

427-2014

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI }  
County of Boone } ea.

September Session of the July Adjourned

Term. 20 14

In the County Commission of said county, on the 9th day of September 20 14

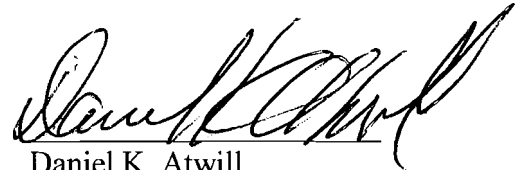
the following, among other proceedings, were had, viz:

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 337 E. Clearview Drive, parcel #11-619-24-01-082.00 01

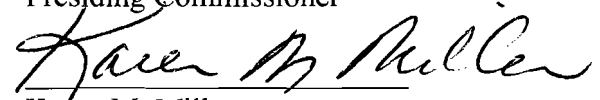
Done this 9th day of September, 2014.

ATTEST:

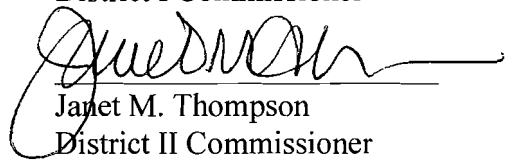
Wendy S. Noren  
Wendy S. Noren  
Clerk of the County Commission



Daniel K. Atwill  
Presiding Commissioner



Karen M. Miller  
District I Commissioner



Janet M. Thompson  
District II Commissioner

Photographs taken 8/26/14 @ ~ 10:10 am  
337 E. Clearview Drive



Carmack Properties LLC/ Premier Bank  
337 E. Clearview Drive  
Health Department nuisance notice - timeline

- 8/5/14: citizen complaint received
- 8/6/14: initial inspection conducted
- 8/8/14: notice of violation sent to owner and lien holder
- 8/9/14: owner signed for notice
- 8/11/14: lien holder signed for notice
- 8/26/14: reinspection conducted – nuisance not abated – photographs taken
- 8/28/14: hearing notice sent to owner and lien holder



CITY OF COLUMBIA/BOONE COUNTY, MISSOURI



DEPARTMENT OF PUBLIC HEALTH AND HUMAN SERVICES

## HEARING NOTICE

DIVISION OF ENVIRONMENTAL HEALTH

Carmack Properties LLC  
1208 Jake Lane  
Columbia, MO 65203

An inspection of the property you own located at 337 E. Clearview Drive (parcel # 11-619-24-01-082.00 01) was conducted on August 6, 2014 and revealed junk, trash, rubbish and garbage 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 Tuesday, September 9, 2014 at 9:30 a.m. in the County Commission Chambers at the Boone County Government Center, 801 E. Walnut Street, Columbia, Missouri. The purpose of this hearing will be to determine whether a violation exists. If the County Commission determines that a violation exists, it will order the violation to be abated.

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

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

Sincerely,

Kristine Vellema  
Environmental Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 28<sup>th</sup> day of August 2014 by MD.



# CITY OF COLUMBIA/BOONE COUNTY, MISSOURI



DEPARTMENT OF PUBLIC HEALTH AND HUMAN SERVICES

## HEARING NOTICE

DIVISION OF ENVIRONMENTAL HEALTH

Premier Bank  
Fifth St. Banking Center  
15 S. Fifth Street  
Columbia, MO 65201

An inspection of the property you hold a lien on located at 337 E. Clearview Drive (parcel # 11-619-24-01-082.00 01) was conducted on August 6, 2014 and revealed junk, trash, rubbish and garbage on the premises. This condition was declared to be a nuisance and a violation of Boone County Public Nuisance Ordinance Section 6.5.

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Sincerely,

Kristine Vellema  
Environmental Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 28<sup>th</sup> day of August 2014 by MM.



CITY OF COLUMBIA/BOONE COUNTY, MISSOURI



DEPARTMENT OF PUBLIC HEALTH AND HUMAN SERVICES
DIVISION OF ENVIRONMENTAL HEALTH

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

Carmack Properties LLC
1208 Jake Lane
Columbia, MO 65203

An inspection of the property you own located at 337 E. Clearview Drive (parcel # 11-619-24-01-082.00 01) was conducted on August 6, 2014 and revealed junk, trash, rubbish and garbage 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, the County Commission may have the nuisance removed with the cost of abatement, plus administrative fees, charged against the property in a tax bill. In addition, a complaint may be filed against you in Circuit Court. If the 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,

[Handwritten signature of Kristine N. Vellema]

Kristine N. Vellema
Environmental Health Specialist

This notice deposited in the U.S. Mail certified, return receipt requested on the 6th day of August 2014 by mn.

