

4/16-2021

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI

} ea.

November Session of the October Adjourned

Term. 20 21

County of Boone

In the County Commission of said county, on the 16th day of November 20 21

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

## FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT

NOW on this 16<sup>th</sup> day of November 2021, the County Commission of Boone County, Missouri met in regular session and entered the following findings of fact, conclusions of law and order for abatement of nuisance:

### Findings of Fact and Conclusions of Law

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

1. The Boone County Code of Health Regulations (the "Code") are officially noticed and are made a part of the record in this proceeding.
2. The City of Columbia/Boone County Health Department administrative record is made a part of the record in this proceeding and incorporated herein by reference. In addition, any live testimony of the official(s) of the department and other interested persons are made a part of the record in this proceeding.
3. A public nuisance exists described as follows: a public health hazard, a public nuisance and a rat harborage; junk, trash, rubbish, garbage, lumber and other refuse; and growth of weeds in excess of twelve inches high on the premises.
4. The location of the public nuisance is as follows: 2395 E. Alfalfa Drive, Haystack Acres Subdivision Addition, Lot 15, a/k/a parcel# 12-401-18-07-015.00 01, Section 18, Township 49, Range 12 as shown in deed book 1636 page 0085, Boone County.
5. The specific violation of the Code is: a public health hazard, a public nuisance and a rat harborage; junk, trash, rubbish, garbage, lumber and other refuse; and growth of weeds in excess of twelve inches high in violation of section 6.5, 6.6 and 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 20<sup>th</sup> day of January 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,

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI }  
County of Boone } ea.

Term. 20

In the County Commission of said county, on the

day of

20

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

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.

ATTEST:



Brianna L. Lennon  
Clerk of the County Commission



Daniel K. Atwill  
Presiding Commissioner



Justin Aldred  
District I Commissioner



Janet M. Thompson  
District II Commissioner

Photographs taken 9/8/21 @ ~ 2:00 pm  
2395 E. Alfalfa Drive















Louis G. Van Drie, Jr.  
2395 E. Alfalfa Drive  
Department of Public Health nuisance violation – timeline of major events

- 12/28/20: citizen complaint received
- 12/29/20: citizen complaint received via email with photographs attached
- 1/6/21: initial inspection conducted, photographs taken at ~ 3:15 pm
- 1/13/21: notice of violation notice sent to owner, certified mail, return receipt requested
- 1/20/21: owner notice accepted
- 2/5/21: owner contacted PHHS after receiving notification, stated he needs another week to finish cleaning up the property – K. Vellema called owner back, left message that extra time would be approved and clarifying that the violation encompasses the back yard as well as the front yard
- 4/13/21: Vellema met with Mr. Van Drie at PHHS building – owner states he wants to move the items in his yard to another property he owns in Iowa but must first assess the condition of the driveway – states he will contact PHHS at the end of April re: this plan and believes he can complete the cleanup by mid –June
- 6/21/21: Mr. Van Drie says he continues to move items to Iowa and plans to continue to remove items – Vellema attempts to set meeting with Mr. Van Drie and Boone County Counselor without success
- 7/16/21: Vellema spoke with Mr. Van Drie over the phone – agreed to complete cleanup of property by 9/6/21
- 9/8/21: photographs taken at ~ 2:00 pm
- 11/3/21: hearing notice sent



Columbia/Boone County  
Public Health & Human Services

COPY



# HEARING NOTICE

Louis G. Van Drie, Jr.  
2395 E. Alfalfa Drive  
Columbia, MO 65202

An inspection of the property you own located at 2395 E. Alfalfa Drive (parcel # 12-401-18-07-015.00 01) was conducted on January 6, 2021 and revealed a public health hazard, a public nuisance and a rat harborage; junk, trash, rubbish, garbage, lumber and other refuse; and growth of weeds in excess of twelve inches high on the premises. This condition was declared to be a nuisance and a violation of Boone County Public Nuisance Ordinance Section 6.5, 6.6 and 6.7.

