MINUTES OF THE SPECIAL MEETING
OF THE
BOARD OF TRUSTEES
THE JUNIOR COLLEGE DISTRICT OF
ST. LOUIS - ST. LOUIS COUNTY, MISSOURI
TUESDAY, JULY 30, 1963 - 8:30 P.M.

A special meeting of the Board of Trustees of The Junior College District of St. Louis - St. Louis County, Missouri was held on Tuesday, July 30, 1963 at the Central Office of the District at 4386 Lindell Boulevard, St. Louis, Missouri.

1. General Functions

1.2 Roll Call

The Board President, Mr. Gerald V. Williamson, called the meeting to order at 8:30 p.m. The following members of the Board were present:

Mrs. Joseph C. Bastian
Messrs. Lester C. Geil
Morris Glaser
F. Wm. McCalpin
Guy S. Ruffin
Gerald V. Williamson

Also present were Joseph P. Cosand, President, James W. Hobson, Vice President, and Douglas F. Libby, Jr., Campus Director — all of the Junior College staff.

Mr. Bruce E. Woodruff, of the firm of Armstrong, Teasdale, Roos, Kramer and Vaughan, Counsel for the District, was also present.

7/30/63
1.3 Minutes

There were no Minutes to be read at this special meeting.

1.4 Treasurer's Report

There was no Treasurer's report presented at this meeting.

1.5 Welcome to Guests

Board President Williamson introduced the following guests to the Board:

Mr. Curt Stadtfeld, a reporter for the St. Louis Post Dispatch

Mr. George Gravley, a reporter for the St. Louis Globe Democrat

1.7 Communications

Board President Williamson led a discussion regarding the following editorials from the St. Louis papers.

(The St. Louis Post Dispatch - July 25, 1963)
(Reprint)

"A College From the Ashes

The idea of rebuilding the fire-destroyed sections of Forest Park Highlands is nonsensical. The St. Louis - St. Louis County Junior College District wants the site, and has very good reasons for its choice. Rebuilding the amusement park could only add to the taxpayers' costs and benefit no one except the proprietors of the Highlands.

Only one objection was raised when the District announced it expected to build one of three college campuses on the Oakland avenue property. This was that a sentimental landmark would have to be destroyed. Now fire has accomplished that. The college and not another Highlands should rise from the ashes.

Rebuilding the Highlands would be an expensive procedure. For one thing, the new buildings would have to conform to modern fire ordinances that the old ones escaped through "grandfather clauses". Negotiations between the District and the Highlands owners, which lapsed recently, should be resumed at once. If agreement seems remote, the District should exercise its right of eminent domain.

7/30/63
The District trustees owe it to the taxpayers to put a quick end to any rebuilding plans envisioned by the Highlands owners."

(Reprint)

"Blazing Way for Junior College

Joseph P. Cosand, president of the St. Louis - St. Louis County Junior College District, is entirely right in saying it would be "ridiculous" and "wrong both for property owners and taxpayers" to delay action to acquire Forest Park Highlands until after it had been rebuilt.

The spectacular fire last week which destroyed most of the buildings should speed, rather than delay, acquisition of the property selected for one of the Junior Colleges.

In one fiery swoop, two objections to the site -- one sentimental, one practical -- were removed.

With most of the old buildings gone, the scene where almost everyone in the St. Louis area had attended picnics as children could never be the same. And the price, on which property owners and college board hadn't been able to get together, has been reduced.

Talk about rebuilding Forest Park Highlands as an amusement park may be a bargaining point in the renewal of negotiations for its purchase. But that's all.

Condemnation should certainly be resorted to before new buildings are put on only to be torn down -- both at the taxpayers' expense."
Mr. Williamson told the reporters that the members of the Board appreciated this kind of journalism.

2. PERSONNEL

2.1 Certificated Personnel - Professional Staff

The President of the college, Dr. Cosand, reported to the Board on the following certificated personnel:

Mr. Joseph V. McKenna - Director of Technical Education
   Half time $7,500  9/1/63 - 6/30/64

Mr. John T. Donnell - Research Associate Part-time $250/month Eff. 8/1/63

A general discussion followed with respect to their academic backgrounds and general qualifications.

