



Nuisance Committee Meeting
July 28, 2026 3:30 PM
115 2nd Street SE | Sidney, MT 59270

Committee meetings are held in a hybrid format, allowing both in-person and Zoom participation. Councilmembers will attend in person unless remote attendance is necessary. Consistent with the Montana Constitution's Right of Participation and Right to Know, the City is committed to open and accessible meetings. Public participation via Zoom or phone is available using the information below:

Zoom Link:

<https://us06web.zoom.us/j/7130805898?pwd=tJpmtgBdGbsjBXS0EAU50ANb4u7h3l.1&omn=88177870327>

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

1. Approval of Minutes

- a. June 23rd, 2026 Minutes

2. Roll Call

Committee Members Present:

City Officials/ Staff Present:

3. Public Comment/ Visitors

Your opportunity for the public to address the Council on items not included on the agenda, no action will be taken during this time.

4. New Properties

5. Properties in Process

- a. Coon-410 4th St NE
- b. Bargain Garage: 1440 South Central Avenue, Sidney, MT 59270 (in Court Process)
- c. Crowe: 709 5th Street SE, Sidney, MT 59270 (in Court Process)
- d. Giddens: 411 6th Street SE, Sidney, MT 59270

6. Properties Requesting Extension

7. Abated Properties

- a. Wilson: 710 3rd Street SE, Sidney, MT 59270

8. Compliance Officer Update

- a. July 2026 Report

9. Adjournment

Meeting Guidelines

- We ask that all participants be respectful and courteous.
- Please direct comments to the Council as a whole.
- When speaking, please state your name for the record.
- Be mindful of others by keeping comments concise and avoiding repetition.
- The presiding officer may guide speaking time to help the meeting run smoothly.
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Montana's Sunrise City

115 2nd Street S.E., Sidney, Montana - 406-433-2809

Nuisance Committee Meeting 6/23/26

June 23, 2026 3:30 PM

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Zoom Link: (Need to edit every meeting)

Call: 1-346-248-7799

Meeting ID: 713 080 5898

Passcode: 4332809

1. Approval of Minutes

a. May 2026 Minutes

Motion was made to approve the May 26, 2026 meeting minutes.

Motion made by Kauffman, Seconded by Hintz.

Voting Yea: Kauffman, Norby, Hintz, Rasmussen, Kraft

2. Roll Call

Committee Members Present:

City Officials/ Staff Present:

Committee Members Present: Alderman Kauffman, Mayor Norby, PWD Hintz, FM/BI Rasmussen, Chief Kraft

City Officials/ Staff Present: Compliance Officer Schroeder, Interim Clerk/Treasurer Lange, and City Attorney Kalil (via Zoom)

3. Public Comment/ Visitors

Your opportunity for the public to address the Committee on items not included on the agenda, no action will be taken during this time.

None

4. New Properties

a. Coon-410 4th St NE

Compliance Officer Schroeder reported receiving a letter from Police Captain Rosaaen regarding concerns at the Brent Coon property located at 410 Fourth Street Northeast. The letter outlined concerns regarding both the interior and exterior conditions of the property. Compliance Officer

Schroeder also noted that the property has appeared on the nuisance list previously and that while some exterior cleanup had occurred in the past, however, concerns remain regarding the condition of the property.

Committee members discussed previous cleanup efforts undertaken by the City, including substantial costs incurred to remove trees and debris from the property. Discussion occurred regarding the current condition of the exterior of the property, including overgrown vegetation, broken windows, and apparent structural concerns. Committee members noted that Mr. Coon had previously been directed to remove vehicles and materials from the property but had not fully complied with those requests.

There was also discussion regarding the age and health of the property owner and concerns that deteriorating living conditions may be related to mental health issues, declining health, or other circumstances. City Attorney Kalil stated that he would forward information received by the Committee to the County Attorney's Office to determine whether additional resources or intervention may be available through Richland County.

Committee members agreed nuisance enforcement should continue regardless of any separate county review process.

Motion was made to post the Brent Coon property for nuisance enforcement.

Motion made by Rasmussen, Seconded by Hintz.

Voting Yea: Kauffman, Norby, Hintz, Rasmussen, Kraft

5. Properties in Process

a. Bargain Garage: 1440 South Central Avenue, Sidney, MT 59270

Compliance Officer Schroeder reported no contact had been received from the property owner and no meaningful progress had occurred. Certified mail notices had been sent; however, additional posting of the property was discussed to ensure all legal notice requirements are satisfied before proceeding further.

Motion was made to post the Bargain Garage Property.

Motion made by Kauffman, Seconded by Hintz.