You are herewith notified that a hearing will be held before the County Commission on Tuesday, November 16, 2021 at 9:30 a.m. in Room 301 at the Boone County Government Center, 801 E. Walnut Street, Columbia, Missouri. The purpose of this hearing will be to determine whether a violation exists. If the County Commission determines that a violation exists, it will order the violation to be abated. **You may participate in this hearing in-person (the number of in-person attendees permitted in the room will be limited to ensure social distancing) or via conference call by calling 425-585-6224, Access Code: 802-162-168.**

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

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

Sincerely,

Kristine N. Vellema  
Environmental Public Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 3<sup>rd</sup> day of November 2021 by DJR



573.874.7781  
573.874.7756 fax



1005 W. Worley Street  
Columbia, Missouri 65203



Col.to.gov





COPY



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

Louis G. Van Drie, Jr.  
2395 E. Alfalfa Drive  
Columbia, MO 65202

An inspection of the property you own located at 2395 E. Alfalfa Drive (parcel # 12-401-18-07-015.00 01) was conducted on January 6, 2021 and revealed a public health hazard, a public nuisance and a rat harborage 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 6.6. A reinspection will be conducted at the end of the 15-day period. If the above nuisance condition has not been fully corrected by that time, a hearing before the Boone County Commission will be called to determine whether a violation exists. If the County Commission determines that a violation exists and the nuisance has not been removed as ordered under this notice, any property contributing to the nuisance is deemed forfeited, and the County Commission may have the nuisance seized, removed and abated with the cost of such seizure, removal and abatement, plus administrative fees, charged against the property in a 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,

Kristine N. Vellema  
Environmental Public Health Specialist

This notice deposited in the U.S. Mail certified, return receipt requested on the 13<sup>th</sup> day of

January 2021 by [Signature]



COPY



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

Louis G. Van Drie, Jr.  
2395 E. Alfalfa Drive  
Columbia, MO 65202

An inspection of the property you own located at 2395 E. Alfalfa Drive (parcel # 12-401-18-07-015.00 01) was conducted on January 6, 2021 and revealed junk, trash, rubbish, garbage, lumber and other refuse 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 6.5. A reinspection will be conducted at the end of the 15-day period. If the above nuisance condition has not been fully corrected by that time, a hearing before the Boone County Commission will be called to determine whether a violation exists. If the County Commission determines that a violation exists and the nuisance has not been removed as ordered under this notice, any property contributing to the nuisance is deemed forfeited, and the County Commission may have the nuisance seized, removed and abated with the cost of such seizure, removal and abatement, plus administrative fees, charged against the property in a 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,  
  
Kristine N. Vellema  
Environmental Public Health Specialist

This notice deposited in the U.S. Mail certified, return receipt requested on the 13<sup>th</sup> day of January 2021 by DLR.



COPY



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

Louis G. Van Drie, Jr.  
2395 E. Alfalfa Drive  
Columbia, MO 65202

An inspection of the property you own located at 2395 E. Alfalfa Drive (parcel # 12-401-18-07-015.00 01) was conducted on January 6, 2021 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 above nuisance condition has not been fully corrected by that time, a hearing before the Boone County Commission will be called to determine whether a violation exists. If the County Commission determines that a violation exists and the nuisance has not been removed as ordered under this notice, any property contributing to the nuisance is deemed forfeited, and the County Commission may have the nuisance seized, removed, and abated with the cost of such seizure, removal and abatement, plus administrative fees, charged against the property in a 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,

Kristine N. Vellema  
Environmental Public Health Specialist

This notice deposited in the U.S. Mail certified, return receipt requested on the 13<sup>th</sup> day of

