

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI }  
County of Boone } ea.

September Session of the July Adjourned

Term. 20 09

In the County Commission of said county, on the 24<sup>th</sup> day of September 20 09

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 7213 Moberly Drive, Columbia, MO (parcel #11-606-14-01-077.00 01).

Done this 24<sup>th</sup> day of September, 2009.

ATTEST:

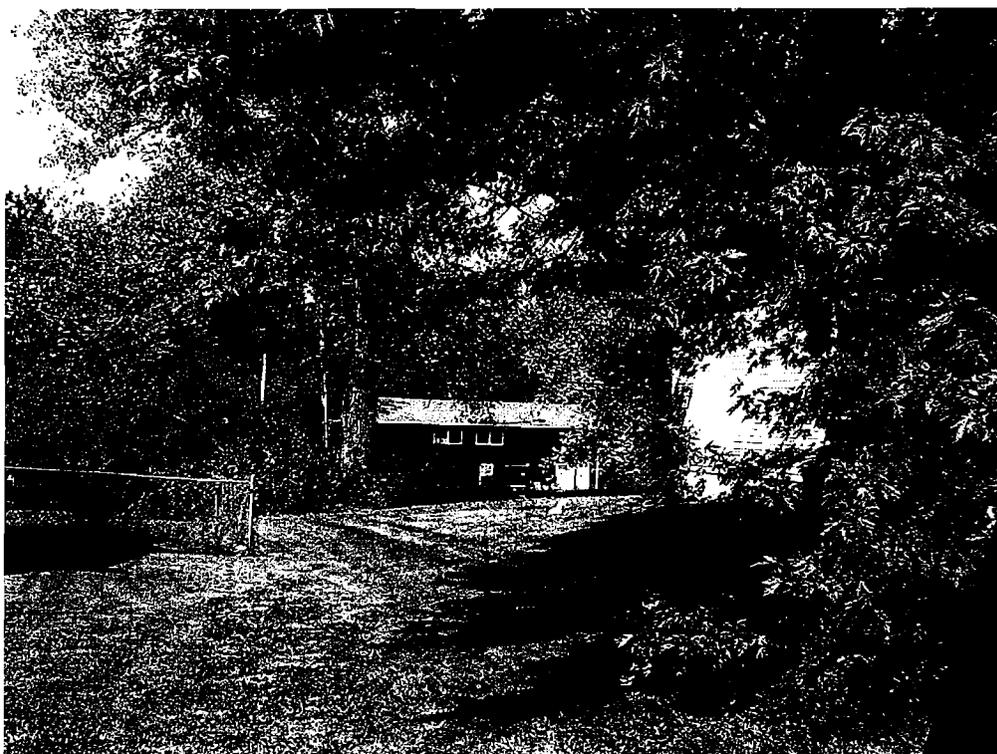
Wendy S. Noren KS  
Wendy S. Noren  
Clerk of the County Commission

  
Kenneth M. Pearson  
Presiding Commissioner

absent  
Karen M. Miller  
District I Commissioner

  
Skip Elkins  
District II Commissioner

TAKEN 9/10/09 @ ~ 11:00 AM  
7213 MOBERLY DRIVE



RMS Properties LLC  
7213 Moberly Drive - weeds violation  
TIMELINE

- 8/12/09: citizen complaint received
- 8/17/09: initial inspection conducted
- 8/18/09: certified notice of violation sent to owner
- 8/19/09: owner signed for notice
- 9/10/09: 2<sup>nd</sup> inspection conducted – violation not abated
- 9/19/09: pictures taken at ~ 11:00 am

# Call Inquiry - (CZN200I001)

SUNGARD PUBLIC SECTOR  
NavLine



3979 <input checked="" type="checkbox"/> Events <input checked="" type="checkbox"/> Email log <input checked="" type="checkbox"/> Reminders <input checked="" type="checkbox"/> Workrequests	<b>Call Information</b> Call ID: 3979      Status: Open      Entity: City of Columbia Comments Please call Christy at 268-5334 re: tall weeds at 7213 Moberly Drive.	
	<b>Call Details</b> Call type: CE-County Nuisance Entry date/time: 08/12/2009 08:42:18 Entry user ID: Hughes, Kelly - Health Admin Origin: Environmental Health Work group: Environmental Health	<b>Contact Information</b> Contact ID: 154830 Contact name: Undefined Home phone: (573) 999-9999 Customer: Location: Service:
	<b>Call Assignment/Notification</b> Contact notification: Call back Notification date: Email updates: No Notification user: Forward to user: Vellema, Kristine - Health E	<b>Close Information</b> Close date/time: 00:00:00 Close user: Elapsed time: 1.82 Hours Action taken:
	<input type="text"/>	<input type="text"/>
<input type="button" value="Print"/> <input type="button" value="Cancel"/> <input type="button" value="Exit"/> <input type="button" value="Refresh"/> <input type="button" value="Toggle Inform..."/>		

8/17: weeds (around tree)



## HEARING NOTICE

RMS Properties LLC  
PO Box 10214  
Columbia, MO 65205

An inspection of the property you own located at 7213 Moberly Drive (parcel # 11-606-14-01-077.00 01) was conducted on August 17, 2009 and revealed growth of weeds in excess of twelve inches high on both of 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 Thursday, September 24, 2009 at 1:30 p.m. 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.

