

Renaissance Neighborhood Association Meeting: Q & A Sidewalks, Curbs, Bernard Powell Lot, & Infrastructure Concerns

Monday, August 3, 2026 @6:00pm

Gregg/Klice Community Center

Hosted by Councilwoman Melissa Patterson-Hazley 3rd District At-Large

President, Linda Jones called the meeting to order at 6:27pm by stating,

Two things that we're mainly concerned about are the upgrades to the sidewalks and curbs, and what's happening on Bernard Powell. And any other questions that you want to bring up, you can. The councilwoman has another function after this, so we want to keep comments concise and to a minimum, and before speaking you only need to state your name once for the record. Sheets were signed upon entering room for roll call.

Present are; President Linda Jones, George Jones, DR Jones, Leslie M Flowers-Wilson, Lawrence Davis, Alma Davis, Sandra L. Mabon, Treasurer, Carolyn Spears, Carla Smith, Secretary, Dorothy Ruffin, Board Member, Joyce Peeples, Stan Peeples, Antoine Lee, Kesha Lee, Councilwoman Melissa Patterson-Hazley 3rd District At-Large.

Discussion Summary

The meeting focused on two primary neighborhood concerns: sidewalk and curb repairs, and the future of the Bernard Powell property. Residents also raised related issues involving contractor damage, traffic safety, communication, city project updates, and nuisance activity near vacant or underused properties.

1. Sidewalk and Curb Repairs

Residents asked why some blocks have received sidewalk and curb repairs while others, including areas along 18th Court, continue to be missed. Councilwoman Melissa Patterson-Hazely explained that sidewalk work is prioritized through a scoring system based on need, with the highest-scoring locations receiving attention first.

- Early sidewalk funding relied heavily on 311 complaints, which created inequities because some neighborhoods submitted more requests than others.
- A formal scoring system was later adopted to prioritize sidewalks in the worst condition.

- Repair and restoration typically take priority over installing new sidewalk infrastructure where none previously existed.
- The councilwoman agreed to check whether the neighborhood's sidewalk and curb concerns are already on the Public Works schedule.

2. Contractor Damage and Follow-Up

Several residents reported that previous curb or sidewalk work caused damage to driveways, entryways, or adjacent property. The councilwoman advised residents to document the damage and contact her office so the city can determine whether a contractor should be held accountable rather than paying again for corrective work.

Residents were encouraged to provide details such as the location, the nature of the damage, any previous case numbers, and photos or videos showing the condition before and after the work.

3. Bernard Powell Property Concerns

The Bernard Powell property was discussed as a long-standing source of concern. Residents described lack of development, dumping, overgrown areas, suspected nuisance activity, parked tow trucks and buses, and other conditions that they believe are hurting neighborhood quality of life and property values.

The councilwoman emphasized that the property is privately owned and that the neighborhood cannot simply build on it without first resolving ownership or legal control. She suggested that Legal Aid may be able to advise the neighborhood association on nuisance-property options, including potential legal steps to require the owner to secure the property or, in more extreme circumstances, pursue a path toward reclaiming the property.

Possible Legal and Practical Steps

- Contact Legal Aid to understand nuisance-property remedies and neighborhood options.
- Document conditions such as trash, high grass, illegal dumping, vehicles, safety concerns, and repeated disturbances.
- Research the property through parcel and permit systems to confirm ownership and permit history.
- Develop a neighborhood plan before approaching the owner or taking legal action.
- Consider whether the desired outcome is temporary cleanup, fencing, ownership transfer, redevelopment, or sale to a qualified developer.

4. Development Options Discussed

Residents discussed several possible future uses for the Bernard Powell property. A park, courts, playground space, walking trail, or other community use were mentioned, but concerns were raised about long-term costs, security, insurance, taxes, maintenance, and whether the HOA should assume responsibility for the property.

A residential redevelopment option gained support during the discussion because it could align with the surrounding neighborhood, potentially increase property values, and reduce long-term HOA responsibility if the land were transferred or sold to a qualified developer.

Antoine Lee's Bernard Powell Concerns

Antoine Lee raised concerns about ensuring that the Bernard Powell Task Force has a clear purpose, an organized process, and enough neighborhood input before decisions are made about the property's future. His concerns centered on avoiding informal or rushed decisions and making sure the task force can present a well-documented, community-supported plan.

- Clarify the task force's role, decision-making authority, and reporting process to the HOA or neighborhood association.
- Make sure concerns about nuisance activity, property maintenance, safety, dumping, and redevelopment are documented in one shared record.
- Gather input from affected residents before approaching Legal Aid, city officials, the property owner, or potential developers.
- Identify what information is still needed, including ownership details, legal options, redevelopment constraints, and possible costs or responsibilities for the neighborhood.
- Ensure that any redevelopment recommendation reflects the broader neighborhood's priorities rather than only a small group's preference.

Proposed Direction

- Form a Bernard Powell Task Force.
- Meet regularly to define the neighborhood's preferred outcome for the property.
- Identify and vet potential developers with experience and successful projects.
- Ask developers to prepare concepts or renderings that complement Renaissance and follow HOA expectations.
- Use those concepts to gather broader neighborhood input, including a checkoff vote if needed.
- Approach Legal Aid with both documentation and a clear redevelopment plan.

Bernard Powell Project — Volunteer Contacts

Lead Antoine Lee [816-590-2028](tel:816-590-2028)

- **DR Jones** [816-241-6978](tel:816-241-6978)
- **George Jones** [816-804-7111](tel:816-804-7111)
- **Stan Peeples** [816-564-2204](tel:816-564-2204)
- **Leslie Flowers-Wilson** [816-853-1171](tel:816-853-1171)
- **Lawrence Davis** [816-210-6735](tel:816-210-6735)

5. Traffic and Safety Concerns

Residents raised concerns about traffic visibility and safety near Bernard Powell, especially with increased traffic expected from I-70 detours. Several people described difficulty turning safely because vehicles come over the hill quickly and are hard to see.

