

# **PICO UNION NEIGHBORHOOD COUNCIL BYLAWS**

**July 8, 2013**

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## ARTICLE I NAME

The name of this Neighborhood Council shall be the Pico Union Neighborhood Council (Council).

## ARTICLE II PURPOSE

Principles of Governance - The purpose of the Council is to participate as a body on issues concerning our neighborhood and regarding the governance of the City of Los Angeles (City) in a transparent, inclusive, collaborative, accountable and viable manner.

A. The **MISSION** of the Council is:

1. To provide an inclusive and open forum for public discussion of issues of interest to the Council, including City governance, the needs of the Council, the delivery of City services to the Council area, and other matters of a City wide nature;
2. To advise the City on issues of interest to the Council, including City governance, the needs of the Council, the delivery of City services to the Council area, and other matters of a City wide nature;
3. To initiate, execute and support projects for the physical, social and cultural improvement of the Council area; and
4. To facilitate communication between the City and Community Stakeholders on issues of concern to the community and/or the Stakeholders.

B. The **POLICY** of the Council is:

1. To respect the diversity, dignity, and expression of views of all individuals, groups, and organizations within the community and/or involved in the Council;
2. To remain non-partisan with respect to political party affiliation and inclusive in our operations including, but not limited to, the process of electing or selecting the Board of Directors, Officers, and committee members, as hereinafter set forth;
3. To utilize the Early Notification System (ENS) to inform the Council and Community Stakeholders of matters involving the City and our community in a way that is tailored to provide opportunities for involvement in the decision-making process;
4. To encourage all Community Stakeholders to participate in activities of the Council;
5. To prohibit discrimination against any individual or group in our operations on the basis of race, religion, color, creed, national origin, ancestry, sex, sexual orientation, age, disability, marital status, income, homeowner/renter status, or political affiliation; and
6. To have fair, open, and transparent procedures for the conduct of all Council business.

### ARTICLE III BOUNDARIES

The Council covers a geographic area described below.

**Section 1: Boundary Description** - The boundaries abut the boundaries of adjacent Neighborhood Councils and include those areas of the City within the following lines of demarcation:

1. **North** – Olympic Boulevard;
2. **East** – Harbor Freeway (110);
3. **South** – Santa Monica Freeway (10); and
4. **West** – Normandie Avenue.

The boundaries of the Council are set forth on the Map of the Pico Union Neighborhood Council Boundaries, attached as Attachment A.

**Section 2: Internal Boundaries** – In order to provide regional representation, the Council is divided into three (3) districts as follows:

- District 1 – Normandie to Vermont, Olympic to Santa Monica Freeway
- District 2 – Vermont to Hoover, Olympic to Santa Monica Freeway
- District 3 – Hoover to Harbor Freeway, Olympic to Santa Monica Freeway

### ARTICLE IV STAKEHOLDER

Neighborhood Council membership is open to all Stakeholders. “Stakeholders” shall be defined as those who live, work, or own property in the neighborhood and also to those who declare a stake in the neighborhood and affirm the factual basis for it. Members of the Council shall be referred to as “Community Stakeholders.”

### ARTICLE V GOVERNING BOARD

The Board of Directors (Board) shall be the Governing Body of the Council within the meaning of that term as set forth in the City Ordinance and Plan for the Citywide System of Neighborhood Councils (Plan).

**Section 1: Composition** - The Board shall consist of fifteen (15) Stakeholders elected, selected or appointed by the Board and/or Community Stakeholders. The composition of the Board shall be as follows:

1. **Homeowner Stakeholder Board Members (3)** – Open to Stakeholders 18 years of age or older who own a residence located within the NC boundaries. There shall be no more than two homeowner Board members from any one of the three geographic districts.

2. **Renter Stakeholder Board Members (3)** – Open to Stakeholders 18 years of age or older who rent a residence located within the NC boundaries. There shall be no more than two renter Board members from any one of the three geographic districts.

3. **Business Stakeholder Board Members (3)** – Open to Stakeholders 18 years of age or older who work for or own a business or business property within the NC boundaries. There shall be no more than two business Board members from any one of the three geographic districts.

