MINUTES OF THE SPECIAL MEETING OF THE BOARD OF TRUSTEES HELD IN COLUMBIA ON THURSDAY, MARCH 17, 1938 AT 3:00 P.M.

The Chairman, Mr. W. W. Bradley, called the Board to order and upon roll call the following members were found to be present:


The following were absent: Messrs. A. F. Lever, J. E. Sirrine and T. B. Young.

The Chairman stated that the meeting had been called at the request of President Sikes to consider the proposal to move the office of the State AAA from Columbia to Clemson, and that the Board would like to hear from President Sikes and the others present.

President Sikes stated that he had called the meeting at the suggestion of Director D. W. Watkins as he considered the matter a serious one and that it should have the attention of the Trustees.

Director Watkins outlined the history of the establishment and location of the offices of the AAA and stated that in all the Southern States, with the exception of Arkansas and Mississippi, these offices were located at the A & M Colleges. Mr. Watkins also stated that he understood those in charge of the AAA offices in Columbia were faced with the possibility of not being able to continue the use of the space they now occupy and that private parties had agreed to provide office space by the erection of a building off the College property at Clemson. Mr. Watkins stated further that he felt any move or change must be approved by the Trustees. He introduced and read to the Board a letter from Mr. C. H. Alvord, Acting Director of the Southern Division of the AAA.

Mr. R. W. Hamilton next made a statement and outlined the establishment of the office in Columbia. He informed the Board that in 1934 they entered into an agreement with the bond holders of the old Masonic Temple and this agreement had been renewed in 1935, again in 1936, and expired June 30, 1938. At the present time the AAA has two contracts covering the space used. Mr. Hamilton informed those present that he understood from the newspapers that certain changes were contemplated in the space they now occupy, the changes to include the making of smaller offices and of making two floors where the main room and balcony are now located. He indicated that there had been no assurance that the AAA would be taken care of in the changes.

At this time the Board admitted a delegation from Columbia including Messrs. Lykes, DeLoache, Buchanan, Monteith, and others. Mr. Elliott, representative from Beaufort County, and Mr. Grainger, representative from Marion County, were also present. Mr. Buchanan spoke in behalf of the Chamber of Commerce and the City of Columbia and Mr. Monteith spoke in behalf of the City Council. The spokesmen informed the Board that the question of space or of rent could be adjusted to the satisfaction of all concerned. They said that they could reasonably assure the Board that the owners of the building would cooperate in making possible the continued stay of the AAA in the City of Columbia.

Mr. Grainger stated that he was a member of the Legislature from Marion County and wished to enter protest against moving the office from Columbia because of the inconvenience it would mean to the farmers of his county.

Director Watkins called attention to correspondence in regard to the remodeling of the building and raised the point as to whether or not there would be an increase in the price of rent because of the proposed changes in the building.

Director Watkins also raised the question as to whether or not the work of the AAA should be drawn closer to Clemson College and the desirability of the offices being at the College as in most of the other Southern States.
At this point Mr. Benet asked that the letters of Messrs. Hamilton and the Acting Director of the Southern Division of the AAA be read to the Board. (These letters are attached to and made a part of the minutes.) Upon request the Secretary read a telegram from Mr. A. F. Lever as follows:

"Dangerous to move AAA without full investigation."

The Chairman called attention to letters received from the Secretary of the Chamber of Commerce and Senator Jeff B. Bates.

In the discussion that followed it was asked if the retention of the office in Columbia would interfere with relations now existing between the AAA and the College. It was also stated that the State Agricultural Conservation Committee of the AAA had passed resolutions favorable to moving the office from Columbia to Clemson. The question then came up as to whether or not the Board of Trustees was the proper body to pass upon the removal of the office and also what relationship existed between the AAA and the College under the recent Farm Acts. After further discussion it was,

Moved by Mr. Benet: That President Sikes and Director Watkins be requested to officially communicate with Washington for the purpose of determining any authority of the Board of Trustees as well as the relationship of the College in carrying on the activities of the AAA.

Motion Adopted.

In further discussion it was suggested that in the interest of good will and friendship to the work of the AAA that the question of space, rent, etc., be thoroughly gone into by the State Agricultural Conservation Committee and that the Board was desirous of rendering any possible assistance.

Moved by Mr. Cooper: That it is the sense of the Board of Trustees that it is willing to cooperate closely in every way with the State Agricultural Conservation Committee and the authorities in Washington in carrying on the work of the AAA in South Carolina.

Motion Adopted.

