HICKMAN'S FAMILY FARMS

Desert Pride Farm - Tonopah, Arizona

COMMUNITY INFORMATION MEETING

Saddle Mountain RV Park
3607 N. 411th Avenue
Tonopah, Arizona

January 9, 2014
6:00 p.m.

PREPARED FOR:

Mr. Michael Wirth

Reported by:
Sheryl L. Henke, RPR
Arizona CCR No. 50745

1 MR. WIRTH: My name is Mike Wirth. I'm
2 the owner of the Saddle Mountain RV Park. And I just
3 want to introduce the Hickmans. They're going to
4 present their information tonight.
5 Before we start I just want to thank them
6 for coming. And I also want to show Billy and Glenn
7 the utmost respect from everybody here. If there is
8 anybody using foul language or anything that goes on,
9 we will escort you out. There is security here. I
10 will not put up with it. And nobody in our company
11 will here. So we will ask you to leave.
12 So please no foul language, no disrespect
13 to these people. They're here to present. And if you
14 yell and scream, they will not be here to be able to
15 get out the information they want to get out. So
16 please be courteous the whole time.
17 The bathrooms are through that door right
18 there in the next building. There is exits all through
19 here that you can get out of here if you need to get
20 out. If there's anybody here that can give up a seat
21 to an elderly person or somebody that needs a seat, and
22 you're a young person with good strong legs, please do
23 so.
24 AUDIENCE SPEAKER: There is two empty
25 seats over here.

1 MR. WIRTH: There is two seats over here.
2 So I would like to introduce to you --
3 and they're going to go through their agenda, how they
4 want to present this -- to the Hickman people here. So
5 here is Billy Hickman and he's going to present. And
6 his brother Glenn is here tonight too.
7 MR. BILLY HICKMAN: Good evening
8 everybody. Thank you very much. I'm not used to
9 talking in front of a large crowd. So if I stutter, do
10 something embarrassing, I'm just not used to it.
11 I want to thank -- I'm sorry.
12 AUDIENCE SPEAKER: We can't hear you.
13 MR. BILLY HICKMAN: Okay. Now I'm
14 starting off.
15 So, anyway, tonight we came in to inform
16 the community of our plans to build a modern egg
17 facility here in Tonopah. A lot of you have concerns.
18 And, you know, we came out here with our staff. And
19 they're all dressed pretty much like me, you know, with
20 -- with the red shirts on.
21 In different areas we brought in some
22 videos to sit there and show you what we're doing in a
23 processing plant. And also the -- back here, right
24 square behind me, behind us is the type of enclosure
25 system and housing system that we were going to build

1 here in Tonopah.
2 In the corner over there is -- there's
3 been a lot of -- there's been a lot of talk about the
4 prison system and the ACI work program. We actually
5 have officials from the ACI program back here along
6 with some DOC officers. So that there is a chance for
7 people to talk and voice their concerns about what
8 happens with inmates in a community. But I would like
9 them to actually explain that.
10 Hopefully, you all got your cards;
11 whoever wanted to take the -- take the microphone and
12 ask a question. A lot of them are the same question.
13 And I hope that no one feels slighted if we answer just
14 the questions one time. Because just answering a
15 different variation doesn't really move the meeting
16 forward. And we would like everybody to feel like
17 their questions got answered.
18 I would like to introduce my brother
19 Glenn. He's been my -- he's been a partner since we
20 were little kids. We've been doing this all our life.
21 I started gathering eggs when I was four years old.
22 And he's always had the better job, you know. And so
23 you get a microphone in front of him.
24 Anyway, so we're sort of deviating from
25 our original plan. Because we were hoping that people

1 would mill around and take a look at the different --
2 the different exhibits, whatever you might call them.
3 And ask the questions of the people that run the -- run
4 those areas. And they are the -- they are the ones
5 that make the Hickman Family Farms work every day. As
6 much as we would like to think we do, it's the people
7 out here in red.
8 Would you like to say anything before we
9 get started?
10 MR. GLENN HICKMAN: Only if you're not
11 going to get the mic back.
12 MR. BILLY HICKMAN: We do this a lot to
13 each other.
14 MR. GLENN HICKMAN: My name is Glenn
15 Hickman, and I am the president of the Hickman Family
16 Farms company, because I am my mom's favorite. So ours
17 is a family organization. It's our family and a lot of
18 other families that work with us every day. And we're
19 committed to providing safe nutritious food for
20 families.
21 That's what we do. We've been doing
22 this -- this is our 70th year in business. So, you
23 know, they kind of say shirtsleeves to shirtsleeves in
24 three generations. We haven't gotten out of
25 shirtsleeves yet, so we're okay.

