

AGENDA
BRANDON BOARD OF ALDERMEN & MAYOR
REGULAR BOARD MEETING
BUTCH LEE, MAYOR PRESIDING
AUGUST 27, 2026

- A. CALL TO ORDER
- B. INVOCATION AND PLEDGE OF ALLEGIANCE
- C. BUTCH LEE, MAYOR
 1. Append the Recessed Meeting Notice to the Minutes.
 2. Public Hearing with regard to the FY 2027 Taxing and Spending Plan.
 3. Consideration of a resolution adopting the tax levy for the City of Brandon ad valorem taxes for the Fiscal Year 2026-2027.
 4. Continue conducting a Public Hearing to consider the adoption of a Resolution and Order adjudicating property located at 215 Louis Wilson Drive as a menace to the public health, safety, and welfare pursuant to Mississippi Code Section 21-19-11 and authorizing cleanup, securing, demolition, removal, and abatement as allowed by law. (This item was continued from the August 17 regular board meeting.)
 5. Accept the letter of resignation from Dalton Runnels - Public Works Laborer III - effective August 28, 2026.
 6. Consideration of the Rankin County Emergency Operations Center Burn Building Training Facility, located on Rankin County property currently used as the County recycling facility, including the following:
 1. Approval of the site plan and authorization to issue the building permit, subject to compliance with all applicable City requirements.
 2. Waiver of the associated City building permit fees of \$800.00.
 7. Consideration to approve a professional services agreement for the purposes of promoting tourism in accordance with HB1599 (2026 MS Legislative Session) and other lawful and related purposes; authorize the Mayor to execute the same; and approve payment of all show-related expenditures.
 - Ear Booker Enterprises, Inc. and City of Brandon Artist Agreement
 - Kingsized Entertainment, LLC and City of Brandon Artist Agreement
 - Marshall Tucker Band, Inc. and City of Brandon Artist Agreement
 - Drive All Night Touring, Inc. and City of Brandon Artist Agreement
 - Magnolia Music, LLC and City of Brandon Artist Agreement
 8. Consideration to approve a Professional Services Agreement with Premier Insights, Inc. in the amount of \$32,000.00 to provide an updated economic impact analysis of the planned parks and recreation improvements.

9. Consideration to approve a funding match for Brandon Main Street in efforts to secure grant funding up to \$500,000 for the improvement of pedestrian street lighting on the following streets: Dining St, College St, Black St, North St, Timber St and Mary Ann Dr in the 2027 fiscal year.

D. EXECUTIVE SESSION

E. ADJOURN

[MEET_FOOT]



MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM:
DATE: 07/21/2026
SUBJECT: **APPEND THE RECESSED MEETING NOTICE TO THE MINUTES.**

ATTACHMENTS:

None



MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM: TRACIE RIGGIN
DATE: 07/21/2026
SUBJECT: FY 2027 TAXING AND SPENDING PLAN

Public Hearing with regard to the FY 2027 Taxing and Spending Plan.

ATTACHMENTS:

None



MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM:
DATE: 07/21/2026
SUBJECT: **CONSIDERATION OF A RESOLUTION ADOPTING THE TAX LEV**

ATTACHMENTS:

1. FY 2027 Tax Levy Resolution (TSR Revised)



BRANDON
MISSISSIPPI

MAYOR BUTCH LEE

RESOLUTION

RESOLVED that the tax levy for the City of Brandon ad valorem taxes for the fiscal year 2026-2027 shall be twenty-three (23) mills for general revenue purposes, 9.70 mills for general obligation debt retirement, and .30 mill for sanitation revenue purposes as authorized by Section 21-33-45 of Mississippi Code for 1972, for a total ad valorem millage assessment for 2026-2027 of thirty-three (33) mills.

BE IT FURTHER RESOLVED that the above millage rate shall determine the ad valorem taxes to be collected upon each dollar of valuation upon the assessment rolls of the City of Brandon, Mississippi for municipal taxes, except as to such values as may be exempted, in whole or part, from certain tax rates or levies.

SO RESOLVED, this the 27th day of August 2026.

Butch Lee
Mayor

Attest:

Mary Ann Hess
City Clerk



MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM:
DATE: 08/19/2026
SUBJECT: 215 LOUIS WILSON DRIVE

Continue conducting a Public Hearing to consider the adoption of a Resolution and Order adjudicating property located at 215 Louis Wilson Drive as a menace to the public health, safety, and welfare pursuant to Mississippi Code Section 21-19-11 and authorizing cleanup, securing, demolition, removal, and abatement as allowed by law. (This item was continued from the August 17 regular board meeting.)

ATTACHMENTS:

1. Memo_215 Louis Wilson Drive 08.17.2026
2. Staff Report_215 Louis Wilson Drive_8.17.2026



MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM: CASSIE BURNETTE
DATE: 08/17/2026
SUBJECT: 215 Louis Wilson Drive - SECTION 21-19-11 Public Hearing

The Community Development Department requests that the Mayor and Board of Aldermen conduct a hearing pursuant to Mississippi Code Section 21-19-11 regarding the property located at 215 Louis Wilson Drive.

The purpose of the hearing is to determine whether the property, in its current condition, is a menace to the public health, safety, and welfare of the community. The staff record reflects ongoing code enforcement concerns at the property, including accumulation of rubbish, debris, overgrown vegetation, exterior deterioration, and weeds.

Notice of the hearing has been provided in accordance with Mississippi Code Section 21-19-11 by mailing notice to the property owner and posting notice on the subject property and at the required municipal posting location.

This item is presented for adjudication of the property condition only. No cleanup costs, administrative costs, penalties, assessment, civil debt, or lien are being adjudicated at this time. If the City performs cleanup, securing, or abatement work, any actual costs and related assessment or penalty will be presented to the Mayor and Board by separate action after the work is completed and the costs are known.

Staff recommends that, after conducting the hearing and receiving any testimony or evidence, the Mayor and Board adopt the Resolution and Order adjudicating the property located at 215 Louis Wilson Drive as a menace to the public health, safety, and welfare of the community and authorizing cleanup, securing, demolition/removal and abatement as allowed by law.

ATTACHMENTS:

None

Subject Property: 215 Louis Wilson Drive
Parcel / PPIN: I08G000042 00000/ 032087
Owner(s): Michael Martz



STAFF REPORT

<u>Project/Location:</u>	123 Martin Road
<u>Project Type:</u>	Hearing / 21-19-11 Cleanup, Securing, Demolition/Removal, and Abatement
<u>Mayor & Board of Aldermen:</u>	August 7, 2026
<u>Zoning District:</u>	R-12: Suburban Neighborhood
<u>Ward:</u>	2 - Vinson

EXECUTIVE SUMMARY:

The Community Development Department requests that the Mayor and Board of Aldermen conduct a hearing pursuant to Mississippi Code Section 21-19-11 regarding the property located at 215 Louis Wilson Drive.

The purpose of the hearing is to determine whether the property, in its current condition, is a menace to the public health, safety, and welfare of the community.

The property has an code enforcement history dating back to 2023 involving accumulation of rubbish, yard debris, overgrown vegetation , and deteriorated exterior conditions. The case file reflects repeated efforts by staff to obtain voluntary compliance, including inspections, follow-up visits, correction deadlines, and direct communications with the property owners.

Staff recommends that the Mayor and Board, after conducting the required hearing and receiving any testimony or evidence, adjudicate the property in its current condition to be a menace to the public health, safety, and welfare of the community and authorize the City to proceed with cleanup, securing, demolition/removal, and abatement as allowed by law if the owner does not timely complete the necessary corrective work.

PROPERTY INFORMATION:

The subject property is located at 215 Louis Wilson Drive, Brandon, Mississippi.

The Rankin County property record identifies the parcel as I08G 000042 00000, PPIN 032087. The

Subject Property: 215 Louis Wilson Drive
Parcel / PPIN: I08G000042 00000 / 032087
Owner(s): Michael Martz

property record identifies the assessed owners as Michael Martz.

The property record reflects a residential structure constructed in 1958 and a legal description of Lot 165.0 X 178.4 E LOUIS WILSON DR IN E2 NE4 NW4 DB418 PG 578 0060981 DB 624 PG 0424 0062191.

CASE HISTORY:

The City's code enforcement case for this property began in March 2024 following a complaint and inspection. The case file documents accumulation of fallen limbs and yard debris, overgrown weeds, and deteriorated exterior conditions. The case file also states that the home is vacant.

Staff made repeated notifications and received repeated responses from owner that he was going to sell the property, and the grass would eventually get cut. No other corrections have been made.

By 2026, the case remained unresolved. Staff continued responding to complaints and sending notification to the owner. Staff met with owner at the property on 08/05/2023, who stated that he was trying to sell the property and he would try to find someone to clean up the landscaping.

NOTICE AND HEARING:

Notice pursuant to Mississippi Code Section 21-19-11 was prepared for the August 17, 2026 hearing.

The notice identifies the property as 215 Louis Wilson Drive, the owner as Michael Martz, and the parcel / PPIN as I08G 000042 00000 / 032087.

The notice states that the City will hold a hearing on August 17, 2026 at 6:00 p.m. at Brandon City Hall, Board Room, 1000 Municipal Drive, Brandon, Mississippi, to determine whether the property is in such a state of uncleanliness as to be a menace to the public health, safety, and welfare of the community.

The notice also includes the statutory reentry language advising that an adjudication at the hearing may authorize the municipality to reenter the property for a period of two years after final adjudication, without further hearing, upon the required posted notice.

The notice documentation indicates that the notice was mailed, posted on the subject property, and posted at City Hall or another municipal posting location on July 31, 2026.

A copy of the required mailed and posted notice should be recorded in the minutes of the governing authority in conjunction with the hearing.

CODE AND CONDITION SUMMARY:

The case file identifies the following continuing code and property maintenance concerns:

Accumulation of rubbish and garbage under IPMC 308.1.

Subject Property: 215 Louis Wilson Drive
Parcel / PPIN: I08G000042 00000/ 032087
Owner(s): Michael Martz

Weeds under IPMC 302.4.

Overhangs and extensions under IPMC 304.9.

Exterior walls under IPMC 304.6.

Nuisance, Illustrative Enumeration 1,3,4,&10 under City Code Sec. 34-22

STAFF ANALYSIS:

The record reflects that the City has made repeated efforts over an extended period to secure voluntary compliance at 215 Louis Wilson Drive. The case file documents repeated inspections and complaints.

Despite those efforts, the property remains the subject of continuing code enforcement concern. The property has documented accumulation, debris, overgrown vegetation, exterior deterioration, and harborage for mosquitos and vermin.

The Section 21-19-11 process before the Mayor and Board is focused on whether the property, in its current condition, is a menace to the public health, safety, and welfare of the community and whether the City should be authorized to clean, secure, and abate the property if the owners fail to do so.

Staff finds that the documented condition of the property supports adjudication under Mississippi Code Section 21-19-11. Staff further finds that the City should preserve its authority to reenter the property as authorized by statute for future cleaning and maintenance, provided all required posting and procedural requirements are followed.

This action should not adjudicate any actual cleanup cost or penalty at this time. If the City performs work, the actual costs, administrative costs, penalties, civil debt, assessment, or lien issues should be brought back to the Mayor and Board by separate resolution after costs are known.

Demolition should remain subject to final administrative and legal review before execution, including confirmation that all required notice, utility, environmental, and safety requirements have been satisfied.

