, privileges and appurtenances thereto belonging, unto the said party or parties of the Second Part, and their heirs and assigns, FOREVER; so that neither the said party or parties of the First Part, nor their heirs, nor any other person or persons for them or in their name-or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises or any part thereof but they and every one of them shall, by these presents, be excluded and forever barred.

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.

Witness \_\_\_\_\_

\_\_\_\_\_  
Arthur Hugh Denney *Arthur Hugh Denney* Charles Hugh Denney *Charles Hugh Denney*  
\_\_\_\_\_

Boone County, Missouri  
Unofficial Document

BOONE COUNTY MO JUN 30 2004

STATE OF MISSOURI )  
COUNTY OF Boone ) ss.

On this 30<sup>th</sup> day of June, 20 04 before me personally appeared Charles Hugh Dennis  
and Arthur Hugh Dennis 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, MO, the day and year first  
above written.

My term expires 5-27-07  
Robert J. Jones Jr  
Notary Public  
Robert J. Jones Jr

(Seal)



ROBERT J. JONES JR  
Notary Public - State of Missouri  
COUNTY OF BOONE  
My Commission Expires 5/27/2007

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:

Charles Hugh Denney  
404 W. 104 St Unit B  
Kansas City, MO 64114

2. Article Number  
(Transfer from service label)

7008 2810 0001 2431 8429

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 x *Charles Denney*  Addressee

B. Received by (Printed Name) *Charles Denney* C. Date of Delivery *8/2/10*

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

3. Service Type

Certified Mail  Express Mail

Registered  Return Receipt for Merchandise

Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

7008 2810 0001 2431 8429

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

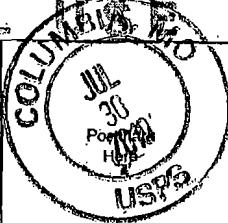
For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
<b>Total Post</b>	<b>5.54</b>

Sent to Charles Hugh Denney  
 Street, Apt. or PO Box 404 W. 104 St Unit B  
 City, State, ZIP+4 Kansas City, MO 64114

PS Form 3800, August 2008 See Reverse for Instructions



**CERTIFIED COPY OF ORDER**

521-2010

STATE OF MISSOURI }  
County of Boone } ea.

November Session of the October Adjourned

Term. 20 10

In the County Commission of said county, on the 2<sup>nd</sup> day of November 20 10

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 3952 Liberty Woods Court Lots 13 & 14 South Woods SD Plat 2 (parcel # 24-501-16-04-014.00 01).

Done this 2<sup>nd</sup> day of November, 2010.

ATTEST:

*Wendy S. Noren*  
Wendy S. Noren  
Clerk of the County Commission

*Kenneth M. Pearson*  
Kenneth M. Pearson  
Presiding Commissioner  
*Karen M. Miller*  
Karen M. Miller  
District I Commissioner  
*Skip Elkin*  
Skip Elkin  
District II Commissioner



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

In Re: Nuisance Abatement	)	November Session
3952 Liberty Woods Ct	)	October Adjourned
Hartsburg, MO 65039	)	Term 2010
	)	Commission Order No. <u>521-2010</u>

**FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT**

**NOW** on this 2<sup>nd</sup> day of November 2010, 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: weeds in excess of 12" high on premises.
4. The location of the public nuisance is as follows: 3952 Liberty Woods Court Lots 13 & 14 South Woods SD Plat 2 a/k/a parcel # 24-501-16-04-014.00 01 Section 16, Township 46, Range 12 as shown by deed book 2535 page 0084 Boone County
5. The specific violation of the Code is: weeds in excess of 12" 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 2 day of Nov, 2010, to the property owner, occupant, and any other applicable interested persons.
7. The above described public nuisance was not abated. As required by section 6.10.2 of the Code, the property owner, occupant, and any other applicable interested persons were 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.
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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.

