

RECORD OF PROCEEDINGS

Minutes of the Public Hearing of the Trustees of Sycamore Township  
Sycamore Township, Hamilton County, Ohio

Tuesday, January 20, 2026, 5:40 p.m.

The public hearing to discuss unsafe structure(s) on the property located at 12060 Seventh Avenue in Sycamore Township was called to order at 5:40 p.m. by Chairman Weidman.

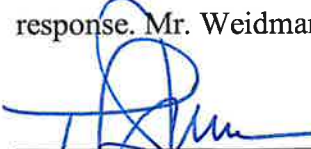
Present for the hearing were Chairman Weidman, Vice Chairman Kellums, Trustee Schwegmann, Law Director Barbieri, Fire Chief Penny, and Administrator Bickford.


Mr. Bickford reported the hearing was requested by interested party Tim Pendergrass, within the timeframe allowed by Resolution 2025-102. He reported that Resolution 2025-102 declared the house at 12060 Seventh Avenue to be unsafe and not secure.

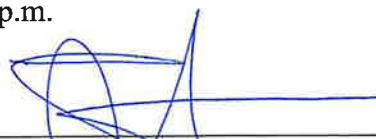
Mr. Weidman invited Mr. Pendergrass to speak. Mr. Barbieri swore in Mr. Pendergrass before his testimony. Mr. Pendergrass introduced himself. Mr. Barbieri and Mr. Pendergrass spoke on the ownership of the property. Mr. Barbieri referenced the Ohio Revised Code 505.86, stating that Mr. Pendergrass is not the owner of the property. Mr. Pendergrass spoke on how he cleaned up the property and was in the process of selling the property to RCS Construction. He asked that the board reconsider the removal of 12060 Seventh Avenue and give more time to clean up accordingly.

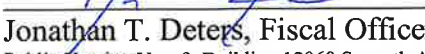
Mr. Kellums stated that the fire that started at 12060 Seventh Avenue was over two years ago and there should be more advancement in the cleanup process by now. Mr. Weidman asked if there was an insurance claim made on the property, to which Mr. Pendergrass stated no. The board and Mr. Pendergrass began discussing the photos of the property. Ms. Schwegmann addressed her concerns that the selling of the property would need to be done from someone who holds the deed. Chief Penny confirmed that the house was declared in November by the fire department as an unsafe structure. Mr. Pendergrass continued to speak on the fixing, cleaning, and selling of the property. Mr. Bickford stated that there is not established ownership of the property, \$9,000 delinquency on taxes, and the Board of Health's report stating necessary clean up before they reinspect in February 2026.

Mr. Weidman asked if there was anyone else present who wished to speak to this issue. There was no response. Mr. Weidman adjourned the Public Hearing at 6:10 p.m.

  
\_\_\_\_\_  
Thomas J. Weidman, Chairman

  
\_\_\_\_\_  
Tracy Kellums, Vice Chairman

  
\_\_\_\_\_  
Tracy Schwegmann, Trustee

  
\_\_\_\_\_  
Jonathan T. Deters, Fiscal Officer  
Public Hearing Unsafe Building 12060 Seventh Ave. 01/20/2026