STAFF RECOMMENDATION:

Staff recommends that the Mayor and Board of Aldermen take the following action:

- 1) Find that the property located at 215 Louis Wilson Drive, in its current condition, is a menace to the public health, safety, and welfare of the community.
- 2) Adopt a Resolution and Order adjudicating the property as a menace to the public health, safety, and welfare of the community pursuant to Mississippi Code Section 21-19-11.

Subject Property: 215 Louis Wilson Drive
Parcel / PPIN: I08G000042 00000/ 032087
Owner(s): Michael Martz

- 3) Authorize the City, if the owners do not timely clean, repair, secure, demolish, remove, or otherwise abate the property conditions as required, to enter the property and perform cleanup, securing, demolition, removal, and abatement as allowed by law, including removal of rubbish, garbage, junk, debris, inoperable vehicles, appliances, equipment, personal property, abandoned or dilapidated fences, slabs, outside toilets, abandoned or dilapidated buildings or structures, and other nuisance conditions; cutting and cleaning of vegetation; securing of unsafe or dilapidated structures; demolition or removal of abandoned, unsafe, or dilapidated buildings or structures when necessary; and any other corrective action authorized by Mississippi Code Section 21-19-11, the City's adopted property maintenance code, and other applicable law. And further authorize future reentry for the period allowed by Mississippi Code Section 21-19-11 after final adjudication, upon the required posting of notice before reentry.
 - 4) Direct that any actual cleanup costs, administrative costs, penalties, civil debt, assessment, or lien be brought back to the Mayor and Board for separate adjudication after work is performed and costs are known.
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ATTACHMENTS:

- A. 215 Louis Wilson Drive Current Case File
- B. Violation Reference
- C. Courtesy Notice Sent
- D. Previous cases
- E. Property Records & Deed
- F. Public Notice w picture
- G. Clean up Resolution
- Pictures



Case #: 250276

Case Date: 04/30/25

Case Type:

Status: Under Investigation

Street Number: 215

Suite:

Street Name: Louis Wilson Drive

Owner Occupied: No

Owner Name: Michael R. Martz

Owner Address: 215 Louis Wilson Drive

Owner City, State, Zip: Brandon, MS 39042

Owner Phone: 601-955-5293

Owner Email:

Citizen Complaint: No

Complainant Name:

Complainant Address:

Complainant Phone:

Complainant Email:

In-Active Code

Enforcement Officer:

Common Name of

Location:

Ward: 2

Notice: Courtesy Notice

Violation Type: Misc. Ordinance Violation

Description of Violations: unkempt flower beds and rotten wood on house.

Violation Details: unkempt flower beds and rotten wood on house.

Tenant Name:

Tenant Address:

Tenant City, State, Zip: Brandon, MS 39042

Tenant Phone:

Tenant Email:

Correction Order: Flower beds have to be maintained free of weeds. Rotten wood on house needs to be replaced and protective treatment applied.

Code Enforcement Officer: Cassie Burnette

Re-inspection Date:: 07/21/2025

Status: Active

Assigned To: Cassie Burnette

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
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Activities

Date	Activity Type	Description	Employee	Status
04/30/2025	In-Person Meeting	Met with Sam Hawkins and Brian Roberts at property. Sam had received a complaint from Alderman Cris Vinson concerning the overgrown flowers beds and grass around the house as well as damaged and rotten wood. While observing it, a neighbor came to talk and said that it had been empty for years. The owner lived with his girlfriend in Florida. I contacted the lawn guy from the previous case and asked for contact information for the owner. He said he would pass along my number so the guy could call me.	Cassie Burnette	Completed
05/01/2025	Phone Call	Property owner called and let me know that he is trying to sell the house and should be closing on it soon. His stated that his handyman, Ernest Ledbetter (601-540-1732), is supposed to keep the bushes trimmed and the grass cut.	Cassie Burnette	Completed
07/21/2025	In-Person Meeting	Randy brought it to my attention that Cris Vinson had called and complained again about the property condition. I let Randy know that I had not done anything on it. It kind of slipped through the cracks as the grass stays cut. The bushes have never been cleared out. I let him know that I would send notification. I went to the property for pictures and ran into the yard guy. He let me know that the bushes were to much for him to get to right now as he is super busy. I let him know that I was just getting pictures to notify the owner that something HAS to be done about the overgrowth and rotten wood.	Cassie Burnette	Completed
07/27/2026	Re-Inspection	I received a call from Alderman Vinson regarding the state of the property. He received calls himself from some of the surrounding neighbors stating they were having drainage issues now in their backyards due to the property located at 215 Louis Wilson Dr. being overgrown with bushes and trees that is now not allowing water to property drain. When I got to the property one of the neighbors was already there and showed me where the issues were.	Cole Smith	Assigned

Violations

Date	Violation	Description	Notes	Status
07/27/2026	Exterior property areas. Weeds. (IPMC Sec. 302.4)	All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.		Open
07/27/2026	Overhang extensions. (IPMC 304.9)	Overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. Where required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of	The awning above the front door is rotted out and becoming structurally unsafe.	Open

weather-coating materials, such as paint or similar surface treatment.

Notes

Date	Note	Created By:
07/27/2026	Looking back through my calendar. Pre printed courtesy notice was mailed to 215 Louis Wilson on 05/06/2025 after talking with Mr. Martz. He stated that he gets all of his mail from that address.	Cassie Burnette

Uploaded Files

Date	File Name
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07/31/2026



07/31/2026



07/31/2026



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CHAPTER 3

GENERAL REQUIREMENTS

User note:

About this chapter: Chapter 3 is broad in scope and includes a variety of requirements for the maintenance of exterior property areas, as well as the interior and exterior elements of the structure, that are intended to maintain a minimum level of safety and sanitation for both the general public and the occupants of a structure, and to maintain a building's structural and weather-resistance performance. Specifically, Chapter 3 contains criteria for the maintenance of building components; vacant structures and land; the safety, sanitation and appearance of the interior and exterior of structures and all exterior property areas; accessory structures; extermination of insects and rodents; access barriers to swimming pools, spas and hot tubs; vehicle storage and owner/occupant responsibilities.

SECTION 301 GENERAL

301.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property.

301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises they occupy and control.

301.3 Vacant structures and land. Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

SECTION 302 EXTERIOR PROPERTY AREAS

302.1 Sanitation. Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

302.2 Grading and drainage. Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

Exception: Approved retention areas and reservoirs.

302.3 Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of [JURIS-

DICTION TO INSERT HEIGHT IN INCHES]. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

302.5 Rodent harborage. Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

302.6 Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly on abutting or adjacent public or private property or that of another tenant.

302.7 Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

302.8 Motor vehicles. Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

[F] 304.3 Premises identification. Buildings shall have *approved* address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).

304.4 Structural members. Structural members shall be maintained free from *deterioration*, and shall be capable of safely supporting the imposed dead and live loads.

304.5 Foundation walls. Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent *deterioration*.

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or *deterioration* in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

304.8 Decorative features. Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

304.9 Overhang extensions. Overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly *anchored* so as to be kept in a sound condition. Where required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

304.11 Chimneys and towers. Chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. Exposed sur-

faces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.12 Handrails and guards. Every handrail and *guard* shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.1 Glazing. Glazing materials shall be maintained free from cracks and holes.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

304.14 Insect screens. During the period from [DATE] to [DATE], every door, window and other outside opening required for *ventilation* of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with *approved* tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other *approved* means, such as air curtains or insect repellent fans, are employed.

304.15 Doors. Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

304.16 Basement hatchways. Every *basement* hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

304.17 Guards for basement windows. Every *basement* window that is openable shall be supplied with rodent shields, storm windows or other *approved* protection against the entry of rodents.

304.18 Building security. Doors, windows or hatchways for *dwelling units*, room units or *housekeeping units* shall be provided with devices designed to provide security for the *occupants* and property within.

304.18.1 Doors. Doors providing access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

304.18.2 Windows. Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a

Sec. 34-22. - Illustrative enumeration.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is hereby declared to be and constitute a nuisance; provided, however, that this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive:

- (1) Noxious weeds and other rank vegetation.
- (2) Accumulations of rubbish, trash, refuse, junk and other abandoned materials, metals, lumber or other things.
- (3) Any condition which provides harborage for rats, mice, snakes and other vermin.
- (4) Any building or other structure which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an insanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located.
- (5) All unauthorized noises and vibrations, including animal noises.
- (6) All obnoxious odors and stenches, as well as the conditions, substances or other causes which give rise to the emission or generation of such odors and stenches.
- (7) The carcasses of animals or fowl not disposed of within a reasonable time after death.
- (8) The pollution of any public well or cistern, stream, lake, canal or body of water by sewage, dead animals, creamery or industrial wastes or other substances.
- (9) Any building, structure or other place or location where any activity which is in violation of local, state or federal law is conducted, performed or maintained.
- (10) Any accumulation of stagnant water permitted or maintained on any lot or piece of ground.
- (11) Dense smoke, noxious fumes, gas, soot or cinders in unreasonable quantities.

decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

[F] 304.3 Premises identification. Buildings shall have *approved* address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).

304.4 Structural members. Structural members shall be maintained free from *deterioration*, and shall be capable of safely supporting the imposed dead and live loads.

304.5 Foundation walls. Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent *deterioration*.

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or *deterioration* in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

304.8 Decorative features. Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

304.9 Overhang extensions. Overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly *anchored* so as to be kept in a sound condition. Where required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

304.11 Chimneys and towers. Chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. Exposed sur-

faces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.12 Handrails and guards. Every handrail and *guard* shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.1 Glazing. Glazing materials shall be maintained free from cracks and holes.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

304.14 Insect screens. During the period from [DATE] to [DATE], every door, window and other outside opening required for *ventilation* of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with *approved* tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other *approved* means, such as air curtains or insect repellent fans, are employed.

304.15 Doors. Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

304.16 Basement hatchways. Every *basement* hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

304.17 Guards for basement windows. Every *basement* window that is openable shall be supplied with rodent shields, storm windows or other *approved* protection against the entry of rodents.

304.18 Building security. Doors, windows or hatchways for *dwelling units*, room units or *housekeeping units* shall be provided with devices designed to provide security for the *occupants* and property within.

304.18.1 Doors. Doors providing access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

304.18.2 Windows. Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a

- 2.4. Fissures.
- 2.5. Spalling.
- 2.6. Exposed reinforcement.
- 2.7. *Detached*, dislodged or failing connections.
- 3. Aluminum that has been subjected to any of the following conditions:
 - 3.1. *Deterioration*.
 - 3.2. Corrosion.
 - 3.3. Elastic deformation.
 - 3.4. *Ultimate deformation*.
 - 3.5. Stress or strain cracks.
 - 3.6. Joint fatigue.
 - 3.7. *Detached*, dislodged or failing connections.
- 4. Masonry that has been subjected to any of the following conditions:
 - 4.1. *Deterioration*.
 - 4.2. *Ultimate deformation*.
 - 4.3. Fractures in masonry or mortar joints.
 - 4.4. Fissures in masonry or mortar joints.
 - 4.5. Spalling.
 - 4.6. Exposed reinforcement.
 - 4.7. *Detached*, dislodged or failing connections.
- 5. Steel that has been subjected to any of the following conditions:
 - 5.1. *Deterioration*.
 - 5.2. Elastic deformation.
 - 5.3. *Ultimate deformation*.
 - 5.4. Metal fatigue.
 - 5.5. *Detached*, dislodged or failing connections.
- 6. Wood that has been subjected to any of the following conditions:
 - 6.1. Ultimate deformation.
 - 6.2. Deterioration.
 - 6.3. Damage from insects, rodents and other vermin.
 - 6.4. Fire damage beyond charring.
 - 6.5. Significant splits and checks.
 - 6.6. Horizontal shear cracks.
 - 6.7. Vertical shear cracks.
 - 6.8. Inadequate support.
 - 6.9. Detached, dislodged or failing connections.
 - 6.10. Excessive cutting and notching.