January 2021 by S. D. U. 2



573.874.7781  
573.874.7756 fax



1005 W. Worley Street  
Columbia, Missouri 65203



CoMo.gov



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

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

**OFFICIAL USE**

Certified Mail Fee

\$

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

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

Postage

\$

6.90

Total Postage and Fees

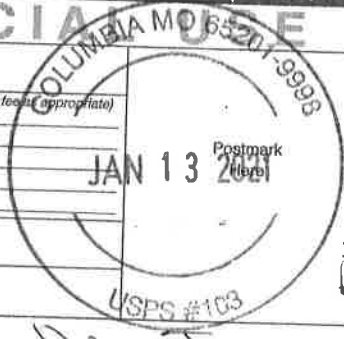
\$

Sent To

Louis G Van Drie Jr  
 Street and Apt. No., or PO Box No.  
 2395 E Alfalfa Drive  
 City, State, ZIP+4®  
 Columbia MO 65202

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7019 0700 0001 9158 4426

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

Louis G Van Drie, Jr.  
 2395 E Alfalfa Drive  
 Columbia, MO  
 65202



9590 9402 5915 0049 2607 13

2. Article Number (Transfer from service label)

7019 0700 0001 9158 4426

PS Form 3811, July 2015 PSN 7530-02-000-9088

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

Louis Van Drie Jr

- Agent
- Addressee

B. Received by (Printed Name)

Louis Van Drie Jr 1/13/11

C. Date of Delivery

- Is delivery address different from Item 1?  Yes
- If YES, enter delivery address below:  No

3. Service Type

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

Domestic Return Receipt

**Fwd: 2395 E Alfalfa Dr Columbia Mo 65202 (Continued violations of public health ordinance.)**

1 message

**Kala Tomka** <Michala.Wekenborg@como.gov>  
To: Kristine Vellema <kris.vellema@como.gov>

Mon, Dec 28, 2020 at 10:33 AM

Can you handle this please?

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

From: **Benjamin Webb** <ChefWebb@live.com>

Date: Mon, Dec 28, 2020 at 10:26 AM

Subject: 2395 E Alfalfa Dr Columbia Mo 65202 (Continued violations of public health ordinance.)

To: michala.wekenborg@como.gov &lt;michala.wekenborg@como.gov&gt;

Good Morning,

My name is Benjamin Webb, I am the resident of 2324 E Northwood Dr that borders 2395 E Alfalfa Dr owned by Mr. Louis G. Van Drie Jr. I am contacting you today due to the continued violation of multiple environmental and health ordinances that I've observed and reported multiple times in the course of the past two years. These complaints, to the best of my knowledge, have been met by only a single investigation by the MO Department of Natural Resources which issued a warning for the used tire pile (Which constitutes but a mere portion of the collective hoard), and when Mr. Van Drie moved the tire pile a few feet and asserted he was going to use them for a potato farm, they decided that he'd demonstrated the tires were in active use and no further action was necessary. Let me assure you, nothing has improved in the months since, the only thing he's farming with all the junk tires are pterodactyl size mosquitos that voraciously swarm anything warm blooded within 200 yards of his residence, although he does have a very established and prospering pack-rat ranch that is turning out pack-rats that resemble miniature kangaroos, which can be seen entering and exiting his fence line on any given evening. This would in all likelihood be due to the copious amounts of trash he has accumulated on said property, which at this point has filled his back yard and now extends all the way out past the front of his home almost to the street. There are multiple inoperative vehicles acting as dumpsters/storage in the front of the house, along with half a dozen 10'x20' vinyl tents in the back yard that cover his more prized collections of garbage, and intermittently collapse with window rattling booms during windy or snowy conditions. During my research on who would be better suited than the MODNR to address this ever growing public health concern and Mr. Van Drie's apparent worsening ability to care for his physical and mental health, I came across a 2018 ordinance violation that gave him until early October 2018 to address the rat harborage due to stored refuse, which he violated, and per this hearing, the property was to be cleaned up at the government's expense and billed to Mr. Van Drie's taxes. As I moved into the neighboring property in January of 2019, I cannot attest that it was never cleaned up, but given that the trash piles were tremendous and obviously long established when I did move in, I would feel secure speculating that this forced code compliance was never actually enforced. If this is the case, then I'd like to request that this ruling be enforced; in the event that he was brought back into compliance and managed to deviate back to prior conditions in that rapid of an order, then I'd request that another investigation be opened, another filing for an order of abatement for public nuisance under code 6.6 pertaining to rat harborage be opened, and that the matter also be forwarded on to the Boone County Fire Marshall, the Boone County branch of the Missouri Department of Health and Human Services and to Adult Protective Services as it is becoming increasingly evident that Mr. Van Drie is incapable of caring for himself or the property, and presents an active and escalating risk to the health of both himself and others, as well as the risk of catastrophic fire. Attached is the original Boone County Order Of Abatement that does not appear to have ever been followed up on, please let me know if there is anything further I can do to aid in this process.

