

CERTIFIED COPY OF ORDER

STATE OF MISSOURI

} ea.

November Session of the October Adjourned

Term. 20 16

County of Boone

In the County Commission of said county, on the

3rd
my

day of November 20 16

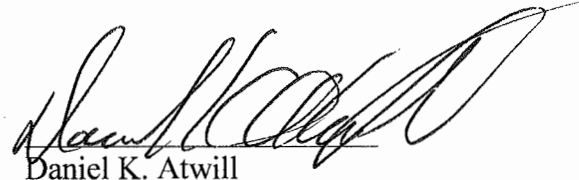
the following, among other proceedings, were had, viz:

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 502 Waldo Ct., parcel #17-313-11-01-018.00 01.

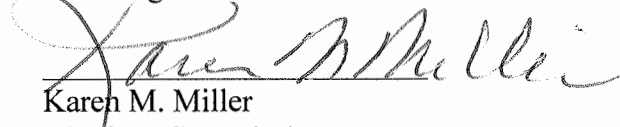
Done this 3rd my day of November, 2016.

ATTEST:

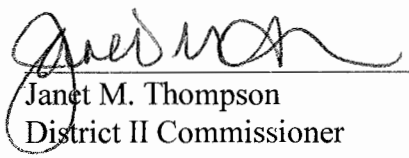
Wendy S. Noren my
Wendy S. Noren
Clerk of the County Commission



Daniel K. Atwill
Presiding Commissioner



Karen M. Miller
District I Commissioner



Janet M. Thompson
District II Commissioner

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

In Re: Nuisance Abatement)	November Session
502 Waldo Court)	October Adjourned
Columbia, MO 65202)	Term 2016
)	Commission Order No. <u>507-2016</u>

FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT

NOW on this 3rd day of November 2016, 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, junk and other refuse on the premises.
4. The location of the public nuisance is as follows: 502 Waldo Court, a/k/a parcel# 17-313-11-01-018.00 01, Section 11, Township 48, Range 12 as shown in deed book 3146 page 0075, Boone County.
5. The specific violation of the Code is: trash, junk and other refuse 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 18th day of September 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.

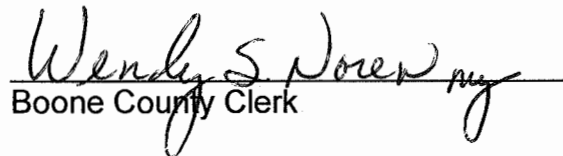
WITNESS the signature of the presiding commissioner on behalf Boone County Commission on the day and year first above written.

Boone County, Missouri
By Boone County Commission



Presiding Commissioner

ATTEST:



Boone County Clerk

Photographs taken 10/10/16 @ ~ 10:25 am
502 Waldo Court



Dustin and Chassidy Crawford
502 Waldo Court
Health Department nuisance notice - timeline

- 08/17/16: citizen complaint received
- 08/18/16: initial inspection conducted
- 08/19/16: notice of violation sent to owner, return receipt requested – owner never signed for notice
- 09/18/16: notice posted in local newspaper
- 10/10/16: reinspection conducted – violation not abated - photographs taken at ~ 10:25 am
- 10/12/16: hearing notice sent



CITY OF COLUMBIA/BOONE COUNTY, MISSOURI



DEPARTMENT OF PUBLIC HEALTH AND HUMAN SERVICES
DIVISION OF ENVIRONMENTAL HEALTH

HEARING NOTICE

Dustin and Chassidy Crawford
502 Waldo Court
Columbia, MO 65202

An inspection of the property you own located at 502 Waldo Court (parcel # 17-313-11-01-018.00 01) was conducted on August 18, 2016 and revealed trash, junk and other refuse 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 Thursday, November 3, 2016 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 Public Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 12th day of October 2016 by MD.

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

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI) ss.
County of Boone)

I, Jason Meyer, 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:

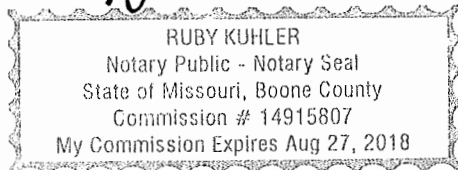
- 1st Insertion _____ September 18, 2016
- 2nd Insertion _____
- 3rd Insertion _____
- 4th Insertion _____
- 5th Insertion _____
- 6th Insertion _____
- 7th Insertion _____
- 8th Insertion _____
- 9th Insertion _____
- 10th Insertion _____
- 11th Insertion _____
- 12th Insertion _____
- 13th Insertion _____
- 14th Insertion _____
- 15th Insertion _____
- 16th Insertion _____
- 17th Insertion _____
- 18th Insertion _____
- 19th Insertion _____
- 20th Insertion: _____
- 21st Insertion: _____
- 22nd Insertion: _____

