

319-2023

CERTIFIED COPY OF ORDER

STATE OF MISSOURI

July Session of the July Adjourned

Term. 20 23

County of Boone

} ca.

In the County Commission of said county, on the 20th day of July 20 23

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

Now on this 20th day of July 2023, 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: junk, trash, rubbish, garbage, or broken furniture on the front lawn and driveway of the premises.
4. The location of the public nuisance is as follows 7561 E Rainbow Dr, Columbia, MO, a/k/a parcel# 17-319-12-01-254.00 01, Sunrise Estates Block 8, Lot 6, Section 12, Township 48, Range 12 as shown by deed book 4207 page 0146, 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.
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 11th day of May 2023, 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.

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:

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 20th day of July 2023.

ATTEST:



Brianna L. Lennon
Clerk of the County Commission


Kip Kendrick
Presiding Commissioner
Justin Aldred
District I Commissioner
Janet M. Thompson
District II Commissioner

Environmental Public Health Activity Log

Address: 7561 E Rainbow Dr

Parcel: 17-319-12-01-254.00 01

Owner: Jenny Angstrom

April 14, 2023: Environmental Public Health (EPH) received complaint about junk, trash, and unlicensed or inoperable vehicles on the property, visible from the road.

May 1, 2023: Liz Olree, EPH Specialist, inspected the property and observed several bicycles piles next to the house and junk piled in the driveway behind parked vehicles. Liz Olree also observed an unlicensed black BMW and an unlicensed gray Volkswagen with a missing window.

May 8, 2023: Liz Olree mailed a nuisance notice to the owner of the property via certified mail.

May 11, 2023: Property owner signed for notice.

June 21, 2023: Liz Olree reinspected the property and confirmed that bicycles, junk, and unlicensed vehicles were still present.

July 3, 2023: Liz Olree mailed a hearing notice to the property owner to notify them of the hearing on July 18, 2023.

Photo 2: Two unlicensed vehicles in the driveway of 7561 E Rainbow Dr. Photo taken 7/10/2023.



Photo 1: Several bicycles on the lawn of 7561 E Rainbow Dr. Photo taken 7/10/2023.





I-70 Towing and Recovery
 4201 I-70 Drive SE, Columbia MO 65201
 Phone: (573) 449-3336 | Fax: (573) 449-1164

Quote # 277

Created 6/20/2023

Columbia Health Department
 1005 W. Worley St.
 Columbia MO 65203

Tow Reason	Abandoned	Authorized by	Columbia Health Department
Date/Time Requested	6/20/2023 @ 4:31 PM		1005 W. Worley St., Columbia MO 65203
Contact	Liz Olree, 1005 W. Worley St, Columbia MO 65203	Tow From	7561 Rainbow, Columbia, MO 65201, USA
		Tow To	4201 I 70 dr se columbia MO 65201

Notes And a Gray VW

Year	Make	Model	Color	VIN	Plate	Odometer
-	BMW	-	Black	-	-	-

Charge Description	Quantity	Price	Line Total
Tow/Hook Fee	2.0000	\$85.00	\$170.00
		Grand Total	\$170.00

I-70 Towing appreciates your business; if you have any questions regarding this invoice, please contact us at 573-449-3336 or email us at office@i70towing.com. Remember to send out a review on Google or Yelp.

Signature: _____

USDOT: 3072877

VOSS Landscape & Tree Service

8501 N Hwy VV
Columbia, MO 65202

Estimate

Date	Estimate #
6/28/2023	2707

Name / Address	Customer Phone
ATTENTION Liz Olree Environmental Health 1005 W. Worley Street Columbia, MO 65203	
	Customer E-mail

			Project
Description	Qty	Cost	Total
7561 Rainbow Dr			
Delivery Fee (dumptruck / dumptrailer)	1	231.00	231.00
Laborer	3	57.25	171.75
Laborer	3	57.25	171.75
Foreman	3	86.62	259.86
Machine With Attachment	3	86.62	259.86
Pull Fee to Landfill (dumptruck / dumptrailer)	1	231.00	231.00
Per Ton Disposal	2	75.07	150.14
Thank you for your business.		Total	\$1,475.36

