

## APPRAISERS CHAPTER

### BY-LAWS

#### I. NAME AND AUTHORITY

- A. The name of this chapter shall be: "Real Property Appraisers Chapter", a Chapter of the International Federation of Professional and Technical Engineers, IFPTE Local 21, AFL-CIO (hereafter referred to as the Local Union). Its address is 1182 Market St., San Francisco, CA 94102.
- B. The scope of representation of this Chapter shall include appraisal professionals employed by the City and County of San Francisco. Presently, the jurisdiction covers the following Civil Service classifications:
- 4260 Real Property Appraiser Trainee
  - 4261 Real Property Appraiser
  - 4265 Senior Real Property Appraiser
  - 4267 Principal Real Property Appraiser
- C. The principal authority of the Chapter shall be vested in its membership to which all the Officials of the Chapter shall be subordinate. Authority shall be exercised through the adoption of resolutions at meetings of the Membership.
- D. This document shall constitute the entire Constitution and By-Laws of the Chapter, unless and until amended in accordance with the provisions of Section IX of these By-Laws.
- E. The provisions of these By-Laws shall be in complete agreement with the By-Laws of the Local Union.

#### II. PURPOSE AND OBJECTIVES

- A. To unite all eligible members into one professional organization.
- B. To promote high standards of professionalism among Appraisers employed by the City and County of San Francisco.

- C. To promote a cooperative spirit among all employees regardless of rank and or classification.
- D. To secure improved compensation, benefits, working conditions and any other professional or economic advantage for its members.
- E. To promote professional development through training, continuing education, and certification of its membership and to pursue these objectives through collective bargaining.
- F. To protect and enforce the privileges and responsibilities covered by the Memorandum of Understanding (M.O.U.) between and for the members of IFPTE Local 21 AFL-CIO and the City and County of San Francisco.

### III. MEMBERSHIP

- A. Membership in the Chapter shall be open to any person employed by the City and County of San Francisco in the Civil Service Classifications specified under Section I., B. Chapter membership may open to related classifications who seek membership, subject to the By-Laws of the Chapter.
- B. It shall be the duty of every member to uphold the ideals and principles of the Local Union.
- C. No member shall maliciously interfere with any Union representative, their business agent, officer, or steward in the performance of their duties.
- D. Applications for membership shall be made to the Local Union. Applications shall be made in accordance with Chapter and Local Union By-Laws.
- E. Full voting privileges shall be conferred upon all dues-paying Chapter members. All such persons shall be considered to be "active" Chapter members.
- F. Members who resign from employment with the City and County of San Francisco Civil Service System, who are terminated or who otherwise become ineligible for Membership shall be removed from the Member rolls of the Chapter.
- G. Members who cease to pay Local Union dues shall be deemed "inactive" and shall no longer be eligible to vote or to hold Chapter or Local Union office.

- H. Membership status issues not covered by the above sections shall be resolved through reference to the By-Laws of the Chapter, and the Local Union IFPTE AFL-CIO.

#### IV. CHAPTER EXECUTIVE BOARD

- A. The Governing body of this Chapter shall be the Chapter Executive Board (hereafter referred to as CEB). This body shall have the authority and duties as set forth in these By-Laws.
- B. The CEB shall consist of four elected officers and one at-large delegate appointed by the CEB President.
- C. CEB vacancies occurring between elections shall be filled upon recommendation by the President, subject to approval by the CEB. Persons appointed to Office in this manner shall immediately assume the responsibilities of Office, but will only serve the remaining period of the term of the Office.
- D. The duties of the CEB are:
1. Hold regular General Membership meetings
  2. Establish goal and objectives
  3. Formulate policies for consideration by the General Membership
  4. Address and resolve Membership and Chapter problems
  5. Adopt rules for CEB meetings, nominations and elections
  6. Represent the Chapter at meetings with the Local Union and meetings with Management.
  7. Represent the Chapter in contract negotiations.
- E. CEB meetings shall require a quorum of three CEB members.
- F. A quorum of CEB members in attendance at a regular or special General Membership meeting may serve in lieu of a CEB meeting.

V. OFFICERS OF THE CHAPTER - REQUIREMENTS AND DUTIES

A. The officers of the Chapter shall be:

President  
1st Vice-President  
2nd Vice-President  
Secretary

B. Officers shall be elected from among active membership, by majority vote in annual elections.

C. Officers shall serve for a period of two (2) years or until their successors have been selected or elected and installed.

D. The President shall be the Chief Executive Officer of the Chapter and shall preside over all General Membership and CEB meetings. Call meetings of the CEB, create special committees as needed, appoint the members and officials of such committees, appoint at-large delegates to Executive Council meetings of the Local Union, recommend appointments to Office and CEB vacancies occurring between elections, and exercise such other authority and powers as may be deemed necessary for the effective functioning and preservation of the organization.

