

**TITLE 20**

**MISCELLANEOUS**

**CHAPTER**

1. FAIR HOUSING PLAN.
2. WARDS.
3. TITLE VI COMPLIANCE MANUAL.
4. BEECH RIVER REGIONAL AIRPORT AUTHORITY.
5. PARKS AND RECREATION REGULATIONS.

**CHAPTER 1**

**FAIR HOUSING PLAN**

**SECTION**

- 20-101. Definitions.
- 20-102. Unlawful acts.
- 20-103. Exception.
- 20-104. Access to multiple-listing services, etc.
- 20-105. Complaints.
- 20-106. Violations.
- 20-107. Exhaustion of remedies.
- 20-108. Fair housing committee.

**20-101. Definitions.** Whenever used in this chapter, the following words and terms shall have the following meanings unless the context necessarily requires otherwise:

(1) "Dwelling" means any building, structure, or portion thereof which is occupied as, or designed or intended for occupancy as, a residence by one or more families, and any vacant land which is offered for sale or lease for the construction or location of any such building.

(2) "Family" includes a single individual.

(3) "Person" includes one or more individuals, corporations, partnerships, associations, labor organizations, legal representatives, mutual companies, joint-stock companies, trust unincorporated organizations, trustee, trustees in bankruptcy, receivers and fiduciaries.

(4) "To rent" includes to lease, to sublease, to let and otherwise to grant for a consideration the right to occupy premises not owned by the occupant.

(5) "Fair housing committee" means that body appointed to hear, make determination, issue findings in all cases of discriminatory practice as well as implement educational and conciliatory strategies. (Ord. of May 6, 1980)

**20-102. Unlawful acts.** Subject to the exceptions hereinafter set out, it shall be unlawful for any person to do any of the following acts:

(1) To refuse to sell or rent after the making of a bona fide offer to do so or to refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny a dwelling to any person because of race, color, religion, national origin, or sex.

(2) To discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of race, color, religion, national origin, or sex.

(3) To make, print, or publish, or cause to be made, printed or published, any notice, statement, or advertisement, with respect to the sale or rental of a dwelling that indicates any preference, limitation, or discrimination based on race, color, religion, or national origin or sex.

(4) To represent to any person because of race, color, religion, national origin, or sex that any dwelling is not available for inspection, sale, or rental when such dwelling is in fact so available.

(5) For profit, to induce or attempt to induce any person to sell or rent any dwelling by representations regarding the entry or prospective entry into the neighborhood of a person or persons of a particular race, color, religion, sex, or national origin. (Ord. of May 6, 1980)

**20-103. Exception.** Nothing in this chapter shall prohibit a religious organization, association, or society, or any nonprofit institution or organization operated, supervised, or controlled by or in conjunction with a religious organization, association, or society from limiting the sale, rental or occupancy of dwellings which it owns or operates for other than commercial purposes to persons of the same religion, or from giving preference to such persons, unless membership in such religion is restricted on account of race, color, national origin, or sex. (Ord. of May 6, 1980)

**20-104. Access to multiple-listing services, etc.** It shall be unlawful to deny any person access to or membership or participation in any multiple-listing services, real estate brokers' organization or other service, organization, or facility relating to business of selling or renting dwellings, or to discriminate against him in the terms or conditions of such access, membership, or participation on account of race, color, religion, national origin, or sex. (Ord. of May 6, 1980)

**20-105. Complaints.** Any person who claims to have been injured by an act made unlawful by this chapter, or who claims that he will be injured by such an act, may file a complaint with the mayor, chairman of the "fair housing committee." A complaint shall be filed within 30 days after the alleged unlawful act occurred. Complaints shall be in writing and shall contain such information

and be in such form as required by the said committee. Upon receipt of a complaint, the committee shall promptly investigate it and shall complete its investigation within 15 days. If a majority of the committee finds reasonable cause to believe that a violation of this chapter has occurred, or if a person charged with a violation of this chapter refuses to furnish information to said committee, the committee may request the city attorney to prosecute an action in the city court against the person charged in the complaint. Such request shall be in writing. Upon receiving such written request and with the assistance of the aggrieved person and said committee, within 15 days after receiving such request, the city attorney shall be prepared to prosecute an action in the city court, provided a warrant is sworn out by the aggrieved person and served upon the person or persons charged with the offense. (Ord. of May 6, 1980)

**20-106. Violations.** Any person violating any provision of this chapter shall be guilty of an offense and upon conviction shall pay a penalty of not more than \$50.00 for each offense. Each day such violation shall continue constitutes a separate offense. (Ord. of May 6, 1980)