4. **Organizational Stakeholder Board Members (3)** – Open to Stakeholders 18 years of age or older who participate in a religious institution, educational institution, community organization, non-profit organization, neighborhood association, school/parent group, faith based group, senior group, youth group, arts association, service organization, boys or girls club, cultural group, business group, political group, environmental group, advisory board, or public agency within the NC boundaries. There shall be no more than two organizational Board members from any one of the three geographic districts.

5. **Senior Stakeholder Board Members (2)** – Open to Stakeholders 60 years of age or older.

6. **At-Large Stakeholder Board Member (1)** – Open to Stakeholders at least 18 years of age who declare a stake in the neighborhood and affirm a factual basis for it.

No single Stakeholder group shall hold a majority of Board seats unless extenuating circumstances exist and are approved by the Department of Neighborhood Empowerment (“Department”). It is the goal of the Council to seek equal Board representation between the three districts.

**Section 2: Quorum** - The quorum shall be eight (8) members of the Board irrespective of the number of Board vacancies.

**Section 3: Official Actions** – Unless specified otherwise in these Bylaws, a simple majority vote by the Board members present at a meeting is required to take official action on any matter. The Board must maintain a quorum at the time it takes formal action. A simple majority vote requires more than 50% of the Board members present, not including abstentions.

**Section 4: Terms and Term Limits** - Board members shall serve a four (4)-year staggered term commencing after being seated. The intent of the Board is to establish a staggered election system where approximately half of the Board is elected at each City Clerk conducted election. There are no term limits.

**Section 5: Duties and Powers** - The primary duties of the Board shall be to govern the Council and to carry out its objectives. No individual member of the Board shall speak for the Board or otherwise publicly represent a Board position unless authorized to do so by official action of the Board. The Board may, by official action, delegate to any individual the authority to present before any public body a standing Council position previously adopted by the Board or a statement that the Council has had insufficient time to develop a position or

recommendation on a matter before that body. Such authority may be revoked at any time by the Board.

**Section 6: Vacancies** – Vacancies on the Board shall be filled using the following procedure:

- a. The Board shall cause the matter to be placed on the agenda of a regular meeting of the Board.
- b. Any Stakeholder interested in filling a vacancy on the Board shall submit a written application to the Board or accept a nomination from a Board member.
- c. The Board shall vote on the application or nomination at the meeting. If multiple applications or nominations for one seat have been submitted, the candidate with the most votes wins.
- d. The candidate who wins shall fill the remaining term of the Board seat.
- e. Unless the vacancy prevents the Board from maintaining a quorum, in no event shall a vacant seat be filled within 60 days before a Council election administered by the City Clerk.

**Section 7: Absences** - Any Board Member who misses, without excuse, two (2) regularly scheduled consecutive Board meetings or four (4) regularly scheduled Board Meetings during any twelve (12) month period (commencing in January) will be subject to Board removal. Each unexcused Board Member absence shall be recorded in the Council's Meeting Minutes or other manner of Council record keeping. Only a regularly scheduled Board meeting, properly noticed in accordance with the Brown Act, shall constitute a meeting for the purpose of determining Board member attendance. A special Board meeting shall not be considered a regularly scheduled Board meeting.

Upon missing the required number of regularly scheduled Board meetings for removal, the Board will place on the agenda of a regularly scheduled Board meeting the removal of the Board member. The Board will discuss the validity of the unexcused absences, permit the Board member to explain the absences and vote on whether to remove the Board member.

**Section 8: Censure** - The Council can take action to publically reprimand a Board member for actions conducted in the course of Council business by censuring the Board member at a Council Board meeting. Censures shall be placed on the agenda for discussion and action.

**Section 9: Removal of Governing Board Members** – The Council shall consult with the Office of the City Attorney throughout any Board removal process. Board members may be removed in the following ways:

1. **Petition by Stakeholders**– A Board member may be removed from office by the submission of a written petition to the Secretary, which includes: i) the identity of the Board member to be removed, ii) a description, in detail, of the reason for removal, and iii) the valid signatures of one hundred (100) stakeholders.

a. Upon receipt of a written petition for removal, the Secretary shall cause the matter to be placed on the agenda for a vote of the Board at the next regularly scheduled Board meeting.

b. Removal of the identified Board member requires a two-thirds (2/3) majority vote of the attending Board members.

c. The Board Member who is the subject of the removal action shall have the right to deliver to Board members a written statement about the matter and/or to speak at the Board meeting prior to the vote, but shall not be counted as part of the quorum, nor allowed to vote on the matter.