Exceptions:

- 1. Where substantiated otherwise by an *approved* method.
- 2. Demolition of unsafe conditions shall be permitted where *approved* by the *code official*.

SECTION 307 HANDRAILS AND GUARDRAILS

307.1 General. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches (762 mm) above the floor or grade below shall have *guards*. Handrails shall be not less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. *Guards* shall be not less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

Exception: *Guards* shall not be required where exempted by the adopted building code.

SECTION 308 RUBBISH AND GARBAGE

308.1 Accumulation of rubbish or garbage. *Exterior property and premises*, and the interior of every structure, shall be free from any accumulation of *rubbish* or garbage.

308.2 Disposal of rubbish. Every *occupant* of a structure shall dispose of all *rubbish* in a clean and sanitary manner by placing such *rubbish* in *approved* containers.

308.2.1 Rubbish storage facilities. The *owner* of every occupied *premises* shall supply *approved* covered containers for *rubbish*, and the *owner* of the *premises* shall be responsible for the removal of *rubbish*.

308.2.2 Refrigerators. Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on *premises* without first removing the doors.

308.3 Disposal of garbage. Every *occupant* of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an *approved* garbage disposal facility or *approved* garbage containers.

308.3.1 Garbage facilities. The *owner* of every dwelling shall supply one of the following: an *approved* mechanical food waste grinder in each *dwelling unit*; an *approved* incinerator unit in the structure available to the *occupants* in each *dwelling unit*; or an *approved* leakproof, covered, outside garbage container.

308.3.2 Containers. The *operator* of every establishment producing garbage shall provide, and at all times cause to be utilized, *approved* leakproof containers provided with close-fitting covers for the storage of such materials until removed from the *premises* for disposal.

SECTION 309 PEST ELIMINATION

309.1 Infestation. Structures shall be kept free from insect and rodent *infestation*. Structures in which insects or rodents are found shall be promptly exterminated by *approved* processes that will not be injurious to human health. After pest

NOTICE OF ORDINANCE VIOLATION**Case #:250276****215 Louis Wilson Drive**

Date: 05/06/2025**Owner:**Michael R. Martz
215 Louis Wilson Drive
Brandon, MS 39042**Tenant (if applicable):**

Brandon, MS 39042

Notice Type: 1st Notice**Violation Details:**

unkempt flower beds and rotten wood on house.

Violations:**Exterior property areas. Weeds. (IPMC Sec. 302.4)**

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

Overhang extensions. (IPMC 304.9)

Overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. Where required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

Correction Order:

Flower beds have to be maintained free of weeds. Rotten wood on house needs to be replaced and protective treatment applied.

Re-inspection Scheduled: 06/06/2025**Code Enforcement Officer:**Cassie Burnette
601-824-4580

Notes:

Please contact the Code Enforcement Officer prior to the reinspection date listed above to discuss the violation and establish a timeline for compliance. Make sure the Code Enforcement Officer is aware of any special circumstances surrounding the violation. The Code Enforcement Officer will work with you to resolve the violation. If in the event contact has not been made with the Code Enforcement Officer a ticket will be issued upon re-inspection date if the issue has not been resolved.

Any person who shall violate a code provision or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense.



Case #: 240542

Case Date: 09/12/24

Case Type:

Status: Resolved

Street Number: 215

Suite:

Street Name: Louis Wilson Drive

Owner Occupied:

Owner Name:

Owner Address:

Owner City, State, Zip: Brandon, MS 39042

Owner Phone:

Owner Email:

Citizen Complaint: No

Complainant Name:

Complainant Address:

Complainant Phone:

Complainant Email:

In-Active Code Enforcement

Officer:

Common Name of Location:

Ward: 2

Notice: Courtesy Notice

Violation Type: Accumulation

Description of Violations:

Violation Details:

Tenant Name:

Tenant Address:

Tenant City, State, Zip: Brandon, MS 39042

Tenant Phone:

Tenant Email:

Correction Order: Limbs must be bundled properly for Waste Management to pick up.
Details on back.

Code Enforcement Officer: Cassie Burnette

Re-inspection Date:: 09/27/2024

Status:

Assigned To: Cassie Burnette

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
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Activities

Date	Activity Type	Description	Employee	Status
09/20/2024	Phone Call	Neighbor, Ernest Ledbetter (601-540-1732), called and said that he spoke to Alderman Sharon Womack, and she stated that PW would be doing a limb pick up next week.	Cassie Burnette	Completed
09/30/2024	Follow-Up	Limbs have been removed.	Cassie Burnette	Resolved

Attached Letters

Date	Letter	Description
09/18/2024	Notice of Ordinance Violation	

Uploaded Files

Date	File Name
09/12/2024	22372264-image.jpg

Rankin County Property Records

Property Summary

PPIN	PARCEL NUMBER	SECTION	TOWNSHIP	RANGE
032087	I08G000042 00000	22	05	03

Links

[Google Map](#)

[Rankin County GIS Map Viewer](#)

[Rankin County Deed Viewer](#)

Building Sketches: [01](#)

Assessed Owner

MARTZ MICHAEL B

215 LOUIS WILSON DR BRANDON MS39042

LOCATION

215 LOUIS WILSON DR

LEGAL DESCRIPTION

LOT 165.0 X 178.4 E LOUIS WILSON DR IN E2 NE4 NW4 DB 418 PG 578 0060981 DB 624 PG 0424 0062191

TAXES

County Due / Paid	420.25 / 420.25
City Due / Paid	450.85 / 450.85
School Due / Paid	637.20 / 637.20
Total Due / Paid	1,508.30 / 1,508.30
Paid By	MARTZ MICHAEL B

Paid Receipt	Y
Date Paid	1/29/2026
Number of Payments	1
Penalty Paid	0

Values

Land Appraised	12,000.00
Improvement Appraised	124,620.00
Total Appraised	136,620.00
Land Assessed	1,200.00
Improvement Assessed	12,462.00
Total Assessed	13,662.00

BUILDING INFO

Year Built	1958
Base Area	1473
Adjusted Area	2665
Structure Code	001

DEED INFO

Book	
Page	
Date	0/0/0
Homestead Code	4

✓
23-53

Prepared by Michael B. Martz

Indexing Instructions: To the Chancery Clerk of Rankin County, Mississippi. The real property described herein is situated in the City of Brandon, County of Rankin, Mississippi and identified as Part of Lot One (1) of Lombard Survey of the Town of Brandon and in Section 22, Township 5 North, Range 3 East.

AUTHORITY TO CANCEL

TO THE CHANCERY CLERK OF RANKIN COUNTY, MISSISSIPPI

You are hereby authorized and requested to enter satisfaction of and cancel of record a certain Deed of Trust executed by Michael B. Martz and Elizabeth R. Martz to Fred M. Harrell, Jr., Trustee, for Harriet H. McIntyre, Beneficiary, dated July 16, 1986 and filed of record on July 17, 1986 at 4:45 P.M. and recorded in Book 573 at Page 304 of the land records in your office.

THIS the 11TH day of OCTOBER, 2000.

Harriet H. McIntyre
Harriet H. McIntyre

STATE OF MISSISSIPPI

COUNTY OF HINDS

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for said COUNTY and State, on this the 11TH day of October, 2000, within my jurisdiction, the within named Harriet H. McIntyre, who acknowledged that she is a resident of MS

and that for and on behalf of the said Harriet H. McIntyre and as her act and deed she executed the above and foregoing instrument, after first having been duly authorized so to do.

V. Mable Curtis

NOTARY PUBLIC

MY COMMISSION EXPIRES:
Notary Public State of Mississippi At Large
My Commission Expires: October 14, 2002
Bonded Thru Holden, Brooke & Garland, Inc.



RANKIN COUNTY MS
THIS INSTRUMENT
WAS FILED FOR
RECORD
2000 10-12 AM 8:35
IN B 1557 P 43
MURPHY ADKINS, CHY. CLK.
BY *J. T. McGee* D.C.

Mike Massey
215 Louis Wilson Dr.
Brandon 39042

22-5-3
Gth/Lombardy

IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, ELIZABETH R. MARTZ, do hereby sell, convey, and warrant to MICHAEL B. MARTZ, the following described land and property situated in Rankin County, State of Mississippi, to-wit:

Section 22: Township 5 North, Range 3 East

Commencing at the intersection of the East right-of-way line of Mississippi Highway 18 with the South line of Jasper Street and run thence Southerly along the East right-of-way line of Mississippi Highway 18 a distance of 263.5 feet to a point, which point is the point of beginning of the land herein described, from said point of beginning continue thence Southerly along the East right-of-way line of said highway 165 feet to a point, thence turn to the left through an angle of 90 degrees and run East 178.4 feet to a point, thence turn left through an angle of 90 degrees and run North parallel to the East right-of-way line of said highway 165 feet to a point, thence turn left through an angle of 90 degrees and run West 178.4 feet to the East right-of-way line of said highway and the point of beginning, being a part of Lot 1 of Lombard Survey of the Town of Brandon and in Section 22, Township 5 North, Range 3 East.

Grantor and Grantee herein were formerly husband and wife, but have been divorced by judgment of the Chancery Court of Rankin County, Mississippi; and this Deed is executed pursuant thereto.

As a part of the same consideration herein mentioned, Grantee hereby assumes and agrees to pay the balance of that certain indebtedness now owing to Harriet H. McIntyre as the same becomes due and payable.

This conveyance is subject to all prior severances of oil, gas, and minerals on, in, and under said land; but the Grantor hereby conveys to the Grantee all her right, title, and interest in and to all minerals on, in, and under said land owned by her.

This conveyance is also subject to all existing public utility easements and rights-of-way and to the ad valorem taxes on said land for the year 1991, which the Grantee hereby assumes and agrees to pay.

WITNESS THE SIGNATURE OF GRANTOR, this 19th day of

June, 1991.

Elizabeth R. Martz
ELIZABETH R. MARTZ

BOOK 624 PAGE 425

STATE OF MISSISSIPPI
COUNTY OF RANKIN

BEFORE ME, the undersigned authority in and for said county and state, this day personally appeared the within named ELIZABETH R. MARTZ, who acknowledged that she signed and delivered the foregoing Deed on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 17th day of June, 1991.

Anita C.
NOTARY PUBLIC



My commission expires:
MY COMMISSION EXPIRES JULY 16, 1991

GRANTOR'S ADDRESS:
413 Lakebend Place
Brandon, Mississippi 39042
Home: (601) 825-6232
Office: (601) 948-5021

GRANTEE'S ADDRESS:
557 Louis Wilson Drive
Brandon, Mississippi 39042
Home: (601) 825-0512
Office: (601) 948-4471



RANKIN COUNTY MS
THIS INSTRUMENT
WAS FILED FOR
RECORD

6-21-91
624-425
J. B. BARLOW, CLK.
BY 6 D.C.



