

WARRENTON URBAN RENEWAL ADVISORY COMMITTEE

BY-LAWS

Article I

NAME

This Committee, being duly and officially established by the City of Warrenton Commission, shall be known as the Warrenton Urban Renewal Advisory Committee, herein after referred to as "The WURAC".

Article II

GOAL

Pursuant to the following By-Laws, The WURAC is charged with the task of advising the Warrenton Urban Renewal District and the City of Warrenton Commission on all matters pertaining to the encouragement of infill, rehabilitation and redevelopment that is consistent with the Comprehensive Plan and Zoning Regulations adopted by the Warrenton City Commission as well as the Warrenton Urban Renewal District Plan.

Article III

FUNCTION OF THE WURAC

The primary function of The WURAC shall be to advise the Warrenton Urban Renewal District and the City of Warrenton Commission on all matters regarding the duties and performance of established goals of the Warrenton Urban Renewal District.

Article IV

BOARD OF DIRECTORS

Section 1: The Board of Directors' potential new members shall be recommended by The WURAC and ratified by the Warrenton Urban Renewal District and the City of Warrenton Commission.

Section 2: The Board of Directors shall meet monthly if needed, but at a minimum 4 times per fiscal year.

Section 3: Members of the Board of Directors shall be given five (5) days advance notice for regular or special meetings.

Article V

OFFICERS

Section 1 - Conditions: The Officers of The WURAC shall consist of the Chairperson and Secretary. The Chairperson may not hold the office of the Secretary. Officers shall hold office for one (1) year and be elected by the Board of Directors at the annual meeting to be held in June and start serving in the capacity of officer July 1 through June 30 of the following year. They may be elected to one additional term for the same position previously held.

Section 2 - Chairperson: The Chairperson shall preside at all board meetings. The Chairperson shall enforce the By-Laws of The WURAC, and provide general supervision and leadership. The Chairperson shall work with the Warrenton Urban Renewal District staff to provide the committee members with any necessary interpretation of policies, rules, regulations and requirements regarding the Warrenton Urban Renewal District.

Section 3 - Secretary: The Secretary shall write and keep (or cause to be written and kept) the Minutes of all board meetings of the committee, be responsible for all correspondence and notification to members of all meetings, their time and place. All records of The WURAC shall be maintained by, and on file at the City of Warrenton.

Section 4: In the absence of the Chairperson, the Secretary shall preside. In the absence of both, the Chairperson may appoint someone from the board to preside at the meeting.

Article VI

TERMS OF OFFICE OF THE BOARD OF DIRECTORS

Section 1: All members of the Board of Directors shall serve a term of two (2) years with the terms of Positions 1, 2 and 3 expiring on December 31 of even-numbered years and the terms of Positions 4, 5, 6, and 7 expiring on December 31 of odd-numbered years. Members must either reside or own property in the City of Warrenton. Any member may apply for re-appointment to The WURAC.

Section 2: The Board of Directors shall have the power to fill board positions that have been vacated by submitting nominations for approval to the Warrenton Urban Renewal District. It shall be the duty of members of the Board of Directors to inform new members of the role and responsibilities of the Board of Directors.

Section 3: The Board of Directors shall consist of seven (7) members.

Section 4: The board may declare the office of a board member vacant if it finds any of the following:

- A. The incumbent has died or resigned.**
- B. The incumbent has ceased to be a member of The WURAC.**
- C. The incumbent has ceased to discharge the duties of office for two (2) consecutive meetings of the board, unless prevented therefrom by sickness or other unavoidable cause or unless excused by the Chairperson of the board.**

Article VII

BUDGET

The members of the WUR Advisory Committee may make recommendations to the WUR District Board on budget issues. The WUR Advisory Committee shall review the annual budget prior to adoption by the WUR District Board and make recommendations to the WUR District Board. The Annual budget is required to be approved by the WUR District Board and submitted to the Warrenton City Commission for final approval. The City Manager and Finance Director shall follow city fiscal policies as it relates to the WUR District budget.

Article VIII

QUORUM

A quorum consisting of four (4) board members must be present to transact any business at a meeting.

Article IX

PARLIAMENTARY PROCEDURE

All questions of parliamentary procedure shall be determined according to the latest version of Roberts' Rules of Order.

Article X

AMENDMENTS

Section 1: The Board of Directors, by a majority vote of those attending any meeting, called for that purpose, may alter, amend, add to or repeal these By-Laws,

provided that notice of the proposed change shall have been mailed not less than five (5) days prior to the meeting. The Warrenton Urban Renewal District and the Warrenton City Commission must approve all changes, amendments, or additions to the By-Laws.

Section 2: These By-Laws, when adopted, shall supersede and annul all previous constitutions and By-Laws, and such previous instruments shall have no further force and effect.

Article XI

SAVINGS CLAUSE

The WURAC hereby declares that it has adopted these By-Laws and each section, sub-section, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more section, sub-section, phrases, clauses, or portions be or be declared to be invalid, unenforceable or unconstitutional. And if a section, sentence, clause, phrase or portion of these By-Laws is, for any reason held to be invalid, unenforceable or unconstitutional by any court, such decision shall not affect the validity of the remaining portions of these By-Laws.

Approved by a majority vote of The WURAC: 6-19-08

Dated: 11-13-08

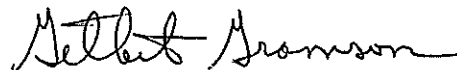
Signed:



Approved by the Warrenton Urban Renewal District:

Dated: 11-25-08

Signed:


Chair

~~Adopted by the Warrenton City Commission:~~

~~Dated:~~

~~Signed~~

N/A