Customer Signature _____

Kenny Mohr Assessor

Parcel 17-319-12-01-254.00 01

Property Location 7561 E RAINBOW DR

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

Owner	ANGSTROM JENNY
Address	7561 E RAINBOW DR
Care Of	
City, State, Zip	COLUMBIA, MO 65201

Subdivision Plat Book/Page	0015 0024
Section/Township/Range	12 48 12
Legal Description	SUNRISE ESTATES BLK 8 LOT 6
Lot Size	73.00 × 140.00
Irregular Shape	
Deeded Acreage	.00
Calculated Acreage	.00
	4207 0146
	4103 0140
Deed Book/Page	4016 0015
	3296 0012

Effective Date of Value 1/1/2023

CURRENT APPRAISED		CURRENT ASSESSED	
Type	Total	Type	Total
RESIDENTIAL	104,200	RESIDENTIAL	19,798
Totals	104,200	Totals	19,798

PROPERTY DESCRIPTION

Year Built 1986	
Basement NONE (1)	Attic NONE (1)
Bedrooms 4	Main Area 1,636
Full Bath 3	Finished Basement Area 0
Half Bath 0	
Total Rooms 7	Total Square Feet 1,636

Boone County Assessor

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

Unofficial Document

Instrument Type WD
Recording Fee \$22.00
No of Pages 2



Bettie Johnson
Bettie Johnson, Recorder of Deeds

Missouri Special Warranty Deed

GF: 13-0008673MO

FHA/HUD Case #: 292-493067

THIS INDENTURE, made on this 20 day of August 2013, by the Secretary of Housing and Urban Development, of Washington, D.C., hereincalled the Grantor, and **Jenny Angstrom, Single Person** of the County of **Boone**, State of **MISSOURI**, herein called the Grantee whether one or more, mailing address of said Grantee is **7561 E Rainbow Drive, Columbia, MO, 65201**.

WITNESSED: THAT SAID GRANTOR, in consideration of the sum of \$10.00 and other valuable consideration to be paid by Grantee (the receipt of which is hereby acknowledged), does by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said Grantee, his heirs and assigns, the following described lots, tracts or parcels of land lying, being and situated in the County of **Boone** and State of **MISSOURI**, to wit:

LOT SIX (6) IN BLOCK EIGHT (8) OF SUNRISE ESTATES, AS SHOWN BY PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 24, RECORDS OF BOONE COUNTY, MISSOURI.

With property address of: **7561 E Rainbow Drive, Columbia, MO, 65201**

SUBJECT TO covenants, conditions, easements, restrictions and reservations of record, if any. Together with all hereditaments and appurtenances belonging thereto. Grantor covenants and represents that:

- (1) This deed conveys after-acquired title, and
- (2) Grantor has not made, done, executed or suffered any act or thing whereby the above-described property or any part thereof, now or at any time hereafter, shall or may be imperiled, charged, or encumbered in any manner, and Grantor will warrant the title to the above-described property against all persons claiming the same from or through the Grantor as a result of any such act or thing, EXCEPT: the lien of taxes payable in 2012 and thereafter, and the lien of all unpaid special assessments and interest thereon.

THIS SPECIAL WARRANTY DEED IS NOT TO BE IN EFFECT UNTIL August 21, 2013

TO HAVE AND TO HOLD, The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto said Grantee and unto his heirs and assigns forever; said Grantor covenanting that he is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that he has good right to convey the same; WORDS and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

In Witness Whereof the undersigned on this 20 day of August 2013, being specifically named to the delegation of authority published at 70 F.R. 48,71 REDELEGATION OF AUTHORITY EFFECTIVE JULY 18, 2005, as an authorized agent, has set his/her hand seal as a principal and/or officer of PEMCO, LTD.,

Bob Nolte, Recorder of Deeds

as Asset Manager Contractor of the U.S. Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development

Unofficial Document

Secretary of Housing and Urban Development

By: Pemco, Ltd as Asset Manager #C-OPC-23644

For HUD by Crystal Montoya

State of Colorado §
County of Arapahoe §

Before me, the undersigned, a Notary Public on this day personally appeared Crystal Montoya, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that the same was the act of said PEMCO, LTD., as Asset Manager Contractor of the U.S. Department of Housing and Urban Development, for and behalf of the Secretary of Housing and Urban Development and aforementioned person and/or officer executed the same as the act of such entity for the purpose and consideration therein expressed, and in the capacity therein stated.