**20-107. Exhaustion of remedies.** Nothing in this chapter requires any person claiming to have been injured by an act made unlawful by this chapter to exhaust the remedies provided herein, nor prevent any such person from seeking relief at any time under the federal civil rights act or other applicable legal provisions. (Ord. of May 6, 1980)

**20-108. Fair housing committee.** There is created hereunder a fair housing committee, which is authorized and directed to undertake such educational and conciliatory activities as in its judgment will further the purposes of this chapter. It may call conferences of persons in the housing industry and other interested parties to acquaint them with the provisions hereof and the committee's suggested means of implementing it. The committee shall further endeavor, with the advice of the housing industry and other interested parties, to work out programs of voluntary compliance and may advise appropriate city officials on matters of enforcement. The committee may issue reports on such conferences and consultations as it deems appropriate. The committee shall establish an affirmative action plan to implement the purposes of this chapter. (Ord. of May 6, 1980)

## CHAPTER 2

### WARDS

#### SECTION

20-201. City divided into seven (7) wards.

**20-201. City divided into seven (7) wards.** The City of Lexington, Tennessee, hereinafter referred to as the city, is divided into seven wards for the purpose of electing an aldermen from each of the seven wards in city elections, whose boundaries are as follows:

WARD 1: The southern boundary of Ward 1 begins at the intersection of the city limits at Pine Cone Drive and follows Pine Cone Drive east to Old Huntingdon Road, then follows Old Huntingdon Road south to Tanglewood, then follows Tanglewood east to Wildwood Drive, then follows Wildwood Drive south to Honeysuckle Drive, then follows Honeysuckle Drive east to Meadowlark Lane, then follows Meadowlark Lane south to the end of Meadowlark Lane and a drainage ditch, then follows the center of the drainage ditch east to North Broad Street, then follows North Broad Street south to Hall Street, then follows Hall Street east to Natchez Trace Drive, and then follows Natchez Trace Drive northeast to the city limits. The boundary then starts in a northwesterly direction following the city limits to the intersection at Pine Cone Drive the point of the beginning.

WARD 2: The southern boundary of Ward 2 begins at the intersection of the city limits at Huntingdon Street and follows Huntingdon Street southeast to Deerwood, then follows Deerwood east to Circle Drive, then follows Circle Drive southeast and south to Parkview Courts, then follows Parkview Courts east to North Broad Street, then follows North Broad north to a point on the southwest corner of the lot located on the south corner of North Broad and Britt Street, said lot being parcel 15 "group E" on Henderson County tax map 82-B as updated April 1999, then follows a line along the southern boundary of said lot and parcel 14 "group E" on Henderson County tax map 82-B as updated April 1999, said line continuing east to Sunset, then follows Sunset north to Britt, then follows Britt east continuing to the abandoned railroad, then follows the abandoned railroad north to Hamlett, then follows Hamlett east to Maywood, then follows Maywood south to Hayes, then follows Hayes east and southeast to Natchez Trace Drive, then follows Natchez Trace Drive northeast to Greenbriar, then follows Greenbriar east to Hedgewood, then follows Hedgewood south to Leota Drive, then follows Leota Drive along the southern right of way east to the city limits, then follows the city limits starting in a northerly direction to the intersection of the city limits and Natchez Trace Drive, then starts in a southwesterly direction following the southern boundary of

Ward 1 to the intersection of Pine Cone Drive and the city limits. The boundary then follows the city limits starting in a southerly direction and ending at Huntingdon Street the point of the beginning.

WARD 3: The southern boundary of Ward 3 begins at the city limits at a point 600 feet west of Smith and starts in a easterly direction following the city limits to the intersection of the city limits and Leota Drive, then starting west follows the boundary of Ward 2 to Airways, then follows Airways southeast to the southeast corner of the property known as Franklin Wilkins Airport, then northwesterly following this property line to the abandoned railroad, then follows the abandoned railroad south to Town Branch, then follows Town Branch southeast to East Church Street, then follows East Church east to Eastgate, then follows Eastgate south to Franklin, then follows Franklin west to South Main, then follows South Main south to Vine Street, then follows Vine Street west to Derryberry, then follows Derryberry south to Bedwell, then follows Bedwell west and continues in a straight line 600 feet beyond the intersection with Smith, then follows a line parallel to and 600 feet west of Smith south to the city limits the point of the beginning.