1 So we hope to give you guys some
2 knowledge. We hope to answer every question that we
3 can possibly answer as truthfully and transparently as
4 we can. We ask for you guys to listen with an open
5 mind. And if you -- if you have some concerns, we'll
6 try to address them. This is the time to do it.
7 So -- did you have a statement that we
8 needed to -- let me get one of the white elephants out
9 of the room. And just so we don't screw this up, I'm
10 going to read this verbatim. So -- and then we can
11 talk about it afterwards if you'd like.
12 But my brother Clint handled the sales at
13 our business. And he has also been a lifelong employee
14 of the company. He's been at the county for the last
15 month. He has not been part of the day-to-day
16 management, nor the plan and purchasing of this land
17 for our company's growth. Because of the intentions of
18 some to try and make this a perceived conflict, we
19 asked my brother Clint to not be here tonight.
20 Let me state clearly, Maricopa County
21 government has no authority to regulate this
22 agricultural business. I assure you this is not a
23 political dodge by my brother of the issues. The
24 prohibition of the regulation of agriculture activities
25 is not a county regulation, but state law. Arizona

1 Revised Statute 11-812(A)(2) does not allow political
2 jurisdictions to prevent, restrict or otherwise
3 regulate the use for occupation of land or improvements
4 for railroad, mining, metallurgical or general
5 agricultural purposes.
6 The other thing -- the second thing, and
7 maybe Billy could like to address this so we can get
8 this out of the way as well. You don't have your
9 glasses, do you?
10 MR. BILLY HICKMAN: Do you want to
11 continue?
12 MR. GLENN HICKMAN: Do you want to do
13 that later?
14 MR. BILLY HICKMAN: I think so.
15 MR. GLENN HICKMAN: Okay. Anyway, so
16 that we want to -- we want to address -- again, that's
17 the elephant in the room. There is no conspiracy,
18 there is no issue. My brother's been my brother his
19 entire life. He's been a county supervisor for roughly
20 nine months. But if there's a perceived conflict of
21 interest, then we thought it would be best if he wasn't
22 here. So I just want to kind of clear that to begin
23 with.
24 MR. BILLY HICKMAN: Well, since we're --
25 since we're off the agenda anyway right out of the

1 gate, you know we might as well, if there's any general
2 questions that --
3 MR. WIRTH: Billy, would you just
4 explain, you know, the locations, the buildings, just
5 so we kind of get some generalities. Just give them a
6 basic rundown of how many buildings so they get a basic
7 feel for it. And they can go --
8 MR. BILLY HICKMAN: Okay. So we bought
9 the 360 acres from O&E Farms. And I first met with the
10 two principal owners of O&E Farms in October at Tonopah
11 Joe's. And just to give you the entire timeline, that
12 was in October of 2013, just a few months ago.
13 The land deal closed in November of 2013.
14 And that's when we put the sign up. And that location
15 is on the 419th Avenue and Indian School, the half-mile
16 mark. And, of course, it runs -- it runs south for one
17 mile. And then there's a 40-acre piece -- 40-acre
18 piece on the north side of the road.
19 We originally were looking at putting
20 some pullet houses where we raise the baby chicks to
21 the pullet stage, which gets moved into a lay house.
22 But we have decided not to build over there. There's a
23 couple reasons. So that land will stay farm ground on
24 the north side of Indian School.
25 We are -- the 320-acre parcel that is on

1 the south side is a -- is going to be left as farm
2 ground on the eastern half of it. The 160 acres that
3 run from, you know, halfway, the half-mile mark to the
4 west, a quarter mile, and that will be left as farm
5 ground.
6 So the piece that we're talking about and
7 I don't know if it's -- yeah, I don't know if -- if
8 this is big enough for everybody to take a look at.
9 But as you can see, this is the phase 1 that we've been
10 talking about to everybody. And, of course, as I told
11 the newspeople, that we always have high expectations
12 of ourself in a growing market if we could continue
13 growth.
14 But this is the piece that we're talking
15 about currently. It would be on the northwest corner,
16 or that corner right there.
17 These buildings contain a new type of
18 enclosure, like I was trying to point in back. They
19 have a nest box inside. They have a scratch pad. They
20 have purchase. So that there's -- there's a -- there's
21 more activity. There's -- there's less birds per
22 enclosure. So that there's less density.
23 And I keep saying that, because the
24 standards today is at 67 inches. And these are going
25 at 116 inches. And that's per bird. The buildings are