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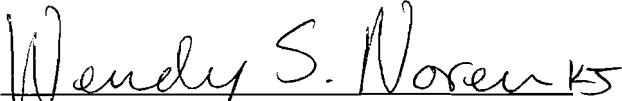
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**WITNESS** the signature of the presiding commissioner on behalf Boone County Commission on the day and year first above written.

Boone County, Missouri  
By Boone County Commission

  
\_\_\_\_\_  
Presiding Commissioner

ATTEST:

  
\_\_\_\_\_  
Boone County Clerk

3952 E Liberty Woods Court  
pictures taken 10/21/10 by Kala Gunier



ACTIVITY LOG  
3952 E LIBERTY WOODS COURT

8/23/10 citizen complaint received

8/25/10 inspection conducted

8/26/10 notices sent via Certified Mail to owner and lien holder

8/27/10 notice signed for by Premier Bank

9/8/10 owner notice returned as not deliverable

9/15/10 notice of declaration of public nuisance and order for abatement posted in Columbia Daily Tribune

10/21/10 pictures of property taken

10/21/10 hearing notices sent to owner and lien holder via First Class Mail

10/22/10 spoke with Laurie at Premier Bank – property is in foreclosure. Premier Bank can not do anything with the property until foreclosure is complete. She said to go ahead and abate the property if that is what was necessary because it could be months to another year before Premier Bank can have it mowed.

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

In Re: Nuisance Abatement	)	November Session
3952 Liberty Woods Ct	)	October Adjourned
Hartsburg, MO 65039	)	Term 2010
	)	Commission Order No. _____

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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 \_\_\_ day of \_\_\_\_, 20\_\_, to the property owner, occupant, and any other applicable interested persons.
7. The above described public nuisance was not abated. As required by section 6.10.2 of the Code, the property owner, occupant, and any other applicable interested persons were 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.

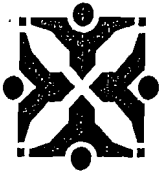
**WITNESS** the signature of the presiding commissioner on behalf Boone County Commission on the day and year first above written.

Boone County, Missouri  
By Boone County Commission

ATTEST:

\_\_\_\_\_  
Presiding Commissioner

\_\_\_\_\_  
Boone County Clerk



# CITY OF COLUMBIA/BOONE COUNTY, MISSOURI



HEALTH DEPARTMENT  
DIVISION OF ENVIRONMENTAL HEALTH

## HEARING NOTICE

Jon F & Rhonda J Chevalier  
3952 Liberty Woods Ct  
Hartsburg, MO 65039


An inspection of the property you own located at 3952 E Liberty Woods Court (parcel # 24-501-16-04-014.00 01) was conducted on August 25, 2010 and revealed 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 6.7.

**You are herewith notified that a hearing will be held before the County Commission on Tuesday, November 2, 2010 at 9:30 AM in the County Commission Chambers 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.**

If the nuisance is not removed as ordered, the County Commission may have the nuisance removed. All costs of 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.**

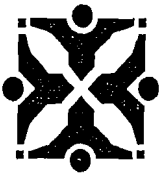
The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom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

Sincerely,

  
Kala Gunier  
Environmental Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 30 day of October, 2010 by DN.

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](http://www.GoColumbiaMo.com)



## HEARING NOTICE

Premier Bank  
15 South Fifth Street  
Columbia, MO 65201

An inspection of the property you hold a lien on located at 3952 E Liberty Woods Court (parcel # 24-501-16-04-014.00 01) was conducted on August 25, 2010 and revealed 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 6.7.

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Sincerely,

Kala Gunier  
Environmental Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 21 day of October, 2010 by DN





# CITY OF COLUMBIA/BOONE COUNTY, MISSOURI



HEALTH DEPARTMENT  
DIVISION OF ENVIRONMENTAL HEALTH

## HEARING NOTICE

Premier Bank/Providence Bank  
815 W Stadium Blvd  
Jefferson City, MO 65109

An inspection of the property you hold a lien on located at 3952 E Liberty Woods Court (parcel # 24-501-16-04-014.00 01) was conducted on August 25, 2010 and revealed 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 6.7.