E. The Vice-Presidents shall assist the President in the performance of duties and responsibilities of that office; perform the duties of President when the President is absent or otherwise unable to perform the functions of office; and shall be an ex-officio voting member of all special standing committees.

F. The Secretary shall be responsible for recording the Minutes of all meetings of the Membership and the CEB and shall file and distribute same as needed. The Secretary shall also maintain all records and correspondence of the Chapter and shall provide administrative support to the President and Vice-President on Chapter and Union matters.

G. All officers of the Chapter shall act as stewards of the General Membership and shall be empowered to represent the Chapter individually or collectively in meetings with the Local Union and Management.

## VI. NOMINATION, VOTING AND ELECTION OF CHAPTER OFFICERS

- A. Every member in good standing shall have the right to nominate and vote for candidates for office.
- B. Every member in good standing as specified in Section III of these By-Laws, and qualified under provisions of the Local Union's Constitution, IFPTE Local 21, shall be eligible to hold office.
- C. The recall and removal from office of any CEB member shall be by written petition signed by not less than five (5) active members. This petition shall include a written statement and documented reasons for removal, and shall be presented to the CEB for notification and the calling of a special membership meeting. Active Chapter members shall cast ballots either for or against the recall and removal of said CEB member(s). The outcome shall be determined by the majority of votes cast.
- D. CEB positions to be filled shall be established by resolution of the active members at a General Membership meeting during the month of August. Once the number of positions has been established, specific notice of date, time, and place of meeting for nominations for CEB offices involved shall be given to all members in writing at least ten (10) working days prior to the date of the designated meeting.
- E. The CEB shall establish Rules and Procedures governing the requirements for nominations and elections of CEB members. Such Rules shall include the right of each nominee to request and receive a complete name and roster of the voting membership. The Rules shall also require a secret ballot for elections. The rules shall be distributed and presented for approval at the beginning of any Membership meeting to which applicable.
- F. There shall be open nominations by active Chapter members for candidates for election to CEB, at a Membership meeting as called for under these By-Laws. Nominations shall be closed at the end of the meeting.
- G. Nominations meeting shall be held every two years, during the month of September in preparation of the Chapter Officers elections.
- H. Chapter Officers election meeting shall be held every two years, during the month of November.
- I. Any questions of eligibility of candidates that are nominated for office shall be addressed to the CEB, who will decide within twenty-four (24) hours by referring to the list of eligible members.

- J. Each member in good standing shall be entitled to one vote.
- K. When there are two or more candidates for the same Office, the candidate receiving the highest number of ballots cast shall be declared elected. In the event of a tie vote, run-off elections shall be held to resolve the tie for the office in question.

## **VII. CHAPTER DUES AND EXPENSES**

- A. The dues of the Local Union, IFPTE Local 21, shall be the dues of the Chapter.
- B. All necessary operating expenses will be included in Local Union's budget and will be paid for by the Local Union's office.

## **VIII. MEETINGS**

- A. General Membership meetings shall be held regularly each month at the Local Union office.
- B. Special General Membership meetings of the Chapter may be called by the CEB, the President, or by signed petition of a minimum of five (5) Chapter members for specific purposes.
- C. The presence of a quorum at any General or Special Membership meeting shall be required for the enactment of any Resolution. The required quorum for such meetings shall be ten (10) active members.

## **IX. BY-LAWS RATIFICATION AND AMENDMENTS**

- A. This Constitution and By-Laws shall become valid upon ratification by a simple majority of votes cast, subject to the required quorum. Chapter members present at the meeting shall jointly execute and officially adopt these By-Laws and affix their signatures thereto, evidencing the date of Membership adoption.
- B. Amendments to these By-Laws may be proposed by the CEB or upon signed petition by five (5) Chapter members.

- C. Proposed By-Law amendments shall be distributed to all members prior to the meeting to consider their adoption.
- D. Amendments prepared in accordance with the provisions of this section may be adopted at any General Membership meeting and shall become effective immediately upon ratification by a simple majority of votes cast, subject to the required quorum.

**X. EFFECTIVITY**

- A. These By-Laws shall become effective immediately upon ratification as covered under Section IX., A.

**THE UNDERSIGNED CERTIFY THAT THIS DOCUMENT INCORPORATES THE FULL TEXT OF THE CONSTITUTION AND BY-LAWS OF THE APPRAISERS CHAPTER, A CHAPTER OF THE INTERNATIONAL FEDERATION OF PROFESSIONAL AND TECHNICAL ENGINEERS, IFPTE AFL-CIO LOCAL 21, ADOPTED BY RESOLUTION OF THE GENERAL MEMBERSHIP ON JULY 11, 1996.**

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