



City of Sidney, MT  
Nuisance Meeting  
October 23, 2023 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: 432809 Call: 1-346-248-7799

1. **New Business**

[a.](#) Approval of Minutes: 9-11-2023

**New Properties to Discuss:**

1. Cornwell- 816 5TH ST SE, Legal Description: Kenoyer Add , S33, T23, R59, E, BLOCK 044, LOT 012
2. Loup- 806 9TH AVE SE, Legal Description: Burns Homesites , S33, T23 N, R59 E, BLOCK 00A, LOT 008
3. Clinton- 703 6TH ST SE, Legal Description: Kenoyer Add, S33, T23 N, R59 E, BLOCK 065, LOT 002

2. **New Business**

- [a.](#)
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
  3. 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)
  4. 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)
  5. 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)

6. 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)

7. 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)

8. 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)

9. 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)

10. 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)

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

12. 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)

**3. Abated Properties:**

John Cornwell  
816 5<sup>th</sup> Street SE  
SIDNEY, MT 59270  
Subdivision: KENOYER ADD (SIDNEY)  
Legal Description: KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 044, Lot 012



- New Complaint
- Made contact on 10/12/2023
- His reply--So I am doing some pre winter cleaning and organizing at my house 816 5th st south east. Will have appliances outside while I switch them out for new units I will have it completed within the next seven days I've gone to the landfill and then planning to make a couple more trips I have brand new appliances to put in an old ones to get rid of thank you for your understanding in the matter I'm trying to get everything organized and buttoned up before the winter hits sincerely John W Cornwell

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Legal Description: KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 044, Lot 012



Kenneth Loup  
806 9TH AVE SE  
SIDNEY, MT 59270

Subdivision: BURNS HOMESITES

Legal Description: BURNS HOMESITES, S33, T23 N, R59 E, BLOCK 00A, Lot 008, LOT-8 BLK-A BURNS ADD

- New Complaint



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MOLLOY CLINTON R & WAYNETTE E  
703 6<sup>th</sup> Street SE

KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 065, Lot 002, LOT-2 BLK-65 KENOYER



- New Complaint
- Has been on list prior. Had cleaned yard.
- Now back to full of trash and debris.

MOLLOY CLINTON R & WAYNETTE E  
703 6<sup>th</sup> Street SE  
KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 065, Lot 002, LOT-2 BLK-65 KENOYER





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



- 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 24<sup>th</sup>.
- 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.

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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



- 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.

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(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



- 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

GRINNELLJOHN  
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 1<sup>st</sup>. Some improvement but we are needing more done.

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Legal Description: SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 033, Lot 002



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Legal Description: SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 033, Lot 002





CHRISTENSEN CINDY G  
SIDNEY, MT 59270  
PO 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 00B, Lot 015, BACHS 3RD BK B LOT 15



- Letter sent to poo box asking Cindy to make contact with Kale no contact made.
- Placed the notice of abatement on 7/11/2023
- 8/10/2023 no change

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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

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



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



- 10/12/2023 person buying property called and stated they are close to ownership and are slowly cleaning out property.
- According to cadastral on 10/5/2023 June Decker and Dempsy Loren are property owners
- Placed notice of violation on property on 7/11/2023

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
- New trailer in rear may have person living in it.

Property Owner: Randy Green  
Property Address: 609 6th Street S.E.  
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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



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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: Nathan Clifton  
Property Address: 314 4<sup>th</sup> 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  
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Property Owner: Park Plaza Motel INC

Property Address: 317 10<sup>th</sup> Ave SW

Property Legal Description: BACH NELS THIRD ADD (SIDNEY), S32, T23 N, R59 E, BLOCK00B, Lot 001, BACHS 3RD BK B LOT 1



- 10/12/2023 Trees were removed
- 8/14/2023 new property
- Dead tree near property line.
- Unfinished construction on rear of house

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9<sup>th</sup> Street SE  
KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 044, Lot 009 - 010, N 70 FT OF LTS 9 AND 10



- Past nuisance property
- Property bought by Michael Anderson and demolished.



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- New Complaint
- Made contact on 10/12/2023
- His reply--So I am doing some pre winter cleaning and organizing at my house 816 5th st south east. Will have appliances outside while I switch them out for new units I will have it completed within the next seven days I've gone to the landfill and then planning to make a couple more trips I have brand new appliances to put in an old ones to get rid of thank you for your understanding in the matter I'm trying to get everything organized and buttoned up before the winter hits sincerely John W Cornwell

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PO BOX 386

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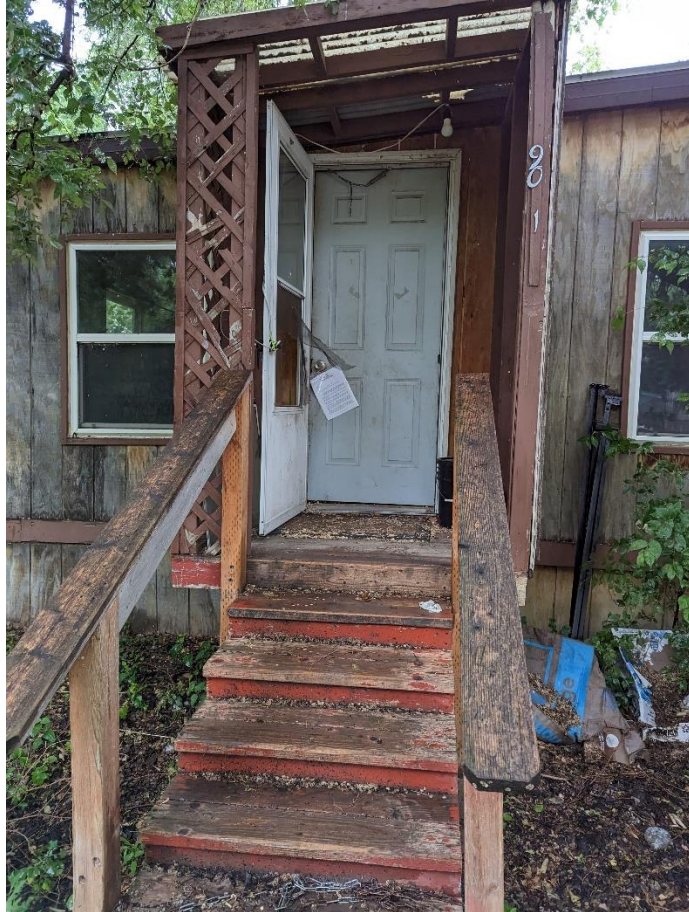


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KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 044, Lot 009 - 010, N 70 FT OF LTS 9 AND 10



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- Property bought by Michael Anderson and demolished.