NOTICE PURSUANT TO MCA 21-19-11 (1972 AS AMENDED)
(Effective July 1, 2023)

PROPERTY ADDRESS: 215 Louis Wilson Dr.

OWNER: Michael Martz

PARCEL/PPIN #: I08G000042 00000/032087

NOTICE MAILED TO:

Michael Martz
215 Louis Wilson Dr.
Brandon, MS 39042

(Address of property or parcel of land)

Michael Martz
215 Louis Wilson Dr.
Brandon, MS 39042

(Address where ad valorem tax notices for the subject property or parcel of land are sent)

Michael Martz
215 Louis Wilson Dr.
Brandon, MS 39042

PLEASE TAKE NOTICE THAT on its own motion, the City of Brandon, Mississippi will hold a hearing on the 17 day of August, 2026, at 6:00 o'clock p.m., at

the City of Brandon City Hall, Board Room, 1000 Municipal Drive, Brandon, Mississippi, to determine whether or not the above described property or parcel of land is in such a state of uncleanness as to be a menace to the public health, safety and welfare of the community.

The particular condition complained about existing as of the date of this notice is:

(City of Brandon City Ordinance 34-22) Nuisance, Illustrative Enumeration. The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is hereby declared to be and constitute a nuisance; provided, however, that this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive:

(1)Noxious weeds and other rank vegetation.

(3) Any condition which provides harborage for rats, mice, snakes and other vermin.

(4) Any building or other structure which is in such a dilapidated condition that it is unfit for human habitation or kept in such an insanitary condition that it is a menace to the health of people residing in the vicinity thereof or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located.

(10) Any accumulation of stagnant water permitted or maintained on any lot or piece of ground.

(IPMC 308.1) Accumulation. Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

(IPMC 304.6) Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to pre-vent deterioration.

(IPMC 304.9) Overhanging extensions. Overhanging extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. Where required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

(IPMC 302.4) Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

If, at such hearing, the governing authority shall adjudicate the property or parcel of land in its then condition to be a menace to the public health, safety and welfare of the community, the governing authority, if the owner does not do so himself, shall proceed to clean the land, by the use of municipal employees or by contract, by cutting grass and weeds; filling cisterns; removing rubbish, abandoned or dilapidated fences, outside toilets, abandoned or dilapidated buildings, slabs, personal property, which removal of personal property shall not be subject to the provisions of Section 21-39-21, and other debris; and draining cesspools and standing water therefrom.

YOU ARE ADVISED THAT AN ADJUDICATION AT THE HEARING THAT THE PROPERTY OR PARCEL OF LAND IS IN NEED OF CLEANING WILL AUTHORIZE THE MUNICIPALITY TO REENTER THE PROPERTY OR PARCEL OF LAND FOR A PERIOD OF TWO (2) YEARS AFTER THE FINAL ADJUDICATION WITHOUT ANY FURTHER HEARING IF NOTICE IS POSTED ON THE PROPERTY OR

PARCEL OF LAND AND AT CITY HALL OR ANOTHER PLACE IN THE MUNICIPALITY WHERE SUCH NOTICES ARE GENERALLY POSTED AT LEAST SEVEN (7) DAYS BEFORE THE PROPERTY OR PARCEL OF LAND IS REENTERED FOR CLEANING. A COPY OF THE REQUIRED NOTICE MAILED AND POSTED AS REQUIRED BY MCA SECTION 21-19-11(1)(B) SHALL BE RECORDED IN THE MINUTES OF THE GOVERNING AUTHORITY IN CONJUNCTION WITH THE HEARING REQUIRED BY SAID SECTION.

The governing authority may by resolution adjudicate the actual cost of cleaning the property and may also impose a penalty not to exceed One Thousand Five Hundred Dollars (\$1,500.00) or fifty percent (50%) of the actual cost, whichever is more. The cost and any penalty may become a civil debt against the property owner, and/or, at the option of the governing authority, an assessment against the property. The "cost assessed against the property"

means either the cost to the municipality of using its own employees to do the work or the cost to the municipality of any contract executed by the municipality to have the work done, and administrative costs and legal costs of the municipality. For subsequent cleaning within the one-year period after the date of the hearing at which the property or parcel of land was adjudicated in need of cleaning, upon seven (7) days' notice posted both on the property or parcel of land adjudicated in need of cleaning and at city hall or another place in the municipality where such notices are generally posted, and consistent with the municipality's adjudication, a municipality may reenter the property or parcel of land to maintain cleanliness without further notice or hearing no more than six (6) times in any twelve-month period with respect to removing abandoned or dilapidated buildings, slabs, dilapidated fences and outside toilets, and no more than twelve (12) times in any twenty-four-month period with respect to cutting grass and weeds and removing rubbish, personal property and other debris on the land, and the expense of cleaning of the property, except as otherwise provided for removal of hazardous substances, shall not exceed an aggregate amount of Twenty Thousand Dollars (\$20,000.00) per year, or the fair market value of the property subsequent to cleaning, whichever is more. The aggregate cost of removing hazardous substances will be the actual cost of such removal to the municipality and shall not be subject to the Twenty Thousand Dollar (\$20,000.00) limitation. The governing authority may assess the same penalty for each time the property or land is cleaned.

If the governing authority declares, by resolution, that the cost and any penalty shall be collected as a civil debt, the governing authority may authorize the institution of a suit on open account against the owner of the property in a court of competent jurisdiction in the manner provided by law for the cost and any penalty, plus court costs, reasonable attorney's fees and interest from the date that the property was cleaned.

If the governing authority declares that the cost and any penalty shall be collected as an assessment against the property, then the assessment above provided for shall be a lien against the property and may be enrolled in the office of the chancery clerk of the county as liens and encumbrances are enrolled, and the tax collector of the municipality shall, upon order of the board of governing authorities, proceed to sell the land to satisfy the lien as now provided by law for the sale of lands for delinquent municipal taxes. The lien against the property shall be an encumbrance upon the property and shall follow title of the property.

- (i) All assessments levied under the provisions hereof shall be included with municipal ad valorem taxes and payment shall be enforced in the same manner in which payment is enforced for municipal ad valorem taxes, and all

statutes regulating the collection of other taxes in a municipality shall apply to the enforcement and collection of the assessments levied under the provisions of this section, including utilization of the procedures authorized under Sections 17-13-9(2) and 27-41-2.

(ii) All assessments levied under the provisions hereof shall become delinquent at the same time municipal ad valorem taxes become delinquent. Delinquencies shall be collected in the same manner and at the same time delinquent ad valorem taxes are collected and shall bear the same penalties as those provided for delinquent taxes. If the property is sold for the nonpayment of an assessment under this section, it shall be sold in the manner that property is sold for the nonpayment of delinquent ad valorem taxes. If the property is sold for delinquent ad valorem taxes, the assessment under this section shall be added to the delinquent tax and collected at the same time and in the same manner.

All decisions rendered under the provisions of this section may be appealed in the same manner as appeals from other action of municipal governing authorities are taken.

For any questions, please call the Director of Community Development for the City of Brandon at 601.825.5021.

This the 31 day of July, 2026

City of Brandon Code Enforcement Manager

A copy of this notice shall be recorded in the minutes of the governing authority in conjunction with the hearing required by MCA Section 21-19-11 (1972 as amended).

Notice shall be provided to the property owner by:

(a) United States mail two (2) weeks before the date of the hearing mailed to the address of the subject property and to the address where the ad valorem tax notice for such property is sent by the office charged with collecting ad valorem tax; and

(b) Posting notice for at least two (2) weeks before the date of a hearing on the property or parcel of land alleged to be in need of cleaning and at city hall or another place in the municipality where such notices are posted.

This Notice was posted on the subject property on: 7/31/26
By: Cassie Bunch

This Notice was posted at city hall on: 7/31/26
By: Cassie Bunch

This Notice was mailed via United States Mail, postage prepaid,
to each address identified above on: 7/31/26
By: Cassie Bunch

RESOLUTION RE: CLEAN-UP OF
_____(TAX PARCEL #_____, PPIN#_____), _____, MISSISSIPPI

BE IT RESOLVED by the Mayor and Board of Aldermen of the City of _____, that on the ____ day of _____, 20____, at ____:00 o'clock p.m. at the _____ City Hall, Regular Meeting Room, _____, Mississippi, a Public Hearing was held to determine whether or not the parcel of property identified above, is in such a state of uncleanliness as to be a menace to the public health and safety of the community.

BE IT FURTHER RESOLVED that a notice of said Public Hearing was provided in accordance with MCA Section 21-19-11. A copy of the notice, as posted and provided, is appended to the Minutes and incorporated herein.

BE IT FURTHER RESOLVED that at said hearing the governing authority, having received information from the Community Development Department relative to the condition of the improvements located on the subject parcel and the general condition of the property, which is appended to the Minutes and incorporated herein, did adjudicate such parcel of land in its then condition to be a menace to the public health and safety of the community and directed that the same be cleaned up by the use of municipal employees or by contract, by cutting grass and weeds; filling cisterns; removing rubbish, abandoned and dilapidated fences, outside toilets, abandoned or dilapidated buildings, slabs, personal property, which removal of personal property shall not be subject to the provisions of Section 21-39-21, and other debris; and draining cesspools and standing water therefrom, in accordance with MCA Section 21-19-11, and as generally outlined in the information including the Case File, provided by the Community Development Department, all of which is incorporated herein by reference, and that assessments and costs be assessed and taxed against the property in accordance with said statute.

SO RESOLVED this the _____ day of _____, 202____.

MAYOR

ATTEST:

CITY CLERK

Network: Jul 21, 2025 at 2:4
215 L
Branch



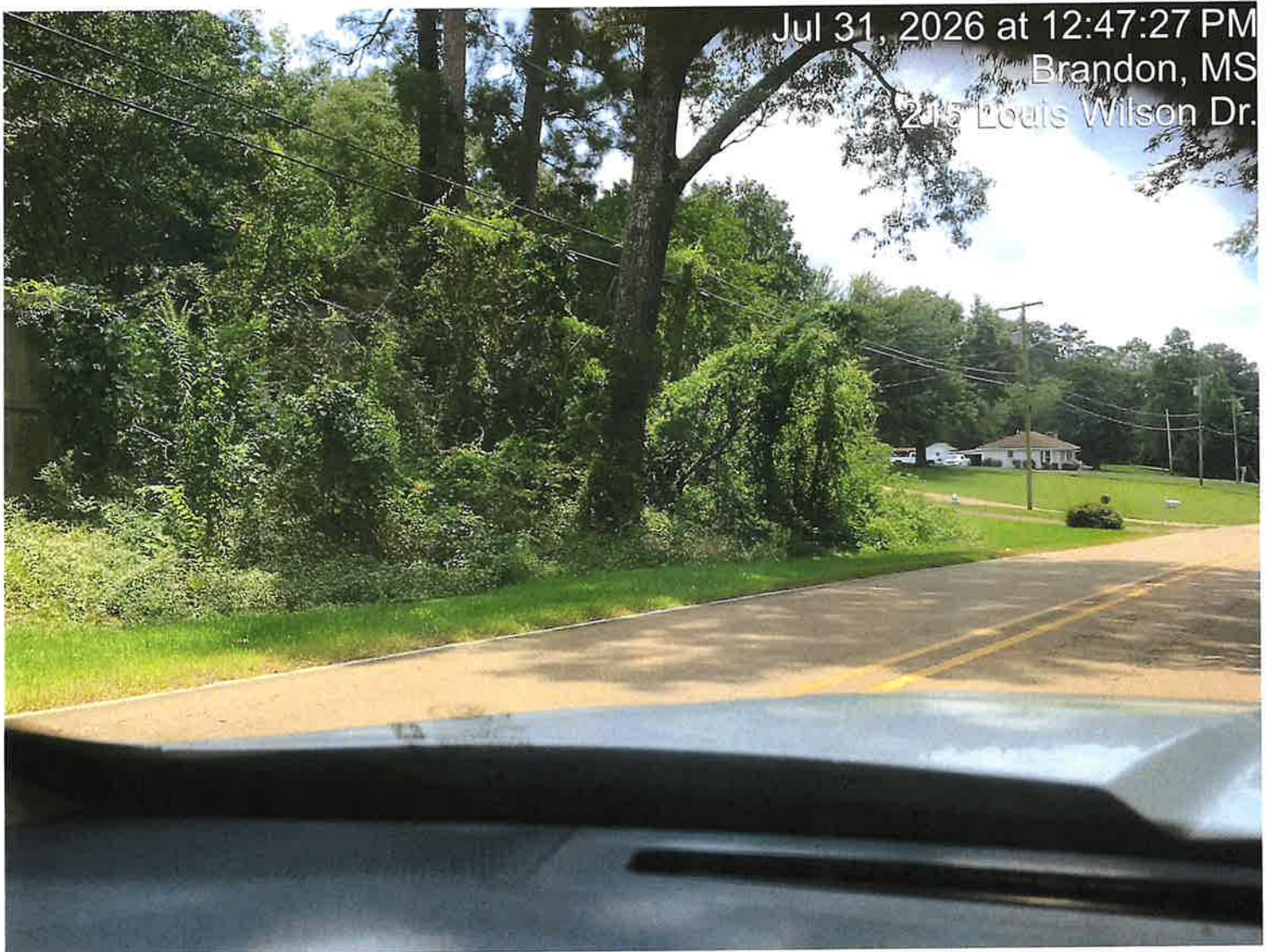
Jul 27, 2026 at 1:5
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215 Loui



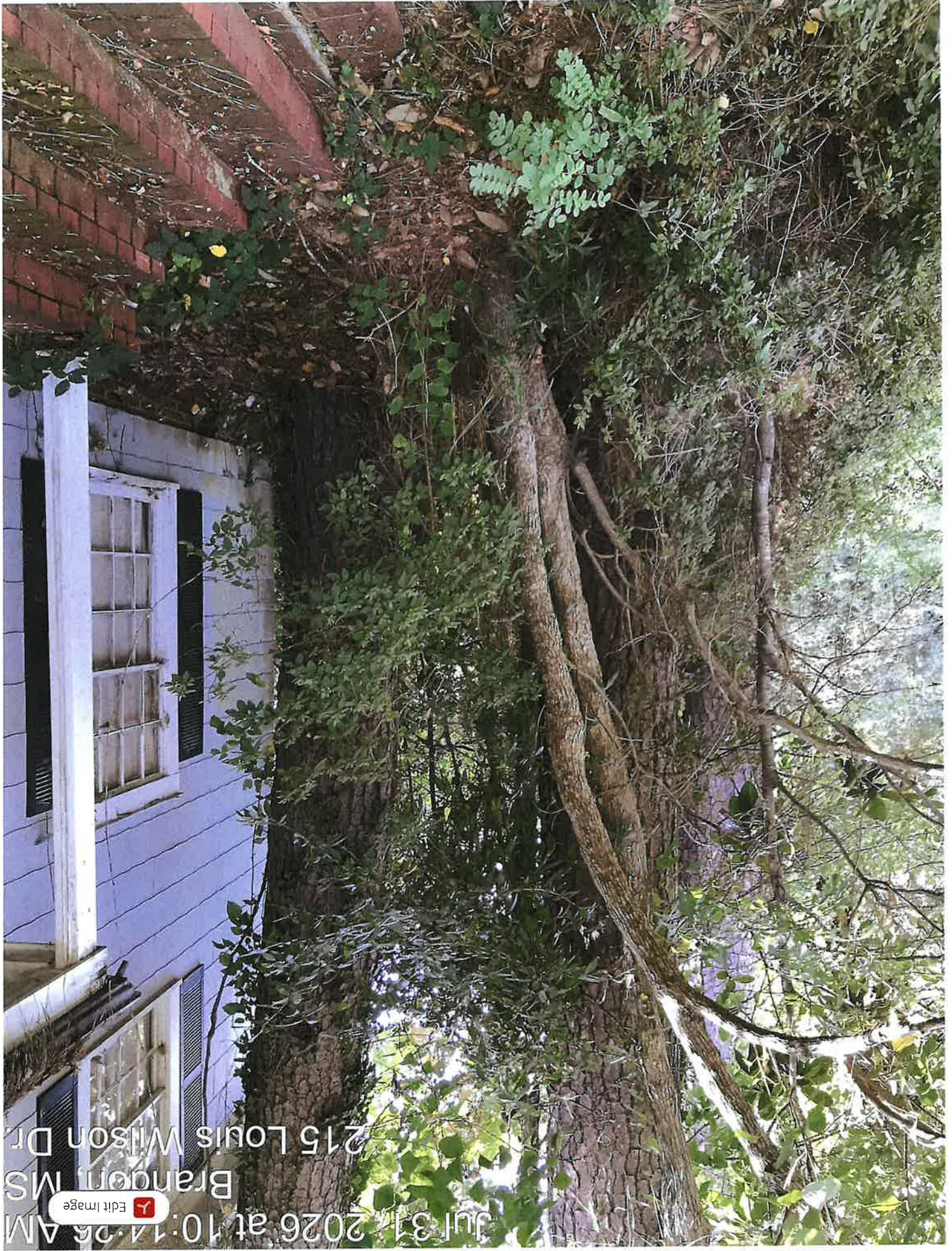


Network: Jul 21, 2025 at 2:15

215 L
Branch



Jul 31, 2026 at 12:47:27 PM
Brandon, MS
215 Louis Wilson Dr.



Jul 31, 2026 at 10:14:26 AM
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Brandon, MS
215 Louis Wilson Dr



Jul 31, 2026 at 10:15 AM
Brandon, WI
215 Louis Wisconsin Dr

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Jul 27, 2026 at 1:5
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215 Loui





Jul 31, 2026 at 12:48:59 PM
Brandon, MS
215 Louis Wilson Dr.



MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM: ALEX WADE, PUBLIC WORKS DIRECTOR
BOARD AGENDA: AUGUST 27, 2026 – RECESSED REGULAR BOARD MEETING
SUBJECT: DALTON RUNNELS
LETTER OF RESIGNATION

Asking for your consideration to accept the letter of resignation from Dalton Runnels – Public Works Laborer III – effective August 28, 2026.

Thank you for your consideration in this matter. Please let me know if you have any questions.

ATTACHMENTS:

- Dalton Runnels Letter of Resignation



MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM: MIKE LANE, COMMUNITY DEVELOPMENT DIRECTOR
BOARD AGENDA: AUGUST 27, 2026
SUBJECT: RANKIN COUNTY EOC BURN BUILDING TRAINING FACILITY

Consider the following actions regarding the proposed Rankin County Emergency Operations Center Burn Building Training Facility:

1. Approve the submitted site plan and authorize issuance of the building permit, subject to compliance with all applicable City requirements.
2. Waive the associated City building permit fees of \$800.00

BACKGROUND AND REVIEW:

Rankin County proposes to construct a burn building training facility on County-owned property currently used as the County recycling facility. The facility will provide a controlled environment for fire-service and emergency-response training. The Brandon Fire Department will also have access to the facility for training, providing a direct public-safety benefit to the City.

This project is not a typical commercial development. It is a governmental public-safety facility proposed within an existing County-operated site. Accordingly, the materials submitted for review consist primarily of the site plan and building permit documents rather than a standard commercial development package.

Approval of the site plan does not waive any applicable building, fire, utility, inspection, or other City requirements. Construction may proceed only after the required permit documents have been reviewed and approved by the appropriate City officials.

Rankin County has also requested that the City waive the building permit fees associated with the project because the facility will be publicly owned and used for emergency-response training.

STAFF RECOMMENDATION:

Approve the submitted site plan and authorize issuance of the building permit, subject to compliance with all applicable City requirements, and waive the associated building permit fees.

ATTACHMENTS:

1. Building Permit & Fee Waiver Request
2. Site Plan
3. Concept



COMMUNITY DEVELOPMENT

Building Permit
Application

260884
PERMIT NUMBER

8/6/26
DATE RECEIVED

Property and Contact Information															
Project Address				Subdivision N/A			Lot Number N/A								
Property Owner Name Rankin County Board of Supervisors				Property Owner Address 211 E Government St Suite A											
Phone Number 601-825-1475				City Brandon		State MS		Zip Code 39042							
*Primary Contractor / Permit Holder Rankin County Board of Supervisors				Contact Name Keith Hicks											
Phone Number 601-825-9224				Email khicks@rankincounty.org											
*Electrical Contractor N/A				Contact Name N/A											
Phone Number N/A				Email N/A											
*Plumbing Contractor N/A				Contact Name N/A											
Phone Number N/A				Email N/A											
*HVAC Contractor N/A				Contact Name N/A											
Phone Number N/A				Email N/A											
Permit Type and Information															
Commercial ☒		New Construction ☒		Remodel/Repair/Alteration ☐		Site Work ☐		Roof ☐		Demolition ☐		Pool ☐			
Residential ☐		Foundation ☐		Accessory Building ☐		Utility ☐		Tenant Build-Out ☐		Other ☐					
Sprinkled		Size of Development		Construction Type		Occupancy Group		Square Feet Net (Heated/Cooled w/ Brick)		Square Feet Gross (Under Roof w/ Brick)		Number of Stories		Project Valuation	
Yes ☐ No ☒		0.25 acre		Container		N/A		0		3,840		3		\$150,000	
Brief Description of Work: Construct Burn Building Training facility out of twelve 40 X 8 shipping containers. No utilities on needed on-site															
Utility Information															
Electrical Provider N/A				Name on Account				Account Number							
Gas Provider N/A				Water Provider N/A				Sewage Disposal Type N/A				Grinder Pump Yes ☐ No ☒			
Flood and Zoning Information															
Zoning District		Inside Floodway Limits ☐		Inside Floodplain ☐		Outside Floodplain ☒		Base Flood Elevation:							
If located in floodway or floodplain as designated above, attach engineering certification and supporting data as required.															
Historic District		Required Lowest FFE:		Actual FFE:		Floodproofing Required Elevation:				Floodproofing As-Built Elevation:					

I hereby certify that I am the owner, or the owner's agent for the purpose of applying for this permit, and the information set forth above is true and correct and the same may be utilized for all purposes, including tax assessment and levy. I agree to conform to all applicable laws, statutes, ordinances, and codes of the City of Brandon. I certify that the City's Building Official or Building Official's authorized representative shall have the authority to enter areas covered by this permit at any reasonable hour to enforce the provisions of the laws, statutes, ordinances, and codes applicable to this permit. Any modifications or changes to the information provided on this permit, modifications or changes to the approved construction plans, or deviations from the plans during construction must be approved by the City.