**Fwd: nuisance**

1 message

**Kala Tomka** <Michala.Wekenborg@como.gov>

Tue, Dec 29, 2020 at 11:31 AM

To: Kristine Vellema <kris.vellema@como.gov>

Can you handle this please?

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

From: **gary** <grm102057@gmail.com>

Date: Tue, Dec 29, 2020 at 11:25 AM

Subject: nuisance

To: <michala.wekenborg@como.gov>

The property at 2395 E Alfalfa is a neighborhood eyesore. Multiple people have complained and no progress has been made yet. Please take action for our neighborhood. Pics are attached. Thank you

---  
Kala W. Tomka, MHA  
Environmental Public Health Supervisor  
Columbia/Boone County Public Health and Human Services  
573.874.7346 [www.gocolumbiamo.com](http://www.gocolumbiamo.com)

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

CONFIDENTIALITY STATEMENT

This email is from the Columbia/Boone County Department of Public Health and Human Services. It contains confidential or privileged information that may be protected from disclosure by law. Unauthorized disclosure, review, copying, distribution, or use of this message or its contents by anyone other than the intended recipient is prohibited. If you are not the intended recipient, please immediately destroy this message and notify the sender at the following email address: michala.wekenborg@como.gov or by calling 5738747346.

**4 attachments**



**20201109\_161233.jpg**  
5238K



**20201109\_161323.jpg**  
7423K

**20201110\_112734.jpg**  
4605K





# Boone County, Missouri

## PARTNERSHIP GENERAL WARRANTY DEED

85

Unofficial Document

Filed for record Document No. 13906 July 10 2000 at 9:10-03 AM in Boone Co. MO  
Bettie Johnson, Recorder of Deeds Page 85 recorded in Book 1636

THIS INDENTURE, Made and entered into this 5th day of July, 2000, by and between  
**BURNAM FAMILY CO., L.P., A Missouri Limited Partnership**  
a Missouri Partnership, Party of the first part, Grantor,  
and  
**LOUIS G. VAN DRIE, JR., a single person**  
party of the second part, of Boone County, State of Missouri, grantee(s).  
Grantee's mailing address is 2395 E Alfalfa, Columbia Mo 65202

WITNESSETH, that the said party 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, and by virtue and in pursuance of a partnership agreement of said party of the first part, a Missouri partnership, does by these presents GRANT, BARGAIN, AND SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, their heirs and assigns, the following described Real Estate, situated in the County of Boone, and State of Missouri, to wit:

**Lot Fifteen (15) of HAYSTACK ACRES ADDITION as shown on plat of said subdivision, recorded in Plat Book 30, Page 91, Boone County, Missouri Records.**

**Subject to Easements and restrictions of record.**

Property Address (if known): **2395 E Alfalfa Columbia, MO 65202**  
Tax ID # (if known): 12-401-18-07-015

TO HAVE AND TO HOLD THE SAME, with all and singular the rights, privileges, appurtenances and amenities thereto belonging, or in any wise appertaining, unto the said party or parties of the second part and their heirs and assigns, FOREVER, and the said Party of the first part hereby covenants that it is lawfully seized of an indefeasible estate in fee simple in the premises herein conveyed; that it has good right to convey the same; that the premises are free and clear of any encumbrances whatsoever done or suffered by it or those under whom it claims; that it will make and execute such other and further assurances and do such other acts and things as may be necessary for perfecting the title and confirming the premises hereby granted; and that it will warrant and defend the title to said premises unto the said party or parties of the second part and their heirs and assigns, against the lawful claims of all persons whomsoever; excepting, however, the general taxes for the calendar year 2000 and thereafter, and special taxes becoming a lien after the date of this deed.