**You are herewith notified that a hearing will be held before the County Commission on Tuesday, November 2, 2010 at 9:30 AM in the County Commission Chambers 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.**

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Sincerely,

  
Kala Gunier  
Environmental Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 21 day of October, 2010 by ON.

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](http://www.GoColumbiaMo.com)



# 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

Premier Bank  
Fifth Street Banking Center  
15 South Fifth Street  
Columbia, MO 65201

An inspection of the property you hold a lien on located at 3952 E Liberty Woods Ct (parcel # 24-501-16-04-014.00 01) was conducted on August 25, 2010 and revealed growth of weeds in excess of twelve inches high 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 6.7. A reinspection will be conducted at the end of the 15-day period. If the weeds have not been cut 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 weeds are not cut and removed as ordered, the County Commission may have the weeds cut and removed with the cost of 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 weeds are cut within the 15-day period, no further action is necessary.**

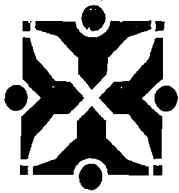
The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom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

Sincerely,

Kala Gunier  
Environmental Health Specialist

This notice deposited in the U.S. Mail certified, return receipt requested on the 26 day of August 2010 by FD

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



# 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

Jon F & Rhonda J Chevalier  
3952 Liberty Woods Ct  
Hartsburg, MO 65039

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Sincerely,

Kala Gunier  
Environmental Health Specialist

This notice deposited in the U.S. Mail certified, return receipt requested on the 26 day of August 2010 by [Signature].

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](http://www.GoColumbiaMo.com)

**AFFIDAVIT OF PUBLICATION**

STATE OF MISSOURI ) ss.  
County of Boone )

I, Pati McDonald, being duly sworn according to law, state that I am one of the publishers of the Columbia Daily Tribune, a daily newspaper of general circulation in the County of Boone, State of Missouri, where located; which newspaper has been admitted to the Post Office as periodical class matter in the City of Columbia, Missouri, the city of publication; which newspaper has been published regularly and consecutively for a period of three years and has a list of bona fide subscribers, voluntarily engaged as such, who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of Section 493.050, Revised Statutes of Missouri 2000, and Section 59.310, Revised Statutes of Missouri 2000. The affixed notice appeared in said newspaper on the following consecutive issues:

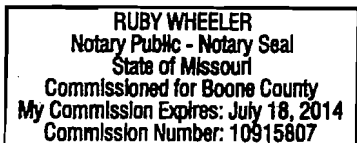
- 1st Insertion \_\_\_\_\_ September 15, 2010
- 2nd Insertion \_\_\_\_\_
- 3rd Insertion \_\_\_\_\_
- 4th Insertion \_\_\_\_\_
- 5th Insertion \_\_\_\_\_
- 6th Insertion \_\_\_\_\_
- 7th Insertion \_\_\_\_\_
- 8th Insertion \_\_\_\_\_
- 9th Insertion \_\_\_\_\_
- 10th Insertion \_\_\_\_\_
- 11th Insertion \_\_\_\_\_
- 12th Insertion \_\_\_\_\_
- 13th Insertion \_\_\_\_\_
- 14th Insertion \_\_\_\_\_
- 15th Insertion \_\_\_\_\_
- 16th Insertion \_\_\_\_\_
- 17th Insertion \_\_\_\_\_
- 18th Insertion \_\_\_\_\_
- 19th Insertion \_\_\_\_\_
- 20th Insertion: \_\_\_\_\_
- 21st Insertion: \_\_\_\_\_
- 22nd Insertion: \_\_\_\_\_

\$64.97  
Printer's Fee

By: *Pati McDonald*  
Pati McDonald

Subscribed & sworn to before me this 15 day of September, 2010

*[Signature]*  
Notary Public



**NOTICE OF DECLARATION OF PUBLIC NUISANCE AND ORDER OF ABATEMENT**

To: Jon F & Rhonda J Chevalier  
3952 Liberty Woods Court  
Hartsburg, MO 65039-9673

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 Health Department, with the cost thereof to be the subject of a special tax bill against the property subject to abatement.

