

# Memorandum

**To:** Clinton City Council, City of Clinton City Manager  
**From:** Toby Anders Code Enforcement Officer Clinton Police Dept.  
**Date:** 08/29/2011  
**Re:** Properties to be considered for Condemnation

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I Toby Anders Code Enforcement Officer for the Clinton Police Dept. will be bringing to you 3 properties for the City of Clinton City Council to consider for Condemnation.

1. 527 S. 13<sup>th</sup> the property is owned by Bruce Metheny. This property has been under construction for several years without any progress. We have held two meetings with Bruce in regards to this property. One meeting was with our previous City Manager on 3/6/08 with minimal working being done following the meeting. The second hearing was on 6/2/11 with the current City Manager we discussed the situation on how the house needed to be secured and the privacy fence needed to be removed. Bruce advised that he could have the wall of the house back up and the fence removed within 60 days of the last hearing which he failed to do so. The City Manager and I are well aware of all the problems that Mr. Metheny has had and we have given him every opportunity to repair the house, but he has failed to repair the house. At one point we had a Church group at that property and they donated their services to clean the outside of the property up for Mr. Metheny. They spent over 1 day cleaning and clearing trees, brush and trash from the front and the back of the house. I feel that due to lack of repairs and neglect this is a major safety and health hazard for the surrounding neighborhood that it should be condemned.
2. 711 Opal the property is owned by Patsy Jean Rhodes. In the past I have numerous problems with getting the owner to maintain the property starting in 2007. On April 27, 2011 I notified the owner that this structure was not secured and informed them that they need to secure it within 10 days and they failed to do so. There are several windows that are out and the side door of the building is only secured by nails. On one occasion when I was inspecting the property there were several cats in the building. The inside of the building is full of combustible materials that possess a high fire danger to the surrounding houses.
3. 1420 Dunn the property is owned by Frank Sambrano & Yanet Rodriguez. (See attached report) Due to the amount of filth the building inspector and I felt there was enough imminent danger to temporarily condemn the house. I am bringing to the City Council this property to consider condemnation to eliminate the health and safety hazards to the house itself and the surrounding neighborhood.



Toby Anders Code Enforcement Officer



Allen Bryson, Mayor  
Steve Jones, Ward 1  
Don Rodolph, Ward 2  
Bob Marcy, Ward 3  
Phyllis Smith, Ward 4

## Office of Code Enforcement

Toby J. Anders  
Code Enforcement Officer  
City of Clinton, Oklahoma

August 29, 2011

RE: 1420 Dunn

On August 12, 2011, Building Inspector Robert Mc Down and I, Toby Anders, Code Enforcement Officer received a call from a concerned neighbor pertaining to a sewage problem at the above mentioned property. Robert and I arrived at 1420 Dunn about mid-afternoon and could smell the raw sewage from the street. We made contact with the owner/occupant at the property, her name is Yanet Rodriquez. We addressed the sewage smell with her and she admitted that there is a sewer problem and that it is draining into her basement. We inspected the basement and we estimated that there was 2-4 feet of raw sewage in the basement. Ms. Rodriquez said they had made attempts to fix it but was unable to do so. We advised her that it was not safe for her and her children to be there. (4 children and Ms. Rodriquez reside there, 1 child was not well at the time of our visit). We suggested that she find other living arrangements until she could remedy the sewage problem. She said she and her children had a place to go. We asked Ms. Rodriquez to contact us on Monday, August 15, 2011 in the morning time with a plan of action to remedy the sewage problem, and that until the sewage problem is fixed the water service would be terminated.

On Monday, August 15, 2011, mid-morning, Robert and I went to 1420 Dunn for our follow-up inspection. We found the children were in the home along with two sitters. The mom was not present. At that time we contacted all the utility companies to disconnect all services to the property. As Robert talked to ONG he discovered that there was no gas service to the property. The City Utility Office issued a work order for the disconnect of the water service for that afternoon. I called Larry Clifton area supervisor for PSO. We discussed the problem and then set a meeting time of 2:15p.m. that day with him. He advised us of the rules for a request to disconnect. This was to send a request by fax to the PSO office in Lawton to have the service disconnected due to safety reasons. We also contacted DHS and the Custer County Health Department to advise them of this unsafe health issue.

Robert and I returned to 1420 Dunn Monday, August 15, 2011 at 2:00p.m. to post the "Temporary Condemnation" notice on the property. This will not allow anyone to occupy the house. Larry Clifton, PSO area supervisor arrived at 2:15p.m to inspect the situation and agreed that there is a safety hazard, and agreed that the electrical service needed to be disconnected. We visited with the owners and others at the property and they told us that they continued to stay there over the weekend to catch up on laundry and things, knowing that the utilities would be disconnected on Monday.

Casey Nickel from Department of Human Services and Echo Constable from Custer County Health Department called me back and they both agreed with the way we are handling this issue. They would like for us to make follow-up inspections and if the family should return to the property with the children, to please notify them and then they would take necessary action on behalf of the children.

Sincerely,

Toby Anders  
Code Enforcement Officer  
City of Clinton  
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