- Submit a 311 request for traffic safety review.
- Consider attaching a petition and a simple diagram showing the problem location.
- Request evaluation of possible remedies such as a stop sign, speed bump, traffic calming feature, or other safety measures.
- Document near misses, speeding concerns, and changes in traffic patterns related to detours.

6. City Project Updates

The councilwoman noted that many initiatives are underway in the district and offered to provide fuller updates at a future event. Topics mentioned included a youth sports complex, Blue Valley Athletic Fields, Wheatley-Provident Hospital, Blue River restoration, housing rehabilitation, and other district projects. She also referenced quarterly newsletters and social media as ways residents can stay informed.

7. Communication and Next Steps

Residents agreed that better coordination is needed so concerns are documented, shared, and followed through. The group discussed using committees, petitions, 311 requests, Legal Aid, police liaisons, and neighborhood communication channels to move issues forward.

Immediate Action Items

- Councilwoman Patterson-Hazely will check the sidewalk and curb repair schedule for the neighborhood's reported locations.
- Residents with contractor-related damage should send photos, case numbers, and location details to the councilwoman's office.

- The Bernard Powell Task Force should meet to define a preferred plan for the vacant property, including Antoine Lee's concerns about process, documentation, resident input, and decision-making authority.
- The task force should contact Legal Aid after gathering documentation and identifying a clear neighborhood goal.
- Residents should submit a 311 traffic-safety request with a petition and diagram for the hazardous intersection or entry point.
- Neighbors should contact the police liaison or emergency services when active nuisance or safety issues occur.

8. Police Response and Neighborhood Safety Concerns

Residents raised concerns about ongoing early-morning activity, noise, boxes and debris, and a perceived lack of visible police presence in the neighborhood. Carla Smith asked what police liaisons have reported, whether additional police support is available, and why residents are not seeing more patrol activity when these issues continue to occur.

President Linda Jones explained that, at a previous meeting, the neighborhood had been told there were not enough officers available for routine neighborhood patrols. She noted that staffing may have improved since a recent police graduation class but encouraged residents to continue contacting the neighborhood police liaisons directly when problems arise.

- For active emergencies, crimes in progress, or immediate safety threats, residents should call 911 first.
- For recurring nuisance activity, follow-up questions, or non-emergency patterns, residents should call or email the assigned police liaisons.
- When contacting a liaison, residents should include the date, time, exact location, description of the issue, and whether 911 or 311 was also contacted.
- Residents should attach or reference any available photos, videos, Ring camera clips, case numbers, or officer names.
- Neighbors should continue documenting repeated activity so patterns can be shared clearly with police, city representatives, and the neighborhood association.

Carla Smith emphasized that residents have called about loud activity and other concerns but still feel the response has been inconsistent. She asked whether reports are being filed and followed up on and noted that the problems are persistent enough that neighbors need clearer guidance on how to get assistance.

Leslie Flowers-Wilson shared an example from about a month earlier, when a stolen vehicle was left in her driveway. She explained that neighborhood foot traffic is frequent

enough that her Ring camera alerts often go off throughout the night, making it difficult to immediately distinguish ordinary movement from a more serious issue.

Follow-Up Needed

- Confirm the current names, phone numbers, and email addresses for both police liaisons.
- Redistribute the liaison contact information through the neighborhood's regular communication channels and keep it in a shared location for easy reference.
- Ask the police liaisons to clarify the best process for reporting repeat nuisance activity, including when residents should use 911, 311, or direct liaison contact.
- Request an update from the liaisons on staffing, patrol availability, response expectations, and escalation options for repeated incidents.
- Encourage neighbors to report each incident consistently so the police department has a documented pattern.
- Collect resident examples, including the stolen-vehicle incident, to support follow-up with police and city officials.

With no additional questions or concerns raised, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Dorothy Ruffin, Secretary

P.S. Councilwoman Hazley, will respond back to us on the spreadsheet list in approximately two weeks, regarding problems with curbs and sidewalks.

Work Orders for 311 and PIAC

311 Work Orders Submitted on 8/13/2025				
311 Work Order #	Resident Name	Resident Address	Work Needed	PIAC#
2880926	Linda & George Jones	3901 E 18th Court	damaged sidewalk crumbling deterioration	430750
	Tiara Soto	3908 E 18th Court	Curb damage cracking, deterioration	430749
	Iona Mitchell	3813 E 18th Court	Sidewalk Damage, crumbling	430754
	Montayia Williams	3905 E 18th Court	Cracked sidewalk, deterioration	430756
	Antoine Lee	3804 E 18th Court	Curb damage deterioration, sidewalk damage	430747
	Dan Turner	3805 E 18th Court	Curb damage deterioration, sidewalk damage	430748
2880978	Frances Tindall	1904 Mersington Court	raised sidewalk, cracked walkway	430752
2881063	Kelly Ewing	1904 Norton	sidewalk damage	430753
2881071	Evalin McClain	1805 Myrtle Ave.	Curb Damage	430755
	Kimelin Johnson	1901 Myrtle Ave.	Sidewalk Damage, cracks and crumbling	430751

Mr. Sandra Mahon 1805 Myrtle

Ldavisjr81@gmail.com Lawrence Davis 4008 E. 18th PL damaged our driveway and sidewalk need repa
 c2smithpp@yahoo.com Carter Smith 4012 E 18th PL curbs & sidewalks crumbling
 DR SONES 1827 Myrtle Damage side walk