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**ORDINANCE NO. 990**

**AN AMENDMENT TO THE ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
GLASGOW, MONTANA, AMENDING GLASGOW'S MANUFACTURED HOMES AND  
TRAILERS CODE TO ADDRESS THE ABATEMENT OF BLIGHTED, DANGEROUS,  
ABANDONED AND/OR PUBLIC NUISANCE BUILDINGS, STRUCTURES AND PROPERTIES**

**WHEREAS**, The City of Glasgow (the "City") is authorized by Montana law to promote the public health, safety, aesthetic appearance, and welfare of the City. Mont. Code Ann. § 7-1-4123

**WHEREAS**, The City is authorized by Montana law to adopt land use regulations and to provide for the enforcement and administration of such regulations and otherwise provide for the orderly development of the community; and

**WHEREAS**, The City desires to amend the nuisance regulations for the abatement of blighted, dangerous and/or abandoned buildings, structures and properties deemed a public nuisance located within the City of Glasgow, Montana.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF  
GLASGOW, MONTANA:**

Section 1: Action. That the Code of Ordinances of The City of Glasgow, Chapter 22 "Manufactured Homes and Trailers", Section 22-78, 22-79, 22-80, 22-81, 22-82, 22-83, 22-84 be added to Chapter 22 as "Article IV. Blighted, Dangerous, Abandoned and /or Public Nuisance Buildings, Structures and Properties" as follows:

**ARTICLE IV. BLIGHTED, DANGEROUS, ABANDONED AND/OR PUBLIC NUISANCE  
BUILDINGS, STRUCTURES AND PROPERTIES**

**Sec. 22-78 Summary abatement and lien procedure declared.**

The City Council declares that it is in the public interest to establish a summary abatement procedure utilizing a lien process to abate any Nuisance as defined in this Chapter. The expense of abatement of Nuisances may be assessed as a lien against the property on which it is maintained, and a personal obligation of said lien shall exist against the property owner(s).

**Sec. 22-79. Lien procedure for abatement of Nuisance.**

- A. The Chief of Police, Fire Chief, Public Works Director, Code Enforcement Officer, or other authorized City personnel, shall examine or cause to be examined whether any property or thing has been maintained so as to constitute a Nuisance as defined in this Chapter.
- B. If City personnel find that a Nuisance does exist, City personnel may implement the following procedure:
  1. Obtain a preliminary title report or commitment on the real property where the Nuisance exists, which shall identify all owners of record, lessees of record, holders of mortgages, deed of trust, or other liens and encumbrances of record;

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2. Serve upon each such person by personal service or by certified mail, postage prepaid, and return receipt requested, a written notice stating the nature of the Nuisance, requiring the owner to commence the required repairs, demolition, removal or other appropriate action within ten (10) calendar days and to complete such work within thirty (30) calendar days from the date of notice;
  3. Ensure that said notice also contains the office, address, and phone number of City personnel empowered to review the subject matter and the days and hours the same may be contacted;
  4. Send the notice to each party financially interested in the property or thing at his or her address as it appears on the last equalized assessment roll of the County or as known to City personnel; and
  5. If no address of any such person so appears, then mail a copy of the notice addressed to such person, at the address of the real property where the Nuisance is found to exist.
- C. The service by certified mail shall be effective on the date of mailing. City personnel shall also cause at least one (1) copy of the notice to be posted conspicuously on the building, structure, or on the real or personal property alleged to be a Nuisance.
- D. Proof of service notices shall be certified to at the time of service by written declaration executed by the person effecting service, declaring the time, date, and manner in which service was made. The declaration, together with any receipt card returned as an acknowledgment of receipt by certified mail, shall be affixed with a copy of the notice and order retained by City personnel.

**Sec. 22-80. Notice of hearing before City Council.**

- A. If the property owner does not comply with the notice prescribed by this Chapter, by commencing the required abatement within the time allowed or by making such other arrangement as may be satisfactory, City personnel shall thereupon send a notice to all interested parties identified pursuant to, and in the same manner described in this Chapter.
- B. The notice pursuant to this section shall inform all interested parties of the following:
1. A public hearing shall be conducted by the City Council to adopt or not adopt a resolution declaring the property a Nuisance;
  2. The date and time of the public hearing; and
  3. The City's costs associated with the adoption of the resolution and any subsequent abatement may be assessed as a lien on the subject property.

