

**FAYETTEVILLE CITY COUNCIL\CUMBERLAND COUNTY BOARD OF COMMISSIONERS**  
**SPECIAL JOINT MEETING**  
**CROWN THEATRE, 1960 COLISEUM DRIVE, FAYETTEVILLE, NC**  
**FEBRUARY 2, 2015**  
**6:00 P.M.**

Present: Mayor Nat Robertson

Council Members Kathy Jensen (District 1); Kady-Ann Davy (District 2); Mitchell Colvin (District 3); Chalmers McDougald (District 4); Robert T. Hurst, Jr. (District 5); Larry O. Wright, Sr. (District 7); Theodore Mohn (District 8); James W. Arp, Jr. (District 9)

Commissioners Kenneth S. Edge, Chairman; Marshall Faircloth, Vice Chair; Jeanette Council; Billy King; Glenn Adams; Charles Evans; Jimmy Keefe; Larry Lancaster

Absent: William J. L. Crisp (District 6)

Others Present:

Theodore Voorhees, City Manager

Rochelle Small-Toney, Deputy City Manager

Jay Reinstein, Assistant City Manager

Karen McDonald, City Attorney

Amy Cannon, County Manager

James Lawson, Assistant County Manager

Rick Moorefield, County Attorney

Sally Shutt, County Communications and Strategic Initiative Manager

Candice White, Clerk to the Board of Commissioners

Pamela Megill, City Clerk

Members of the Press

**CALL TO ORDER**

The meeting was called to order by Cumberland County Board of Commissioners Chairman Kenneth Edge and City of Fayetteville Mayor Nat Robertson. Chairman Edge stated this joint meeting is to hold a public hearing regarding an incentives package for the Sanderson Farms chicken plant. Chairman Edge asked all in attendance to stand for a moment of silence.

**PLEDGE OF ALLIGIANCE**

The pledge of allegiance was led by Mayor Robertson.

**MEETING GUIDELINES**

Mayor Robertson stated the City appreciates the invitation to participate in this meeting, and invited all interested citizens to email the Mayor's office with any comments or questions in lieu of speaking at the hearing tonight. Mayor Robertson asked all in favor of the incentives package to please stand. After they were seated, Mayor Robertson asked all in opposition to the incentives package to please stand.

Chairman Edge read the public hearing meeting guidelines.

1. Persons who wish to address the Board of Commissioners and the Fayetteville City Council must have registered on a sign-up sheet.
2. Speakers will be called two at a time; the first name called will be for the speaker to come to the microphone and the second name called will be for the speaker who will follow. Names will be called at the end of each speaker's comments.
3. Speakers will begin their remarks by stating their name and address.
4. Each speaker will have a maximum of three minutes to make remarks.
5. No time will be yielded to a speaker by another speaker.
6. Speakers will provide remarks germane to the proposed incentives package for the Sanderson Farms processing plant.
7. Speakers will be courteous in their language and presentation; personal attacks will not be tolerated.
8. Speakers' remarks should not be punctuated by applause or any other form of distraction or disruption.

9. Speakers who fail to appear when their names are called will not be given another opportunity to speak.

10. Written comments and/or supporting documents may be left with the Clerks.

The following information was provided on the Sanderson Farm project:

### **Incentives**

Sanderson Farms Proposed Agreement Terms and Economic Development Incentives

#### **Proposed Agreement Basic Terms**

- Sanderson Farms will spend at least \$95 million to construct and equip a modern poultry-processing plant in the County's Cedar Creek Industrial Park, which has been annexed by the City of Fayetteville.
- Project will employ at least 975 employees within three years of commencing operations.
- At least 60 percent of the company's employees at this site will be Cumberland County residents.
- The company will not contract with any producer for the production of chickens on sites located within ten miles of the project or within one mile of the Cape Fear River in Cumberland County;
- Sanderson Farms will inform the County and City managers of any notices of violation received from NCDENR for any operations in Cumberland County.

