



City of Sidney, MT  
Nuisance Committee Meeting  
March 26, 2024 4:30 PM  
115 2nd Street SE | Sidney, MT 59270

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The City Council meetings are open to the public attending in person, with masks encouraged when social distancing cannot be accomplished. If the public does not wish to participate in person, they are also invited to participate via a Zoom meeting. You can participate via phone:

Meeting ID: 713 080 5898    Passcode: 4332809    Call: 1-346-248-7799

1. **New Business**

[a.](#) Giddens- 411 6th ST SE, Legal Description: KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 062, Lot 004 –005

2. **Unfinished Business**

a. Amundson- 3222 4th Street NW, Legal Description: WAGON WHEEL VILLAGE SUBDIV, S30, T23 N, R59 E, BLOCK 003, Lot 016, WAGON WHEEL CT BLK 3 LT 16

b. Clifton- 314 4TH AVE NE, Legal Description: Sidney Original , S33, T23 N, R59 E, BLOCK 035, LOT 003

c. Coon- 410 4TH ST NE, Legal Description: KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 005, Lot 013 - 014

d. Cornwell- 816 5TH ST SE, Legal Description: Kenoyer Add , S33, T23, R59, E, BLOCK 044, LOT 012

[e.](#) Dean- 715 5th AVE SE- KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 073, Lot 009 – 010

f. Dollar Tree- 402 EAST HOLLY, Legal Description: SUNRISE VILLAGE SUB, S28, T23 N, R59 E, BLOCK 002, Lot 001, OF CORRECTION PLAT OF PHASE I

g. Humphries- 3223 5TH ST NW (901 Astor Court), Legal Description: SOUTH MEADOW VILLAGE SUB, S29, T23 N, R59 E, BLOCK 006, Lot 025, LOT-25 BLK-6 S MEADOW VILLAGE

h. Keller- 3229 4th Street NW, Legal Description: WAGON WHEEL VILLAGE SUBDIV, S30, T23 N, R59 E, BLOCK 005, Lot 008, WAGON WHEEL CT LOT 8 BLK 4

i. Loup- 806 9TH AVE SE, Legal Description: Burns Homesites , S33, T23 N, R59 E, BLOCK 00A, LOT 008

j. Park Plaza- 317 10TH AVE SW, Legal Description: Bachs 3rd S32, T23 N, R59 E, BLOCK 008, LOT 001

k. Reed- 3215 5th ST NW, Legal Description: WAGON WHEEL VILLAGE SUBDIV, S30, T23 N, R59 E, BLOCK 006, Lot 006, WAGON WHEEL LOT 6 BLK 6



March 13, 2024

Freddie Giddens  
411 6<sup>th</sup> St SE  
Sidney, MT 59270

Freddie Giddens  
PO Box 84  
Berthold, ND 58718

**NOTICE OF VIOLATION**

***VIA CERTIFIED MAIL AND PERSONAL SERVICE BY POSTING***

Dear Mr. Giddens,

You are receiving this letter because the property located at 411 6<sup>th</sup> Street SE, Sidney, MT 59270 or legally described as **KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 062, Lot 004 –005** which you own and/or occupy has been found to be in violation of Chapter 3 of Title 8 of the City Code of the City of Sidney.

An inspection of your property was performed by the Department of Public Works on March 12, 2024. Please see the enclosed Violation Form describing all violations of Chapter 3 of Title 8 of the City Code of the City of Sidney.

**You have ten (10) days from the date of this letter to bring the property into compliance with community standards by removing the conditions in violation.**

You may request an extension for in writing to the director of public of public works. The director of public works has the authority to grant an extension of not mor than thirty (30) days in which to bring the premises into compliance. Any additional extensions or extension longer than thirty (30) days must be approved by the committee.

If you fail to bring the property into compliance within ten (10) days, the City of Sidney may undertake the abatement and enter your property and bring it into compliance with community standards with all costs the City incurs in doing so, including court costs, fines, and costs of abatement (which shall include staff time, attorney’s fees, and interest), assessed against you. If you fail to pay them, these costs will be assessed against your property taxes, and if unpaid, will result in a foreclosure of the property.

The purpose of this ordinance is to protect and enhance the safety and security of the citizens of the City of Sidney and the quality of the City's environment. If any building constituting a public nuisance which cannot be abated under the terms of this chapter, and that has become uninhabitable or which has been found to represent a dangerous condition to members of the public, that abatement of said nuisance must be accomplished by demolition.

Please make arrangements to bring your property into compliance with community standards within ten (10) days so the City does not have to pursue the enforcement actions described in this letter. The City will be reinspecting your property in ten days to ensure that you have complied. If you fail to do so, we will immediately undertake abatement or mitigation of your property and asses the costs thereof to the owner of the premises. Your anticipated cooperation is appreciated.

