

**CERTIFIED COPY OF ORDER**

119 -2022

STATE OF MISSOURI }  
County of Boone } ea.

March Session of the January Adjourned

Term. 2022

In the County Commission of said county, on the 22nd day of March 20 22

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

In Re: Nuisance Abatement )  
7631 Zack Road )  
Columbia, Mo 65202 )  
) March Session  
) January Adjourned  
) Term 2022  
) Commission Order No 119-2022

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

Now on this 22<sup>nd</sup> day of March 2022, the County Commission of Boone County, Missouri met in regular session and entered the following findings of fact, conclusions of law and order for abatement of nuisance:

**Findings of Fact and Conclusions of Law**

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

1. The Boone County Code of Health Regulations (the "Code") are officially noticed and are made a part of the record in this proceeding.
2. The City of Columbia/Boone County Health Department administrative record is made a part of the record in this proceeding and incorporated herein by reference. In addition, any live testimony of the official(s) of the department and other interested persons are made a part of the record in this proceeding.
3. A public nuisance exists described as follows: trash, rubbish, garbage, broken furniture and unlicensed/dismantled/inoperable/junk-filled blue Dodge four-door car and a silver Chevrolet four-door car on the premises.
4. The location of the public nuisance is as follows 7631 Zack Road, Columbia, MO, a/k/a parcel# 12-204-10-01-011.00 01, Valley Park Subdivision, Lot 1, Section 10, Township 49, Range 12 as shown by deed book 2694 page 0104, Boone County
5. The specific violation of the Code is: trash, rubbish, garbage and broken furniture in violation of section 6.5 of the Code and unlicensed/dismantled/inoperable/junk-filled blue Dodge four-door car and a silver Chevrolet four-door car 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 25<sup>th</sup> day of November 2022, to the property owner.

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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:

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.

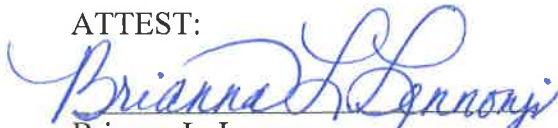
## Order For Abatement Chargeable As a Special Assessment To The Property

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.

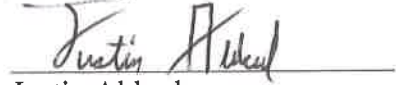
Done this 22<sup>nd</sup> day of March 2022.

ATTEST:

  
Brianna L. Lennon  
Clerk of the County Commission



Daniel K. Atwill  
Presiding Commissioner



Justin Aldred  
District I Commissioner



Jane M. Thompson  
District II Commissioner

Amanda Erin Matticks

7631 Zack Road

Health Department nuisance notice – timeline

- 11/24/21: Citizen complaint received
- 11/24/21: Initial inspection conducted
- 11/13/21: Notice of violation sent to owner, return receipt requested
- 11/15/21: Notice of violation received by property owner
- 2/11/22: Second citizen complaint received
- 3/1/22: Third citizen complaint received
- 3/7/22: Reinspection conducted – violation not abated - photographs taken ~ 10:50 a.m.
- 3/9/22: Hearing notice sent

Photographs taken 3/7/22 @ ~ 10:50 a.m.

unlicensed/dismantled/inoperable/junk-filled blue Dodge four-door car and a silver Chevrolet four-door car, junk, trash and garbage







# Kenny Mohr Assessor

**Parcel** 12-204-10-01-011.00 01

**Property Location** 7631 N ZACK RD

<b>City</b>	<b>Road</b> COMMON ROAD DISTRICT (CO)	<b>School</b> HALLSVILLE (R4)
<b>Library</b> COL BC LIBRARY (L4)	<b>Fire</b> BOONE COUNTY (F1)	

<b>Owner</b> MATTICKS AMANDA ERIN	<b>Subdivision Plat Book/Page</b> 0011 0310
<b>Address</b> 7631 ZACK RD	<b>Section/Township/Range</b> 10 49 12
<b>Care Of</b>	<b>Legal Description</b> VALLEY PARK SD
<b>City, State, Zip</b> COLUMBIA, MO 65202	LOT 1
	<b>Lot Size</b> .00 x .00
	<b>Irregular Shape</b>
	<b>Deeded Acreage</b> .00
	<b>Calculated Acreage</b> 2.20
	<b>Deed Book/Page</b> 2694 0104 0471 0805

## Effective Date of Value 1/1/2021

### CURRENT APPRAISED

Type	Land	Bldgs	Total
RI	14,800	103,400	118,200
<b>Totals</b>	<b>14,800</b>	<b>103,400</b>	<b>118,200</b>

### CURRENT ASSESSED

Type	Land	Bldgs	Total
RI	2,812	19,646	22,458
<b>Totals</b>	<b>2,812</b>	<b>19,646</b>	<b>22,458</b>