THE UNDERSIGNED warrant that they are all of the partners in the aforementioned Missouri Partnership, and that said Partnership has not been dissolved or amended in any way that would invalidate this transfer.

THE UNDERSIGNED FURTHER warrant, that no other party has any right or claim to the property by way of any possible interest in the above described partnership.

**BURNAM FAMILY CO., L.P.**

by: David Holmes  
**DAVID HOLMES, AUTHORIZED AGENT FOR  
GBB MANAGEMENT CO., L.L.C., ITS SOLE GENERAL PARTNER**

STATE OF MISSOURI )

COUNTY OF Boone ) ss.

On this 5th day of July, 2000, before me personally appeared DAVID HOLMES, to me personally known, who, being by me duly sworn (or affirmed) did say that he is the authorized agent for GBB Management Company, L.L.C. the sole general partner of Burnam Family Co., L.P., a Partnership of the State of Missouri, and that with full rights to convey said property, said general partner acknowledged this instrument to be the free act and deed of said Partnership.

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

(SEAL)

**KELLE J. WALTERS**  
Notary Public - Notary Seal  
STATE OF MISSOURI  
COOPER COUNTY  
My Commission Expires: 3-9-2004

Kelle Walters  
Notary Public

Document No. 13906



STATE OF MISSOURI )  
COUNTY OF BOONE ) ss.

I, the undersigned Recorder of Deeds for said county and state do hereby certify that the foregoing instrument of writing was filed for record in my office on the 10th day of July, 2000 at 9 o'clock and 10:03 minutes AM and is truly recorded in Book 1636 Page 85.

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

**BETTIE JOHNSON, RECORDER OF DEEDS**

by Vicki Gilpin deputy

**Nora Dietzel, Recorder of Deeds**

477 2021

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI

} ea.

November Session of the October Adjourned

Term. 20 21

County of Boone

In the County Commission of said county, on the 16th day of November 20 21

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

## BEFORE THE COUNTY COMMISSION OF BOONE COUNTY, MISSOURI

|                           |   |                               |
|---------------------------|---|-------------------------------|
| In Re: Nuisance Abatement | ) | November Session              |
| 6260 S West Way           | ) | October Adjourned             |
| Columbia, MO 65203        | ) | Term 2021                     |
|                           | ) | Commission Order No. 477-2021 |

### FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT

**NOW** on this 16<sup>th</sup> day of November, 2021 the County Commission of Boone County, Missouri met in regular session and entered the following findings of fact, conclusions of law and order for abatement of nuisance:

#### Findings of Fact and Conclusions of Law

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

1. The Boone County Code of Health Regulations (the "Code") are officially noticed and are made a part of the record in this proceeding.
2. The City of Columbia/Boone County Health Department administrative record is made a part of the record in this proceeding and incorporated herein by reference. In addition, any live testimony of the official(s) of the department and other interested persons are made a part of the record in this proceeding.
3. A public nuisance exists described as follows: a derelict/unlicensed/junk-filled/dismantled/inoperable blue Chrysler PT Cruiser, black four-door car, four-door Ford car, white four-door Lincoln, and a blue Ford Explorer, junk, trash, and rubbish on the premises.
4. The location of the public nuisance is as follows 6260 S West Way, Columbia, MO, a/k/a parcel# 20-212-03-01-009.00 01, Gateway South Plat No. 7, Section 3, Township 47, Range 13 as shown by deed book 5071 page 0053, Boone County
5. The specific violation of the Code is: trash, rubbish and garbage in violation of section 6.5 of the Code and a derelict/unlicensed/junk-filled/dismantled/inoperable blue Chrysler PT Cruiser, black four-door car, four-door Ford car, white four-door Lincoln, and a blue Ford Explorer in violation of section 6.9 of the Code.
6. The Health Director's designated Health Official made the above determination of the existence of the public nuisance at the above location. Notice of that determination and the requirement for abatement was given in accordance with section 6.10.1 of the Code on the 9<sup>th</sup> day of September 2021, to the property owner.

