



City of Sidney, MT
Nuisance Committee Meeting
August 14, 2023 4:30 PM
115 2nd Street SE | Sidney, MT 59270

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: 432809

Call: 1-346-248-7799

1. New Business

a. a. Approval of Meeting Minutes 7-24-23

b. New Properties to discuss:

1. Clifton- 314 4th Ave NE, Legal Description: Sidney Original , S33, T23 N, R59 E, BLOCK 035, LOT 003
2. Park Plaza- 317 10th Ave SW, Legal Description: Bachs 3rd S32, T23 N, R59 E, BLOCK 008, LOT 001

b. c. Previously discussed properties:

1. 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 (Notice posted 7-11-23)
2. Coon- 410 4TH ST NE, Legal Description: KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 005, Lot 013 - 014 (Notice posted 7-11-23)
3. Reed- 3912 MAPLE AVE, Legal Description: WAGON WHEEL VILLAGE SUBDIV, S30, T23 N, R59 E, BLOCK 006, Lot 006, WAGON WHEEL LOT 6 BLK 6 (Notice posted 7-11-23, requested 30-day extension)
4. 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 (Notice posted 7-11-23, requested 14-day extension)
5. Grinnell- 118 4TH AVE NE, Legal Description: SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 033, Lot 002 (Notice posted 7-11-23, in progress)

6. Christensen- 103 10TH AVE SW, Legal Description: BACH NELS THIRD ADD (SIDNEY), S32, T23 N, R59 E, BLOCK 00B, Lot 015, BACHS 3RD BK B LOT 15 (in legal process)(Notice posted 7-11-23)

7. 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 (Notice posted 7-11-23)

8. 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 (Notice posted 7-11-23)

9. Green- 609 6th ST SE, Legal Description: Lots 3 & 4, Block 64, Kenoyer's Addition (in legal process) (Notice posted 7-11-23)

10. Hellsvig- 615 3RD ST NE, Legal Description: E 27' Lot 4 & W 20' Lot 5, Block 13, Kenoyer's Addition (in legal process) (Notice posted 7-11-23)

11. Crowe- 413 S Lincoln Ave, Legal Description: GARDNER ADD (SIDNEY), S32, T23 N, R59 E, BLOCK 005, LOT 003, LOT-3 BLK-5 GARDNER

c. **Abated Properties**

Property Owner: Nathan Clifton
Property Address: 314 4th Ave NE
Property Legal Description: SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 035, Lot 003



- 8/14/2023 new property
- Referred due to back yard.
- City tagged yard contract mowing company not able to complete mowing back yard due to much debris.

Property Owner: Nathan Clifton
Property Address: 314 4th Ave NE
Property Legal Description: SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 035, Lot 003



Property Owner: Park Plaza Motel INC
Property Address: 317 10th Ave SW
Property Legal Description: BACH NELS THIRD ADD (SIDNEY), S3 2, T23 N, R5 9 E, BLOCK 008, Lot 001, BACHS 3RD BK B LOT 1



- 8/14/2023 new property
- Dead tree near property line.
- Unfinished construction on rear of house

Property Owner: Park Plaza Motel INC
Property Address: 317 10th Ave SW
Property Legal Description: BACH NELS THIR DADD (SIDNEY), S3 2, T23 N, R5 9 E, BLOCK 00B, Lot 001, BACHS 3RD BK B LOT 1





City of Sidney, MT
 Nuisance Committee Meeting 7-24-23
 July 24, 2023 4:00 PM
 115 2nd Street SE | Sidney, MT 59270

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

Visitors: Brent Coon

a. Approval of Meeting Minutes 7-10-23

Motion to approve previous meeting minutes from 7/10/2023.

Motion made by Norby, Seconded by Rasmussen.