## PROPERTY DESCRIPTION

<b>Year Built</b> 1979	
<b>Basement</b> FULL (4)	<b>Attic</b> NONE (1)
<b>Bedrooms</b> 4	<b>Main Area</b> 1,184
<b>Full Bath</b> 2	<b>Finished Basement Area</b> 192
<b>Half Bath</b> 0	
<b>Total Rooms</b> 6	<b>Total Square Feet</b> 1,376

## 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 04/01/2005 at 09:35:12 AM

Instrument # 2005007803 Book 2694 Page 104

Grantor CHISHOLM, ROBERT A

Grantee MATTICKS, AMANDA ERIN

Instrument Type WD

Recording Fee \$27.00 S

No of Pages 2

  
Bertie Johnson, Recorder of Deeds



File Number: 214696

## GENERAL WARRANTY DEED

This Deed, Made and entered on March 31, 2005 by and between

Robert A. Chisholm and Glenna S. Chisholm, husband and wife, of the County of Boone, State of Missouri, Party or Parties of the First Part, GRANTOR, and

Amanda Erin Matticks, a single person whose mailing address is: 7631 Zack Rd., Columbia, MO, 65202 Party or Parties of Second Part, GRANTEE.

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

Lot One (1) of Valley Park Subdivision as shown by plat thereof recorded in Plat Book 11, page 310, records of Boone County, Missouri.

Also known as: 7631 Zack Rd., Columbia, MO, 65202

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 party or parties forever.

Unofficial Document

The said party or parties of the first part hereby covenanting that said party or parties and their heirs, executors and administrators of such party or parties, shall and will WARRANT AND DEFEND the title to the premises unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2005 and thereafter, and special taxes becoming a lien after the date of this deed.

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

Robert A. Chisholm  
Robert A. Chisholm

Glenna S. Chisholm  
Glenna S. Chisholm

STATE OF MISSOURI                    )  
  )ss  
COUNTY OF BOONE                    )

On March 31, 2005, before me personally appeared Robert A. Chisholm and Glenna S. Chisholm, 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.

Suzanne Ayers  
Notary Public

My term expires: \_\_\_\_\_  
SUZANNE L. AYERS  
Notary Public - Notary Seal  
State of Missouri  
County of Cooper  
My Commission Expires July 28, 2007



120-2022

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI }  
County of Boone } ea.

March Session of the January Adjourned

Term. 2022

In the County Commission of said county, on the 22nd day of March 20 22

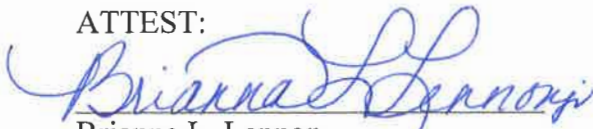
the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby approve Request for Bid 04-02MAR22 – Carpet Cleaning Services – Term & Supply, which opened on March 2, 2022. Two (2) bids were received. Facilities Maintenance recommends award to American Heritage Carpet Cleaning as primary contractor and Sappington’s Carpet Care as secondary contractor.

Invoices will be paid from departments 6101 – Facilities Maintenance Housekeeping & Custodial Services and account 60125 – Custodial/Janitorial Service.

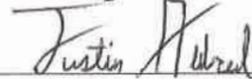
Done this 22nd day of March 2022.

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

# Boone County Purchasing

**Robert Wilson**  
Buyer



613 E. Ash Street, Room 113  
Columbia, MO 65201  
Phone: (573) 886-4393  
Fax: (573) 886-4390

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## MEMORANDUM

TO: Boone County Commission  
FROM: Robert Wilson  
DATE: March 22, 2022  
RE: 04-02MAR22 – Carpet Cleaning Services – Term & Supply

Request for Bid *04-02MAR22 – Carpet Cleaning Services – Term & Supply* opened on March 2, 2022. Two (2) bids were received. Facilities Maintenance recommends award to American Heritage Carpet Cleaning as primary contractor and Sappington's Carpet Care as secondary contractor.

Invoices will be paid from departments 6101 – Facilities Maintenance Housekeeping & Custodial Services and account 60125 – Custodial/Janitorial Service.

att: Bid Tab

cc: Doug Coley, Jody Moore / Facilities Maintenance  
Bid File

**PURCHASE AGREEMENT  
FOR  
CARPET CLEANING SERVICES TERM AND SUPPLY  
(Primary Contractor)**

**THIS AGREEMENT** dated the 22nd day of March 2022 is made between Boone County, Missouri, a political subdivision of the State of Missouri through the Boone County Commission, herein "County" and **Royal Executive Office Cleaning Services, LLC. dba American Heritage Carpet Cleaning**, herein "Contractor."