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI

Term. 20

County of Boone

} ea.

In the County Commission of said county, on the

day of

20

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

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.

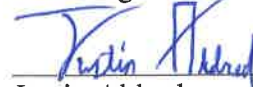
ATTEST:



Brianna L. Lennon  
Clerk of the County Commission



Daniel K. Atwill  
Presiding Commissioner



Justin Aldred  
District I Commissioner



Janet M. Thompson  
District II Commissioner

Jacqueline Collings

6260 S West Way

Health Department nuisance notice – timeline

- 9/3/21: Citizen complaint received
- 9/3/21: Initial inspection conducted
- 9/8/21: Notice of violation sent to owner, return receipt requested
- 9/9/21: Notice of violation received and signed for
- 11/2/21: Reinspection conducted – violation not abated
- 11/3/21: Hearing notice sent
- 11/9/21: Reinspection conducted – violation not abated - photographs taken ~ 3:00 p.m.

Photographs taken 11/9/21 @ ~ 3:00 p.m.

Derelict/unlicensed/junk-filled/dismantled/inoperable blue Chrysler PT Cruiser, black four-door car, four-door Ford car, white four-door Lincoln, and a blue Ford Explorer, and junk, trash, and rubbish on the premises.





# Kenny Mohr Assessor

Parcel 20-212-03-01-009.00 01

Property Location 6260 S WEST WAY

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

Owner COLLINGS JACQUELINE  
Address 3709 ROLLINS RD  
Care Of  
City, State, Zip COLUMBIA, MO 65203

Subdivision Plat Book/Page 0011 0183  
Section/Township/Range 3 47 13  
Legal Description GATEWAY SOUTH PLAT NO 7  
LOT 110  
Lot Size .00 x .00  
Irregular Shape  
Deeded Acreage .00  
Calculated Acreage 3.60  
Deed Book/Page 5071 0053 5028 0064 2389 0126 0454 0072

## Effective Date of Value 1/1/2021

### CURRENT APPRAISED

| Type          | Total          |
|---------------|----------------|
| RESIDENTIAL   | 153,500        |
| <b>Totals</b> | <b>153,500</b> |

### CURRENT ASSESSED

| Type          | Total         |
|---------------|---------------|
| RESIDENTIAL   | 29,165        |
| <b>Totals</b> | <b>29,165</b> |

## PROPERTY DESCRIPTION

Year Built 1978 (ESTIMATE)  
Basement FULL (4) Attic NONE (1)  
Bedrooms 5 Main Area 2,085  
Full Bath 3 Finished Basement Area 500  
Half Bath 1  
Total Rooms 8 Total Square Feet 2,585

## Boone County Assessor

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

[assessor@boonecountymo.org](mailto:assessor@boonecountymo.org)

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

Mapping (573) 886-4262  
Personal Property (573) 886-4250  
Real Estate (573) 886-4265



# Boone County, Missouri



Unofficial Document

Recorded in Boone County, Missouri

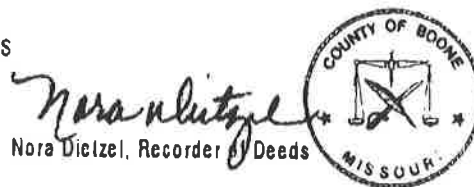
Date and Time: 08/30/2019 at 12:04:39 PM

Instrument #: 2019016530 Book: 5071 Page: 53

Instrument Type: WD

Recording Fee: \$27.00 S

No. of Pages: 2



Boone-Central Title Company  
File No. 1935591

## Missouri Corporation Warranty Deed

This Indenture, Made <sup>at</sup> ~~on~~ <sup>the</sup> 30th day of August, 2019, by and between

The Callaway Bank,  
as GRANTOR, and

Jacqueline Collings, a single person

as GRANTEE, whose mailing address is:

6260 S. West Way  
Columbia MO 65203

Property Address: 6260 S. West Way, Columbia, MO 65203

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

**Lot One Hundred Ten (110) of Gateway South Plat Number Seven (7), a subdivision located in Boone County, Missouri, as shown by the plat thereof recorded in Plat Book 11, Page 183, 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 GRANTEE, the word GRANTEE will be construed to read GRANTEES whenever the sense of this Deed requires.