\$63.79
Printer's Fee

By: Jason Meyer
Jason Meyer

Subscribed & sworn to before me this 30 day of September, 2016

[Signature]
Notary Public



NOTICE OF DECLARATION OF PUBLIC NUISANCE AND ORDER OF ABATEMENT

To: Dustin and Chassidy Crawford
502 Waldo Court
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 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: Fairway Meadows Subdivision, Block 1, Lot 55, a/k/a 502 Waldo Court as shown by deed book 3146 page 0075

Type of Nuisance: trash, junk, rubbish, garbage and other refuse

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:

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

INSERTION DATE: September 18, 2016



- 6770
- Events
- Email log
- Reminders
- Work requests

Call Information

Call ID: 6770 Status: Open Entity: City of Columbia
Description: 503 Waldo
Comments
Bath tub full of trash

Call Details

Call type: CE-County Nuisance
Entry date/time: 08/17/2016 10:11:11
Entry user ID: Niles, Michelle M Health -
Origin:
Work group: Environmental Health

Contact Information

Contact ID: 154830
Contact name: Undefined
From phone: (573) 555-5555
Customer:
Location:
Service:

Call Assignment/Notification

Contact notification: Call back
Notification date:
Email updates: No
Notification user:
Forward to user: Vellema, Kristine - Health E

Close Information

Close date/time: 00:00:00
Close user:
Elapsed time:
Action taken:

- Print
- Cancel
- Exit
- Refresh
- Toggle Inform...
- Contact Inquiry



Boone County Assessor

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

Office (573) 886-4270
 Fax (573) 886-4254
 Open 8:00 am - 5:00 pm Monday to Friday

Parcel 17-313-11-01-018.00 01

Property Location 502 WALDO CT

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

Owner CRAWFORD DUSTIN & CHASSIDY
Address 502 WALDO CT
City, State Zip COLUMBIA, MO 65202

Subdivision Plat Book/Page 0010 0002

Section/Township/Range 11 48 12
Legal Description FAIRWAY MEADOWS BLK 1
 LOT 55

Lot Size 80.00 x 162.40
Irregular shape Y
Deed Book/Page 3146 0075 2540 0058 0881 0858

Current Appraised				Current Assessed			
Type	Land	Bldgs	Total	Type	Land	Bldgs	Total
RI	15,000	59,600	74,600	RI	2,850	11,324	14,174
Totals	15,000	59,600	74,600	Totals	2,850	11,324	14,174

Most Recent Tax Bill(s)
Residence Description

Year Built	1970		
Use	SINGLE FAMILY (101)		
Basement	FULL (4)	Attic	NONE (1)
Bedrooms	4	Main Area	1,104
Full Bath	2	Finished Basement Area	850
Half Bath	0		
Total Rooms	7	Total Square Feet	1,954

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 This Web application was developed by [Boone County](#).



Recorded in Boone County, Missouri

Date and Time 05/18/2007 at 02:57:18 PM
Instrument # 2007012298 Book 3146 Page.75

Grantor RUNYON, KEVIN
Grantee CRAWFORD, DUSTIN

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


Bettie Johnson, Recorder of Deeds



Boone-Central Title Company
File No. 0717660

Missouri General Warranty Deed

This Indenture, Made on 17th day of May, 2007, by and between

Kevin Runyon and Michelle Runyon, husband and wife,
as GRANTOR, and

Dustin Crawford and Chassidy Crawford, husband and wife,

as GRANTEE, whose mailing address is: 1500 Hickam
Columbia, MO 65203

Property Address: 502 Waldo Court, 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 FIFTY-FIVE (55) OF FAIRWAY MEADOWS, BLOCK 1, AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 10, PAGE 2, 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 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.

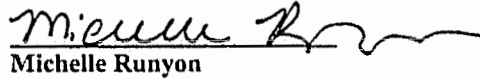
Nora Dietzel, Recorder of Deeds

Boone County, Missouri
Unofficial Document

BOONE COUNTY MO MAY 18 2007

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

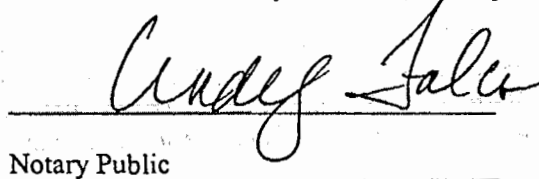

Kevin Runyon


Michelle Runyon

State of Missouri }
County of Boone } ss:

On this 17th day of May, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kevin Runyon and Michelle Runyon, husband and wife** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

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


Cindy Falco

Notary Public
CINDY FALCO
Notary Public - Notary Seal
STATE OF MISSOURI
County of Boone
My Commission Expires September 24, 2010
Commission # 06422863

My Term Expires: _____

CERTIFIED COPY OF ORDER

STATE OF MISSOURI

} ea.