**IN CONSIDERATION** of the parties performance of the respective obligations contained herein, the parties agree as follows:

**1. Contract Documents** - This agreement shall consist of this Purchase Agreement, the County of Boone Request for Bid for **Carpet Cleaning Services Term and Supply**, bid number **04-02MAR22**, any applicable addenda, and the Contractor's bid response dated **2/23/22** and executed by **Matthew Semegran** on behalf of the Contractor. All such documents shall constitute the contract documents, which are attached hereto and incorporated herein by reference. Service or product data, specification and literature submitted with bid response may be permanently maintained in the County Purchasing Office bid file for this bid if not attached. In the event of conflict between any of the foregoing documents, this Purchase Agreement, the Request for Bid and any applicable addenda shall prevail and control over the Contractor's bid response.

**2. Contract Duration** - This agreement shall commence on **March 1, 2022** and continuing through **February 28, 2023** subject to the provisions for termination specified below. This agreement may be extended beyond the expiration date by order of the County for **four (4) additional one-year periods** subject to the pricing clauses in the Contractor's bid response. This agreement may be extended beyond the expiration date by order of the County on a month to month basis in the event the County is unable to re-bid and/or award a new contract prior to the expiration date.

**3. Purchase** - The County agrees to purchase from the Contractor and the Contractor agrees to supply the County the items and services as required in the bid specifications and in conformity with the contract documents for the prices set forth in the Contractor's bid response.

**4. Billing and Payment** - All billing shall be invoiced in accordance with bid documents and billings may only include the prices listed in the Contractor's bid response. No additional fees for delivery or extra services not included in the bid response or taxes shall be included as additional charges in excess of the charges in the Contractor's bid response to the specifications. The County agrees to pay all monthly statements within thirty days of receipt; Contractor agrees to honor any cash or prompt payment discounts offered in its bid response if county makes payment as provided therein. In the event of a billing dispute, the County reserves the right to withhold payment on the disputed amount; in the event the billing dispute is resolved in favor of the Contractor, the County agrees to pay interest at a rate of 9% per annum on disputed amounts withheld commencing from the last date that payment was due.

**5. Binding Effect** - This agreement shall be binding upon the parties hereto and their successors and assigns for so long as this agreement remains in full force and effect.

**6. Entire Agreement** - This agreement constitutes the entire agreement between the parties and supersedes any prior negotiations, written or verbal, and any other bid or bid specification or contractual agreement. This agreement may only be amended by a signed writing executed with the same formality as this agreement.

**7. Termination** - This agreement may be terminated by the County upon thirty days advance written notice for any of the following reasons or under any of the following circumstances:

- a. County may terminate this agreement due to material breach of any term or condition of this agreement, or
- b. County may terminate this agreement if in the opinion of the Boone County Commission if delivery of products are delayed or products delivered are not in conformity with bidding specifications or variances authorized by County, or
- c. If appropriations are not made available and budgeted for any calendar year.

IN WITNESS WHEREOF the parties through their duly authorized representatives have executed this agreement on the day and year first above written.

**ROYAL EXECUTIVE OFFICE CLEANING SERVICES LLC**

**BOONE COUNTY, MISSOURI**

By DocuSigned by:  
Matthew Semegran  
5659BC643601480...

By: Boone County Commission

title owner

DocuSigned by:  
Daniel K. Atwill  
B448134CE08E4EB...  
Presiding Commissioner

APPROVED AS TO FORM:

ATTEST:

DocuSigned by:  
[Signature]  
7D71DEAE6947ADD...  
County Counselor

DocuSigned by:  
Brianna L Lennon  
D287E242BF9A6C...  
County Clerk

**AUDITOR CERTIFICATION**

In accordance with RSMo 50.660, I hereby certify that a sufficient unencumbered appropriation balance exists and is available to satisfy the obligation(s) arising from this contract. (Note: Certification of this contract is not required if the terms of this contract do not create a measurable county obligation at this time.)

DocuSigned by:  
Jane E. Pritchard by JF  
The Executive Board  
9897F0145E7A483...  
Signature

3/15/2022

6101/60125 Term/Supply

Date

Appropriation Account

**PURCHASE AGREEMENT  
FOR  
CARPET CLEANING SERVICES TERM AND SUPPLY  
(Secondary Contractor)**

**THIS AGREEMENT** dated the 22nd day of March 2022 is made between Boone County, Missouri, a political subdivision of the State of Missouri through the Boone County Commission, herein "County" and **Sappington's Carpet Care**, herein "Contractor."