Property Description:  
3952 E Liberty Woods Court South Woods SD Plat 2 Lots 13 & 14  
Boone County, Missouri as shown by deed book 2535 page 0084

Type of Nuisance:  
Growth of weeds in excess of twelve inches high 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 County Health Department, 1005 W. Worley Street, Columbia, MO 65203.

Date of Declaration, Order and Publication: \_\_\_\_\_

Stephanie Browning,  
Director, Columbia/Boone County Health Department

INSERTION DATE: September 15, 2010.

NOTICE OF DECLARATION OF PUBLIC NUISANCE  
AND ORDER OF ABATEMENT

To: Jon F & Rhonda J Chevalier  
3952 Liberty Woods Court  
Hartsburg, MO 65039-9673

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Property Description: 3952 E Liberty Woods Court South Woods SD Plat 2 Lots 13 & 14  
Boone County, Missouri as shown by deed book 2535 page 0084

Type of Nuisance: growth of weeds in excess of twelve inches high 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 County Health Department, 1005 W. Worley Street, Columbia, MO 65203.

Date of Declaration, Order and Publication: \_\_\_\_\_

Stephanie Browning, Director, Columbia/Boone County Health Department

**Parcel** 24-501-16-04-014.00 01 **Property Location** 3952 E LIBERTY WOODS CT

City COUNTY ROAD DISTRICT (CO) Road  
 Library BOONE COUNTY (L1) Fire SOUTHERN BOONE COUNTY (F2) School ASHLAND (R1)

Owner CHEVALIER JON F & RHONDA J  
 Address 3952 LIBERTY WOODS CT  
 City, State Zip HARTSBURG, MO 65039-9673

Subdivision Plat Book/Page 0028 0047  
 Section/Township/Range 16 46 12

Legal Description SOUTH WOODS SD PLAT 2  
 LTS 14 & 13(TRS A & B SUR 1204  
 -200)

Deeded Acreage 6.19

Deed Book/Page 2535 0084 1390 0982 1138 0417

Current Appraised				Current Assessed			
Type	Land	Bldgs	Total	Type	Land	Bldgs	Total
FI	720	26,230	26,950	FI	86	3,147	3,234
RI	17,000	214,200	231,200	RI	3,230	40,698	43,928
Totals	17,720	240,430	258,150	Totals	3,316	43,845	47,162

Previous Year's Tax  
 Year 2009 Amount \$2,634.84

**Residence Description**

Year Built 1995  
 Use 823

Basement FULL (4) Attic FULL FINISHED (4)

AUG 26 2010

Bedrooms 3 Main Area 2,971  
 Full Bath 2 Finished Basement Area 0  
 Half Bath 0  
 Total Rooms 7 Total Square Feet 2,971

[www.ShowMeBoone.com](http://www.ShowMeBoone.com), Boone County, Missouri. 801 East Walnut Columbia, MO 65201 USA.

**Bettie Johnson**  
**Boone County Recorder of Deeds**

[Click here to view this Document](#)

**Boone County Government Center**  
**801 East Walnut**  
**Columbia, MO 65201-7732**

**573) 886-4345 Office**  
**(573) 886-4359 Fax**

Document recording information

**Instrument** DT - Unknown  
**Document No.** 2005015604  
**Book** 2742  
**Page** 36  
**Recording Date** 6/8/2005 3:52:35 PM  
**Dated date** 6/7/2005

Referenced By This Document (0)

References To This Document (0)

**Referenced Amount** \$50,000.00

Grantor(s) (2)

**CHEVALIER, JON**  
**CHEVALIER, RHONDA**

Grantee(s) (1)

**PREMIER BANK**

Mortgagee's Address

**FIFTH STREET BANKING CENTER**  
**15 S FIFTH ST**  
**COLUMBIA, MO 65201**

Legal Description(s) (2)

