

Upon motion of Mr. Cuthbertson (in view of the fact that the services of the county agent of Warren County as instructor in the Agricultural Department of the Western Kentucky State Teachers College has not materialized) with a second from Judge Harlin it was unanimously agreed that the appropriate of one thousand dollars annually toward his salary be discontinued.

Upon motion duly seconded and passed the Board adjourned.

Matthew J. McLean  
Secretary

W.C. Bell  
Chairman

Minutes of Board Meeting

April 16, 1931.

The Board of Regents met at the Seelbach Hotel, Louisville, Kentucky, on Thursday evening, April 16, 1931. In the absence of State Superintendent W.C. Bell the meeting was called to order and presided over by vice-chairman Mr. Sterrett Cuthbertson. In addition to Mr. Cuthbertson and President Cherry there were present at the meeting Regents Hughes, Harlin and Bassett.

Dr. M. C. Ford was invited to appear before the Board and make a statement concerning the farm situation. He presented a letter from Dr. A. T. McCormick which was read, considered with interest and ordered filed.



The following was presented for consideration of the Board:

THIS CONTRACT, made and executed on the - day of April 1931, by and between THE BOWLING GREEN TRUST COMPANY, Trustee for John W. Covington, and also the said John W. Covington, individually, parties of the first part, all of Bowling Green, Kentucky, and THE WESTERN KENTUCKY STATE TEACHERS COLLEGE, a body corporate, under the laws of the Commonwealth of Kentucky and located in Bowling Green, Kentucky, party of the second part, WITNESSETH:

That the party of the first part, the Bowling Green Trust Company as Trustee for John W. Covington and the said John W. Covington, acting for and on behalf of himself individually and personally, have this day leased and let unto the party of the second part for a period of five (5) years beginning January 1st, 1931, all of that certain tract or parcel of land with the improvements thereon and hereinafter described, and upon the terms and conditions hereinset out and this lease and contract will continue for the period of five years, or until such lease and contract is terminated by the exercise of the option and the right to purchase the lands herein described, within the time provided for under this contract, and according to the terms stipulated herein.

The party of the second part hereby agrees and binds itself to pay to the parties of the first part the sum of seven hundred dollars (\$700) per year as a rental for said lands, premises and improvements thereon and the said sum is to be due and payable at the end of each and every year of this contract, and shall be paid by the second party to the first parties on or before the last day of the year, and this shall be a full and complete consideration for the rental of said lands and premises.

Said tract or parcel of land is situated in Warren County, Kentucky, and being the same land inherited by John W. Covington, party of the first part from his father Benjamin H. Covington and the same conveyed to the said Benjamin H. Covington by Isaac Covington, Hilly Covington, and Letitia Covington, by deed dated November 4, 1851 and such deed being recorded in the Warren County Clerk's Office in Deed Book 23 at page 585 and also by deed from Isaac Covington to Benjamin H. Covington of date July 25, 1866, and recorded in the Warren County Court Clerk's



Office in Deed Book 32 at page 163, and containing 560 acres more or less, and on the Nashville Pike about four miles west of Bowling Green, and being particularly described herein.

It is agreed and understood between the parties hereto that the lessee and party of the second part is to have the free use and occupancy of said farm with all of the improvements thereon for the period of five years as above stipulated and with the full and absolute right to the use, occupancy and enjoyment of said premises, with said improvements, and with full right to cultivate any and all of said lands in any and all crops which the party of the second part may see proper to grow, and to engage in and conduct a general agricultural and farming and dairy business on said farm, and engage in all agricultural pursuits thereon, as the party of the second part may deem suitable, necessary, desirable or proper, and while doing so the party of the said second part is required to cultivate said lands and to handle said farm in a husband-like manner, but insofar as the character of crops to be planted and grown on said lands, the party of the second part will exercise its own judgment, and under this contract and agreement, the party of the second part for and during the life of this lease has the full right and privilege and authority to raise, breed and keep thereon any and all live stock necessary in the conduct of said farm operations as well as to maintain and operate a general live stock and dairy business.

It is further a part of the considerations to this rental contract that the parties of the first part hereby agree and bind themselves their heirs and assigns to sell and convey said premises with all improvements thereon unto the party of the second part upon its demand, and when it may require the parties of the first part so to do; and the parties of the first part will execute and deliver a general warranty deed conveying said real estate unto the party of the second part, in fee simple at any time between the — day of April 1931 and July 2, 1934, and for this right and option, the party of the second part agrees to pay to the parties of the first part, the following named sums on the following dates:



One Hundred Dollars on April 20, 1931; Nine Hundred (\$900) Dollars to be paid July 2, 1931; \$1,000 (One Thousand Dollars) to be paid July 2, 1932 and One Thousand Dollars (\$1,000) to be paid July 2, 1933.