Voting Yea: Koffler, Hintz

b. New Properties to discuss:

1. 413 S Lincoln Ave, Legal Description: GARDNER ADD (SIDNEY), S32, T23 N, R59 E, BLOCK 005, LOT 003, LOT-3 BLK-5 GARDNER

2. PO Box 387, Legal Description: S32, T23 N, R59 E, TR IN SESW .449 AC

1. City Attorney Kalil mentioned that he sent out an email last week to the nuisance board regarding this property, and last week Public Works Director Hintz tagged the lawn and Public Works Director Hintz thinks that the property owners did mow their lot. Public Works Director Hintz did mention that there is still junk vehicles there and he has received several verbal complaints from the surround neighbors from last year and this year. Building Inspector Rasmussen said he will get an inspection form and will go take a look at this property, and City Attorney Kali will send a letter to the property owner.

c. Previously discussed properties:

1. 321 4TH AVE NE, Legal Description: KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 006, Lot 001, LT-1 BLK-6 KENOYER'S 1ST (**Notice posted 7-11-23, asked for clarification**)
2. 3223 5TH ST NW, Legal Description: SOUTH MEADOW VILLAGE SUB, S29, T23 N, R59 E, BLOCK 006, Lot 025, LOT-25 BLK-6 S MEADOW VILLAGE (**Notice posted 7-11-23**)
3. 410 4TH ST NE, Legal Description: KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 005, Lot 013 - 014 (**Notice posted 7-11-23, will attend 7-24-23 meeting to discuss**)
4. 3912 MAPLE AVE, Legal Description: WAGON WHEEL VILLAGE SUBDIV, S30, T23 N, R59 E, BLOCK 006, Lot 006, WAGON WHEEL LOT 6 BLK 6 (**Notice posted 7-11-23, requested 30-day extension**)
5. 402 EAST HOLLY, Legal Description: SUNRISE VILLAGE SUB, S28, T23 N, R59 E, BLOCK 002, Lot 001, OF CORRECTION PLAT OF PHASE I (**Notice posted 7-11-23, requested 14-day extension**)
6. 118 4TH AVE NE, Legal Description: SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 033, Lot 002 (**Notice posted 7-11-23, in progress**)
7. 103 10TH AVE SW, Legal Description: BACH NELS THIRD ADD (SIDNEY), S32, T23 N, R59 E, BLOCK 00B, Lot 015, BACHS 3RD BK B LOT 15 (in legal process)(**Notice posted 7-11-23**)
8. 703 6th Street SE, Legal Description: KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 065, Lot 002, LOT-2 BLK-65 KENOYER (**Notice posted 7-11-23**)
9. 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 (**Notice posted 7-11-23**)
10. 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 (**Notice posted 7-11-23**)
11. 609 6th ST SE, Legal Description: Lots 3 & 4, Block 64, Kenoyer's Addition (in legal process) (**Notice posted 7-11-23**)
12. 615 3RD ST NE, Legal Description: E 27' Lot 4 & W 20' Lot 5, Block 13, Kenoyer's Addition (in legal process) (**Notice posted 7-11-23**)

1. Alderman Koffler thinks that the property owners did clean up this property some, and Public Works Director Hintz did find the sidewalk letter from two years ago and mentioned and the sidewalks are still not fixed. Public Works Director Hintz did approach the property owner about fixing the sidewalks issue, and will send him another letter next week. Public Works Director said that he will send a letter to the property owner about the nuisance side getting cleaned up, but bringing up the enforcements about the sidewalks.

2. City Attorney Kalil mentioned that there 10 days will be up on July 29th, 2023, and Megan from Kalil Law Firm sent out an email to the nuisance board about this property. Building Inspector Rasmussen mentioned that he will look to see if anything is cleaned up after the 29th.

3. Mr. Coon mentioned that he plans on having the trees gone on Friday and build a garage in his backyard sometime in August and possibly bring in a modular home sometime this year. Mr. Coon plans on adding an east side overhead door on the garage but has no written plans yet but some verbal plans. Mr. Coon said he would like an extension to get his yard cleaned up, and he plans to demolish his old house by Hanson Independent, Public Works Director Hintz wants to grant Mr. Coon extra time until September 30th, 2023 to see if his yard is cleaned up and his old house is demolished by then. Mr. Coon mentioned that he plans to sit down with Jeff and Kale about possibly tying in his garage to city sewer since he already has city water. Mr. Coon said he would put the water meter in his garage in the winter and then once winter is over he will move that meter to the house. Mayor Norby would like to make a motion to to grant Mr. Coon his extension until September 30th, 2023 with the trees removed, and the garage and house demolished, Alderman Koffler seconded the motion. With no other comments or concerns, all presented voted aye.