On motion the meeting adjourned.

J. C. Littlejohn, Acting Secretary
EXHIBITS

Western Union Telegram sent from Greenville, S. C. March 17th at 1:14 p.m. and received in Columbia March 17th at 1:24 p.m.

DR E W SIKES
JEFFERSON HOTEL
COLUMBIA SOUTH CAROLINA

DANGEROUS TO MOVE TRIPLE A WITHOUT FULL INVESTIGATION

A F LEVER

* * * * * * * * * *

March 18, 1938

Dr. E. W. Sikes, President
Clemson College
in
Trustees Meeting Assembled
Columbia, S. C.

My dear Dr. Sikes:

It is with concern and regret that I learn of the unexpected proposal to remove without warning, the office of the Agricultural Adjustment Administration from Columbia to Clemson College. The enclosed communication seems to remove the need of such a proposal.

The authorities, both civic and official, of Columbia and Richland County have taken pride in their efforts to assist the various departments of all governmental agencies to operate in their most efficient manner. It is, therefore, most surprising and regrettable that such a situation should arise without giving warning to the community of the needs, if there by any additional of this Agency.

Leaving the interests of the Community out of the picture entirely, this Agency is set up to benefit the farmers of South Carolina and certainly, their needs can best be served by their being permitted to come to Columbia, the exact center of the State to transact their business with this Organization.

Of concern to us too, is the fact that a vast majority of the employees of this Organization are already established in Columbia and certainly a transferal of this distance would work a peculiar hardship upon the most of them.

I cannot protest too vigorously on the part of the Richland County Delegation the proposed change, and assure you that it is my hope that the Board of Trustees will see fit to retain their offices here in Columbia where they belong.

With kindest personal regards, I am

Yours very truly,

Jeff B. Bates, Senator
Richland County

JBB;lm
March 15, 1938

Mr. W. W. Bradley, Chairman
Board of Trustees
Clemson College
Columbia, S. C.

Dear Mr. Bradley:

We learn with interest that there is to be a called meeting of the Trustees of the Agricultural and Mechanical College here in Columbia 3:00 P.M., Thursday, March 17 for the purpose of discussing the status of the quarters now occupied by the personnel of the Agricultural Adjustment Administration.

Knowing of their quarters and knowing too, of the transferal of the building, and further, of the announcement of the new owners of extensive improvements, we wrote the new owners as follows:

"Congratulations upon your purchase of a new home for your splendid company of which we are so proud.

"Knowing that plans are being formulated for the remodeling of the building, we are wondering about the tenants in the building at the present time, for office space is tremendously scarce in the City and we are asking that we be given time to endeavor to work this matter out before anything definite is done."

In reply to this communication, we are in receipt of the following communication from Mr. Wallace, President of the Palmetto State Life Insurance Company, present owner, who stated:

"We thank you for your letter of March 10, congratulating us on the recent purchase of our new Home Office Building.

"We wish to assure the Chamber of Commerce that it is not our intent to inconvenience any of our present tenants in conjunction with the repairs and renovations which we have in mind.

"We, too, are aware of the scarcity of office space in the City of Columbia, and we hope to be able to work out some plan by which none of our tenants will be disturbed, but on the other hand, our plans are that additional space be prepared for the needs of the City.

"Allow me to congratulate you and the Chamber of Commerce for the continued good work which is being done for the upbuilding of our City."

From the above, it would seem that this office will not be discommoded at all and that there is no reason to even consider the transferal of its force.

With kindest personal regards, we are

Yours very truly,

COLUMBIA CHAMBER OF COMMERCE

By
Wm. Lykes, Jr.
Secretary

WL:lm
March 15, 1938.

Dr. E. W. Sikes, President
Clemson Agricultural College
Clemson, South Carolina

Dear Doctor Sikes:

I am enclosing copy of a letter to Mr. I. W. Duggan from Mr. Hamilton explaining the office situation in Columbia, and a copy of a reply signed by Mr. Alvord and addressed to me. I think the policy set forth in Mr. Alvord’s letter is rather important, in connection with our discussion of the proposed move from Columbia to Clemson.

Very truly yours,

(Signed) D. W. Watkins
Director

DWW:LT

Enclosures - 2.

March 7, 1938

Mr. D. W. Watkins
Director of Extension
Clemson, South Carolina

Dear Mr. Watkins:

I am enclosing copy of a letter received from Mr. R. W. Hamilton, Administrative Officer in charge of the Agricultural Adjustment Administration Program for your State, and at the request of Mr. Duggan, who is absent from the city, I am writing you to explain our position with reference to the location of the State Office in South Carolina.