**2. Petition by Board** - A Board Member may be removed from the Board for good cause, including, but not limited to, disruptive conduct; interfering with Council business; violations of the Bylaws, Operating Procedures or Code of Conduct following a Board Member's submission to the Board of a petition which includes: (i) the identity of the Board Member to be removed, (ii) the reason(s) for removal by identifying the violation of the internal rules or procedures and specific conduct of the person, and (iii) contains the signatures of at least five (5) Board Members.

a. The petition shall be delivered simultaneously to all Board Members and the matter placed on the agenda and scheduled for a vote at the next regularly scheduled Board meeting.

b. Removal of the identified Board member requires a two-thirds (2/3) majority vote of the attending Board Members.

c. The Board Member who is the subject of the removal action shall have the right to deliver to Board Members a written statement about the matter and/or to speak at the Board meeting prior to the vote, but shall not be counted as part of the quorum, nor allowed to vote on the matter.

d. The Board Member being removed must first have been censured by the Board once for the same action before a petition by the board for removal shall be considered by the Council.

If the vote for removal is affirmative, the position shall be deemed vacant and filled via the Council's vacancy clause. If a quorum is not present to take a vote on removal, the matter shall be placed on the agenda for the next regularly scheduled meeting, and every regularly scheduled meeting thereafter, until such time as a vote is taken.

**Section 10: Resignation** - A Board member may resign from the Council and the position shall then be deemed vacant. Any member of the Board who ceases to be a Stakeholder is required to submit his or her resignation to the Board for discussion and action at a Board meeting. Removal of the Board Member requires a majority vote of the Board Members attending the meeting.

**Section 11: Community Outreach** - The Council shall direct that a system of outreach be instituted to inform Stakeholders as to the existence and activities of the Council, including its



Board elections, to find future members of the Council, and to encourage all Stakeholders to seek positions within the Council. The Council shall have a standing Outreach Committee, which will report its activities and recommendations to the Board monthly at the regular Board meeting. The Council shall maintain a web site presence to disseminate information to Council Stakeholders and others interested in the Council. In addition, the Board shall create, or shall cause to be created, a marketing plan to solicit participation from Stakeholders. The plan may include, for example, the creation of flyers, postcards, pamphlets and other related materials. It may also include e-mail blasts to various organizations including a regularly scheduled e-blast to local government officials and to the Chamber of Commerce, Neighborhood Watch, Home Owners' Association and other local organizations as the Board determines. Outreach also should be undertaken at public events and shall be coordinated with other Neighborhood Councils when appropriate.

## **ARTICLE VI OFFICERS**

**Section 1: Officers of the Board** - The officers of the Board ("Officers") shall include the following positions which all together comprise the Executive Committee: President, Vice President, Secretary, and Treasurer.

**Section 2: Duties and Powers** - The duties of the Officers are as follows and also include such additional duties as may be adopted by official action of the Board:

- a. The President shall act as the chief executive of the Council and shall preside at all Board and Executive Committee meetings. The President shall represent the Council at civic and press conference events.
- b. The Vice President shall serve in place of the President if the President is unable to serve. The Vice President serves as the primary assistant to the President. The Vice President serves as the Chair of the Outreach Committee.
- c. The Secretary shall keep minutes of all Board and Executive Committee meetings. The Secretary shall process correspondence received by the Council (including email) or generated on its behalf and report on such correspondence as needed. The Secretary shall maintain records the Board deems appropriate. The Secretary shall distribute announcements to stakeholders. The Board may select an Administrative Assistant to assist the Secretary as needed.
- d. The Treasurer shall maintain the records of the Council's finances and books of accounts and perform other duties in accordance with the Council's Financial Management Plan and the Department's policies and procedures. The Treasurer shall make a report to the Board at every regularly scheduled Board meeting in accordance with Article IX, paragraph D of these Bylaws.

**Section 3: Selection of Officers** -

Officer positions shall be filled annually at the first official Board meeting following a Council election and at the subsequent one-year anniversary in years without a Council election.

**Section 4: Officer Terms** - The Officers shall serve one-year terms at the pleasure of the Board. They may stand for reelection annually.