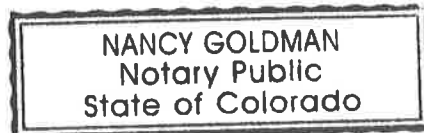
Given under my hand and seal this 20 day of August, 20 13.

Nancy A. C
Notary Public

Nancy Goldman
Printed Notary Name

My Term Expires: April 16, 2014

Return To:
Luna & Luna Missouri
215 Platte Clay Way, Suite A
Kearney, MO 64060



My Commission Expires April 16, 2016

CERTIFIED COPY OF ORDER

STATE OF MISSOURI

July Session of the July Adjourned

Term. 20 23

County of Boone

} ca.

In the County Commission of said county, on the

20th

day of

July

20 23

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

Now on this day, the County Commission of the County of Boone does hereby adopt the attached Outdoor Warning Siren Policy & Procedures.

Done this 20th day of July 2023.

ATTEST:



Brianna L. Lennon
Clerk of the County Commission


Kip Kendrick
Presiding Commissioner
Justin Aldred
District I Commissioner
Janet M. Thompson
District II Commissioner

Boone County Office of Emergency Management
Policy and Procedures
Outdoor Warning Siren Placement

Background:

The County operates and maintains an extensive siren system designed to provide effective, uniform outdoor warning coverage for emergency notification to the public.

Identifying suitable locations for future siren placement requires several factors to be considered. The primary objective is to site the equipment to provide coverage in currently unprotected or under protected areas of the county.

Other site considerations for optimal siren performance and effectiveness include elevation, proximity and height of adjacent structures, underground and overhead utilities, and accessibility and infrastructure to support installation and maintenance.

Policy:

It is the policy of the Office of Emergency Management (OEM) to provide adequate outdoor warning in Boone County. System buildout prioritizes more highly populated areas, and locations where large numbers of people congregate for outdoor recreation or activities.

Initial site assessment for siren placement focuses on properties associated with public schools, public parks, public safety properties, places of worship, public works infrastructure facilities such as water and sewer plants, and public rights-of-way nonadjacent to private residences. If no other viable options for placement exist, jurisdictional easements and rights-of-way in the vicinity of residences are considered.

Procedures:

- A. **Existing sirens** will continue to be serviced, updated, and replaced without additional site review considerations.
- B. **For proposed new siren locations:**
 1. OEM will first work with the County's contracted siren system provider to identify future siren sites using computer prediction models and physical inspection of potential sites.
 2. Once a location is deemed feasible, OEM will make contact via email, US mail, phone, door hanger notice or in person to get verbal permission from the private property owner/representative, or from the governmental jurisdiction in which the site is located, to place a marker stake at the site as a first step for evaluation for potential siren placement (Appendix A). If the stake will be placed in an easement or right-of-way, permission is not required, though the property owner will be notified and advised of the pending placement. OEM will notify

the Commission of the proposed addresses or locations where the survey stakes will be placed.

3. Following Commission feedback and a minimum of five business days post-notification to the property owner(s) or representative(s), the siren contractor will place a stake on the property and contact Missouri One Call to complete design utility locates.
4. Once the site is staked, utility locates have confirmed no interference with underground utilities, and the governmental body or property owner has verbally agreed to siren placement, OEM will mail a notice to all property owners within 200 feet of the boundary of the property where the installation will be occurring (Appendix B). Information included in the notice will advise the recipients of their right to request a public hearing regarding the siren placement, along with a date by which the request must be made.
5. ***If a public hearing is requested***, OEM will contact the County Clerk's office and request the hearing be placed on the agenda for the Commission along with the addresses of the proposed locations. An OEM representative will attend the public hearing to present the outdoor warning siren site proposal report and answer any questions concerning the proposed locations and the siren system in general. The Commission will consider the placement priorities including, but not limited to, the following when voting to accept or deny the site option: public versus private land; proximity to residential structures; population density and uses of coverage area; geographic properties supporting effective siren performance; no impediment by utilities; and accessibility and infrastructure to support installation and maintenance.
 - a) If the Commission votes to approve a proposed siren site following a public hearing, OEM will move forward with securing the proper agreements or permits to install the siren. If the agreement or permit requires Commission signatures, OEM will contact the County Clerk to place these items of business on the Commission agenda for approval and signatures. Once the permits or agreements are approved by the Commission, OEM will coordinate the installation with the County's siren system contracted provider to schedule the installations.
 - b) If the Commission votes to deny a proposed siren site following a public hearing, OEM will discontinue the pursuit of placing a siren in the identified area of the county until they receive direction from the Commission to do otherwise.
 - c) OEM will communicate the Commission's decision to the property owners located within 200 feet of the proposed site.