It may reasonably be assumed that the new Farm Program contemplates a permanent organization in each State and the maintenance of a State Office for the administration of the program. At the beginning of our Agricultural Adjustment work in South Carolina a State Office was established at the State Capital on account of the fact that it appeared at that time that a central location would aid in the efficiency of the administration. In all the other States, with the exception of Mississippi and Arkansas, the State office was
located at the State Agricultural and Mechanical College. In Arkansas the Extension Service headquarters and the State Agricultural Adjustment Administration office are both located in the City of Little Rock, which is not the location of the A. & M. College.

Judging from our experience during the past five years, we are of the opinion that a central location is of less importance than direct contact with the A. & M. College and, while there has been no lack of cooperation between the A. & M. College and the State Office in your State, it appears that there would be considerable advantage in having the office located in closer proximity to the A. & M. College. We, therefore, desire you to understand that if, in the opinion of those administering the program in the State of South Carolina, there would be advantages from different angles in having the State Office located at or near Clemson College there would be no objection on the part of the Federal administration of the Agricultural Adjustment Administration to moving the office to a new location, provided assurance could be given that satisfactory office space would be provided at reasonable rentals and, also, that suitable housing accommodations would be available for the employees of the State Office, especially during emergency periods when the force might necessarily be materially increased.

We would be pleased, therefore, to have you submit this matter to the Board of Directors of Clemson College, and we will be glad to cooperate with them in any policy that they may desire to establish with reference to the location of the Agricultural Adjustment Administration office in the State of South Carolina.

Very truly yours,

C. H. Alvord, Acting Director
Southern Division

* * * * * * * * *

Clemson, S. C.
February 28, 1938.

Mr. I. W. Duggan, Director
Southern Division, A.A.A.
Washington, D. C.

Dear Mr. Duggan:

Please note the enclosed news article published in the Columbia Record under date line, February 23rd, relative to the sale of the Masonic Building, Sumter Street, Columbia, South Carolina.

In this article it is set forth that the new owners of this building plan to convert a section of the second and third floors into offices. The second and third floors mentioned are the floors of this building occupied by the South Carolina Office of the Agricultural Adjustment Administration. If these floors are converted into offices, it means that they will be entirely unsuitable for our needs and further means that the rent will be increased.

The Agricultural Adjustment Administration is now paying $7,200.00 per year rent for the space occupied by our own office and the General Accounting Office. This amount is in reality entirely too high a per cent of administrative costs. The $7,200.00, however, was the only acceptable bid we have ever received in Columbia on space that was by any means suitable for the occupancy of our office.
I have repeatedly requested real estate agents, the Chamber of Commerce and other persons in Columbia, presumably interested, for data and information regarding other space that might have been available for the office.

It is extremely important to the Agricultural Adjustment Administration work in this State that you, as Regional Director, and the other authorities concerned give me permission to immediately take steps to find available and suitable space in some city or town other than Columbia. The rental contract which we have covering the space now occupied expires June 30, 1938, and since we have occupied the building two years under the present contract, the renewal clause is also of no force and effect after June 30, 1938.

There are certain independent financial interests which have assured me that they will build a building according to any specifications and requirements that I may demand. Such building is to be located on private property here at Clemson. These interests have stated to me that they are positively in position to start the building on immediate notice from the Washington authorities that it is permissible to remove the office from Columbia to Clemson. However, they state that at least three months will be necessary for completion of the building. These interests understand fully that the Agricultural Adjustment Administration cannot enter into a rental contract on the basis of blueprints of a building which is not yet under construction. However, they are willing to start the building and carry to practical completion merely on written permission from the Washington authorities that the office can be moved to Clemson. These interests are in no way connected with the trusteeship or management of Clemson College.

In regard to the advisability of having the office at Clemson, I have talked this matter over with a number of influential people throughout the State and they are all in agreement that the proper place for such office is Clemson. Naturally there would be some political pressure from the Columbia district but this pressure can be easily answered. Neither the City of Columbia, the Chamber of Commerce of Columbia, nor any organization or business interest in Columbia has ever assisted the Columbia office in any way, shape or form in obtaining space, personnel or in any other matters pertaining to the office.

In regard to living arrangements for the personnel of the office, if moved to Clemson, we now have here at Clemson quite a large residential development. We are also in close proximity and connected by paved roads to the towns of Calhoun, Central, Pendleton, Anderson and Seneca. There will be no difficulty in employees of the office finding living quarters and accommodations in these towns.