## **ARTICLE VII COMMITTEES AND THEIR DUTIES**

The Board shall establish all Standing and Ad Hoc Committees. Suggestions for committees may come from Stakeholders or from Board members.

**Section 1: Standing Committees** – The Standing Committees of the Council are:

- A. Executive Committee – This committee will set the agenda for Board meetings.
- B. Outreach Committee – The vice-president is the chair of this committee. This committee shall provide assistance in advertising all meetings and develop an on-going outreach plan to ensure the maximum participation by community stakeholders and solicit new membership.
- C. Quality of Life and Safety Committee – This committee will monitor and hold accountable private and public organizations that impact the community's quality of life and safety.
- D. Youth Committee - This committee shall support programs that work with youth. It shall also encourage youth participation in the council system, educate stakeholders about local youth issues and keep the Board informed of local youth events and resources available within the Council area.
- E. Transportation Committee – This committee shall form liaisons with the Los Angeles Department of Transportation and other public agencies to resolve transportation issues within the council boundaries.
- F. Zoning, Land Use and Planning Committee – This committee shall review and obtain public input on any zoning, land use and planning issues affecting the council.

**Section 2: Ad Hoc Committees** – The Board may create Ad Hoc Committees as needed to deal with temporary issues.

### **Section 3: Committee Creation and Authorization**

- a. Committee **Authority** - All committee recommendations shall be presented to the full Board for discussion and action.
- b. Committee **Structure** – With the exception of the Executive Committee, Committee members shall be appointed by the President and ratified by the Board. Standing Committees shall be comprised of at least two (2) but no more than four (4) Board members and may include any interested Stakeholders. Ad Hoc Committees shall be comprised of at least two (2) but no more than four (4) Board members and may include any interested Stakeholders.
- c. **Committee Appointment** – All Committee Chairs shall be appointed by the Board. The Chairs shall keep a written record of Committee meetings and shall provide regular reports on Committee matters to the Board.
- d. **Committee Meetings** – Committee meetings are subject to and shall be conducted in accordance with the Brown Act. Minutes shall be taken at every Committee meeting.

e. Changes **to Committees** - The Board may establish, disband or make changes as needed to any Standing or Ad Hoc committee. Any such action by the Board shall be noted in the Council meeting minutes.

f. Removal **of Committee Members** – Committee members may be removed in the same manner in which they were appointed.

## **ARTICLE VIII MEETINGS**

All meetings, as defined by the Ralph M. Brown Act (*California Government Code Section 54950.5 et seq.*), shall be noticed and conducted in accordance with the Act and all other applicable laws and governmental policy.

**Section 1: Meeting Time and Place** - All meetings shall be held within the Council boundaries at a location, date and time set by the Board. A calendar of regular meetings shall be established by the Board at its first regular meeting of each calendar year.

a. **Regular Meetings** - Regular Council meetings shall be held at least once per quarter and may be held more frequently as determined by the Board. Prior to any action by the Board, there shall be a period of public comment. The Board shall determine the length and format of the period as appropriate.

b. **Special Meetings** – The President or a majority of the Board shall be allowed to call a Special Board Meeting as needed.

### **Section 2: Agenda Setting –**

The Executive Committee shall set the agenda for each Board meeting.

Any Stakeholder may make a proposal for action by the Council by submitting a written request to the Secretary or during the public comment period of a regular Board meeting. The Secretary shall promptly refer the proposal to a Standing Committee or, at the next regularly scheduled Board meeting, the Board shall either consider the proposal or create an Ad Hoc Committee to consider the proposal. The Board is required to consider the proposal at a Committee or Board meeting, but is not required to take further action on the proposal. Proposals made under this subsection are subject to the rules regarding reconsideration.

**Section 3: Notifications/Postings** – Notice of a regular meeting shall be a minimum of three (3) days (72 hours) in advance of the meeting and at least one (1) day (24 hours) in advance of a special meeting. At a minimum, notice shall be posted at the Council's five (5) Public Notice Locations specified on the Posting Location Form filed with the Department, on its website (if applicable) and emailed to Stakeholders if the Council maintains such a database. Regular and Special meeting agendas shall also be emailed to the Department.