**Lot/Unit** A Block Plat  
**Plat Book/Page** 1204 /200  
**Subdivision Name**  
**S/T/R** // QQQS/QQS/QS //  
**Sur Book/Page** Deeded Acreage  
**Free Form**  
**Parcel Number**

**Lot/Unit** B Block Plat  
**Plat Book/Page** 1204 /200  
**Subdivision Name**  
**S/T/R** // QQQS/QQS/QS //  
**Sur Book/Page** Deeded Acreage  
**Free Form**  
**Parcel Number**

**From:** "Karen Miller" <KMiller@boonecountymo.org>  
**To:** "Gerry Worley" <GRW@GoColumbiaMO.com>  
**Date:** 8/23/2010 2:44 PM  
**Subject:** nuisance abatement- 3952 Liberty Woods Court

Gerry,  
Bob and Bev Crow live next to this property. They believe that Premier Bank owns it as it has been vacant for awhile. The windows are broken out, tall weeds, etc. Can you send someone out to look at it and see what we can do to improve the situation?  
Karen

Karen M. Miller  
District I Commissioner  
Boone County MO  
801 E. Walnut, Room 245  
Columbia, MO 65201  
573-886-4308  
kmill@boonecountymo.org

Jalis Nichols



BILLING PERIOD		ADVERTISER/CLIENT NAME
09/08/10 - 09/15/10		CC HEALTH DEPT
TOTAL AMOUNT DUE	INVOICE NUMBER	TERMS OF PAYMENT
64.97	1143300	Due 30 Days

PAGE #	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
1	09/15/10	10195	

# INVOICE

BILLED ACCOUNT NAME & ADDRESS  
 \*\*\* ATTN ACCTS PAYABLE  
 CC HEALTH DEPT  
 PO BOX 6015 (po#101612)  
 COLUMBIA MO 65205-6015

*Kala-*

CREDIT CARD PAYMENTS	
<b>VISA</b> Card Number: _____	
Exp. Date: _____ Amt. to pay: _____	
Signature: _____	
Name on Card: _____	

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

DATE	NEWSPAPER REFERENCE	DESCRIPTION - OTHER COMMENTS / CHARGES	SAU SIZE BILLED UNITS	TIMES RUN RATE	BALANCE
09/15	AD CLASS: 785709 09/15	Classified Line Chevalier 1000 1243906 Ad Class Totals:	1x73L 73L \$64.97	1	64.97 73.000 line
	<i>AIP</i> <i>SFP 20 2010</i> <i>U.S. MAIL</i> <i>915</i> <i>002</i>	<i>9/27/10</i> <i>PO 101612</i> <i>(county)</i> <i>110-3210-531.4961</i> <i>9/20/10</i> <i>Katy:</i> <i>Please post this invoice for payment</i> <i>Thanks,</i> <i>Jennifer</i>		<i>Line</i>	<i>378</i>
					64.97

**PLEASE PAY THIS AMOUNT** ▶

INVOICE NUMBER	ADVERTISER INFORMATION		
	BILLING PERIOD	BILLED ACCOUNT NUMBER	ADVERTISER / CLIENT NAME
1143300	09/08/10 - 09/15/10	10195	CC HEALTH DEPT

Boone County, Missouri  
Unofficial Document



Recorded in Boone County, Missouri  
Date and Time: 06/29/2004 at 09:57:09 AM  
Instrument #: 2004018777 Book 02535 Page 0084

Grantor CHEVALIER, JON F  
Grantee CHEVALIER, JON F

Instrument Type QTCL  
Recording Fee \$27.00  
No of Pages 2

  
Bettie Johnson, Recorder of Deeds



File Number: 212554

## QUIT CLAIM DEED

This Deed, Made and entered on June 21, 2004 by and between

~~John~~  
<sup>JON</sup> John F. Chevalier and Rhonda J. Chevalier, Husband and Wife, of the County of Boone, State of Missouri, Party or Parties of the First Part, GRANTOR, and

Jon F. Chevalier and Rhonda J. Chevalier, Husband and Wife whose Mailing Address is 3952 Liberty Woods Court, Hartsburg, MO 65039 of the County of Boone, State of Missouri, Party or Parties of Second Part, GRANTEE.