**IN CONSIDERATION** of the parties performance of the respective obligations contained herein, the parties agree as follows:

**1. Contract Documents** - This agreement shall consist of this Purchase Agreement, the County of Boone Request for Bid for **Carpet Cleaning Services Term and Supply**, bid number **04-02MAR22**, any applicable addenda, and the Contractor's bid response dated **3/1/22** and executed by **Eric Sappington** on behalf of the Contractor. All such documents shall constitute the contract documents, which are attached hereto and incorporated herein by reference. Service or product data, specification and literature submitted with bid response may be permanently maintained in the County Purchasing Office bid file for this bid if not attached. In the event of conflict between any of the foregoing documents, this Purchase Agreement, the Request for Bid and any applicable addenda shall prevail and control over the Contractor's bid response.

**2. Contract Duration** - This agreement shall commence on **March 1, 2022** and continuing through **February 28, 2023** subject to the provisions for termination specified below. This agreement may be extended beyond the expiration date by order of the County for **four (4) additional one-year periods** subject to the pricing clauses in the Contractor's bid response. This agreement may be extended beyond the expiration date by order of the County on a month to month basis in the event the County is unable to re-bid and/or award a new contract prior to the expiration date.

**3. Purchase** - The County agrees to purchase from the Contractor and the Contractor agrees to supply the County the items and services as required in the bid specifications and in conformity with the contract documents for the prices set forth in the Contractor's bid response.

**4. Billing and Payment** - All billing shall be invoiced in accordance with bid documents and billings may only include the prices listed in the Contractor's bid response. No additional fees for delivery or extra services not included in the bid response or taxes shall be included as additional charges in excess of the charges in the Contractor's bid response to the specifications. The County agrees to pay all monthly statements within thirty days of receipt; Contractor agrees to honor any cash or prompt payment discounts offered in its bid response if county makes payment as provided therein. In the event of a billing dispute, the County reserves the right to withhold payment on the disputed amount; in the event the billing dispute is resolved in favor of the Contractor, the County agrees to pay interest at a rate of 9% per annum on disputed amounts withheld commencing from the last date that payment was due.

**5. Binding Effect** - This agreement shall be binding upon the parties hereto and their successors and assigns for so long as this agreement remains in full force and effect.

**6. Entire Agreement** - This agreement constitutes the entire agreement between the parties and supersedes any prior negotiations, written or verbal, and any other bid or bid specification or contractual agreement. This agreement may only be amended by a signed writing executed with the same formality as this agreement.

**7. Termination** - This agreement may be terminated by the County upon thirty days advance written notice for any of the following reasons or under any of the following circumstances:

- a. County may terminate this agreement due to material breach of any term or condition of this agreement, or
- b. County may terminate this agreement if in the opinion of the Boone County Commission if delivery of products are delayed or products delivered are not in conformity with bidding specifications or variances authorized by County, or
- c. If appropriations are not made available and budgeted for any calendar year.



IN WITNESS WHEREOF the parties through their duly authorized representatives have executed this agreement on the day and year first above written.

**SAPPINGTONS CARPET CARE**

**BOONE COUNTY, MISSOURI**

By DocuSigned by:  
Eric Sappington  
2BF8E6E9C00B409...

By: Boone County Commission

Title OWNER

DocuSigned by:  
Daniel K. Atwill  
BA4B934CF00E4EB...  
Presiding Commissioner

APPROVED AS TO FORM:

ATTEST:

DocuSigned by:  
[Signature]  
ZD71DEAFB9D74DD...  
County Counselor

DocuSigned by:  
Brianna L Lennon  
0267E242BF8988C...  
County Clerk

**AUDITOR CERTIFICATION**

In accordance with RSMo 50.660, I hereby certify that a sufficient unencumbered appropriation balance exists and is available to satisfy the obligation(s) arising from this contract. (Note: Certification of this contract is not required if the terms of this contract do not create a measurable county obligation at this time.)

DocuSigned by:  
Sine E Pritchard by J  
9C24B94EE7A483...  
Signature

3/16/2022

Date

6101/60125 Term/Supply

Appropriation Account

121 -2022

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI }  
County of Boone } ea.

March Session of the January Adjourned

Term. 2022

In the County Commission of said county, on the 22nd day of March 20 22


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

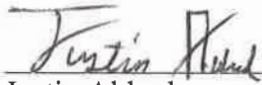
Now on this day, the County Commission of the County of Boone does hereby receive and accept the plat Riggs Church Subdivision. S35-T51N-R13W. A-2. Con-Agg of MO LLC, owner. Kevin Schweikert, surveyor.

It is further ordered the Presiding Commissioner is hereby authorized to sign said plat.

Done this 22nd day of March 2022.

ATTEST:

  
Brianna L. Lennon  
Clerk of the County Commission

  
Daniel K. Atwill  
Presiding Commissioner  
  
Justin Aldred  
District I Commissioner  
  
Jane M. Thompson  
District II Commissioner