### **Section 4: Reconsideration**

The Board may reconsider or amend its actions through the following Motion for Reconsideration process:

- a. Before the Board reconsiders any matter, the Board must approve a Motion for Reconsideration. The Motion for Reconsideration must be approved by official action of the Board. After determining that an action should be reconsidered, the Board has the authority to re-hear, continue, or take action on the item that is the subject of reconsideration within any limitations that are stated in the Motion for Reconsideration.
- b. The Motion for Reconsideration must be brought, and the Board's approval of a Motion for Reconsideration must occur, either during the same meeting where the Board initially acted or during the Board's next regularly scheduled meeting that follows the meeting where the action subject to reconsideration occurred. The Council may also convene a special meeting within these specified time frames to address a Motion for Reconsideration.
- c. A Motion for Reconsideration may be proposed only by a member of the Board that previously voted on the prevailing side of the original action that was taken by the Board (the "Moving Board Member").
- d. The Moving Board Member may make the Motion for Reconsideration orally during the same meeting where the action that is the subject of reconsideration occurred, or by properly placing the Motion for Reconsideration on the agenda of a meeting that occurs within the allowed specified periods of time as stated above.
- e. In order to properly place the Motion for Reconsideration on the agenda of the subsequent meeting, the Moving Board Member shall submit a memorandum to the Secretary at least two (2) days in advance of the deadline for posting notices for the meeting. The memorandum must briefly state the reason(s) for requesting the reconsideration, and provide the Secretary with an adequate description of the matter(s) to be re-heard and the proposed action that may be adopted by the Board if the Motion for Reconsideration is approved.
- f. A Motion for Reconsideration that is properly brought before the Board may be seconded by any member of the Board.
- g. This reconsideration process shall be conducted at all times in accordance with the Brown Act.

## **ARTICLE IX FINANCES**

- A. The Board shall review its fiscal budget and make adjustments as needed to comply with City laws and City administrative rules, and to keep in compliance with Generally Accepted Accounting Principles and the City's mandate for the use of standardized budget and minimum finding allocation requirements.
- B. The Board shall adhere to all rules and regulations promulgated by appropriate City officials regarding the Council's finances, where the term "appropriate City officials" means those officials and/or agencies of the City of Los Angeles who have authority over Neighborhood Councils.

C. All financial accounts and records shall be available for public inspection and posted on the Council website, if available.

D. Each month, the Treasurer shall provide to the Board detailed reports of the Council's accounts.

E. At least once each quarter, the President and at least one (1) other individual other than the Treasurer, who is designated by the Board, shall examine the Council's accounts and attest to their accuracy before submitting the documentation to the Department for further review.

## ARTICLE X ELECTIONS

**Section 1: Administration of Election** - The PUNC's election will be conducted pursuant to any and all City ordinances, policies and procedures pertaining to Neighborhood Council elections.

**Section 2: Governing Board Structure and Voting** - The number of Board seats, the eligibility requirements for holding any specific Board seats, and which Stakeholders may vote for the Board seats are noted in Attachment B.

**Section 3: Minimum Voting Age** - All Community Stakeholders aged eighteen (18) and above shall be entitled to vote in the Neighborhood Council Elections. Each voter shall have one vote for each of the six Board Member categories.

**Section 4: Method of Verifying Stakeholder Status** - Voters will verify their Stakeholder status by providing acceptable documentation. Stakeholder status may also be established by means of declaring a stake (or interest) in the neighborhood and providing documentation supporting that declaration.

**Section 5: Restrictions on Candidates Running for Multiple Seats** - A candidate shall declare their candidacy for no more than one (1) position on the Council Board during a single election cycle.

**Section 6: Other Election Related Language** - All candidates must continue to be stakeholders at the time of election. During their term, each Board member must maintain the status upon which he or she was elected to the Board.

## ARTICLE XI GRIEVANCE PROCESS

A. Any grievance by a Stakeholder must be submitted in writing to the Board who shall cause the matter to be placed on the agenda for the next regular Council meeting.

B. At that meeting, the Board shall refer the matter to an Ad Hoc Grievance Panel comprised of three (3) Stakeholders randomly selected by the Board from a list of Stakeholders who have expressed an interest in serving from time-to-time on such a panel.

C. Within two (2) weeks of the panel's selection, the Board shall coordinate a time and place for the panel to meet with the person(s) submitting a grievance to discuss ways in which the dispute may be resolved.