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

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

In Re: Nuisance Abatement	)	September Session
337 E. Clearview Drive	)	July Adjourned
Columbia, MO 65202	)	Term 2014
	)	Commission Order No. <u>427-2014</u>

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

**NOW** on this 9<sup>th</sup> day of September 2014, 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 and garbage on the premises.
4. The location of the public nuisance is as follows: 337 E. Clearview Drive, a/k/a parcel# 11-619-24-01-082.00 01, Section 24, Township 49, Range 13 as shown in deed book 3093 page 0109, Boone County.
5. The specific violation of the Code is: junk, trash, rubbish and garbage 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 9<sup>th</sup> day of August to the property owner and the 11<sup>th</sup> day of August to the lien holder.
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.

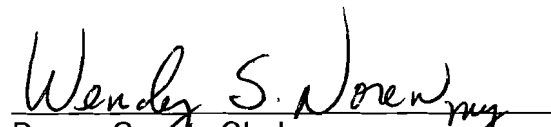
It is further ordered and directed that the Health Director submit a bill for the cost and expense of abatement to the County Clerk for attachment to this order and that the County Clerk submit a certified copy of this order and such bill to the County Collector for inclusion as a special assessment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



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**OFFICIAL USE**

7012 2920 0002 4698 1418

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$6.45</b>



Sent To **Carmack Properties LLC**  
 Street, Apt. No., or PO Box No. **1208 Jake Ln.**  
 City, State, ZIP+4 **Columbia MO 65203**

PS Form 3800, August 2006 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
**Carmack Properties LLC**  
**1208 Jake Ln.**  
**Columbia MO 65203**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature: **C. Carson**  Agent  Addressee

B. Received by (Printed Name) **C. Carson** C. Date of Delivery **8/25**

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

3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery

4. Restricted Delivery? (Extra Fee)  Yes

08 AUG 2014 PM 08  
 2. Article Number **1 259 0W 2012 2920 0000 4698 1418**  
 (Transfer from service label)



CITY OF COLUMBIA/BOONE COUNTY, MISSOURI



DEPARTMENT OF PUBLIC HEALTH AND HUMAN SERVICES
DIVISION OF ENVIRONMENTAL HEALTH

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

Premier Bank
Fifth St. Banking Center
15 S. Fifth Street
Columbia, MO 65201

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Sincerely,

[Handwritten signature of Kristine N. Vellema]
Kristine N. Vellema
Environmental Health Specialist

This notice deposited in the U.S. Mail certified, return receipt requested on the 8th day of August 2014 by [initials].

1005 W. Worley • P.O. Box 6015 • Columbia, Missouri 65205-6015
Phone: (573) 874-7346 • TTY: (573) 874-7356 • Fax: (573) 817-6407
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**OFFICIAL USE**

7012 2920 0002 4698 1425

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.48</b>



Sent To: Premier Bank  
 Street, Apt. No., or PO Box No.: 15 S. 5th St.  
 City, State, ZIP+4: Columbia MO 65201

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature                  X <i>[Signature]</i> <span style="float: right;"><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</span></p> <p>B. Received by (Printed Name) <span style="float: right;">C. Date of Delivery 8-11-14</span></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes                  If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>Premier Bank                  Fifth St. Banking Center                  15 S. 5th St.                  Columbia, MO 65201</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™  <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery</p>
<p>2. Article Number                  (Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>7012 2920 0002 4698 1425</p>	
<p>PS Form 3811, July 2013 Domestic Return Receipt</p>	

File Edit Commands Help  
SUNGARD PUBLIC SECTOR  
NavLine

5021  
 Events  
 Email log  
 Reminders  
 Work requests

**Call Information**  
Call ID: 6021 Status: Open Entity: City of Columbia  
Description: 521 E. Clearview Dr.  
Comments  
Tall grass & weeds. Trash and junk all over the yard.