#### **County Economic Development Incentives**

Mr. Rick Moorefield, County Attorney, read the following County Economic Development Incentives:

- The County will sell Sanderson Farms land in the Cedar Creek Industrial Park at its fair market value subject to the upset bid process.
- The County will grant the company a cash incentive equivalent to 50 percent of County general property taxes paid by Sanderson Farms on the assessed value of the improvements constructed on the real property and the personal property and equipment used therein for each of the first nine years that the project complies with all of the terms of the agreement. The estimated total value of these cash incentive payments is \$2.5 million.
- The economic development incentives agreement may include such other and further terms as are negotiated.

#### **City Economic Development Incentives**

Ms. Karen McDonald, City Attorney, read the following City Economic Development Incentives:

- The City will grant Sanderson Farms a cash incentive equivalent to 70 percent of City general property taxes paid by the company on the assessed value of the improvements constructed on the real and personal property and equipment used therein for each of the first ten years that the project complies with the terms of the agreement.
- The Fayetteville Public Works Commission will waive 50 percent of its Facilities Investment Fee, estimated to be \$2.6 million, as long as the project complies with the terms of the agreement. The estimated total value of these cash incentive payments is \$3.8 million.
- City incentives may include an additional 5 percent general property tax grant back for the period of the agreement if the company achieves negotiated good faith goals in hiring minority- and women-owned business enterprises either located in Cumberland County or within any county adjoining Cumberland County during the facility construction and an additional 5 percent general property tax grant back if the company hires nonviolent felons for the period of the agreement.
- The economic development incentives agreement may include such other and further terms as negotiated.

### **PUBLIC HEARING**

This is the advertised public hearing set for this date and time. The public hearing was opened.

Mr. Hunter Evans spoke in opposition and expressed concerns regarding bad odors.

Mr. Denny Shaffer spoke in opposition and expressed concerns regarding environmental health issues.

Mr. Vance Fowler spoke in opposition and cited studies related to African American women working in poultry factories.

Mr. Jose' Cardona spoke in favor of creating new jobs.

Mr. Grady Dobson spoke in opposition and expressed concerns regarding spray fields and contaminants.

Mr. Michael Tate spoke in opposition and stated there are 214 residents within a one mile radius of the proposed plant location.

Ms. Margaret Tate spoke in opposition and expressed concerns regarding limited environmental studies.

Ms. Jackie Taylor spoke in opposition and expressed concerns regarding a lack of an independent environmental study.

Mr. Sean Taylor spoke in opposition and expressed concerns regarding a lack of an independent environmental study.

Mr. Johnnie Taylor spoke in opposition and expressed concerns regarding the health of the Cape Fear River.

Mr. Blakely Hildenbrand (attorney) spoke in opposition and expressed concerns regarding the poor environmental history of Sanderson Farms.

Mr. Will Hendrick spoke in opposition and asked for an independent environmental study.

Mr. Grey Evans spoke in opposition and expressed concern regarding jobs that have a bad environmental impact.

Mr. Jay Watts stated opposition to the incentives package.

Representative Rick Glazier spoke in opposition and expressed concerns for the environmental and health impact.

Mr. Hunter Evans, Jr., spoke in opposition to the incentives package.

Ms. Caitlyn Young Evans spoke in opposition and stated jobs do not stop bullets.

Mr. Bryan Milner spoke in opposition and requested an independent environmental study.

Ms. Betty Jo Smith spoke in opposition and stated she is a lifelong resident of Cumberland County.

Ms. Carolyn Smith spoke in opposition of the incentives package.

Mr. Jimmy Smith spoke in opposition of the incentives package.

Mr. Mark Averitt spoke in opposition and requested an independent environmental study.

Ms. Betty Jo Averitt spoke in opposition and stated she has a shallow well. She expressed concern for safe drinking water.

Ms. Carol Averitt spoke in opposition and asked for an unbiased soil survey.

Ms. Allison Averitt spoke in opposition and expressed concerns for the safety of her water in a shallow well.

Mr. Thomas Bullard spoke in opposition and stated he worked for Sanderson Farms and was fired from his position after he had an accident.