1 about 560-foot long. They are about approximately
2 30-foot side wall, 82 feet across.
3 So -- and Paul Yeatts, who is our project
4 coordinator, and he can correct me or come up here if
5 I'm wrong. He's waving me off.
6 Anyway, so the processing plant is
7 approximately 200 feet, 200 feet by 220. I might be
8 wrong on that, because I'm just trying to go off
9 memory. And that will have -- that will have two
10 state-of-the-art egg graders that do everything. And
11 at a later date, actually package the eggs and put them
12 into the case, which I think is in one of the videos
13 over, I think, behind -- behind Shari. It shows the
14 robotics.
15 So that is -- that is the first phase.
16 The processing plant and seven houses, per 2.2 million
17 birds.
18 AUDIENCE SPEAKER: You are going to put
19 that raw sewage on the farmland, right? The egg wash
20 and the sewage, some of that is going to go directly
21 without being treated on the farmland, right?
22 MR. BILLY HICKMAN: No. I think we
23 already talked about this when I stopped in and talked
24 to you. So --
25 AUDIENCE SPEAKER: Oh --

1 MR. BILLY HICKMAN: Yes. So I told you,
2 you know, these houses are set up where the manure is
3 in the buildings behind. You can't see that. We'll
4 set it back down. That's a cement line. There will be
5 no -- there will be no manure touching the ground or
6 stored outside. It is -- it is not going to be
7 processed there. It's not going -- and I'm sure you
8 guys are familiar with Arlington. And that's what
9 you're basing everything on. But it's not stored.
10 There won't be any outside stored manure. It will be
11 hauled off the facility.
12 There will be -- we have less impact on
13 this acreage than normal farming does. We don't -- we
14 don't -- we will use less groundwater, not even close
15 to the amount of groundwater that is being used to farm
16 those acres right now. Chickens don't need that much
17 water.
18 Wastewater runs approximately -- and if I
19 get too detailed, it is because this is all I ever do.
20 The process water runs about 150,000 gallons per month.
21 That will be stored in lined ponds and evaporated off.
22 And there's no -- there is no direct sewage or anything
23 like that.
24 AUDIENCE SPEAKER: Where is the water
25 going to come from, the aquifer?

1 MR. BILLY HICKMAN: Well, we're going to
2 start -- we're going to start to get into the details.
3 I'm sorry, I'm just trying to explain. You know, Mike
4 wanted to start of show this is where the property is
5 and the type of buildings.
6 AUDIENCE SPEAKER: Where is Indian School
7 running according to that? We're here because we're
8 interested on the impact of what you are putting in
9 here an eighth of a mile from the intersection of 411th
10 Avenue. That's why we're all here.
11 MR. WIRTH: Dave, hang on a second.
12 We're going to keep it under control.
13 AUDIENCE SPEAKER: Very good.
14 MR. WIRTH: Well, they're going to
15 present it. And then we're going to ask the questions,
16 okay? So I just want to make sure --
17 AUDIENCE SPEAKER: We want to ask the
18 right questions.
19 MR. WIRTH: No, we're not going to get
20 through it if everybody doesn't just hold it. And I'll
21 come back to you, and you'll have the chance to ask a
22 question. Okay.
23 AUDIENCE SPEAKER: Can you just tell me
24 where Indian School Road is on that map?
25 MR. BILLY HICKMAN: Okay. Indian School

1 Road is right there.
2 AUDIENCE SPEAKER: Okay.
3 MR. BILLY HICKMAN: Which would be right
4 here, Indian School Road. There is a -- there is a
5 portion of this that will be landscaped and the visual
6 blockage with the landscape.
7 AUDIENCE SPEAKER: Those aren't the maps.
8 MR. BILLY HICKMAN: Well, Rick, this is
9 about the best we can do on short notice. So I'm
10 trying to --
11 AUDIENCE SPEAKER: How much notice have
12 you had?
13 MR. BILLY HICKMAN: Well, like I said, we
14 bought the property -- and I'm sorry, we're going to
15 jump around here pretty quick. But we bought the
16 property and closed in November. And put the sign up
17 two days later. So that we would not think that
18 anybody -- so we notify everybody.
19 I put my personal e-mail on there, and I
20 put Paul Yeatts along with a phone number to contact.
21 So I haven't been without taking everybody's e-mails or
22 phone numbers.
23 AUDIENCE SPEAKER: You brought a better
24 map to the meeting with us earlier.
25 MR. BILLY HICKMAN: Okay. You know, I