I have also made a quiet survey of my present personnel in the Columbia office and find that 70 per cent of the employees would be glad to work at Clemson. This attitude is largely due to the fact that living costs at Clemson will be considerably less than living costs in Columbia are.

Please take this matter up with the proper authorities at your very earliest opportunity and let me have a decision in this matter. I am faced with the necessity of moving the office out of the building we now occupy and cannot find another available building in Columbia, and must therefore move to some other town not later than June 30, 1938. Immediate action in this matter is required.

Very truly yours,

R. W. Hamilton
Administrative Officer
LETTER VOTE OF TRUSTEES AUTHORIZING PURCHASE OF 4.96 ACRES OF LAND FOR THE PEE DEE EXPERIMENT STATION

Under date of November 22, 1937 Dean H. P. Cooper wrote President Sikes requesting authority of the Executive Committee to purchase 4.96 acres of land known as Lot #11 adjoining the Nettles place at the Pee Dee Station for the sum of $550.00 — this tract being desirable because it gave frontage along the highway and could be obtained for what was thought to be a reasonable price. The request was presented to the Executive Committee on November 23 but due to the fact that the purchase had not been authorized by the full Board and that only a small number of trustees were present for the committee meeting it was decided to defer action until a later date.

On December 2 at a meeting of the Agricultural Committee and the Fertilizer Committee in Columbia the proposal was again submitted and authorization obtained from nine members on the following resolution:

"We, the undersigned, members of the Board of Trustees of Clemson Agricultural College authorize and approve the purchase of 4.96 hundredths acres of land at the Florence Experiment Station at the price of $550.00 as recommended and approved at the September meeting of the Agricultural Committee of this Board. Payment to be made from sale of farm products.

J. B. Douthit, Jr.
W. D. Barnett
Sam H. Sherard
F. E. Cope
W. W. Bradley
R. M. Cooper
Christie Benet
J. E. Sirrine"

At the meeting a letter dated November 27 from Mr. T. B. Young giving his approval was also read. Correspondence relating to the purchase of the land and signed resolution are attached to the deeds on file in the vault of the Treasurer's Office.

The purchase was confirmed by the Board in regular session at the college on June 17, 1938.

[Signature]

[Champion]

[Stamp: Clemson, June 17, 1938]
STATEMENT AS TO PROPOSED WATER MAINS IN NORTH CLEMSON AREA

About twenty-five years ago it became evident that the College would not be able to continue furnishing houses for all employees without having to divert funds from the teaching activities as well as the new lines of work then being inaugurated. The Trustees gave encouragement to a local group interested in developing a residential area just north of what is now the athletic field and across the highway from the College property. The Fort Hill Land Company was formed and purchased a tract of land from Mr. Aaron Boggs and in due course of time the tract was divided into lots; streets and roads were opened up; water, electric and sewer lines built -- all by the Fort Hill Land Company. The Fort Hill Land Company then entered into an agreement with the Board of Trustees to receive and maintain the electric, water and sewer lines on the property. Certain funds were at that time placed with the College as a working capital for repairs and upkeep of the electric, water and sewer lines.

About three years ago the Calhoun Land Company opened up an area just north of the Fort Hill development.

Since the North Clemson property was first developed there has been a constant and steady growth and today the number of dwellings off the Campus exceeds those on the Campus. On the College property there are 63 houses occupied by teachers and officers and 16 houses occupied by laborers, making a total of 79 residences. Off the Campus there are 114 residences owned or occupied largely by employees of Clemson College. Living in North Clemson are also individuals engaged in mercantile and other businesses necessary in any community. The North Clemson development is to all intents and purposes part and parcel of the College community.

At the present time we are furnishing water to 130 buildings off the Campus. The Fort Hill Land Company laid a small 4-inch water main through a portion of its development. The Calhoun Land Company provided water connections in the latest development. In the vicinity of the churches, through cooperative arrangements, made connections to the water system and as additional houses were erected they were tied on the existing lines. Off the Campus the costs of all water mains, meters and connections have been borne by the persons owning the property and building the houses. Already in certain areas the lines are too small and as the community continues to grow, other lines now in use will also become too small to adequately supply water. We are approaching a situation where sooner or later someone will be faced with the necessity of enlarging water supply lines off the Campus. Since the College is the furnisher of water and the people served are practically all College employees, it is but natural that they look to the College for assistance when needed. In the last analysis the consumer pays the cost of, as well as the maintenance of, water supply systems in the towns and cities, but should we reach the point where it is necessary to make an investment of any size we would then be confronted with the problem of securing the necessary capital at any one time. The College itself cannot issue bonds and the expenditure of College funds for such activities off the College property might be questioned.