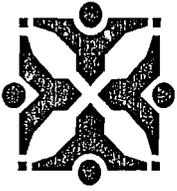
If the nuisance is not removed as ordered, the County Commission may have the nuisance removed. All costs of abatement, plus administrative fees, will be assessed against the property in a tax bill. **If the above nuisance condition has been corrected prior to the hearing, you do not have to appear for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

Kristine Vellema  
Environmental Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 11 day of Sept. 2009 by K.H.



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

RMS Properties LLC  
PO Box 10214  
Columbia, MO 65205

An inspection of the property you own located at 7213 Moberly Drive (parcel # 11-606-14-01-077.00 01) was conducted on August 17, 2009 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,

Kristine Vellema  
Environmental Health Specialist

This notice deposited in the U.S. Mail certified, return receipt requested on the 18 day of August 2009 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)

**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:

RMS Properties LLC  
P.O. Box 10214  
Columbia, MO 65205

2. Article Number  
(Transfer from service label)

7008 0150 0001 1734 8328

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
8-19-09

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

JASON M. SMITH

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

4. Restricted Delivery? (Extra Fee)  Yes

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	2.50
Return Receipt Fee	2.20

9288 1734 11  
AUG 18 2009  
Postmark Here



Tom Schauwecker  
Boone County Assessor

Boone County Government Center  
801 E. Walnut, Rm 143  
Columbia, MO 65201-7733

Office (573) 886-4270  
Fax (573) 886-4254

**Parcel** 11-606-14-01-077.00 01 **Property Location** 7213 MOBERLY DR

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

Owner RMS PROPERTIES LLC  
Address PO BOX 10214  
City, State Zip COLUMBIA, MO 65205

Subdivision Plat Book/Page 0010 0194  
Section/Township/Range 14 49 13

Legal Description BON-GOR LAKE EST BLK 5  
LOT 24  
PT SUR 2443  
Lot Size 90 x 135

Deed Book/Page 2973 0178 2973 0172 2660 0106 2660 0096

Current Appraised				Current Assessed			
Type	Land	Bldgs	Total	Type	Land	Bldgs	Total
RI	13,600	91,200	104,800	RI	2,584	17,328	19,912
Totals	13,600	91,200	104,800	Totals	2,584	17,328	19,912

Previous Year's Tax  
Year 2008 Amount \$1,209.87

**Residence Description**

Year Built 1974 (Estimate)  
Use DUPLEX (102)

Basement	FULL (4)	Attic	NONE (1)
Bedrooms	6	Main Area	1,608
Full Bath	2	Finished Basement Area	1,456
Half Bath	2		
Total Rooms	12	Total Square Feet	3,064

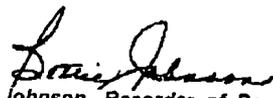
[www.ShowMeBoone.com](http://www.ShowMeBoone.com), Boone County, Missouri. 801 East Walnut Columbia, MO 65201 USA.

Boone County, Missouri  
Unofficial Document



Recorded in Boone County, Missouri  
Date and Time 06/29/2006 at 03:00:25 PM  
Instrument # 2006017638 Book 2973 Page 178  
Grantor SMITH, ROBERT F  
Grantee RMS PROPERTIES LLC

Instrument Type WD  
Recording Fee \$27.00 S  
No of Pages 2

  
Bettie Johnson, Recorder of Deeds



Boone-Central Title Company  
File No. 0613170

## Missouri General Warranty Deed

This Indenture, Made on 26th day of June, 2006, by and between

**Robert F. Smith and Michelle K. Smith, Husband and Wife**

as GRANTOR, and

**RMS Properties, L.L.C., a Missouri limited liability company,**

as GRANTEE, whose mailing address is: **P. O. Box 10214  
Columbia, Mo. 65205**

Property Address: **7213 Moberly Dr., 7400 Moberly Dr., 7312 Moberly Dr., 7404 Moberly Dr., 7308  
Moberly Dr., Columbia, MO 65202**