Voting Yea: Kauffman, Norby, Hintz, Rasmussen, Kraft

b. Crowe: 709 5th Street SE, Sidney, MT 59270

Compliance Officer Schroeder reported that a certified letter sent to the Crowe property owner had been returned and was not accepted. No communication had been received from the property owner, and no improvements had been observed at the property. Committee members discussed the need to continue moving the case forward and ensure notice requirements are met through property posting.

Motion was made to post the Crowe property.

Motion made by Kraft, Seconded by Hintz.

Voting Yea: Kauffman, Norby, Hintz, Rasmussen, Kraft

c. Wilson: 710 3rd Street SE, Sidney, MT 59270

Compliance Officer Schroeder reported that the Wilson property has shown substantial improvement. The new property owner has continued cleanup efforts and has complied with the timeline previously established by the Committee. Members noted significant progress had been made and that the nuisance conditions had been adequately addressed.

Motion was made to remove the Wilson property from the nuisance list.

Motion made by Rasmussen, Seconded by Kauffman.

Voting Yea: Kauffman, Norby, Hintz, Rasmussen, Kraft

d. Giddens: 411 6th Street SE, Sidney, MT 59270

Compliance Officer Schroeder reported there had been no communication from the property owner and no visible improvements had been made since the last meeting. Certified notices had been sent, and the Committee recommended moving forward with posting the property.

Motion was made to post the Giddens property.

Motion made by Hintz, Seconded by Kraft.

Voting Yea: Kauffman, Norby, Hintz, Rasmussen, Kraft

6. Properties Requesting Extension

None

7. Abated Properties

710 3rd Street SE is now abated

8. Compliance Officer Update

a. Compliance Officer Update

Compliance Officer Schroeder reported she had contacted the City's nuisance abatement contractor, who indicated availability beginning the following day. However, the Committee recommended allowing the Fourth of July holiday period to pass before initiating any additional abatement activities on posted properties. Committee members then agreed this approach was reasonable.

Compliance Officer Schroeder also provided an update regarding nuisance mowing activities. Between May 13 and June 18, approximately 123 nuisance mowing notices had been issued. Of those properties, 39 required City mowing services. Committee members discussed the effectiveness of the City's current nuisance mowing process and agreed the program appears to

be operating efficiently. The Committee noted that the seasonal employee assigned to mowing duties has been performing well and assisting other departments when available.

Furthermore, Compliance Officer Schroeder reported that she is monitoring a property where a camper may be occupied as a residence. She explained the associated residence currently does not have water service, and several indicators suggest the camper may be in use for living purposes. Compliance Officer Schroeder will continue monitoring the situation and report additional findings at a future meeting.

Additional discussion occurred regarding a semi-tractor parked on a residential property on Second Avenue Southeast. Compliance Officer Schroeder reported the vehicle had been tagged and that questions had been raised regarding enforcement. Committee members discussed the difference between nuisance and junk vehicle violations, noting the semi appears operable and is being advertised for sale. The Committee will continue reviewing the matter as necessary.

9. Adjournment

3:57pm

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Outlook

Nuisance Property Extension and Deadline

From DeeDee Schroeder <compliance@cityofsidneymt.com>
Date Mon 7/6/2026 1:58 PM
To brentcoon@midrivers.com <brentcoon@midrivers.com>

Mr. Coon -

Here is the information requested regarding your extension on the Nuisance Property located at 410 4th Street NE.

You called City Hall on 7/6/2026 and requested an extension for cleanup of the above-mentioned property. I'm granting the extension with the following stipulations:

Extension granted until July 28, 2026.

If the property is not cleaned up **by July 24, 2026**, you need to contact me at City Hall at 406-433-2809, **by 10:00am** to be put on the Agenda for the Nuisance Meeting that will be held on July 28, 2026, at 3:30pm, that you will need to attend.

DeeDee Schroeder
Compliance Officer
City of Sidney











Compliance Officer Report

Properties	Noticed	Abated	Outstanding
Mowing (9-5-1 and 9-5-2) (April 30-November 30)	6/19/2026-7-23-2026 (104)	96	8-Nicole still to mow
Other - As of 7/23/26 Nicole mowed 32 properties			

2 properties have called and paid the mowing fees

Vehicles	Noticed	Abated	Outstanding
Trailers (10-2-15)	6	5	1
On Street Excess 5 days	1	1	0
Semi's (10-2-18)	1	1	0
Other			0
			1

Nuisance Properties

of Properties

On Nuisance Committee Agenda (Extension - Brent Coon was to contact City Hall by 10am on 7/24/26)	4
Approval to be noticed by Nuisance Committee for Abatement	
Dispatched for Abatement	3

totals