Whereupon, on motion by Mr. Glaser, seconded by Mrs. Bastian, and upon the aye vote of all members of the Board, it was

RESOLVED, That the personnel recommended for employment by Dr. Cosand, as set out in the foregoing list, be employed in the capacity and at the salary classification therein set out, said salary classification having been previously approved by the Board.

FURTHER RESOLVED, That the President of the Board be and is hereby authorized to execute the form Instructors' Contract previously adopted by the Board with Mr. Joseph V. McKenna, which said contract is to be filed with the records of the District.

7/30/63
3. **CURRICULUM AND INSTRUCTION**

The President of the college, Dr. Cosand, recommended that the Junior College District accept the invitation of the Downtown Branch of the YMCA to schedule college credit classes in the YMCA facilities commencing August 28, 1963. He further recommended that the District enter into negotiations with the YMCA concerning the rental charges to be paid for the use of those YMCA rooms which would be made available to the Junior College District for morning, afternoon and evening classes.

Dr. Cosand told the Board members that the administrative staff has worked out a tentative schedule of classes to be offered, as follows:
THE JUNIOR COLLEGE DISTRICT
St. Louis - St. Louis County, Missouri

REVISED SCHEDULE OF COURSE OFFERINGS AT DOWNTOWN YMCA
FALL SESSION 1963

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A general discussion followed.

Whereupon, on motion by Mr. Gioser, seconded by Mr. Gell, and with the aye vote of all members of the Board, it was

RESOLVED, That the Junior College District accept the invitation of the Downtown Branch of the YMCA to schedule college credit classes in their facilities starting August 28, 1963

FURTHER RESOLVED, That the District enter into negotiations with the YMCA concerning the rental charges to be paid for the use of those YMCA rooms which would be made available to the Junior College District for the morning, afternoon and evening classes mentioned in the foregoing list

FURTHER RESOLVED, That the President of the college be instructed to express the appreciation of the Board to the officials of the Downtown Branch of the St. Louis YMCA.
4. COLLEGE FACILITIES

4.1 Highlands Site

Board President Williamson reported that no action was contemplated on the property owned by the St. Louis Arena Corporation at the present time. Negotiations between the owners of the Highlands property, and the Junior College District, were continuing.

4.2 South County Site

Board President Williamson informed the Board members that an agreement had been reached between the Jefferson Savings and Loan Association, and the Junior College District, with respect to the property known as the St. Joseph College site, in Kirkwood.

A general discussion followed.

Whereupon, on motion by Mr. McCalpin, seconded by Mr. Geil, and passed with the aye votes of the following members of the Board: Mr. G. V. Williams, Mr. Morris Glaser, Mr. Lester C. Geil, Mrs. Joseph C. Bastian, Mr. Guy S. Ruffin, and Mr. F. Wm. McCalpin, it was

RESOLVED, That the Junior College District of St. Louis and St. Louis County enter into a contract with the Jefferson Savings and Loan Association to purchase the property presently under condemnation by the District, which property is located in the city of Kirkwood, in the county of St. Louis, Missouri, in the amount of $862,500.00; said contract to be in the form evidenced by the memorandum agreement attached hereto and by reference incorporated in these minutes, and to be later re-executed on a formal contract in accordance with the provisions of the memorandum agreement.

FURTHER RESOLVED, That the President be hereby authorized and directed to execute said contract for and on behalf of the District.

7/30/63
5. BUSINESS AND FINANCE

5.1 Construction of temporary buildings

The President of the College, Dr. Casand, recommended the acceptance of the bid for temporary classroom buildings from the David Millstone Contractors, Incorporated. This had been presented to the Board in the agenda of June 24, 1963.

A general discussion followed.