Nora Dietzel, Recorder of Deeds

# Boone County, Missouri

BOONE COUNTY MO AUG 30 2019

## Unofficial Document

IN WITNESS WHEREOF, The GRANTOR has caused these presents to be signed by its Real Estate Officer AVP on the day and year above written.

The Callaway Bank




By Chad Hager Real Estate Officer, AVP

State of Missouri }  
County Of Boone } ss:

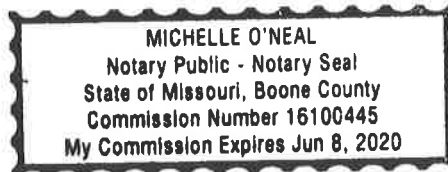
On this 29<sup>th</sup> day of August, 2019, before me, appeared Chad Hager, Real Estate Officer AVP, to me personally known, who being by me duly sworn, did say that he is the Real Estate Officer AVP of The Callaway Bank, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors, and said Chad Hager, Real Estate Officer AVP acknowledged said instrument to be the free act and deed of said corporation.

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



Notary Public

My Term Expires: 6-8-2020



Nora Dietzel, Recorder of Deeds

478-2021

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI

} ea.

November Session of the October Adjourned

Term. 20 21

County of Boone

In the County Commission of said county, on the

16th

day of November

20 21

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

Now on this day, the County Commission of the County of Boone does hereby designate Greg Edington as its proxy to attend the annual meeting of the Hartsburg Levee District on November 16, 2021.

The Presiding Commissioner is authorized to execute the attached Proxy form provided by the Levee District.

Done this 16th day of November 2021.

ATTEST:

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

Daniel K. Atwill  
Daniel K. Atwill  
Presiding Commissioner

Justin Aldred  
Justin Aldred  
District I Commissioner

Janet M. Thompson  
Janet M. Thompson  
District II Commissioner

# Hartsburg Levee District

Hartsburg, Missouri 65039



October 28, 2021

Land Owners  
Hartsburg Levee District

Dear Land Owner:

The annual meeting of the Hartsburg Levee District has been set for **Tuesday, November 16, 2021** at 7:30 p.m. at the American Legion Hall in Hartsburg. One supervisor will be elected to hold office for five years. Terry Hilgedick's term on the board expires this year. As a land owner you are entitled to one vote in person or by proxy for every acre of land that has benefits assessed. In the event you are unable to attend this meeting, you may use the enclosed PROXY.

Sincerely,

A handwritten signature in cursive script, appearing to read "Brenda J. Reeder". The ink is dark and the signature is fluid and connected.

Brenda J. Reeder  
Secretary-Treasurer

Enclosure

PROXY

KNOW ALL MEN BY THESE PRESENTS:

That I, Justin Akred do hereby constitute and appoint  
Greg Edinger my true and lawful agent and attorney, for me and in  
my name to vote as my proxy at the election of one Supervisor of the Hartsburg Levee  
District at the annual meeting of the owners of land and other property within the  
boundaries of the Hartsburg Levee District to be held Tuesday, November 16, 2021 at  
7:30 (C.S.T.) at the American Legion Hall, Hartsburg, Missouri, with all the powers I  
would possess if personally present, hereby revoking any previous proxies given by me.

I own \_\_\_\_\_ acres of land and 9.9 miles of right-of-way within the District  
that has benefits assessed against it.

Dated: 11.16.2021, 2021

Brian L. Lenoir  
Signature

WITNESS:

Justin Akred - Acting Presiding Commissioner  
Signature