



To: City Clinton, City Council Members & Mayor
From: Toby Anders, Code Enforcement Officer
Date: 10/28/2024
Re: 2300 W. Modelle & 519 N. 4th

The properties that I will be bring to the City Council Meeting on November 5th will be 2300 W. Modelle that is owned by 2316 WM, LLC. The other property will be 519 N. 4th that is owned by Ed Flores.

The property at 2300 W. Modelle has been in a state of disrepair for the last few years and over those years the City of Clinton has sent 2316 WM LLC violation notices regarding the condition of the structure. This year the City of Clinton held an abatement hearing with the city manager on May 10, 2024, to address the condition of the building. At the hearing the unkept yard was also discussed. Following the notification of the public abatement hearing no one that has ownership of the property made contact with my office to acknowledge the condition of the property. Following the hearing the City hired an independent contractor to mow the property for the 2024 season. Notice of hearing was sent on October 22nd, 2024, to the last known owner per the most recent tax roll, which is 2316 WM LLC, the city also sent notice of hearing to the lien holder. When reviewing the documents from the title report there was an additional address in Arkansas, so a notice of hearing was sent to that location as well. Notice of hearing was published in the Clinton Daily News on October 24, 2024.

The property located at 519 N. 4th has slowly deteriorated over the years. Mr. Flores was sent a violation 4/2/24 on the condition of the structure. This property has not had active water service since April 1998. Due to the lack of maintenance and repair this property creates a public nuisance. Notice of hearing was sent by certified mail and posted on 9/19/24. It published in the Clinton Daily newspaper on October 24, 2024, as well.

Toby Anders
Code Enforcement Officer
City of Clinton