About the time the Presbyterian Church was destroyed by fire there was started an agitation to lay a 6-inch water main through certain sections in North Clemson, and this agitation has finally brought the residents together for the purpose of providing not only an adequate water supply but also needed fire protection. Those living in North Clemson appointed a committee to make a thorough study of the situation and to approach the WPA as to the possibilities of a project for the laying of water mains. This project involves the expenditure of nearly seventeen thousand ($17,000.00) dollars, and of this amount the WPA has promised six thousand ($6,000.00) dollars.

The Committee Proposes the Following:

(1) That the Town of Calhoun issue water revenue bonds in the amount of $11,000.00.
(2) That the Trustees increase the water rate off the Campus from 25 cents to 45 cents per thousand gallons and that the additional 20 cents per thousand gallons be collected during the life of the bonds by the College as water bills are paid and that the amount so collected be placed with the town authorities for the retirement of the bonds.

(3) That the Trustees officially authorize the use of the fire truck in North Clemson.

(4) That when the bonds have been retired the water mains and hydrants become the property of the College.

We are informed that certain cities furnishing water beyond the city limits charge double the rates within the city limits. It is a custom of long standing for the College fire fighting apparatus to respond to calls in North Clemson, however, at the present time only the chemical tanks on the truck can be used in that area. Authorization by the Trustees for the use of the fire truck off the Campus in connection with an approved water system would mean a reduction in fire insurance rates to largely offset the increase in the cost of water. The reduction in the cost of insurance is estimated at $2,400.00 a year. Should the proposal be accepted and carried out, it would mean the addition of 12,000 feet of 6-inch water main and 17 hydrants without cost and would relieve the College from possible future outlay in connection with the furnishing of water in North Clemson.

In considering the proposals from the citizens off the Campus, it is suggested that the College take under advisement the desirability of maintaining the fire fighting equipment on the Campus, for the annual replacement of fire hose, and for the ultimate purchase of another fire truck. There are still two residential sections on the Campus without adequate water mains for fire fighting. The College employee living in a house on the Campus has some advantage over the College employee either owning or renting off the Campus. The individual living off the Campus is required to pay his town tax, provide for garbage removal, and such expenses. The rent for College-owned houses on the Campus has never been as high as that off the Campus. The rent collected by the College is used not only for the maintenance or a regular upkeep schedule of the residences but also provides for the care of the yards, walks, garbage removal, etc.

To provide funds for the annual replacement of fire hose, for the purchase of a fire truck, and for the future extension of water mains in two residential sections on the Campus, it is suggested that the Trustees consider the advisability of adding something to the water rate on the Campus, because as previously stated, individuals living on the Campus enjoy the privileges already enumerated as well as the low insurance rate on their household furniture now being sought by the College employees off the Campus. In estimating the possible income for retirement of the proposed bond issue, the Committee took into consideration the amount of water consumed and paid for off the Campus from February 1937 to February 1938. The records show the following:

<table>
<thead>
<tr>
<th>Month</th>
<th>Gallons</th>
</tr>
</thead>
<tbody>
<tr>
<td>February and March</td>
<td>1,193,000</td>
</tr>
<tr>
<td>April and May</td>
<td>1,602,000</td>
</tr>
<tr>
<td>June and July</td>
<td>2,497,000</td>
</tr>
<tr>
<td>August and September</td>
<td>1,715,000</td>
</tr>
<tr>
<td>October and November</td>
<td>1,658,000</td>
</tr>
<tr>
<td>December and January</td>
<td>1,765,000</td>
</tr>
<tr>
<td><strong>Total for one year</strong></td>
<td><strong>10,390,000</strong></td>
</tr>
</tbody>
</table>

By adding 20 cents per thousand to the water rate there should be an income of $2,078.00. This would be offset by a saving of about $2,400.00 in the cost of fire insurance. We have also computed the water used on the Campus and paid for on the Campus during the same period of time for the sake of comparison. This is as follows:
February and March 825,000 Gallons
April and May 982,000 "
June and July 774,000 "
August and September 978,000 "
October and November 853,000 "
December and January 780,000 "

Total for one year 5,092,000 "

April 4, 1938

J. C. Littlejohn
Business Manager