WARD 4: The Southern boundary of Ward 4 begins at the intersection of the city limits and Old Jackson Road and follows the city limits southeast to the intersection of the TVA power lines, then follows the TVA power line southeast to South Broad Street, then follows South Broad Street south to Dixon, then follows Dixon east to Maple, then follows Maple south to Stanford, then follows Stanford east to Elm, then follows Elm south to Linden, then follows Linden east to South Main Street, then follows South Main south to Franklin. The boundary then starts in an easterly direction along the boundary of Ward 3 to the intersection of Airways and Natchez Trace Drive, then follows Natchez Trace Drive southwest to Dennison Drive, then follows Dennison Drive north to Brown Street, then follows Brown Street west to North Broad Street, then follows North Broad south to Wilson Street, then follows Wilson Street northwest to Huntingdon Street, then follows Huntingdon Street northeast to Essary Street, then follows Essary Street northwest to Boswell Street, then follows Boswell Street west to Hospital Drive, then follows Hospital Drive south to North Main Street, then follows North Main Street west to Old Jackson Road then follows Old Jackson Road to the intersection of the city limits the point of the beginning.

WARD 5: The western boundary of Ward 5 begins at the intersection of the TVA power lines and the city limits and follows the city limits starting in a southeasterly directions to the intersection of the beginning point of the southern boundary of Ward 3, then follows the boundary of Ward 3 in a northerly direction to the intersection of Franklin and South Main, then follows

the boundary line in Ward 4 starting in a northerly direction to the intersection of the TVA power lines and the city limits the point of the beginning.

WARD 6: The southern boundary of Ward 6 begins at the intersection of the city limits and Highway 412 West and follows the city limits beginning in a southerly direction to the intersection of the city limits and Old Jackson Road, then follows Old Jackson Road east along the boundary of Ward 4 to the intersection of Hospital Drive and West Church Street, then follows West Church Street west to Benwood Drive, then follows Benwood Drive north to One Mile Branch, then follows One Mile Branch east to the city limits, then follows the city limits beginning in a northerly direction to the intersection of the city limits and highway 412 West the point of the beginning.

WARD 7: Ward 7 is bounded on the north by Ward 2, on the east and south by Ward 4, and on the west by Ward 6. (Ord. #970001, May 1997, as amended by Ord. #200301, Jan. 2003)

**CHAPTER 3****TITLE VI COMPLIANCE MANUAL****SECTION**

20-301. Title VI Compliance Manual adopted.

20-302. Policy statement.

**20-301. Title VI Compliance Manual adopted.**<sup>1</sup> The Title VI Compliance Manual for the City of Lexington is hereby adopted in its entirety by reference. (as added by Ord. #200204, April 2002)

**20-302. Policy statement.** The following statement shall be deemed as the City of Lexington's Title VI policy statement: "It is the policy of the City of Lexington to ensure that no citizen shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance." (as added by Ord. #200204, April 2002)

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<sup>1</sup>The Title VI Compliance Manual is of record in the office of the city recorder.

**CHAPTER 4**

**BEECH RIVER REGIONAL AIRPORT AUTHORITY**

**SECTION**

20-401. Establishment of airport authority.

**20-401. Establishment of airport authority.**<sup>1</sup> The City of Lexington, Tennessee hereby adopts and authorizes the creation of the Beech River Regional Airport Authority. (as added by Ord. #200211, Aug. 2002)

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<sup>1</sup>Ordinances #200208 and 200211 authorize the creation of the Beech River Regional Airport Authority and an airport authority board of commissioners and are of record in the city recorder's office.

**CHAPTER 5****PARKS AND RECREATION REGULATIONS****SECTION**

20-501. Rules and regulations.

**20-501. Rules and regulations.** In order to protect the City of Lexington's investment, provide for efficient operation, ensure equitable treatment of patrons and generate a healthy recreational environment for the children and citizens of Lexington, the following rules and regulations shall apply to uses of the City of Lexington parks:

(a) General rules. Alcoholic beverages, weapons (of any kind), animals/pets, three/four wheelers are not allowed in park(s). Bicycles, skateboards, in-line skates and rollerblades are allowed in designated areas only. Inappropriate behavior will not be tolerated. Violators will be subject to prosecution. Park hours: April - August 8:00 A.M. to 11:00 P.M. and September - March 8:00 A.M. to 10:00 P.M.

(b) Field rainout policy. Determination of field rainouts shall be made by the park foreman or, in his absence, the public works director. The decision of whether the fields are playable will be made by 3:00 P.M. or sooner on that day. The park foreman will contact the radio station and Lexington Police Department for announcement of the rainout. Under no circumstances will games be played on fields after rainouts have been called.