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 Twenty-four (24) of Bon-Gor Lake Estates Block Five (5) as shown by the Plat thereof recorded in Plat Book 10, Page 194, Records of Boone County, Missouri.;**

AND:

**Lots: Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16) of Block Four (4) of Bon-Gor Lake Estates, as shown by Plat recorded in Plat Book 10, Page 129, Records of Boone County, Missouri.**  
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 GRANTEE'S heirs and assigns forever; the GRANTOR hereby covenanting that GRANTOR is lawfully seized of an indefeasible estate in fee of the premises herein 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



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

In Re: Nuisance Abatement            )  
      7213 Moberly Drive                )  
  )  
  )           September Session  
  )           July Adjourned  
  )           Term 2009  
  )           Commission Order No. 448

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

**NOW** on this 24<sup>th</sup> day of September 2009, 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: growth of weeds in excess of twelve inches high
4. The location of the public nuisance is as follows: 7213 Moberly Drive, Columbia, MO, a/k/a parcel# 11-606-14-01-077.00 01, Section 14, Township 49, Range 13 as shown in deed book 2973 page 0178, Boone County
5. The specific violation of the Code is: 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 19<sup>th</sup> day of August 2009, 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.

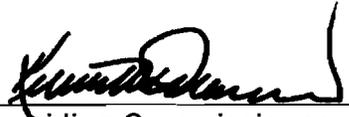
**Order For Abatement Chargeable As a Special Assessment To The Property**

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.

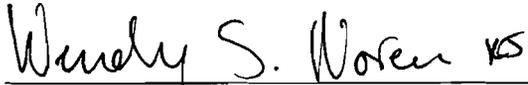
It is further ordered and directed that the Health Director submit a bill for the cost and expense of abatement to the County Clerk for attachment to this order and that the County Clerk submit a certified copy of this order and such bill to the County Collector for inclusion as a special assessment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

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI }  
County of Boone } ea.

September Session of the July Adjourned

Term. 20 09

In the County Commission of said county, on the 24<sup>th</sup> day of September 20 09

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

Now on this day the County Commission of the County of Boone does hereby approve the appointment of Stuart S. Scroggs to the Building Code Commission effective 9/24/2009 expiring on 4/30/2010.

Done this 24<sup>th</sup> day of September, 2009.

ATTEST:

Wendy S. Noren<sup>KS</sup>  
Wendy S. Noren  
Clerk of the County Commission

  
Kenneth M. Pearson  
Presiding Commissioner

ABSENT  
Karen M. Miller  
District I Commissioner

  
Skip Elkin  
District II Commissioner

interim term effective: 9/24/09 expires: 4/30/2010

Ken Pearson, Presiding Commissioner  
Karen, M. Miller, District I Commissioner  
Skip Elkin, District II Commissioner



Boone County Government Center  
801 E. Walnut, Room 245  
Columbia, MO 65201  
573-886-4305 • FAX 573-886-4311  
E-mail: commission@boonecountymmo.org

# Boone County Commission

## BOONE COUNTY BOARD OR COMMISSION APPLICATION FORM

Board or Commission: Building Code Commission Term: 8/24/2009

Current Township: Missouri Today's Date: 8/24/2009

Name: Stuart S. Scroggs

Home Address: 1008 Maplewood Dr. Zip Code: 65203

Business Address: 1008 Maplewood Dr. Zip Code: 65203

Home Phone: 573-443-0792 Work Phone: 573-4425-600  
Fax: 573-442-5611 E-mail: sss@scroggsarchitecture.com

Qualifications: Owner Scroggs Architecture P.C., Registered Architect 29 yrs., 34 yrs. total experience. State of MO Architects, Professional Engineers, Land Surveyors & Landscapae Architects Registration Board Member 1998-2003 NCARB (Natl. Council Architectural Registration Boards) member since 1982. NCARB Registration Exam Graphic Pre-Test Committee member 1999-2000.

Past Community Service: Columbia Metro Rotary Club Member & Past President (2007-08), Cosmopolitan Club member since 1983, Columbia Chamber of Commerce member, Columbia Chamber of Commerce Transportation Committee Member, City of Columbia Board of Adjustment Alternate Member 1987-2001, City of Columbia Standing Committee for Public Art 1998-98 & 2001-08, City Hall Expansion Plaza Streetscape Committee 2007 and United Way Past Architects/Engineers Co-Chair.

References: Upon Request

I have no objections to the information in this application being made public. To the best of my knowledge at this time I can serve a full term if appointed. I do hereby certify that the above information is true and accurate.

Applicant Signature

Return Application To: Boone County Commission Office  
Boone County Government Center  
801 East Walnut, Room 245  
Columbia, MO 65201  
Fax: 573-886-4311