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 REMISE, RELEASE AND FOREVER QUIT CLAIM 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:

Tracts A and B of a Survey of Lots Thirteen (13) and Fourteen (14) of South Woods Subdivision Plat Two (2), as shown by Survey recorded in Book 1204, Page 200, Boone County Records.

Also known as: 3952 3952 Liberty Woods Ct., Hartsburg, MO, 65039

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

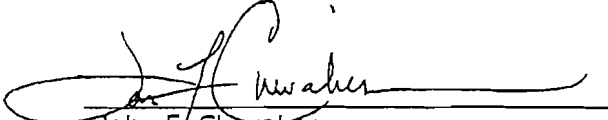
TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such parties forever. So that neither the said party or parties of the first part, nor their heirs, nor any other person or persons for them or in their names or behalf, shall or will

Boone County, Missouri  
Unofficial Document

BOONE COUNTY MO JUN 29 2004

hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

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.

  
John F. Chevalier  
JON

  
Rhonda J. Chevalier

STATE OF MISSOURI )  
 )ss  
COUNTY OF BOONE )

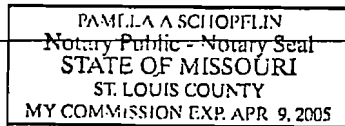
On June 21, 2004, before me personally appeared <sup>JON</sup> John F. Chevalier and Rhonda J. Chevalier, Husband and Wife, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

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



Notary Public

My term expires:



MISSOURI PS&F

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:  
 Premier Bank  
 Fifth Street Banking  
 15 South Fifth Street  
 Columbia, MO  
 65201

2. Article Number  
 (Transfer from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X *Russell L. Allen* Agent-Addressee

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery  
 8-27-10

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

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

7010 0290 0002 6841 5414

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at www.usps.com

**OFFICIAL USE**

Postage	\$ 1.44
Certified Fee	2.82
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.56

Postmark: AUG 26 2010

Street Apt. No. or PO Box No.: 15 South Fifth St.  
 City, State, ZIP+4: Columbia, MO 65201

7010 0290 0002 6841 5414

7010 0290 0002 6841 5421

Sent To  
 Street Apt. No.  
 or PO Box No. 3952 Liberty Woods Ct  
 City, State, Zip+4 65205-0039  
 Columbia, MO 65205

Postage	\$ .57
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.57



**OFFICIAL RECEIPT**  
 U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
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 COLUMBIA, MISSOURI 65205-6015

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**NOT DELIVERABLE**  
 AS ADDRESSEE  
 UNABLE TO DELIVER

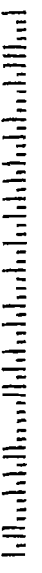
Jon F & Rhonda J Chevalier  
 3952 Liberty Woods Ct  
 Hartsburg, MO 65039

An inspection of the property you own located at 39

65035-9425

816

INT



**CERTIFIED COPY OF ORDER**

521-2010

STATE OF MISSOURI }  
County of Boone } ea.

November Session of the October Adjourned

Term. 20 10

In the County Commission of said county, on the 2<sup>nd</sup> day of November 20 10

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 3952 Liberty Woods Court Lots 13 & 14 South Woods SD Plat 2 (parcel # 24-501-16-04-014.00 01).

Done this 2<sup>nd</sup> day of November, 2010.