November Session of the October Adjourned

Term. 20 16

County of Boone

In the County Commission of said county, on the

3rd
day

day of November 20 16

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

Now on this day the County Commission of the County of Boone does hereby rescind Commission Order 484-2016 and authorizes the Presiding Commissioner to grant signature authorization within the Office of Emergency Management to Terry Cassil and Tom Hurley to inspect and sign for Federal Surplus Property.

It is further ordered the Presiding Commissioner is hereby authorized to sign the attached Authorization to Inspect and Sign for Federal Surplus Property.

Done this 3rd day of November, 2016.

ATTEST:

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

Daniel K. Atwill

Daniel K. Atwill
Presiding Commissioner

Karen M. Miller

Karen M. Miller
District I Commissioner

Janet M. Thompson

Janet M. Thompson
District II Commissioner

Jeremiah W. (Jay) Nixon
Governor

Douglas E. Nelson
Commissioner
Office of Administration

Mark S. Kaiser
Director
General Services



State of Missouri

Missouri State Agency for Surplus Property

P.O. Drawer 1310, Jefferson City, MO 65102-1310

Telephone: 573-751-3415 Fax: 573-751-1264

Toll Free: 888-295-7796

<http://oa.mo.gov/general-services/surplus-property>

Lee Ann Braun
Manager
Missouri SASP

Authorization to Inspect and Sign for Federal Surplus Property

Please make the following changes to our current
Donee Authorization list until otherwise notified.

Boone County Office of Emergency Management

Name of Agency/Organization

2145 County Drive

Street Address

Columbia

MO.

65201

City

State

ZIP Code

X ADD

Terry Cassil, Director of Emergency Management

Name & Title of Person to be Added

X ADD

Tom Hurley, Deputy Director of Emergency Management

Name & Title of Person to be Added

Sincerely,

Signature of Executive Head or Chief Administrative Officer

11-3-16

Date

CERTIFIED COPY OF ORDER

STATE OF MISSOURI

} ea.

October Session of the October Adjourned

Term. 20 16

County of Boone

In the County Commission of said county, on the

25th

day of

October

20 16

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

Now on this day the County Commission of the County of Boone does hereby grant signature authorization within the Office of Emergency Management to Terry Cassil and Tom Hurley to inspect and sign for Federal Surplus Property.

Done this 25th day of October, 2016.

ATTEST:

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

Absent
Daniel K. Atwill
Presiding Commissioner

Karen M. Miller
Karen M. Miller
District I Commissioner

Janet M. Thompson
Janet M. Thompson
Acting Presiding Commissioner



Jeremiah W. (Jay) Nixon
Governor

Douglas E. Nelson
Commissioner
Office of Administration

Mark S. Kaiser
Director
General Services

State of Missouri

Missouri State Agency for Surplus Property

P.O. Drawer 1310, Jefferson City, MO 65102-1310

Telephone: 573-751-3415 Fax: 573-751-1264

Toll Free: 888-295-7796

<http://oa.mo.gov/general-services/surplus-property>

Lee Ann Braun
Manager
Missouri SASP

Authorization to Inspect and Sign for Federal Surplus Property

Please make the following changes to our current
Donee Authorization list until otherwise notified.

Boone County Office of Emergency Management

Name of Agency/Organization

2145 County Drive

Street Address

Columbia

MO.

65201

City

State

ZIP Code

X ADD

Terry Cassil, Director of Emergency Management

Name & Title of Person to be Added

X ADD

Tom Hurley, Deputy Director of Emergency Management

Name & Title of Person to be Added

Sincerely,

Signature of Executive Head or Chief Administrative Officer
ACTING PRESIDING COMMISSIONER
mg.

10-25-16

Date

Mike Yaquinto - Delegate Authorization Form

From: "Kennedy, Brenda" <Brenda.Kennedy@oa.mo.gov>
To: "myaquinto@boonecountymo.org" <myaquinto@boonecountymo.org>
Date: 11/1/2016 1:15 PM
Subject: Delegate Authorization Form
Attachments: D Delegate Authorization.doc

Mike,

Please see attached form as per our phone conversation. Please have Daniel Atwill sign the attached form to authorize Janet Thompson to make changes to the County's account.

Thanks!