**Call Details**  
Call type: CE-County Nuisance  
Entry date/time: 08/05/2014 10:36:09  
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

8/6. 337: weeds, trash  
437: trash, weeds  
521: weeds, trash  
388 Win<sup>th</sup>: weeds



## Boone County Assessor

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

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

**Parcel 11-619-24-01-082.00 01**

**Property Location 337 E CLEARVIEW DR**

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

Owner **CARMACK PROPERTIES LLC**  
 Address **1208 JAKE LN**  
 City, State Zip **COLUMBIA, MO 65203**

Subdivision Plat Book/Page **0010 0093**  
 Section/Township/Range **24 49 13**  
 Legal Description **CLEARVIEW PLAT 2  
 LOT 34 EXC SW COR**  
 Lot Size **79.69 x 131.35**  
 Irregular shape **Y**  
 Deed Book/Page **4342 0083 3093 0109 3029 0161 2687 0124**

<b>Current Appraised</b>				<b>Current Assessed</b>			
Type	Land	Bldgs	Total	Type	Land	Bldgs	Total
RI	11,500	69,400	80,900	RI	2,185	13,186	15,371
<b>Totals</b>	<b>11,500</b>	<b>69,400</b>	<b>80,900</b>	<b>Totals</b>	<b>2,185</b>	<b>13,186</b>	<b>15,371</b>

**Most Recent Tax Bill(s)**

***Residence Description***

Year Built **1970**  
**(ESTIMATE)**  
 Use **SINGLE FAMILY**  
**(101)**

Basement **FULL (4)** Attic **NONE**  
**(1)**

Bedrooms **3** Main Area **1,320**  
 Full Bath **2** Finished **42**  
 Basement Area  
 Half Bath **0**  
 Total Rooms **6** Total Square Feet **1,362**

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

Boone County, Missouri  
Unofficial Document



Recorded in Boone County, Missouri

Date and Time: 08/21/2014 at 10:36:41 AM

Instrument #: 2014016100 Book: 4342 Page: 83

Grantor: CARSON, CECILIA

Grantee: CARSON, ROBERT CHRISTOPHER

Instrument Type: QTCL

Recording Fee: \$27.00 S

No. of Pages: 2

*Bettie Johnson*

Bettie Johnson, Recorder of Deeds



**QUIT CLAIM DEED**

THIS DEED, Made and entered into this 21<sup>st</sup> day August, 2014, by and between, CECILIA CARSON, party of the first part of Boone County, Missouri, Grantor, and ROBERT CHRISTOPHER CARSON, party of the second part of Boone County, Missouri, Grantee.

Grantee's Statutory Address for tax purposes: 337 E. Clearview Drive, Columbia, MO 65202

WITNESSETH, that the said party of the first part, in consideration of the sum of One Dollar and other valuable consideration paid by the said party of the second part, the receipt of which is hereby acknowledged, does or do by these presents, REMISE, RELEASE AND FOREVER QUIT-CLAIM, unto the said party of the second part and her heirs and assigns, the following described Lots, Tracts, or Parcels of Land, lying, being and situated in the County of , State of Missouri, to-wit:

Lot 34 (34) of Clearview Subdivision plat Two (2) as shown by plat recorded Book 10, Page 93, Boone County Records. Except that part conveyed to Sarah J. Maddox by instrument recorded in Book 971, Page 506 Records of Boone County, Missouri.

TO HAVE AND TO HOLD the same with all the rights, immunities, privileges and appurtenances thereunto belonging unto the said party of the second part and his heirs and assigns, forever; so that neither the said party of the first part, or her heirs, nor any other person or persons for them or in their name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

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

Boone County, Missouri  
Unofficial Document

BOONE COUNTY MO AUG 21 2014

*Cecilia Carson*

CECILIA CARSON

STATE OF MISSOURI     )  
  )ss.  
COUNTY OF BOONE     )

On this 21<sup>st</sup> day of August, 2014, before me personally appeared CECILIA CARSON to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

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.

SHELLEY ANN MARTIN  
Notary Public - Notary Seal  
State of Missouri  
County of Boone  
My Commission Expires April 28, 2018  
Commission #14421528

Shelley Ann Martin  
NOTARY PUBLIC

Shelley Ann Martin

My commission expires April 28, 2018.  
Commissioned in Boone County, Missouri.

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI }  
County of Boone } ea.

September Session of the July Adjourned

Term. 20 14

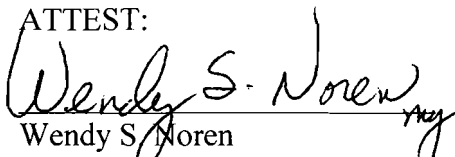
In the County Commission of said county, on the 9th day of September 20 14

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

Now on this day the County Commission of the County of Boone does hereby recognize September 7-13, 2014 as Direct Support Professionals Week.

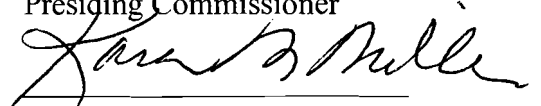
Done this 9th day of September, 2014.

ATTEST:

  
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