Mr. Willie Williams spoke in favor and stated we need the jobs.

Mr. Steven Levine spoke in opposition and expressed the need for an independent environmental study.

Ms. Dianne Averitt spoke in opposition and cited concerns over labor injuries at chicken processing plants.

Mr. Walter Averitt spoke in opposition and stated he did not want to see any type of animal processing facility in the industrial park.

Mr. Jerry Horne spoke in opposition and asked if any members of the audience would want to apply for a job at Sanderson Farms.

Mr. Jeffrey White spoke in favor and stated he had worked in turkey and chicken processing plants and said these low paying jobs provided a step up and an opportunity to turn his life around; in the right direction.

Ms. Patricia Brown spoke in opposition and stated the homeless and beggars do not want to work in poultry processing plants.

Mr. Michael Brown spoke in opposition and stated unemployed and homeless people are not interested in the types of jobs Sanderson Farms has to offer.

Mr. Tally Brown spoke in opposition and stated she is an 11 year old and does not want a chicken plant close to her home.

Mr. Kevin Palush spoke in opposition and expressed concerns for falling home values if the chicken process plant locates in the industrial park.

Ms. Karolyn Palush, spoke in opposition, and stated concerns for the value and resale ability of her home if Sanderson Farms locates in the Industrial Park.

Mr. Robert Sherzer spoke in opposition.

Ms. Pam Carver spoke neither in favor or opposition and expressed the need for an independent environmental study.

Ms. Aubrey Whipple spoke in opposition and stated she does not want her home polluted.

Ms. Jennifer Horne spoke in opposition.

Mr. Connor Palush spoke in opposition and stated he is a boy scout and opposed to having the water polluted.

Mr. Randy O'Brien spoke in opposition and said he does not want to wake up to listen to roosters crowing.

Ms. Danette Johnson spoke in opposition and expressed concerns regarding the proposed spray fields and water supply.

Mr. Benny Pearce spoke in opposition and stated the Governor of Arkansas had said the jobs in poultry processing plants are so bad that prisoners did not want to work in those positions.

Ms. Danielle Natoli spoke in opposition.

Mr. Aaron Natoli spoke in opposition.

Ms. Mable C. Smith spoke in opposition to any incentives offered to Sanderson Farms.

Mr. Reginald Wells spoke in opposition of Sanderson Farms and stated he is in support for jobs for the community.

Ms. Heather Kurtz spoke in opposition of the incentive package and said the turnover rate for employees working in poultry processing plants averages 40 percent.

Mr. Conrad Kurtz spoke in opposition to the incentives package.

Mr. Lee Spruill spoke in opposition to the Sanderson Farms incentives package.

Mr. Kemp Burdette spoke in opposition and expressed concerns regarding water quality.

Ms. Marian Morgan spoke in opposition and stated we need jobs, but we also need clean water.

Mr. Wendell Smith spoke in opposition to the incentives and stated these types of jobs will be difficult to fill.

Mr. David Carter spoke in opposition and stated he has a vested interest in Cumberland County and resents having Sanderson Farms pushed down his throat.

Ms. Rebecca Montaldo spoke in opposition and stated she is ashamed an independent environmental study has not been directed.

Mr. Ralph Mitchell spoke in opposition and stated we need career type jobs in this community; not low skill, low wage jobs.

Mr. Wade Dees spoke in opposition and stated he had toured several poultry processing plants and the work environment in all of them is awful.

Mr. Naeema Muhammad spoke in opposition and stated we do not want to be compared to Duplin County, the hog capital of the world.

Mr. Mark Rowden spoke in favor of the incentives package and stated a person with a job is far less likely to commit a crime than an individual that is unemployed.

Ms. Joyce McNeill spoke in favor and stated she lives close to the Goodyear factory, and said there are grants available to help people with shallow wells.

Mr. Deacon Grady spoke in favor and stated we have had an industrial park for years with nothing in it.

Mr. Hal Broadfoot spoke in opposition of the incentives package and stated it does not comply with State law.

Mr. Ronnie Peele spoke in favor and stated we need the jobs.