Brenda Kennedy, Account Specialist
OA/DPMM - MO State Agency for Surplus Property
2846 Hwy 179
Jefferson City, MO 65109

Ph: 573-751-3415
Toll Free 888-295-7796
Fax: 573-751-1264

Letter of Authorization

DONEE _____

ADDRESS _____

THIS LETTER IS TO SERVE AS AUTHORIZATION FOR

_____, _____

Name

Title

to act on the behalf of the donee to **further delegate** any agent of the eligible activity to inspect, select, and sign for federal excess property at the Missouri State Agency for Surplus Property.

Date

Signature of Chief Administrative Officer

Or

Executive Head

CERTIFIED COPY OF ORDER

STATE OF MISSOURI

} ea.

November Session of the October Adjourned

Term. 20 16

County of Boone

In the County Commission of said county, on the

3rd

day of

November

20

16

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

Now on this day the County Commission of the County of Boone does hereby acknowledge the attached contract between The Board of Trustees of Boone County Hospital and Stroudwater Associates for financial advice services as required by the bond covenants.

Done this 3rd day of November, 2016.

ATTEST:

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

Daniel K. Atwill
Daniel K. Atwill

Presiding Commissioner

Karen M. Miller
Karen M. Miller

District I Commissioner

Janet M. Thompson
Janet M. Thompson

District II Commissioner

AUTHORIZATION FOR PROFESSIONAL SERVICES

*For Professional Services
Provided To:*

The Board of Trustees of Boone County Hospital

*Authorized Client
Representative:*

Thomas M. Schneider

Client Mailing Address:

Jones, Schneider and Stevens, LLC
11 N. Seventh Street
Columbia, MO 65201
573-449-2451
tms@11-7law.com

Date of this Authorization:

8.12.16

Professional Services:

Consultant Report Re: Bond Covenant Violation

The Board of Trustees of Boone County Hospital (“Client”) hereby engages **Stroudwater Associates** (“Consultant”) to perform the services described below and according to our proposal of July 15 and subsequent emails and phone calls between Boone Hospital Center c/o Thomas Schneider and Consultant. The Consultant hereby accepts the engagement. Stroudwater Associates agrees to provide the deliverables described below.

DESCRIPTION OF SERVICES AND TERMS

Pursuant to section 606 of BHC’s Bond Indenture, the Board of Trustees of BHC have retained Stroudwater to make recommendations to increase the Debt Service Coverage Ratio for subsequent fiscal years to at least 1.00x so long as the lease is in effect and lease payments are current.

Stroudwater proposes to undertake the following action steps as part of its consultant’s report:

- 1) Develop and submit a data request to BHC management to begin our review of operating, financial, clinical, competitive and strategic drivers of BHC’s performance.
- 2) Conduct interviews with 16-20 BHC stakeholders and the lessee to understand the strategic and operating context of BHC’s historic, current and budgeted operating performance.
- 3) Analyze the historical, current, budgeted and projected operating and financial results of BHC provided by its auditors and management to identify key drivers of historical, current and future performance.
- 4) Vet and validate the findings and recommendations of management related to initiatives to improve operating results.
- 5) Perform several diagnostic reviews of key operational areas to diagnose additional areas that may contribute to improved operating results. While preliminary in nature, these diagnostics will focus on several additional areas where BHC may be able to generate improved operating performance. Stroudwater will work with BHC management and Board of Trustees to target these areas for

review and analysis.

- 6) Craft and present a report consisting of analyses, findings and recommendations that will comprise a plan of action to increase BHC's debt service coverage ratio to meet or exceed its debt service coverage bond covenant.
- 7) Provide education regarding national trends and key emerging drivers of health system performance to BHC stakeholders during the initial work session, interviews and at the final presentation. Stroudwater's engagement team is prepared to provide participants and decision makers with insights and findings from our national healthcare practice.

ESTIMATED PROFESSIONAL FEES AND EXPENSES


Billing Terms: At the completion of the assignment scheduled for November 15, 2016, Stroudwater Associates will bill a professional fees as incurred up to a maximum of \$45,000 plus travel expenses incurred. Out-of-pocket expenses will be billed in addition to the professional fees as incurred without mark-up. With acceptance of this proposal, an initial payment of \$15,000 is due with a copy of the signed authorization to be applied to the final invoice.

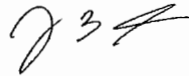
Payment Terms: Payment is due upon receipt of invoice. One percent per month interest shall be added to all invoices remaining unpaid more than 30 days after submission of invoice.

AUTHORIZATION

This authorization is confirmed by the following authorized agents:

The Board of Trustees of Boone County Hospital Stroudwater Associates

By: 
Signature
Name: FRED J. PARRY
Title: BOARD CHAIR
Date: 10/26/16

By: 
Name: Jeff Sommer
Title: Director
Date: 8.12.16

50 Sewall Street | Suite 102 | Portland, Maine | 04102

(T) 207-221-8250 | (F) 207-828-0821

www.stroudwater.com