**Sec. 22-81. Hearing by City Council—finding of Nuisance.**

- A. At the time fixed on the notice, the City Council shall proceed to hear the report of the City personnel and the testimony of any other interested party who may be present and desire to testify respecting the condition of the real or personal property or the estimated cost of any appropriate abatement.
- B. Upon the conclusion of the hearing, the City Council will by resolution, declare its findings. The City Council may declare the subject property to be a Nuisance, in the event it so

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concludes, and direct the owner(s) to obtain the proper permits and physically commence abatement of the Nuisance within ten (10) calendar days, and complete said abatement within thirty (30) calendar days by having the condition(s) causing the Nuisance to be properly abated.

- C. Such resolution shall further notify the owner(s) of the property that if the Nuisance is not abated, the property will be the subject of repair, demolition, removal, or other appropriate abatement procedure, by the City, and the expenses thereof may be assessed as a lien on the property.
- D. The City personnel shall send copies of the resolution, to the last known address of each of the following:
  - 1. Person(s) having ownership interests in the property, as the name(s) and address appear on the last equalized assessment roll or as known to the City personnel;
  - 2. To each recorded lessee;
  - 3. Any mortgage holder;
  - 4. Deed of trust holder; and/or
  - 5. Other holder of any other lien, encumbrance, estate, or legal interest of record as shown on the preliminary title report or commitment obtained pursuant to this Chapter.
- E. The City Clerk shall file a certified copy of any resolution declaring the real property a Nuisance with the Valley County Clerk and Recorder.
- F. The City Council will consider any extension of the time limits set by resolution, if the owner posts a cash deposit, in an amount fixed by the City Council, within three (3) calendar days from the date of the grant of the extension request, if one is granted, or for other substantial compliance with the terms of the resolution.

**Sec. 22-82. Abatement.**

- A. In the event the owner does not commence the abatement of the Nuisance located on the real property within ten (10) calendar days prescribed, or complete within thirty (30) calendar days prescribed, members of City personnel are authorized to undertake the appropriate action such as demolition, repair, or removal necessary to abate the Nuisance in accordance with the resolution of the City Council and have the work performed pursuant to purchase order or contract.
- B. City personnel shall keep an itemized account of all time and expenses involved in the Nuisance abatement.
- C. City personnel shall mail a copy of the statement to the property owner and to any holder of any interest of record, along with a notice of date, time, and place the statement shall be submitted to the City Council for confirmation.

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**Sec. 22-83. Hearing by City Council—statement of expense.**

- A. At the time fixed for the hearing of the statement of expense, the City Council shall consider the statement, together with any objection or protest which may be raised by any of the property owners liable to be assessed for the work and any other interested person, and may adopt a resolution confirming, revising, correcting, or modifying the statement.
- B. If said statement is not paid within five (5) calendar days of the adoption of the resolution, it shall constitute a lien upon the real property and shall be collected as a special assessment against the real property.

**Sec. 22-84. Recordation of certificate—when Nuisance is abated.**

When the City Council has by resolution declared that a property or thing is being maintained as a Nuisance, a resolution has been recorded, and thereafter the Nuisance is abated, City personnel shall prepare and file with the Clerk and Recorder of the County a Council adopted resolution certifying that such Nuisance has been abated and indicating the method of abatement.

Section 2: Codification. This Ordinance shall be codified as follows: Chapter 22 “Manufactured Homes and Trailers”, Section 22-78, 22-79, 22-80, 22-81, 22-82, 22-83, 22-84

Section 3: Severability. Invalidity of a section of this ordinance shall not affect the validity of the remaining sections or parts of sections.

Section 4: Conflicts with existing code sections. In the occasion a conflict exists between the regulations of this chapter and other code or ordinance sections of the Glasgow City Code, the terms and provisions of this chapter shall take precedence.

Section 5: Effective Date. This ordinance shall be in full force and effect thirty (30) days after final passage and approval.

Section 6: Editor to re-arrange Chapter. The Editor, Municipal Code Corporation, is hereby authorized to add this Section 22-78, 22-79, 22-80, 22-81, 22-82, 22-83, 22-84 be added to Chapter 22 as “Article IV. Blighted, Dangerous, Abandoned and /or Public Nuisance Buildings, Structures and Properties” of the existing code.

FIRST PASSED AND APPROVED by the City Council of the City of Glasgow, Montana, at a regular session thereof held on the \_\_\_ day of \_\_\_\_\_, 2025.

APPROVED:

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ROD KARST, Mayor

ATTEST:

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STACEY AMUNDSON  
City Clerk-Treasurer

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FINALLY PASSED AND APPROVED by the City Council of the City of Glasgow, Montana, at a regular session thereof held on the \_\_\_ day of \_\_\_\_\_, 2025.

APPROVED:

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ROD KARST, Mayor

ATTEST:

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STACEY AMUNDSON  
City Clerk-Treasurer