Ms. Sara Piland spoke in opposition to Sanderson Farms locating anywhere in Cumberland County.

Mr. David Wilson spoke in opposition and stated he has lived in Cumberland County for over 55 years.

Mr. Mac Williams spoke in opposition to the incentives and to Sanderson Farms locating in Cumberland County.

Ms. John Czajkowski spoke in favor and stated there are environmental regulations in place.

Mr. Kirk DeViere spoke in favor of the incentives package and stated how desperately we need jobs in the area and referenced the recent jobs lost at Maidenform and House of Raeford.

Mr. Vinnie Venturella spoke in favor and stated this community needs to diversify, and said Sanderson Farms is a reputable company.

Ms. Anne Mitchell spoke in opposition and stated these are not good jobs, and even prisoners will not take them.

Mr. Jack Rostetter spoke in favor and stated he was offended and embarrassed by the rhetoric of people that have spoken against people that do want and take these types of jobs.

Ms. Della Moll spoke in opposition of the incentives and of Sanderson Farms locating in Cumberland County.

Mr. Pete Moll spoke in opposition of the incentives package and stated the money could be better spent on education and noted The Alliance and Chamber have done a poor job.

Mr. Brian Haney spoke in favor of the incentives and said the community needs hope and opportunity.

Mr. Steven Lawrence spoke in opposition and stated he is against a slaughter house locating here.

Mr. Jerry Reinoehl spoke in favor of Sanderson Farms and stated the industry park land has sat idle for too many years.

Mr. Christopher Davis spoke in favor of the incentives package and said Sanderson Farms is one of the top Forbes companies listed in North Carolina.

Ms. Tina Dawson spoke in opposition and stated the decline in property values if Sanderson Farms locates here will be frightening.

Mr. Dwight Miller spoke in opposition and stated a poultry processing plant is not a good fit for Cumberland County.

Mr. Charles McKellar spoke in favor and stated the Sanderson Farms positives far outweigh the negatives.

Ms. Nancy Clark Sinclair spoke in favor and stated unemployment leads to depression and said she is in support of creating jobs.

Mr. Deacon Lyles spoke in favor and stated Cumberland County residents eat a lot of chicken.

Mr. Clifford Bastein spoke in opposition of the incentives package and stated he is in support of creating new jobs.

Mr. Chris Bostock spoke in favor of the incentives packages and stated he is the past Chair of The Alliance and recommends approval of the incentives.

Ms. Hannah Ehrenreich spoke in opposition of the incentives package and stated NCDENR's regulations are not strong enough to protect our rivers.

Mr. Tim Richardson spoke in favor of the incentives package and stated he is The Alliance Chairman and on behalf of The Alliance requested support of the Sanderson Farms incentive package.

Mr. Luther Cogdell spoke in opposition of the incentives package and asked the Commissioners and Council how would they like to have a chicken processing plant in their

back yard.

Mr. Phil Edge spoke in opposition to the incentives package.

Mr. T. Hunter Glass spoke in opposition of the incentives package and stated he is a criminal gang expert, and further stated that education is what stops bullets.

Ms. Doris Fort spoke in opposition of the incentives package.

Ms. Sandy McIntosh spoke in opposition of the incentives package and stated she is a realtor and asked Commissioners and Council members to pay due diligence.

Mr. Tim Evans spoke in opposition of the incentives package and stated he had never seen so much litter as created by chicken farms.

Mr. Billy Grover spoke in opposition of the incentives package and expressed concerns for water quality if the chicken processing plant locates in Cumberland County.

Mr. David Guy spoke in favor of the incentives package and asked the Commissioners and Council to move ahead and offer the incentives to Sanderson Farms.

There being no one further to speak, the public hearing was closed.

Mr. Kenneth Edge, County Commissioner Chair, stated there had been a total of 96 speakers this evening, and thanked everyone for their participation.

Mayor Robertson thanked everyone in attendance for their comments and thoughts.

#### **ADJOURNMENT**

There being no further business, the meeting adjourned at 11:11 p.m.