Thank you;

**CITY OF SIDNEY**



Thomas Kalil  
City Attorney

cc: Mayor, Richard Norby, Kale Rasmussen, Fire Marshal, Director of Public Works Jeff Hintz

## INSPECTION REPORT

Inspection Date:	3/12/2024
Inspector:	Dee Dee Schroeder
Property Owner:	Freddie Giddens
Property Address:	411 6 <sup>th</sup> Street SE
Property Legal Description:	KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 062, Lot 004 - 005

The City of Sidney has caused the property listed above to be inspected on the date set forth above. As a result of this inspection, the City has determined that violations of Chapter 3 of Title 8 of the City Code of the City of Sidney are present on this property. These violations are as follows (check marks indicate violations observed):

		Violation	Location Observed
1	XX	Piling or spreading of straw, hay, grass trimmings or similar material	
2		Dumping, piling, or stacking of dirt, construction material, bricks, tires, concrete blocks, wood, lumber, and/or similar material in public view	
3		Storage or accumulation of cardboard boxes or paper	
4		Storage or accumulation of broken packing boxes and shipping pallets, rubble, debris, junk, refuse, dead animals, or other similar items	
5		Storage and accumulation of iron, metal, component vehicle and machine parts, household appliances, barrels, and other salvaged metal items	
6		Abandoned, discarded, or unused furniture, stoves, sinks, toilets, cabinets, or other household fixtures or equipment	
7	XX	Abandoned, wrecked, dismantled, or inoperative vehicles, trailers, campers, and boats	
8		Excessive amounts of animal waste or its byproducts; any amount of human waste; any condition which may otherwise cause unsanitary or hazardous conditions to exist;	
9		Buildings of any kind which are abandoned, boarded up, partially destroyed, structurally unstable, partially constructed, and/or uncompleted buildings after building permits have expired.	
10		Buildings used for residential purposes which do not have running water, electricity, and sewage/septic services	
11		Buildings with damaged and/or deteriorating exteriors causing, or having the potential to cause, dangerous structural conditions.	
12		Broken windows, doors, attic vents, damaged roofs, or other appurtenances.	

13		Premises having a topography, geology, or configuration which, as a result of grading operations or improvements to the land, experience erosion, subsidence, unstable soil conditions, or surface or subsurface drainage problems potentially hazardous to adjacent premises	
14		Building exteriors, walls, fences, driveways, or walkways which are broken, defective, deteriorated, in disrepair,	
15		Graffiti	
16	XX	Other Conditions as follows: Overgrown trees, branches and weeds	

The City has determined that the following corrections must be made within ten days to correct these violations:

- |    |  |
|----|--|
| 1. | Removal of piles of dead branches/trees/stumps.  |
| 2. | Removal of Abandoned, wrecked, dismantled, or inoperative vehicles, trailers, and campers. |
| 3. | Trim overgrown trees, branches, and weeds.   |
|    |  |
|    |  |

Photographs of the violations are attached hereto.





















## INSPECTION REPORT

Inspection Date:	1/30/2024
Inspector:	Dee Dee Schroeder-Kale Rasmussen
Property Owner:	Shawn Dean
Property Address:	715 5 <sup>th</sup> Ave Se
Property Legal Description:	KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 073, Lot 009 – 010

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4	xx	Storage or accumulation of broken packing boxes and shipping pallets, rubble, debris, junk, refuse, dead animals, or other similar items	
5	xx	Storage and accumulation of iron, metal, component vehicle and machine parts, household appliances, barrels, and other salvaged metal items	
6		Abandoned, discarded, or unused furniture, stoves, sinks, toilets, cabinets, or other household fixtures or equipment	
7	xx	Abandoned, wrecked, dismantled, or inoperative vehicles, trailers, campers, and boats	
8		Excessive amounts of animal waste or its byproducts; any amount of human waste; any condition which may otherwise cause unsanitary or hazardous conditions to exist;	
9		Buildings of any kind which are abandoned, boarded up, partially destroyed, structurally unstable, partially constructed, and/or uncompleted buildings after building permits have expired.	
10		Buildings used for residential purposes which do not have running water, electricity, and sewage/septic services	
11		Buildings with damaged and/or deteriorating exteriors causing, or having the potential to cause, dangerous structural conditions.	



12		Broken windows, doors, attic vents, damaged roofs, or other appurtenances.	
13		Premises having a topography, geology, or configuration which, as a result of grading operations or improvements to the land, experience erosion, subsidence, unstable soil conditions, or surface or subsurface drainage problems potentially hazardous to adjacent premises	
14		Building exteriors, walls, fences, driveways, or walkways which are broken, defective, deteriorated, in disrepair,	
15		Graffiti	
16		Other Conditions as follows:	

The City has determined that the following corrections must be made within ten days to correct these violations:

See attached photos.

Photographs of the violations are attached hereto.