Permit Holder's Signature:

Date: 8/5/26

Building Official's Signature: _____

Date: _____



BOARD OF SUPERVISORS

"Government of the People"

211 E. Government St., Suite A
Brandon, Mississippi 39042

Telephone: (601) 825-1475
Fax: (601) 825-9600

August 5, 2026

City of Brandon
ATTN: Community Development Department
1000 Municipal Drive
Brandon, MS 39042

Re: Request for Permit Fee Waiver

Dear Mr. Wade:

I serve as the Board President for the Rankin County Board of Supervisors. Recently the Board of Supervisors authorized a very important construction project that is crucial for serving the needs of fire fighters within Brandon and Rankin County. This project provides for the construction of a Burn Building Training Facility which will be located on Eastmark Drive in the City of Brandon. This project will provide a county-owned and operated training facility available to both career and volunteer fire fighters in Rankin County. By owning and operating its own training facility, the fire fighters of Rankin County, along with their municipal counterparts, will have conveniently located, accessible and abundant training opportunities unburdened by scheduling conflicts attendant to the facilities at the State Fire Academy.

To that end, the Board of Supervisors requests that the City of Brandon waive all permitting fees associated with this project. We will appreciate the City's favor in this regard. Please feel free to communicate directly with our County Administrator, Keith Hicks, at khicks@rankincounty.org should additional information be required.

Sincerely,

RANKIN COUNTY BOARD OF SUPERVISORS

BOARD PRESIDENT

REV.	BY	DATE	DESCRIPTION



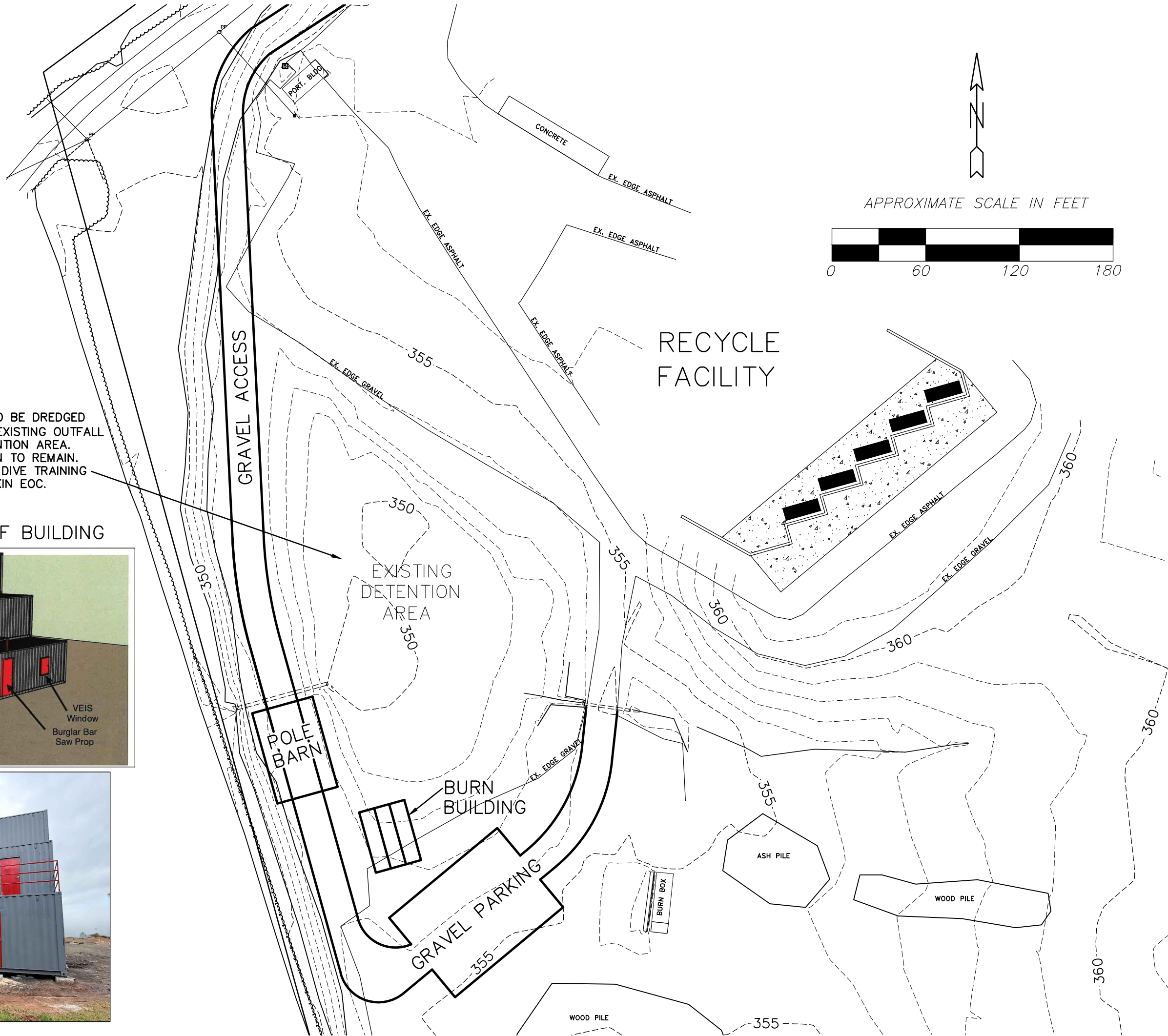
ENGINEERING SERVICE
 CONSULTING ENGINEERS
 RICHMOND - PHILADELPHIA - MOBILE

DESIGNED BY	CTP
REVIEWED BY	ES
DATE	7/24/26
DRAWING SCALE	AS SHOWN

OWNER	RANKIN COUNTY BOARD OF SUPERVISORS
PROJECT	BURN BUILDING

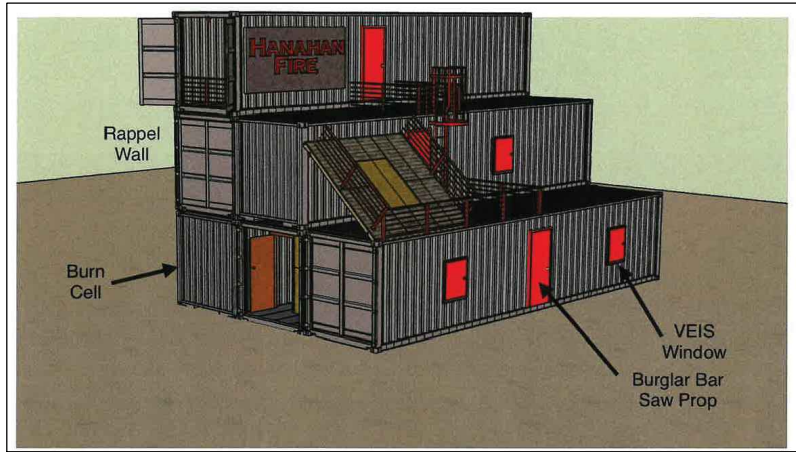
TITLE	SITE PLAN
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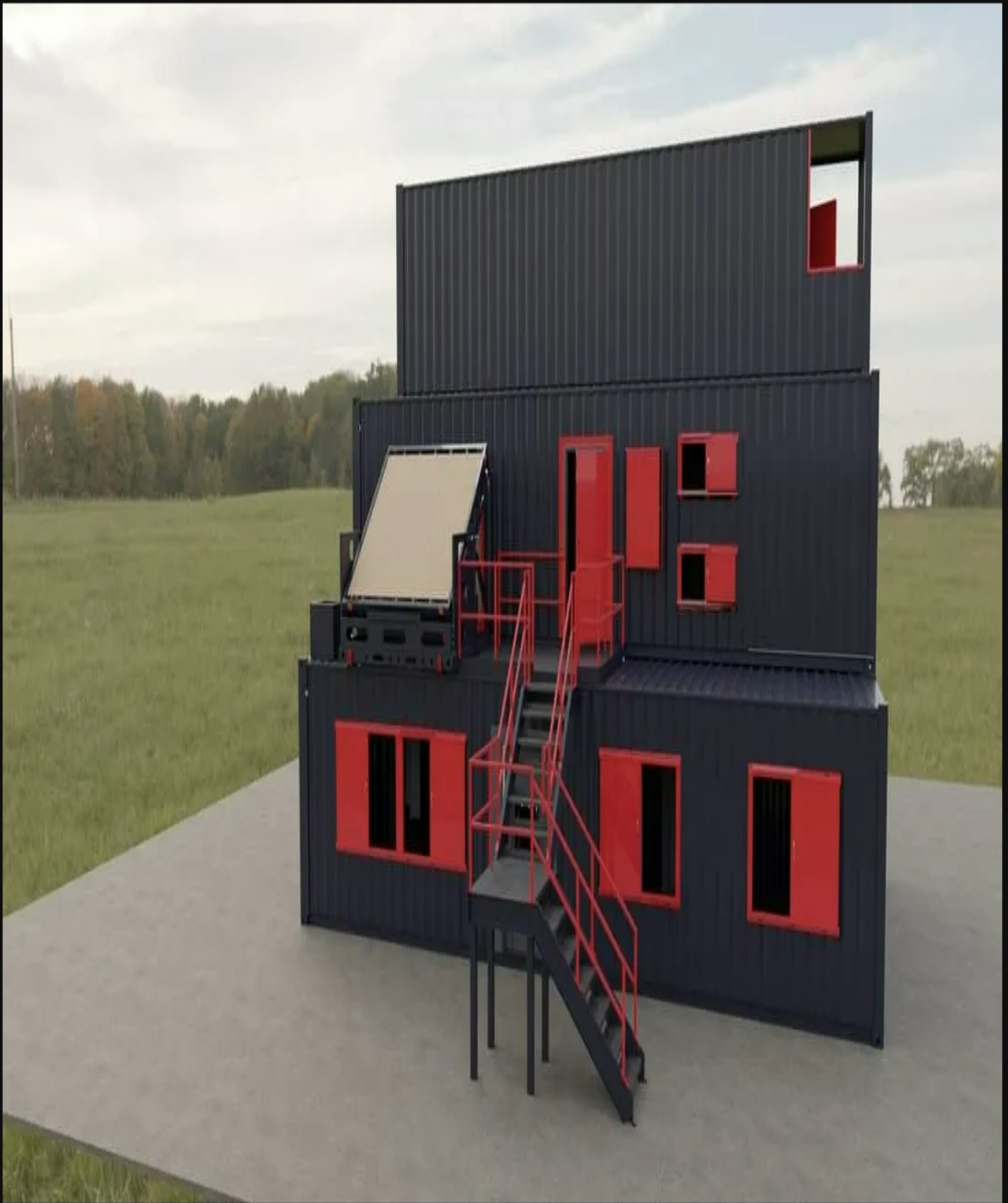
SHEET	1 OF 1
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EXISTING DETENTION AREA TO BE DREDGED TO A DEPTH OF 16' BELOW EXISTING OUTFALL AND CONVERTED TO A RETENTION AREA. CURRENT OUTFALL ELEVATION TO REMAIN. POND WILL BE UTILIZED FOR DIVE TRAINING AND PUMP TESTING BY RANKIN EOC.

SAMPLE LAYOUTS OF BUILDING









MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM: REBECCA PEVEY
DATE: 08/26/2026
SUBJECT: ARTIST AGREEMENTS

Consideration to approve a professional services agreement for the purposes of promoting tourism in accordance with HB1599 (2026 MS Legislative Session) and other lawful and related purposes; authorize the Mayor to execute the same; and approve payment of all show-related expenditures.