4. Building Inspector Rasmussen said he sent out updated photos of Mr. Reed property and tenant continues to work on the property, Mr. Reed asked for a 30 day extension to get the tenants in compliance. The extension would end on August 24th, 2023.

5. Property Manager for Family Dollar asked for a 14 day extension, Public Works Director Hintz mentioned that he did send out an email regarding their garbage can wind screen fence. The extension will would end on August 14th, 2023.

6. Building Inspector Rasmussen mentioned that Mr. Greenwall made some progress but, also has a long ways to go. On July 27th, 2023 Mr. Greenwall extension will be up and Building Inspector Rasmussen said he will go inspect the property to look for any forward progress and more photos will be at the next meeting.

7. Public Works Director Hintz stated that Ms. Christensen lot is worse now than before hand, with trees dumped on her property and she hasn't reached out to anyone from the city yet. Building Inspector Rasmussen mentioned that he posted the letter on July 11th, 2023, and now the city will have to hire a contractor out to go clean up her yard, and mail her a bill. Public Works Director Hintz mentioned he would like to see the deck, trees, windows and junk car all be removed and cleaned up.

8. Public Works Director Hintz mentioned that the property owner did mow his yard and cleaned up some of the junk and needs to go re look at the property again.

9. Public Works Director Hintz said that Mr. Keller is asking for a 30 day extension, and would like Building Inspector Rasmussen and Public Works Director Hintz to meet Mr. Keller at the property to discuss with him on what needs to be cleaned up. Public Works Director Hintz stated that this property is currently not livable anymore, Mr. Keller extension would end on August 24th, 2023.

10. Building Inspector Rasmussen said that this property got cleaned up a little bit on the inside, and once it is cleaned up the mobile home will be torned out and hauled off to the landfill. Ms. Amundson is asking for a 30 day extension, her extension will end on August 24th, 2023.

11. Public Works Director Hintz mentioned he will have to hire a contractor to go clean up this property as Mr. Green has not done anything to the property. Public Works Director Hintz also

said that everything will have to be hauled off and the junk vehicles will have to go to the impound yard and will be held there for 60 days. City Attorney Kalil said he will look further into the 60 day hold on impounded vehicles.

12. Building Inspector Rasmussen said the city can cleaned up this property since the owner has not responded.

d. Abated Properties:

Building Inspector Rasmussen mentioned that on the next agenda he would like to see last names on the agenda, and would like to see the next meeting be moved to 4:30pm now instead of 4:00pm. The next meeting will be on August 14th and August 28th at 4:30pm.

Adjourned at 4:45pm.

Motion made by Norby, Seconded by Rasmussen.

Voting Yea: Koffler, Hintz

COON BRENT
410 4THST NE
SIDNEY, MT 59270-4414
Subdivision: KENOYER ADD (SIDNEY)
Legal Description: KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 005, Lot 013 - 014



- Placed notice of violation on property on 7/11/2023
- Brent Coon the owner reached out to Jeff and Kale. Stated that he is planning on getting the trees cut down and work on the yard. He wants to do addition to the garage and once that is complete temporarily live there. He then would have the house removed and place a new house on the lot. He plans on coming to the meeting on Monday the 24th.
- 7/24/2023 Brent came to nuisance meeting and asked for extension to build on to garage for temporary living space. Plans on tearing down house and bringing in new house. A extension was granted.