(c) Saturday and Sunday. Park employees will come in at 7:00 A.M. only if leagues have rainouts or scheduled games. If fields are not playable, games will be rescheduled for the next week.

(d) Communication. All communication with the parks department shall be initiated through the park office (968-5338). Leave your name, contact number and the nature of your request. The park foreman will respond as needed at his earliest convenience. Calls will be taken from 8:00 A.M. to 5:00 P.M. Monday through Friday. League requests shall be made by the league presidents only. For after hours emergencies: Call Lexington Police Department (968-6666).

(e) Visits to park employees. In order for the parks and recreation department employees to do their job, we require that you refrain from making visits at the park with these employees.

(f) Scheduling. All league game schedules must be turned in to the park foreman no later than two (2) weeks prior to the start of the season. Any scheduling changes must be requested with the park foreman twenty-four (24) hours in advance. The parks and recreation department will not be responsible for any scheduling problem due to lack

of communication from leagues. "Request for scheduling" forms are available at the park office on Natchez Trace Drive.

(g) Tournaments. Park employees will prepare the fields one (1) time each day during tournaments. Any special request for field preparation must be made in writing to the park foreman.

(h) Concession stands. Leagues will be allowed to operate concession stands during their season(s) in the concession stand associated with their field and/or, with written approval by the park foreman, in temporary/portable stands to be located in the area of their field. Use of any other building will not be allowed. Storage of concession items by leagues will be allowed only in the concession stands associated with their fields. All trailer type equipment must be properly secured including wheels chocked (Examples: coke wagons, barbeque grills, etc.). a copy of specific regulations can be picked up at city hall or the park office.

(i) Field maintenance. All field maintenance shall be performed by park employees or city authorized contractors. No one else is allowed to work on any field or any park grounds. This includes but is not limited to:

- (i) Removal or addition of dirt;
- (ii) Removing or moving bases, home plate and/or pitching rubber; or
- (iii) Removing standing water anywhere on the fields.

"Request for repairs and projects" forms are available at the park office on Natchez Trace Drive. Leagues must submit requests to the parks and recreation department.

(j) Construction projects. Specifications and drawings of proposed construction projects by any league must be submitted by the league president for approval by the park foreman, public works director, building inspector and, in certain cases, the board of mayor and aldermen. The City of Lexington will hold no liability for construction projects that are not city funded.

(k) Scheduling of pavilions. Use of a pavilion at the city park(s) may be scheduled by contacting the park office (968-5338). Leave call back information, date and time of requested use. The park foreman will call as soon as possible to confirm reservation of pavilion. There is no rental charge for the use of park pavilions but clean up of the area after use is required.

(l) Parking. Vehicles must park in allotted parking areas. Special consideration will be given for the elderly, handicapped or special needs individuals. Illegally parked vehicles will be ticketed. To make arrangements for special consideration parking, contact the park office. Vehicles left overnight may be towed at owner's expense. Call the police department to make them aware of a problem.

(m) Use of grills. Any type of charcoal or gas grills used at park(s) must be removed after use. Ashes from charcoal grills cannot be dumped on park property. It must be removed from the park grounds.

(n) Parks and recreation office. The parks and recreation office is available for community meetings. At the beginning of each year, a new scheduling calendar is placed in the office. Contact the park office to schedule use. Requests will be filled on a first come first serve basis. You will be contacted by the park foreman to confirm. No food or drinks are allowed in the park office; furniture cannot be moved; and, clean up is required. Violators of these rules shall be banned from use.

(o) Cleanliness of park grounds: It is the responsibility of everyone that frequents our city parks to keep them clean and safe. Trash containers are placed throughout the parks for convenient disposal of trash and litter. Trash from the dugouts and playing field shall be picked up by leagues and placed in proper trash containers. Leagues must encourage spectators not to litter but to keep our parks clean and neat. Patrons of the pavilions, play grounds, etc. shall not litter and shall clean up after uses.

(p) Lexington City Pool. The Lexington City Pool is open to the public with an admission fee and also available to rent for private parties. For information, rates, and scheduling contact the park office (968-5338).

(2) Any violation of the provisions of this ordinance that are designated misdemeanors shall be punishable by a fine not to exceed fifty dollars (\$50.00) per day for each violation. The court may also order a person found to have committed a misdemeanor under this ordinance to make full restitution.

(3) These regulations are in addition to other applicable city, state and federal laws. (as added by Ord. #200806, Nov. 2008)