D. Within two (2) weeks following such meeting, a member of the panel shall prepare a written report to be forwarded by the Secretary to the Board outlining the panel's collective recommendations for resolving the grievance. The Board may receive a copy of the panel's report and recommendations prior to a Board meeting, but, in accordance with the Brown Act, the matter shall not be discussed among the Board members until it is heard publicly at the next regular Council meeting.

E. This grievance process is intended to address matters involving procedural disputes, such as the Board's failure to comply with Board Rules or these Bylaws. It is not intended to apply to Stakeholders who merely disagree with a position or action taken by the Board at one of its meetings, which grievances may be aired publicly at Council meetings.

F. Board members are not permitted to file a grievance against another Board member or against the Council.

## **ARTICLE XII PARLIAMENTARY AUTHORITY**

The Council shall use Rosenberg's rules of order when conducting Council meetings. If Rosenberg's rules of order are silent on an issue, the Council shall refer to Robert's rules of order. Additional rules and/or policies and procedures regarding the conduct of the Board and/or Council meetings may be developed and adopted by the Board.

## **ARTICLE XIII AMENDMENTS**

A. Any Board member may propose an amendment to these Bylaws by requesting that the Secretary place the item on the agenda.

B. Any Stakeholder may propose an amendment to these Bylaws during the public comment period of a regular Council meeting.

C. Any proposal to amend the Bylaws shall be formalized in writing and noticed on the agenda for public discussion and Board vote at the next regular Council meeting.

D. An amendment to these bylaws requires a two-thirds majority vote of the Board members present at a duly noticed general or special meeting. All changes shall then be forwarded to the Department for review and approval.

E. Amendments shall not be valid, final or effective until approved by the Department. Once approved, any changes in the Bylaws shall become effective immediately.

## **ARTICLE XIV COMPLIANCE**

The Council, its representatives, and all Community Stakeholders shall comply with these Bylaws and with any additional Standing Rules or Procedures as may be adopted by the

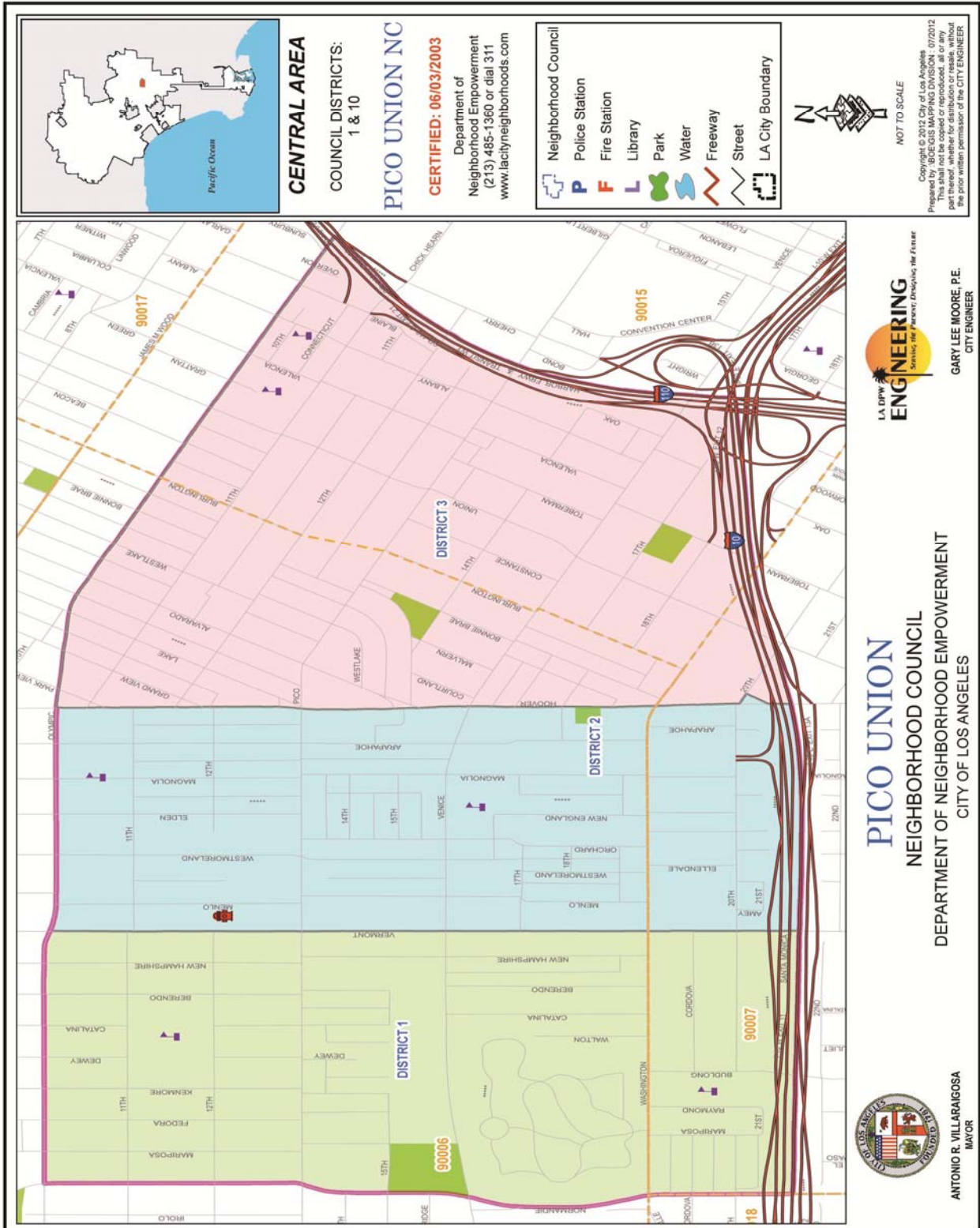
Board of Directors as well as all local, county, state and federal laws, including, without limitation, the Plan for Citywide System of Government (hereinafter referred to as “the Plan”), the City Code of Conduct, the City Governmental Ethics Ordinance (*Los Angeles Municipal Code Section 49.5.1*), the Brown Act (*California Government Code Section 54950.5 et seq.*), the Public Records Act, the American Disabilities Act, and all laws and governmental policies pertaining to Conflicts of Interest.