Under and by virtue of this contract the party of the second part is required to make such payments to the parties of the first part at the time stipulated and which shall be in full payment and satisfaction of said second party's option, and to demand the execution of a deed conveying fee simple title to said property; and when and if the party of the second part exercises its said option, the consideration for said land shall be the sum of \$65.00 per acre, and when and if, the party of the second part exercises said option the amount previously paid for said option shall be credited on the purchase price and,

It is further agreed that the party of the second part upon the exercise of its right to purchase said property under said contract will pay to the parties of the first part the sum of \$5,000.00 (Five Thousand Dollars) on said purchase price for said land, but any portion of the money paid on said option shall be credited on said sum of \$5,000.00 (Five Thousand Dollars), and it is expressly agreed and understood between the parties that the remainder of the purchase price shall be paid in two equal installments and due in eighteen and twenty-four months from the date of the delivery of said deed and for the security of which a lien will be retained in said deed, and for which promissory notes will be executed and the said notes shall bear six per cent interest payable semi-annually but the party of the second part shall have the right to redeem said paper at any time before maturity that it should desire.

This contract executed in duplicate the - day of April 1931.

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Upon motion made by Regent Hughes, seconded by Colonel Bassett the following was unanimously passed:

WHEREAS the written contract which was presented for the Bowling Green Trust Company and J. W. Covington for the renting of the Covington farm, said contract also embracing and option to purchase said farm by Western State Teachers College, the same having been executed by the Bowling Green Trust Company as trustee and said J. W. Covington, and having been presented to the Board for its consideration and the same having been read, discussed by the Board and spread on the record as motion of Mr. Hughes with a second by Colonel Bassett and unanimously passed; it is ordered

THAT said contract and option be accepted by the Board and; it is ordered and directed

THAT Mr. M. O. Hughes execute said contract and accept the same for and on behalf of the Board, but the same is only to be executed and accepted by him for the Board when the said Bowling Green Trust Company and said J. W. Covington can make good and sufficient title to said property; and it is ordered

THAT legal council shall advise said Mr. Hughes concerning said matter,

A motion was made, seconded and unanimously passed that Judge M. B. Harlin be instructed to act as council for the Board in this matter.

Upon motion of Colonel Bassett with a second from Mr. Hughes the following resolution was adopted:

RESOLUTION

1. Resolved that the executive committee be empowered to proceed with the development of the lower or agricultural campus, according to the plans approved by the landscape architect, as rapidly as in their judgment the finances of the institution will permit.

2. That the cattle barn (red barn) be torn down and one or more units of the permanent agricultural pavillion be erected on the site selected by the architect when in their judgment the finances of the institution will permit.



Whenever a transfer of funds amounting to \$24,000 from the boarding school fund and \$7,000 from the extension fund to the general fund has been made, \$30,000 shall be appropriated X to the Kentucky Building. Upon motion duly made, seconded and passed Mr. Cuthbertson, Mr. Hughes, Judge Harlin and Colonel Bassett all voting in the affirmative the motion was unanimously passed.

Upon motion duly made, seconded and passed it was ordered that the bleachers be installed and the bill be paid. The motion was passed upon roll call.

Upon motion duly made, seconded and passed the matter of purchasing shades was referred to the Executive Committee.

A motion was made, seconded and passed upon roll call that clinic equipment and other material including blackboards, etc., should be purchased for the Physical Education Building.

Also that the poultry houses which have been in use up to the present be torn down and new ones constructed.

The motion was made, seconded and passed upon roll call that the bill for the expenditure of \$250 on the electric line to the Health Building be approved and ratified.

The issuance of certificates and diplomas upon recommendation of the President and Faculty for the present year be authorized.

The Board upon motion duly seconded and passed extended their enthusiastic endorsement of the proposed pageant to be given on College Heights early in June.

Judge Harlin made a motion which was seconded by Colonel Bassett authorizing the Executive Committee to make a bid such as is necessary in its judgment on the Rena Ragland property. Upon roll call the motion was unanimously passed.

The matter of payment of bill for street paving as presented by the city was referred to the Executive Committee.

Upon motion of Mr. Cuthbertson, duly seconded, the following resolution, concerning Graduate Courses was unanimously passed:

*Graduate Courses*

Whereas, Western Teachers College, through its development and growth, has from an impelling spirit and need been called to extend another hand of service; and whereas, an institution, like an individual, to grow normally must have self-expression and self-measurement in progress and must sharpen its own spirit therein or stagnate through suppression; and



Whereas, our institution, feeling that it will strengthen its position as a leader of trained thought, to hold both its own morale acutely to its best endeavor and to meet the urge of the present and future through the contacts of service now demanded in education; and

Whereas, a failure to meet the present opportunities and needs for its self-preservation in doing what it was created for, would be disastrous if he did not respond to this demand from the young citizenship of the Commonwealth and extend its curriculum gradually to one year of graduate work, be it therefore

*Master's degree*

Resolved, That the Board of Regents of the Western Teachers College do hereby authorize and empower its President and faculty to formulate a course of study in advance of the Bachelor's degree, which will upon completion entitle the conferring of a Master's degree.

The Board then adjourned.

*Charles Mahin*  
Secretary

*Street*  
Vice-Chairman

Secretary ~~Pro Tem~~ Vice-Chairman