COON BRENT
410 4TH ST NE
SIDNEY, MT 59270-4414
Subdivision: KENOYER ADD (SIDNEY)
Legal Description: KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 005, Lot 013 - 014



COON BRENT
410 4THST NE
SIDNEY, MT 59270-4414
Subdivision: KENOYER ADD (SIDNEY)
Legal Description: KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 005, Lot 013 - 014



RE ED FREDERICK H & DEBRA A -TRUSTEES
3912 MAPLE AVE
RA PID CITY, SD 57701-7865
Property Address: 3215 5th Street NW
Subdivision: WAGON WHEEL VILLAGE SUBD
Legal Description: WAGON WHEEL VILLAGE SUBDIV, S30, T23 N, R59 E, BLOCK 006, Lot 006, WAGON WHEEL LOT 6 BLK 6



- Placed notice of violation on property on 7/11/2023
- The renter stopped in city hall and stated that they were working on it and have will continue to work on it. The owner I believe has asked for a 30 day extension.
- 7/24/2023 30 day extension was granted.

REED FREDERICK H & DEBRA A -TRUSTEES
3912 MAPLE AVE
RAPID CITY, SD 57701-7665
Property Address: 3215 5th Street NW
Subdivision: WAGON WHEEL VILLAGE SUBD
Legal Description: WAGON WHEEL VILLAGE SUBDIV, S30, T23 N, R59 E, BLOCK 006, Lot 006, WAGON WHEEL LOT 6 BLK 6



REED FREDRICK H & DEBRA A -TRUSTEES (Updated pics on 7/20/2023)
3912 MAPLE AVE
RAPID CITY, SD 57701-7665
Property Address: 3215 5th Street NW
Subdivision: WAGON WHEEL VILLAGE SUBD
Legal Description: WAGON WHEEL VILLAGE SUBDIV, S30, T23 N, R59 E, BLOCK 006, Lot 006, WAGON WHEEL LOT 6 BLK 6



REED FREDRICK H & DEBRA A -TRUSTEES
3912 MAPLE AVE
RAPID CITY, SD 57701-7665
Property Address: 3215 5th Street NW
Subdivision: WAGON WHEEL VILLAGE SUBD
Legal Description: WAGON WHEEL VILLAGE SUBDIV, S30, T23 N, R59 E, BLOCK 006, Lot 006, WAGON WHEEL LOT 6 BLK 6



(Dollar Tree)
INTERPOINTE EAST LLC ETAL
52845 COMMERCE DR STE C274
SA LT LAKE CITY, UT 84107-5335
Subdivision: SUNRISE VILLAGE SUB
Legal Description: SUNRISE VILLAGE SUB, S28, T23 N, R59 E, BLOCK 002, Lot 001, OF CORRECTION PLAT OF PHASE I

- Hand delivered to the manager on shift.
- Its my understanding that the property owner has reached out to Jeff and has requested a 14 day extension.
- 7/24/2023 14 day extension granted

(Dollar Tree)
INTERPOINTE EAST LLC ETAL
5284 S COMMERCE DR STE C274
SALT LAKE CITY, UT 84107-5335
Subdivision: SUNRISE VILLAGE SUB
Legal Description: SUNRISE VILLAGE SUB, S28, T23 N, R59 E, BLOCK 002, Lot 001, OF CORRECTION PLAT OF PHASE I



GRINNELL JOHN
118 4TH AVE NE
SIDNEY, MT 59270
Subdivision: SIDNEY ORIGINAL TOWNSITE
Legal Description: SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 033, Lot 002



- Placed notice of violation on property on 7/11/2023
- When I talked to John prior he asked for time to finish cleaning up until the July 1st. Some improvement but we are needing more done.

GRINNELL JOHN
118 4TH AVE NE
SIDNEY, MT 59270
Subdivision: SIDNEY ORIGINAL TOWNSITE
Legal Description: SIDNEY ORIGINAL TOWNSITE, S33, T23 N., R59 E, BLOCK 033, Lot 002



GRINNELL JOHN
118 4TH AVE NE
SIDNEY, MT 59270
Subdivision: SIDNEY ORIGINAL TOWNSITE
Legal Description: SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 033, Lot 002