ATTEST:

Wendy S. Noren  
Wendy S. Noren  
Clerk of the County Commission

Kenneth M. Pearson  
Kenneth M. Pearson  
Presiding Commissioner

Karen M. Miller  
Karen M. Miller  
District I Commissioner

Skip Elkin  
Skip Elkin  
District II Commissioner

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

In Re: Nuisance Abatement	)	November Session
3952 Liberty Woods Ct	)	October Adjourned
Hartsburg, MO 65039	)	Term 2010
	)	Commission Order No. <u>521-2010</u>

**FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT**

**NOW** on this 2<sup>nd</sup> day of November 2010, 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: weeds in excess of 12" high on premises.
4. The location of the public nuisance is as follows: 3952 Liberty Woods Court Lots 13 & 14 South Woods SD Plat 2 a/k/a parcel # 24-501-16-04-014.00 01 Section 16, Township 46, Range 12 as shown by deed book 2535 page 0084 Boone County
5. The specific violation of the Code is: weeds in excess of 12" 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 2 day of Nov, 2010, to the property owner, occupant, and any other applicable interested persons.
7. The above described public nuisance was not abated. As required by section 6.10.2 of the Code, the property owner, occupant, and any other applicable interested persons were 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.

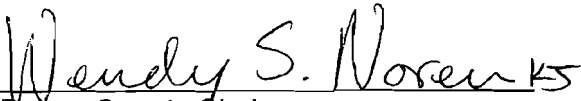
It is further ordered and directed that the Health Director submit a bill for the cost and expense of abatement to the County Clerk for attachment to this order and that the County Clerk submit a certified copy of this order and such bill to the County Collector for inclusion as a special assessment 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

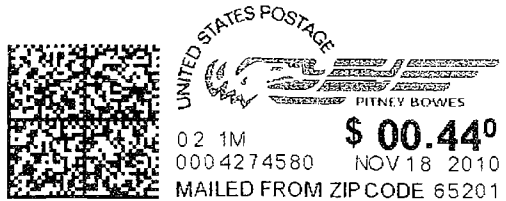
  
\_\_\_\_\_  
Presiding Commissioner

ATTEST:

  
\_\_\_\_\_  
Boone County Clerk



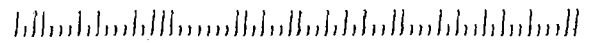
Innt RM 236  
MO 65201



Jon & Rhonda S Chevalier  
3952 Liberty Woods Ct  
Hartsburg MO 65039

631 NFE 1 610C 00 11/22/10  
RETURN TO SENDER  
CHEVALIER  
MOVED LEFT NO ADDRESS  
UNABLE TO FORWARD  
RETURN TO SENDER  
BC: 65201489099 \*2780-01659-19-98

6520104990



**CERTIFIED COPY OF ORDER**

521-2010

STATE OF MISSOURI }  
County of Boone } ea.

November Session of the October Adjourned

Term. 20 10

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

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Done this 2<sup>nd</sup> day of November, 2010.

ATTEST:

*Wendy S. Noren*  
Wendy S. Noren  
Clerk of the County Commission

*Kenneth M. Pearson*  
Kenneth M. Pearson  
Presiding Commissioner

*Karen M. Miller*  
Karen M. Miller  
District I Commissioner

*Skip Elkin*  
Skip Elkin  
District II Commissioner

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

In Re: Nuisance Abatement	)	November Session
3952 Liberty Woods Ct	)	October Adjourned
Hartsburg, MO 65039	)	Term 2010
	)	Commission Order No. <u>521-2010</u>

**FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT**

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**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.
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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.

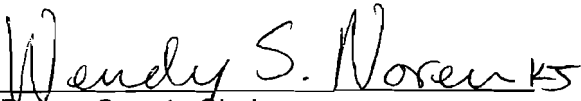
It is further ordered and directed that the Health Director submit a bill for the cost and expense of abatement to the County Clerk for attachment to this order and that the County Clerk submit a certified copy of this order and such bill to the County Collector for inclusion as a special assessment 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

  
\_\_\_\_\_  
Presiding Commissioner

ATTEST:

  
\_\_\_\_\_  
Boone County Clerk

522-2010

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI

} ea.

November Session of the October Adjourned

Term. 20 10

County of Boone

In the County Commission of said county, on the

2<sup>nd</sup>

day of November

20 10

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

Now on this day the County Commission of the County of Boone does hereby authorize Commissioner Skip Elkin to sign Change Order # 2 in the deduction amount of \$5,500.00 for the Boone County Jail Parking Lot.