6. After a Commission vote to approve a proposed siren site, or if there is no request for public hearing, the following procedures will be followed for project authorization:
 - a) For a site located on private property, the county will draft an agreement to be approved by the Commission after signature by the property owner.
 - b) For a site on property owned by a municipality located within Boone County, site development will require an agreement drafted by the municipality and signed by the Commission that will be valid after two reads by the municipality's governing body.
 - c) For a site on private property with a municipality governed right-of-way, site development will require an agreement drafted by the municipality and signed by the Commission that will be valid after two reads by the municipality's governing body.
 - d) For a site located on property owned by the State of Missouri under the auspices of the Department of Natural Resource, the Department of Conservation, or the University of Missouri, site development will require an agreement drafted by the state agency involved and signed by the Commission. ***There will be no sites considered on Missouri Department of Transportation rights-of-way.***
 - e) For a site on a Boone County transportation right-of-way, the only requirement is a permit granted by Boone County Resource Management. OEM will also place the site project on the Commission agenda for approval.
 - f) OEM will communicate the Commission's decision to the property owners located within 200 feet of the proposed site.

7. Upon completion of the siren installation, OEM will complete an after-install site inspection to ascertain any customer satisfaction issues.

Appendix A – Notice to Property Owner

[Date]

Boone County Office of Emergency Management
2145 County Drive
Columbia, MO. 65201

RE: [Proposed Siren Site Location]

Dear **[Property Owner/Governmental Authority]**:

Boone County Office of Emergency Management (OEM) is requesting permission to access and evaluate the property at **[location]** for potential placement of an outdoor warning siren to enhance public safety for the citizens of and visitors to Boone County. The proposed site is identified on the included map.

Within 5 business days of receiving your response, OEM will access the site and place a marker stake. Missouri One Call will then be contacted to assess for and identify underground utilities at the identified location.

If the site evaluation meets the requirements to support siren installation, a notice will be sent to all owners of property within 200 feet of the proposed location detailing the project and offering an opportunity to request a public hearing to present support or opposition to the Boone County Commission. After the public hearing, the Commission will forward its final recommendation to the OEM.

[If not on easement or right of way] Upon approval of the project by the Commission, OEM will be contacting you to finalize the official agreement, after which the siren installation will commence.

[If on easement or right of way] Upon approval of the project by the Commission, you will be notified of OEM's intent to place the siren, and installation will commence.

Please feel free to contact us for further information.

Sincerely,

[Signature]

Christopher Kelley - Director
(573) 554-7908
ckelley@boonecountymo.org

Appendix B – Notice to Adjacent Property Owners

[Date]

Boone County Office of Emergency Management
2145 County Drive
Columbia, MO. 65201

RE: [Proposed Siren Site Location]

Dear **[Property Owner]**:

This letter is to notify the owners of properties within 200 feet of **[location]** that the Boone County Office of Emergency Management (OEM) is intending to install an outdoor warning siren on that site to enhance public safety for the citizens of and visitors to Boone County. The site is identified on the included map.

A public hearing to the Boone County Commission may be requested to present your support or opposition regarding this project. To request a hearing, contact the Office of Emergency Management by email at em@boonecountymo.org or phone at (573) 554-7900. The request must be received by OEM no later than **[date]**.

Please feel free to contact us for further information.

Sincerely,

[Signature]

Christopher Kelley - Director
(573) 554-7908
ckelley@boonecountymo.org