CHRISTENSEN GNDY G
SIDNEY, MT 59270
P O BOX 386
SIDNEY, MT 59270-0386
Property Address: 103 10TH AVE SW
Subdivision: NELS BACH THIRD ADD (SIDNEY)
Legal Description: BACH NELS THIRD ADD (SIDNEY), S32, T23 N, R59 E, BLOCK 008, Lot 015, BACHS 3RD BK B LOT 15



- Placed the notice of abatement on 7/11/2023
- 8/10/2023 no change

Edgar Keller (35025 CR 130 Sidney MT 59270)
Property Address: 3229 4th Street NW
Property Legal Description: WAGON WHEEL VILLAGE SUBDIV, S30, T23 N, R59 E, BLOCK 005, Lot 008, WAGON WHEEL CT LOT 8 BLK 4



- Placed notice of violation on property on 7/11/2023
- Jeff approved an extension until 9/30/2023

Property Owner: Alan Amundson (735 6th Street NE)
Property Address: 3222 4th Street NW
Property Legal Description: WAGON WHEEL VILLAGE SUBDIV, S30, T23 N, R59 E, BLOCK 003, Lot 016, WAGON WHEEL CT BLK 3 LT 16



- Placed notice of violation on property on 7/11/2023
- Waiting on sale of property??

Property Owner: Randy Green
Property Address: 609 6th Street S.E.
Property Legal Description: Lots 3 & 4, Block 64, Kenoyer's Addition



- Placed the notice of abatement on 7/11/2023
- The fifth wheel trailer was recently pushed back

Property Owner: Randy Green
Property Address: 609 6th Street S.E.
Property Legal Description: Lots 3 & 4, Block 64, Kenoyer's Addition



Property Owner: Randy Green
Property Address: 609 6th Street S.E.
Property Legal Description: Lots 3 & 4, Block 64, Kenoyer's Addition



HUMPHRIES ROBERT
3223 5TH ST NW
SIDNEY, MT 59270-5910
Property Address: 901 Astor Court
Subdivision: SOUTH MEADOW VILLAGE SUB
Legal Description: SOUTH MEADOW VILLAGE SUB, S29, T23 N, R59 E, BLOCK 006, Lot 025, LOT-25 BLK-6 S MEADOW VILLAGE



- Placed notice of violation on property on 7/11/2023

HUMPHRIES ROBERT
3223 5TH ST NW
SIDNEY, MT 59270-5910
Property Address: 901 Astor Court
Subdivision: SOUTH MEADOW VILLAGE SUB
Legal Description: SOUTH MEADOW VILLAGE SUB, S29, T23 N, R59 E, BLOCK 006, Lot 025, LOT-25 BLK-6 S MEADOW VILLAGE



HUMPHRIES ROBERT
3223 5TH ST NW
SIDNEY, MT 59270-5910
Property Address: 901 Astor Court
Subdivision: SOUTH MEADOW VILLAGE SUB
Legal Description: SOUTH MEADOW VILLAGE SUB, S29, T23 N, R59 E, BLOCK.006, Lot 025, LOT-25 BLK-6 S MEADOW VILLAGE



Property Owner: Michael W. Hellesvig
Property Address: 615 3rd Street N.E.
Property Legal Description: E 27' Lot 4 & W 20' Lot 5, Block 13, Kenoyer's Addition



- Placed the notice of abatement on 7/11/2023

Property Owner: Michael W. Hellesvig
Property Address: 615 3rd Street N.E.
Property Legal Description: E 27' Lot 4 & W 20' Lot 5, Block 13, Kenoyer's Addition



Property Owner: DANIEL & CORINNE CROWE
Property Address: 413 S LINCOLN AVE
Property Legal Description: GARDNER ADD (SIDNEY), S32, T23 N, R59 E, BLOCK 005, Lot 003, LOT-3 BLK-5 GARDNER



- Need to post yet??

Property Owner: DANIEL & CORINNE CROWE
Property Address: 413 S LINCOLN AVE
Property Legal Description: GARDNER ADD (SIDNEY), S32, T23 N, R59 E, BLOCK 005, Lot 003, LOT-3 BLK-5 GARDNER