Done this 2<sup>nd</sup> day of November, 2010.

ATTEST:

Wendy S. Noren  
Wendy S. Noren  
Clerk of the County Commission

Kenneth M. Pearson  
Kenneth M. Pearson  
Presiding Commissioner

Karen M. Miller  
Karen M. Miller  
District I Commissioner

Skip Elkin  
Skip Elkin  
District II Commissioner

522-2010

**BOONE COUNTY DEPARTMENT OF PUBLIC WORKS  
DESIGN AND CONSTRUCTION DIVISION**

Change Order No.: Two (2)      P.O . 2009000256      Job No.: 9871      Date: 10-19-10

Project Location: Boone County Jail Parking Lot

**CHANGE ORDER #2**

Contractor: Stockman Construction Corp.

It is hereby mutually agreed that when this change order has been signed by the contracting parties, the following described changes in the work required by the contract shall be executed by the contractor without changing the terms of the contract except as herein stipulated and agreed.

Description of Changes: See attached sheet (Exhibit A)

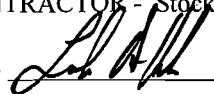
**CONTRACTORS PROPOSAL FOR THE ABOVE DESCRIBED CHANGES:**

I/We hereby agree to the modifications of the contract as described above and agree to furnish all material and labor and perform all work in connection therewith in accordance with the requirements for similar work in existing contract except as otherwise stipulated herein, for the following considerations:

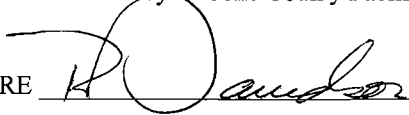
**Contract Amount:** Deduct from the Contract Amount a total of

Five Thousand Five Hundred dollars and 00/100 (\$5,500.00)


CONTRACTOR - Stockman Construction Corp.

SIGNATURE       DATE 10-26-2010

Recommended by: Boone County Facilities Maintenance

SIGNATURE       DATE 10-27-10

Accepted by: Boone County

SIGNATURE       DATE 10-28-10

**STATEMENT OF CONTRACT AMOUNT:**

ORIGINAL CONTRACT AMOUNT	\$	324,164.10
PREVIOUS ADDITIONS	\$	18,630.10
TOTAL	\$	342,794.20
PREVIOUS DEDUCTIONS	\$	0.00
NET PRIOR TO THIS CHANGE	\$	342,794.20
AMOUNT OF THIS CHANGE <u>      </u> ADD <u>  X  </u> DEDUCT	\$	(5,500.00)
<b>CONTRACT AMOUNT TO DATE</b>	\$	337,294.20

**Boone County Public Works  
Design and Construction**

**Exhibit A**

Change Order # 2

P.O.: 2009000256

Project #: 9871

Date: 10/19/10

Project: Boone County Jail Parking Lot

Contractor: Stockman Construction Corp.

Address: 2021 Idlewood Rd.  
Jefferson City, MO 65109

Description of Changes:

1. This deduct occurred due to the acceptance of a proposal submitted by Stockman Construction. The proposal stipulated that the contract total would be reduced by \$5,500.00 if Stockman Construction were allowed to use Fiber Reinforced Concrete in lue of steel reinforcement.

ITEM	CONTRACT AMOUNT	UNITS TO BE CONSTRUCTED	OVERRUN, UNDERRUN, CONTINGENT	CONTRACT OR AGREED UNIT PRICE	AMOUNT OF CHANGE
Fiber Reinforced Concrete Deduct	0	1	1	-5,500.00	(\$5,500.00)

TOTAL THIS CHANGE ORDER: (\$5,500.00)

ORIGINAL CONTRACT AMOUNT	\$324,164.10
TOTAL OF PREVIOUS CHANGES	\$18,630.10
TOTAL THIS CHANGE ORDER	(\$5,500.00)
FINAL CONTRACT TOTAL	\$337,294.20