**Section 1: Code of Civility** – The Council, its representatives, and all Community Stakeholders shall conduct all Council business in a civil, professional and respectful manner.

**Section 2: Training** – All Board members shall take training in the fundamentals of Neighborhood Council, including, but not limited to, ethics, funding, workplace violence and sexual harassment trainings provided by the City within forty-five (45) days of being seated, or they will lose their Council voting rights.

**Section 3: Self Assessment** – Every year, the Council shall conduct a self assessment pursuant to Article VI, Section 1 of the Plan.

# ATTACHMENT A





## ATTACHMENT B

BOARD POSITION	ELECTED OR APPOINTED?	ELIGIBILITY TO RUN FOR THE SEAT	ELIGIBILITY TO VOTE FOR THE SEAT
<b>At-large Representative</b>	Elected	Stakeholder who is 18 years of age or older who declares a stake in the neighborhood and affirms the factual basis for it.	Any Stakeholder who is at least 18 years of age at the time of the election.
<b>Homeowner Representative Area 1,2, or 3</b>	Elected	Stakeholder who is 18 years of age or older who owns a residential property within Area 1, 2, or 3 of the council boundaries, whether single- or multi-family.	Any Stakeholder who is at least 18 years of age at the time of the election.
<b>Renter Representative Area 1,2, or 3</b>	Elected	Stakeholder who is 18 years of age or older who rents a residence within Area 1, 2, or 3 of the council boundaries.	Any Stakeholder who is at least 18 years of age at the time of the election.
<b>Business Representative Area 1,2, or 3</b>	Elected	Stakeholder who is 18 years of age or older who works for or owns a business or business property within Area 1, 2, or 3 of the council boundaries.	Any Stakeholder who is at least 18 years of age at the time of the election.
<b>Organizational Representative Area 1,2, or 3</b>	Elected	Stakeholder who is at least 18 years of age or older who is a member of an organization, as defined in these bylaws, within Area 1, 2, or 3 of the council boundaries.	Any Stakeholder who is at least 18 years of age at the time of the election.
<b>Senior Representative</b>	Elected	Any Stakeholder who is at least 60 years of age at the time of the election.	Any Stakeholder who is at least 18 years of age at the time of the election.
<b>Senior Representative</b>	Elected	Any Stakeholder who is at least 60 years of age at the time of the election.	Any Stakeholder who is at least 18 years of age at the time of the election.