Whereupon, on motion by Mr. McCalpin, seconded by Mr. Geil, and with the aye vote of the following members of the Board: Mr. G. V. Williamson, Mrs. Joseph C. Bastian, Mr. Lester C. Geil, Mr. Guy S. Ruffin, Mr. Morris Glaser, and Mr. F. Wm. McCalpin, it was

RESOLVED, That the Board of Trustees of the Junior College District of St. Louis - St. Louis County, Missouri accept the offer of the David Millstone Contractors, Incorporated, to build the temporary buildings on the Kirkwood site of the Junior College District

FURTHER RESOLVED, That the President and Secretary be authorized to execute any contracts, agreements or other documents between said contractors and the District at a bid of $184,700, subject to any increases in wages agreed upon after July 12, 1963 by and between the contractors and the trade unions.

5.2 Lease with Realty Corporation of St. Louis

The President of the college informed the Board members that the lease for the premises on 4386 Lindell Boulevard, St. Louis, Missouri, which was being used as the Central Office of the District, would be subject to renewal on October 1, 1963. Dr. Casand also informed the Board that the lease contained a clause which stated that the tenant was required to give notice of renewal at least sixty days in advance of renewal date.

7/30/63
A general discussion followed.

Whereupon, on motion by Mr. McCalpin, seconded by Mr. Ruffin, and passed with the unanimous aye vote of all members of the Board, it was

RESOLVED, That the Board President be authorized to extend the lease now in existence between the Junior College District of St. Louis - St. Louis County, Missouri and the Realty Corporation of St. Louis, for the premises located at 4386 Lindell Boulevard

FURTHER RESOLVED, That the said lease agreement be duly executed and made a part of these Minutes as of July 31, 1963.

July 31, 1963

Spencer Wolling, President
Realty Corporation of St. Louis

In accordance with the lease agreement of September 24, 1962 between the Realty Corporation of St. Louis and The Junior College District of St. Louis, St. Louis County, Missouri, the Junior College District does herein exercise its option to renew this lease for a one (1) year period commencing October 1, 1963.

It is understood that the terms of the lease, the amendments of January 24 and May 11, shall remain unchanged.

THE JUNIOR COLLEGE DISTRICT OF ST. LOUIS
ST. LOUIS COUNTY, MISSOURI

/s/ G. V. Williamson
President

Accepted by:
REALTY CORPORATION OF ST. LOUIS

By /s/ Spencer C. Wolling
President

7/30/63
6. **STUDENT PERSONNEL SERVICES**  
   No report

7. **COMMUNITY RELATIONS**  
   No report

8. **NEW BUSINESS**  
   No report

9. **ADJOURNMENT**  
   Board President Williamson asked if there were any further business to come before the Board. There was not, and Mr. McCalpin made a motion that the meeting be adjourned. Mr. Ruffin seconded the motion, and it was unanimously approved at 11:15 p.m.

   Respectfully submitted,

   Dolores B. Tygard, Secretary  
   Board of Trustees

   The Junior College District of St. Louis  
   St. Louis County, Missouri

7/30/63
MEMORANDUM AGREEMENT

Jefferson Savings and Loan Association agrees to sell, and the Junior College District of St. Louis, St. Louis County, Missouri agrees to buy, property known as the "St. Joseph College Site" located in the City of Kirkwood, County of St. Louis, Missouri according to the legal description set forth in the condemnation action pending in the Circuit Court of the County of St. Louis wherein The Junior College District is Plaintiff and Jefferson Savings and Loan Association is Defendant at a price of $862,500.00.

Sale to be closed according to the customary closing practices of the Real Estate Board of Metropolitan St. Louis at the Offices of Title Insurance Corporation, 10 South Central, Clayton, Missouri on August 6, 1963. This contract is subject to the condition that Jefferson Savings and Loan Association shall on or before the date of closing be restored to possession of securities deposited with the City of Kirkwood to insure completion of utilities and improvements on site.

Price (subject to adjustments as above described) to be net to seller, who shall have no liability to buyer's agent; buyer shall have no liability to seller's agent.

This contract shall be re-executed on the standard real estate purchase contract approved by the Metropolitan Real Estate Board containing the conditions heretofore referred to in this agreement.

Jefferson Savings and Loan Association
by /s/ Andrew Kuenneke
Exec. Vice President

The Junior College District of St. Louis - St. Louis County, Missouri by /s/ G. V. Williamson, President

Dated this 30th day of July, 1963
7/30/63