- Ear Booker Enterprises, Inc. and City of Brandon Artist Agreement
- Kingsized Entertainment, LLC and City of Brandon Artist Agreement
- Marshall Tucker Band, Inc. and City of Brandon Artist Agreement
- Drive All Night Touring, Inc. and City of Brandon Artist Agreement
- Magnolia Music, LLC and City of Brandon Artist Agreement

ATTACHMENTS:

1. _WeirdAl_Yankovic_100426_BrandonAmphitheater_Contract_V3[2]
2. PuddlesPityParty_100426_BrandonAmphitheater_Contract_V1[91]
3. The Marshall Tucker Band, Brandon, MS 9.10.2026 - Contract 1324515 v1
4. Needtobreathe - 09.11.2026 - Brandon Amphitheater - Contract
5. Drew and Ellie Holcomb 09.11.2026 - Brandon Amphitheater Contract



MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM: BUTCH LEE
DATE: 08/27/2026
SUBJECT: PREMIER INSIGHTS - PROFESSIONAL SERVICE AGREEMENT

Consideration to approve a Professional Services Agreement with Premier Insights, Inc. in the amount of \$32,000.00 to provide an updated economic impact analysis of the planned parks and recreation improvements.

ATTACHMENTS:

1. Premier-City of Brandon-Parks & Recs. Impact Analysis

PREMIER | INSIGHTS

August 24, 2026

Butch Lee, Mayor
and Members of the Board of Aldermen
City of Brandon
1000 Municipal Drive
Brandon, MS 39042

RE: Parks & Recreation Improvements Economic Impact Analysis

Dear Mayor Lee and Members of the Board:

1. Understanding of the Project

The City is currently contemplating substantial improvements related to parks and recreation. The projects under consideration include new and rebuilt ball fields, a major pickleball facility, a modern splash pad, and related improvements. These investments will generate construction activity, expand capacity and quality, and affect both visitor spending and local resident use over time.

Youth travel baseball in the 8–14 age range, together with girls' fast-pitch softball, remain among the strongest drivers of participatory sports tourism. Families in these age groups routinely generate substantial local spending on lodging, meals, and related services when attending tournaments. National data indicate that youth sports overall represent a multi-billion-dollar activity, with travel and tournament formats accounting for a large and resilient share of that spending. At the same time, pickleball has been the fastest-growing sport in the United States for several consecutive years, with participation now exceeding 24 million players with continued strong interest among both younger and older adults.

Demographic trends reinforce the timing of investment decisions. The cohorts that currently feed the highest-volume tournament ages are still relatively large, and tournament density and family travel are highest in these ages. However, smaller birth cohorts from recent years will begin aging into those same age groups over the coming decade. Accordingly, multiple communities across the region and the country are upgrading or expanding fields and courts specifically to capture the current levels of tournament and recreational demand. The City of Brandon holds a distinctive position: it sits within the Jackson metropolitan area with established hotels, restaurants, and other visitor amenities, and it already maintains an existing base of fields and parks infrastructure. Nearby jurisdictions have made or are considering comparable investments, which further shapes the competitive landscape.

The purpose of this engagement is to provide the Mayor and Board of Aldermen with a clear, independent assessment of the economic, fiscal, and health-related effects of these investments. These data will provide the Board with the data necessary to evaluate decisions and appropriately scale the level of investment with the estimated impact potential. This due diligence will better enable the Board to make informed decisions regarding these expenditures and communicate the results confidently to the public.

2. Scope of Work

2.1 Project Elements

The analysis will address the following improvements currently under consideration by the City:

- Two additional turfed baseball fields at Quarry Park
- Full rebuild of Shiloh Park 4-ball fields, including concessions, restrooms, and artificial turf
- Full rebuild of Shiloh Park 5-ball fields, including concessions, restrooms, and artificial turf
- New pickleball facility at Shiloh Park (approximately 18 courts, portion under roof, potential championship court)
- Modern splash pad at Shiloh Park (relocated and designed primarily for younger children)
- Four new 350-ft softball fields on Marquette Road (high school and adult use), including concessions/restrooms and artificial infields

Lower-priority items, which will be incorporated at a summary level if requested by the City and if sufficient supporting data are available include:

- Dog Park on Boyce Thompson Drive (3-4 acre)
- Renovate older library courts with new lighting at Library
- Double size of children's playground at Library

2.2 Analytical Components

The study will examine four primary categories of effects. All analyses will assess the direct, indirect, and induced effects of the activities under study. Taken together, these three components describe the multiplier effect and determine total economic impact.

Direct impacts include the employment, labor income (employee wages and proprietor income), value added components, and total output that is derived from initial expenditures (construction and visitor/resident spending). Indirect impacts include the above components for business-to-business expenditures that are attributable to the initial expenditures (direct impacts). Induced impacts include the household spending resulting from labor income that are attributable to the initial expenditures (direct impacts).

A. Construction Impacts

One-time economic effects generated during the design and construction phase, including employment (direct, indirect, and induced), labor income, output/business sales, and the portion of spending that remains local versus leaks outside the study area.

B. Ongoing Operations and Visitor Impacts

Recurring annual effects once the improved and new facilities are operational. This includes updated tournament and visitor spending based on expanded capacity (with particular attention to the new pickleball complex), changes in local resident use, and the associated employment, income, and output effects.

C. Fiscal Impacts

Estimated effects on City of Brandon tax revenues (primarily sales tax) resulting from construction activity and ongoing visitor and resident spending. Estimated fiscal (tax) impacts will be derived and presented on the city, local special district (i.e., school district) county, state, and federal levels. While estimates of sales tax will likely be the primary fiscal impact on the local area, estimates of other taxes on production and imports, personal taxes (including property taxes as well as other taxes), social insurance taxes, and corporate profits taxes will be provided.

D. Health-Related Economic Benefits

The economic value of health-related benefits expected to result from increased physical activity and local use of the improved facilities. Drawing on established methods for valuing the economic consequences of health conditions and physical activity—including approaches previously applied in Mississippi analyses of disease burden, medical costs, absenteeism, presenteeism, and productivity effects—this component will estimate potential reductions in direct medical costs, savings to local employers, and related indirect economic effects. Assumptions regarding increased participation will be clearly documented and, where possible, informed by City-provided utilization projections or comparable facility benchmarks. Results will be presented as estimated economic benefits rather than precise clinical forecasts.

2.3 Geographic Scope

The primary impact area will be Rankin County. Secondary reporting for the Jackson Metropolitan Statistical Area will be provided where relevant and supported by the data.

2.4 Methodology

Economic impacts will be estimated using standard regional input-output methods. Direct effects (construction spending and visitor/resident expenditures) will be developed from City-provided project data, historical tournament records, and accepted visitor-spending benchmarks. Indirect and induced effects will be calculated using regionally appropriate multipliers to capture supply-chain and household-spending responses within the study area.

Fiscal impacts will focus on sales-tax consequences to the City of Brandon arising from taxable construction and visitor spending. Health-related economic benefits will be estimated using established valuation approaches that link increased physical activity to potential reductions in medical costs and productivity losses, with all key assumptions clearly stated.

Where primary data are incomplete, Premier Insights will apply transparent, conservative assumptions and document them in the report. The analysis is intended to provide decision-support estimates rather than precise forecasts.

3. Data and Information Needed from the City

Accurate and timely analysis depends on the availability of key project and utilization information. This data gathering will likely be ongoing throughout the project, and having the City assign a point of contact would be the most efficient approach. The following data and clarifying information are requested at the outset of the engagement. Premier Insights will work with City staff to refine requests and will apply reasonable, documented assumptions where primary data are unavailable.

Construction and Capital Project Data

- Current cost estimates (or ranges) for each major project component listed in Section 2.1
- Expected construction start dates, duration, and phasing
- Any available information on the likely share of local versus non-local contractors, subcontractors, and major material suppliers

Tournament and Visitor Data

- Historical tournament records for recent years (ideally 2022–2025), including number of tournaments by facility/sport, number of teams, and team origins (Jackson Metro, other Mississippi, out-of-state)

- Any available data on average roster size, accompanying travelers, length of stay, or hotel use
- Current and projected capacity or utilization assumptions for the expanded/rebuilt fields and the new pickleball facility
- Any existing visitor spending estimates, hotel tax data, or related surveys

Local Use and Participation

- Current estimates of local resident use of the existing facilities
- Any goals or projections for increased local participation after the improvements (particularly relevant to the health-benefits analysis)
- Operating season or typical hours of use for the major facilities

Geographic, Fiscal, and Other

- Preferred primary study area (Rankin County only, or Rankin County plus broader Jackson Metro reporting)
- Any available assumptions the City is comfortable using regarding expected increases in physical activity or local participation.
- Copies of any prior studies, internal projections, or consultant reports the City wishes to have considered

4. Project Team

Premier Insights, Inc. is an established Mississippi-based analytical firm with 31 years of experience delivering rigorous, data-driven analysis. The firm regularly assembles specialized teams for projects that require deep niche expertise. For this engagement, Premier Insights has brought together three professionals with complementary strengths in economic impact analysis, public-sector economics, and state and local government applications.

Brandon Roberts, Ph.D. – Project Lead

President and Founder, Premier Insights, Inc.

Dr. Roberts has led quantitative and policy research for three decades, with extensive experience in advanced analytics, statistical modeling, research methods, and econometrics. His scholarly work has been published in peer-reviewed journals such as *Urban Studies*, *Health Economics*, and *Review of Policy Research*, and in volumes on *Regional Economics* and *Public Policy Research Trends*. As project lead he provides overall direction, analytical quality control, and independent professional oversight. Dr. Roberts received his Ph.D. in Public Policy and Political Economy from the School of Economic, Political, and Policy Sciences at the University of Texas at Dallas.

Premier Insights has been built on trust and long-term client relationships grounded in rigorous, independent analysis—the same standard that will guide this engagement.

Darrin Webb, Ph.D. – Economic Analysis & Forecasting

Senior Economist, Premier Insights, Inc. | Former Mississippi State Economist

Dr. Webb is the former longtime Mississippi State Economist and Director of the University Research Center. In that capacity he was responsible for overseeing economic impact analysis supporting the Legislature and the Governor's office. This work included evaluating new industry locations, tax law changes, legislation, storm damage, and major infrastructure projects. He brings high-level macroeconomic perspective and extensive experience translating complex economic results for elected officials and policymakers in the state and local context. Dr. Webb received his Ph.D. in Applied Economics from Clemson University.

In terms of the Mississippi macroeconomy and the dynamics of local economies across the state, few individuals bring a deeper or more practical knowledge base than Dr. Webb.

Alan Barefield, Ph.D. – Economic Impact Specialist

Extension Professor Emeritus, Mississippi State University Extension Service

Dr. Barefield's career has focused on regional economic analysis, economic impact and contribution studies, public infrastructure economics, health economics, and community-level economic development for the Mississippi State University Extension Service. He has conducted dozens of economic impact studies for events, industries, government entities, and infrastructure projects across Mississippi. He has also worked in healthcare economics, specifically addressing the economic consequences of chronic disease, educational programs, and the financial feasibility of emerging enterprises. Dr. Barefield received his Ph.D. in Agricultural Economics with concentrations in Finance and Policy from Texas A&M University.

His career has focused heavily on economic impact and contribution studies of the type required for this engagement. He will lead the core modeling work.

