



City of Sidney, MT
Nuisance Committee Meeting 4-29-2025
April 29, 2025 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: 4332809 Call: 1-346-248-7799

1. **Approval of Minutes**

[a.](#) Nuisance Meeting Minutes from 3-25-2025

2. **New Properties**

3. **Properties in Process**

[a.](#) 1. Fredrick Reed- 3215 5TH ST NW, Sidney, MT Legal Description: Wagon Wheel Village, Section 30, Township 23 N, Range 59E, Block 6, Lot 5

[b.](#) 2. Kerry Wilson- 710 3RD ST SE, Sidney, MT. Legal Description: Kenoyer Addition, Section 33, Township 23N, Range 59E, Block 31, Lots 17 & 18

[c.](#) 3. Freddie M Giddens- 411 6TH ST SE, Sidney, MT Legal Description: Kenoyer Addition, Section 33, Township 23 N, Range 59E, Block 62, Lots 4 & 5

[d.](#) 4. Corrine Crowe- 709 5TH ST SE, Sidney, MT Legal Description: Kenoyer Addition, Section 33, Township 23 N, Range 59E, Block 48, Lot 3 & 4

[e.](#) 5. Corrine Crowe- 1440 S Central, Sidney, MT Legal Description: S05, Township 22N, Range 59E, C.O.S 27-697 Parcel 2

4. **Properties Requesting Extension**

5. **Abated Properties**

6. **Adjournment**



City of Sidney, MT
 Nuisance Committee Meeting 3-25-2025
 March 25, 2025 4:30 PM
 115 2nd Street SE | Sidney, MT 59270

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

1. **Approval of Minutes**
2. **New Properties**

Compliance Officer Schroeder stated that over the winter Clerk Treasurer Chamberlin and City Attorney Kalil brought forward a new inspection report to follow along with some new parameters and guidelines. Compliance Officer Schroeder said that this committee is starting over completely fresh and some of these properties are the same ones as last season expect for one new property, Deputy Clerk Treasurer Shanks stated the committee should try and tackle about four to five properties at a time before adding any new properties to the list and before any properties can be abated. Deputy Clerk Treasurer Shanks stated that this committee should not feel overwhelmed with too many properties on the list and trying to tackle them all at once and sending out the contractor to a few properties at a time is better than sending the contractor out to do several at a time.

- a. 1. Fredrick Reed- 3215 5TH ST NW, Sidney, MT Legal Description: Wagon Wheel Village, Section 30, Township 23 N, Range 59E, Block 6, Lot 5

Compliance Officer Schroeder stated that tenant Kasey Dey has moved out of the trailer house on this property owned by Frederick Reed. There are now new renters living in the trailer house on the rented lot. There continues to be serious cleanup from previous renters.

- b. 2. Kerry Wilson- 710 3RD ST SE, Sidney, MT. Legal Description: Kenoyer Addition, Section 33, Township 23N, Range 59E, Block 31, Lots 17 & 18

Compliance Officer Schroeder said that there have been some items removed from previous inspection report. Bigger items that have been removed are a boat and trailer. The fence in the backyard is not a legal fence. Property continues to have a good amount of cleanup needing to be done to be in compliance.

- c. 3. Freddie M Giddens- 411 6TH ST SE, Sidney, MT Legal Description: Kenoyer Addition, Section 33, Township 23 N, Range 59E, Block 62, Lots 4 & 5

Compliance Officer Schroeder commented that this property has seen some improvement from the initial contact made with Keri Giddens last year. She has made an honest attempt to remove some items. There are vehicles parked in the back yard, that if not running and insured, she could possibly have the county haul them off.

- d. 4. Corrine Crowe- 709 5TH ST SE, Sidney, MT Legal Description: Kenoyer Addition, Section 33, Township 23 N, Range 59E, Block 48, Lot 3 & 4

Compliance Officer Schroeder said that this property has seen an increase of items hauled in after last tenant resided in the house. There needs to be cleanup all around the property to be in compliance.

- e. 5. Corrine Crowe- 1440 S Central, Sidney, MT Legal Description: S05, Township 22N, Range 59E, C.O.S 27-697 Parcel 2

Compliance Officer Schroeder mentioned that this property is the newest one added to the nuisance list. It is an eyesore from the highway and for the businesses located close to it. There needs to be extensive cleanup out front, and out back and maintain the weeds once the warmer weather hits.

3. **Properties in Process**
4. **Properties Requesting Extension**
5. **Abated Propeties**
6. **Adjournment**

Adjourned at 4:43pm.

Motion to adjourned.

Motion made by Hintz, Seconded by Koffler.

Voting Yea: Norby















Item b.



INSPECTION REPORT

Inspection Date:	March 13, 2025
Inspector:	DeeDee Schroeder
Property Owner:	Kerry Wilson
Property Address:	710 3 rd Street SE, Sidney, MT 59270
Property Legal Description:	Kenoyer Addition, S33, T23N, R549E, BLOCK 31, LOTS 17-18

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		Piling or spreading of straw, hay, grass trimmings or similar material	
2	XX	Dumping, piling, or stacking of dirt, construction material, bricks, tires, concrete blocks, wood, lumber , and/or similar material in public view	
3	XX	Storage or accumulation of cardboard boxes or paper	
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	XX	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:

All items cleaned up/removed from southwest corner of front parking lot
Remove all non-running vehicles
All garbage and junk in front/rear parking lots
Remove all appliances from parking lot
Remove weeds and maintain along the fence line and around building

Photographs of the violations are attached hereto.

INSPECTION REPORT

Inspection Date:	March 12, 2025
Inspector:	DeeDee Schroeder
Property Owner:	Frederick Reed
Property Address:	3215 5 th Street NW, Sidney, MT 59270
Property Legal Description:	Wagon Wheel Village, S30, T23N, R59#, Block 006, LOT 5

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1		Piling or spreading of straw, hay, grass trimmings or similar material	
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3		Storage or accumulation of cardboard boxes or paper	
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	XX	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:

Horse trailer
Camper
Weeds
Garbage around trailer house and along fence lines
Get rid of torn down fence/wood

Photographs of the violations are attached hereto.















INSPECTION REPORT

Inspection Date:	March 13, 2025
Inspector:	DeeDee Schroeder
Property Owner:	FREDDIE GIDDENS
Property Address:	411 6 th Street SE, Sidney, MT 59270
Property Legal Description:	KENOYER ADD., S33, T23N, R59E, BLOCK 062, Lots 4-5

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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:

Photographs of the violations are attached hereto.





















Item e.





INSPECTION REPORT

Inspection Date:	March 13, 2025
Inspector:	DeeDee Schroeder
Property Owner:	CORRINE CROWE
Property Address:	1440 South Central, Sidney, MT 59270
Property Legal Description:	SO5, T22N, R59E, C.O.S. 27-697 Parcel 2 Acres .628

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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	
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15		Graffiti	
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Remove all appliances from parking lot
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Photographs of the violations are attached hereto.