5. Deliverables

- Draft report for City staff and leadership review
- Final written report (PDF) suitable for distribution to the Board of Aldermen and the public
- Executive summary of key findings
- Supporting data tables and documentation of methodology and assumptions

6. Proposed Timeline

Upon receipt of notice to proceed and the initial data package from the City, Premier Insights anticipates completing a draft report within approximately 6–8 weeks, with a final report delivered within two weeks after receipt of any City comments. The schedule can be adjusted to align with Board meeting dates or other City decision points.

7. Professional Fee

The professional fee for the full scope of work described in this Agreement, including construction impacts, ongoing operations and visitor impacts, fiscal impacts, and health-related economic benefits, is \$32,000.

This fee is inclusive of all professional services, analysis, report preparation, and reasonable consultation with City staff during the engagement. The fee assumes timely provision of the data and information outlined in Section 3. Any material expansion of scope requested by the City after notice to proceed will be addressed through a written amendment. Where City data or projections identified in Section 3 are unavailable, Premier Insights shall develop all necessary analytical assumptions, including participation and physical-activity assumptions for the health-related benefits analysis, from comparable facility benchmarks and published sources, at no adjustment to the fee.

Solely for purposes of computing any payment due upon termination under Section 9.3, the professional fee shall be deemed earned upon completion of the following milestones, expressed as cumulative percentages of the fee: (i) completion of data collection and validation – fifteen percent (15%); (ii) completion of construction, operations, fiscal, and health-related impact modeling – forty percent (40%); (iii) delivery of the draft report – seventy-five percent (75%); and (iv) delivery and acceptance of the final report – one hundred percent (100%).

8. Payment Terms

The project will be invoiced in full upon completion and delivery of the final report. Invoices are payable within forty-five (45) days after delivery of the final report and receipt of the invoice. Premier Insights will submit an invoice for payment.

9. General Terms and Conditions

9.1 Independent Contractor

Premier Insights, Inc., is and shall remain an independent contractor. Nothing in this Agreement shall be construed to create a partnership, joint venture, agency, or employer-employee relationship between the parties. Premier Insights shall be solely responsible for the means and methods of performing the services and for the payment of all taxes, withholdings, and benefits for its personnel.

9.2 Term

This Agreement shall become effective upon execution by both parties and shall continue until final delivery of the report and acceptance by the City, unless earlier terminated as provided herein.

9.3 Termination

(a) Termination for Convenience. The City may terminate this Agreement for convenience at any time upon written notice to Premier Insights. In the event of termination by the City for convenience, Premier Insights shall be entitled to payment for milestones completed as of the effective date of termination, as set forth in Section 7, conditioned upon delivery to the City, in native and usable formats, of all data, models, analyses, and work product prepared through that date, together with documentation sufficient to permit a successor consultant to make use of the same. Premier Insights may terminate this Agreement only for the City's material breach that remains uncured thirty (30) days after written notice to the City; in the event of any other termination, suspension, or abandonment of the work by Premier Insights, Premier Insights waives any claim to compensation except for completed milestones that the City elects, in its sole discretion, to accept and pay for.

(b) Termination for Cause. The City may terminate this Agreement for cause upon written notice if Premier Insights materially breaches this Agreement, fails to perform, or fails to meet the project timeline, and such failure is not cured within ten (10) days after written notice from the City. Suspension or abandonment of the work for more than ten (10) consecutive days without the City's written consent shall constitute a material breach. Upon termination for cause, the City shall owe only the value of completed milestones that have been delivered and accepted, less the City's reasonable costs to complete or re-procure the services, and the City may withhold amounts otherwise due pending final determination of such costs.

9.4 Ownership of Documents

All final reports, data, and work product prepared by Premier Insights under this Agreement shall become the property of the City of Brandon upon payment of the amounts due under this Agreement or, in the event of termination, the amounts due under Section 9.3. All data, records, and information provided by the City shall at all times remain the property of the City. Premier Insights may retain copies for its records and may use non-confidential methodologies and general knowledge gained in the course of the engagement.

9.5 Indemnification

Premier Insights shall indemnify and hold harmless the City of Brandon and its officers and employees from claims, damages, and expenses to the extent caused by the negligent acts, errors, or omissions of Premier Insights in the performance of professional services under this Agreement.

9.6 Insurance

Premier Insights shall maintain liability and errors and omissions insurance with limits of not less than One Million Dollars (\$1,000,000) per claim during the term of this Agreement. Certificates of insurance will be provided upon request.

9.7 Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Mississippi. Venue for any action arising under this Agreement shall be in the courts of Rankin County, Mississippi.

9.8 Entire Agreement

This Agreement, including the Scope of Work and any exhibits, constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements relating to the subject matter hereof. No amendment shall be effective unless in writing and signed by both parties.

9.9 Notices

All notices under this Agreement shall be in writing and delivered by email or certified mail to the addresses set forth below, or to such other address as a party may designate in writing:

If to Premier Insights: Premier Insights, Inc., Attn: Brandon Roberts, Ph.D.

If to the City: City of Brandon, Attn: Mayor / City Clerk, 1000 Municipal Drive, Brandon, MS 39042

9.10 Key Personnel

The services under this Agreement shall be performed by the key personnel identified in Section 4 (Drs. Roberts, Webb, and Barefield). No substitution of key personnel shall occur without the City's prior written consent. The departure or unavailability of any key personnel shall entitle the City to terminate this Agreement without further obligation beyond payment for completed milestones that have been delivered and accepted.

10. Acceptance

IN WITNESS WHEREOF, the parties have executed this Professional Services Agreement as of the date last signed below.

PREMIER INSIGHTS, INC.

By: _____

Brandon Roberts, Ph.D., President

Date: _____

CITY OF BRANDON, MISSISSIPPI

By: _____

Mayor Butch Lee (or authorized designee)

Date: _____

Sources

The following sources are provided as references to the market, participation, spending, and demographic observations in Section 1. Links are included where publicly available.

Youth Sports, Travel Baseball & Softball, and Tournament Economics

Aspen Institute – Project Play. Youth sports industry is estimated at more than \$40 billion annually, projected to approach \$70 billion by 2030; average family spending on a child’s primary sport rose 46% from 2019 to 2024 (to approximately \$1,016). projectplay.org

Sports Events & Tourism Association (Sports ETA). Participatory sports tourism (youth and amateur events) generated higher direct economic impact nationally than spectator sports in recent industry reporting. sportseta.org

West Michigan Sports Commission and comparable destination reports. Documented multi-million-dollar annual economic impacts from youth/amateur sports tourism and from baseball/softball tournament seasons (examples in the \$7–25+ million range at the complex or regional level).

<https://www.mlive.com/news/grand-rapids/2026/01/west-michigan-youth-amateur-sports-tourism-generated-835m-in-2025.html>.

Sports Planning Guide – Diamond Divide (2026). Industry overview estimating tens of thousands of travel baseball and softball tournaments annually and continued expansion of the travel/tournament segment. sportsplanningguide.com

Pickleball Participation Growth

Sports & Fitness Industry Association (SFIA). Pickleball named the fastest-growing sport in the United States for multiple consecutive years; participation reached approximately 24.3 million players in 2025, representing more than a fivefold increase since 2020. sfia.org

Demographic Context

U.S. Census Bureau & National Center for Health Statistics. U.S. fertility rates at or near record lows; younger birth cohorts are smaller than those of the mid-2000s. The under-18 population has been essentially flat to slightly declining while the 65-and-older population continues to grow rapidly.

<https://www.census.gov/programs-surveys/popproj.html>.

U.S. Census Bureau – Centenarians and older-age growth. The oldest age groups (including 85+ and centenarians) are among the fastest-growing segments of the U.S. population.

<https://www.census.gov/newsroom/press-releases/2025/centenarian-population.html>.

Regional Facility Investment Context (Mississippi)

Clarion Ledger / City of Ridgeland. Coverage of the proposed Freedom Ridge Park expansion in Ridgeland, including additional baseball/softball fields and a large pickleball facility component, reflecting ongoing regional interest in sports tourism infrastructure.

<https://www.clarionledger.com/story/business/2025/05/15/ridgeland-ms-freedom-ridge-park-expansion/83621696007/?gnt-cfr=1&gca-cat=p&gca-uir=false&gca-epti=undefined&gca-ft=0&gca-ds=sophi>.

Note: Figures are drawn from publicly reported industry, association, and government sources current as of the preparation of this Agreement. They are provided to support the contextual observations in the Introduction and are not themselves the findings of the proposed study. Hyperlinks are included for convenience and were current at the time of drafting.



MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM: BUTCH LEE
DATE: 08/27/2026
SUBJECT: BRANDON MAIN STREET

Consideration to approve a funding match for Brandon Main Street in efforts to secure grant funding up to \$500,000 for the improvement of pedestrian street lighting on the following streets: Dining St, College St, Black St, North St, Timber St and Mary Ann Dr in the 2027 fiscal year.

ATTACHMENTS:

1. Downtown Lighting Exhibit Revised
2. MS Main Street Revitalization Grant Program



REVISIONS:			

DATE: 12/19/25	DRAWN: BTK
CHECKED: WMM	SCALE: 175
REF: C/L	
EG SURFACE:	
FG SURFACE:	

PROJECT LOCATION: HIGHWAY 80 AND COLLEGE ST. CITY OF BRANDON, RANKIN COUNTY, MS
CLIENT: CITY OF BRANDON 1000 MUNICIPAL DRIVE, BRANDON, MS 39042

PROJECT: DOWNTOWN CROSSWALKS AND LIGHTING IMPROVEMENTS
SHEET CONTENTS: LIGHTING AND CROSSWALKS EXHIBIT

SHEET NUMBER 1 of 1
PROJECT NUMBER B-7635

Mississippi Main Street Revitalization Grant Program

The **Mississippi Main Street Revitalization Grant Program (MMSRGP)** provides funding for projects that revitalize downtown districts and strengthen communities across Mississippi.

The program supports projects that improve historic downtown areas, encourage economic development, and enhance the vitality of Mississippi's Main Streets.

Applications Open August 10, 2026

The application portal will be available beginning August 10, 2026. Please review the Applicant Resources below before starting your application.

Eligible Applicants

The following entities are eligible to apply:

- Mississippi Main Street Designated Communities
- Local Mississippi Main Street Associations with Mississippi Main Street Designation Community status and 501(c) tax-exempt status
- Mississippi Main Street Network Communities
- Mississippi Main Street Associate Communities
- Mississippi cities
- Mississippi counties

Business Improvement Districts established under the Mississippi Business Improvement District Act

Eligible Projects

Eligible projects include those that directly contribute to the improvement and revitalization of downtown areas, including:

- Acquisition and improvement of property
- Preservation and rehabilitation of historic downtown buildings and sites
- Downtown infrastructure and revitalization initiatives

Other projects that stimulate economic development and strengthen historic downtown districts

Funding

- Maximum grant award: \$500,000
- Grant awards are appropriated by the Mississippi Legislature based on applications submitted to and evaluated by the Mississippi Development Authority (MDA).

Application Period

Applications open: August 10, 2026 – September 11, 2026

Applications must be submitted through the online application portal during the open application period.

Program Documents

The following resources are available to assist applicants:

[Mississippi Main Street Revitalization Grant Program Application Portal](#)
[Program Rules](#)

[2026 Program Guidelines](#)

[2026 Budget Sheet](#)

[MDAH Easement Template](#)