1 think we should probably go ahead and start the
2 questions and answers.
3 AUDIENCE SPEAKER: I think we need to let
4 them know the Indian School Road that they're asking
5 about is the first road south of the freeway, I-10, on
6 411. If they turn between the Shell station and
7 Tonopah Joe's, it goes west. And it's one-half mile
8 west. And it's across the street from the little blue
9 feed store that tried to open up. It's from 415 to
10 419th Avenue. So it's one-half mile west of 411 here
11 on our main Tonopah Road.
12 MR. BILLY HICKMAN: Doris, you just
13 nailed it for me. That's exactly where it's at.
14 There, right there. Thank you, Doris.
15 MR. WIRTH: Thank you, Doris.
16 Okay. Here's going to be the way it's
17 going to work. We're going to let you ask one
18 question. If the question is duplicated, I'm just
19 going to take the microphone back and we're going to
20 move on to the next one, okay. So these guys don't
21 want to be here all night. We want to get right to the
22 questions that matter. So I'm going to walk around the
23 room. And ask your question and then they'll be able
24 to respond to you, okay.
25 AUDIENCE SPEAKER: Okay. I guess my one

1 question --
2 MR. WIRTH: If you have a card and you
3 want to pass it back in, they'll take them with them,
4 and also e-mail your responses if it doesn't get
5 addressed tonight. Okay.
6 AUDIENCE SPEAKER: Okay. My question --
7 it ain't working. My one question, any new
8 construction necessary from what I understand has got
9 to be four feet off the ground. Is this going to hold
10 through to these chicken houses also? It does to any
11 resident that has to build out here. They're right
12 next to the floodplain, right next to the wash.
13 MR. BILLY HICKMAN: We're very aware
14 where the floodplain is. There is no chicken houses
15 being built in the floodplain.
16 AUDIENCE SPEAKER: If you build within a
17 mile of it, you've got to have -- if you build within a
18 mile of it, you have to be over four-foot high.
19 MR. BILLY HICKMAN: Okay. I'm just
20 telling you -- I'm just telling you that we are not in
21 the floodplain.
22 MR. WIRTH: Okay. Let him answer.
23 MR. BILLY HICKMAN: Paul, you're heading
24 up here and thank God, because I'm trying to say we're
25 not in a floodplain.

1 MR. YEATTS: My name is Paul Yeatts. I'm
2 the project director for Hickman. We have done the
3 surveys for this site. The floodplain basically cuts
4 across here, which we miss on this side, and it cuts
5 down here. So it shouldn't affect us on this building.
6 AUDIENCE SPEAKER: Is that according to
7 the building and zoning commission of Maricopa County?
8 MR. YEATTS: Yes, sir.
9 AUDIENCE SPEAKER: Well, how about all
10 these houses that have to build four-foot high?
11 MR. YEATTS: They're in the flood zone.
12 AUDIENCE SPEAKER: Clear up to 439th
13 Avenue, which is about two miles from this, and they're
14 still in -- and they're not in a floodplain?
15 MR. YEATTS: Well, the floodplain is --
16 there's several places that it runs across.
17 AUDIENCE SPEAKER: The valley --
18 MR. YEATTS: It's called -- everything is
19 being sent through by land development; we're getting
20 all the drainage, grading. The floodplains are being
21 addressed. And they will not affect this build. If
22 they do, then we will compensate for that.
23 AUDIENCE SPEAKER: You have right across
24 the --
25 MR. WIRTH: Okay. All right.

1 AUDIENCE SPEAKER: You have to build
2 four-foot high off the ground, and they're right next
3 to the same one.
4 MR. WIRTH: Okay. We're going to move on
5 to the next question.
6 AUDIENCE SPEAKER: I was wondering, would
7 you consider other options for that property, other
8 things there? We have a great need for, like, a
9 community center in the area. And I was wondering,
10 would you consider something like that?
11 MR. BILLY HICKMAN: Okay. No, no, I'm
12 not -- our history is such that we're very supportive
13 of community projects. I can't sit here and say
14 anything, that we're going to write a check, because
15 we're not. We will be building chicken houses. But we
16 support communities. We support schools, churches,
17 food banks. We support the state. We have roll-offs
18 down with the state. We support recycling programs.
19 But I'm not going to say yes to a
20 community building. But we will supportive both as a
21 family and as a company. We have donated to different
22 building projects.
23 The reason this property was purchased
24 was because of the proximity to I-10, and the corridor
25 either into Phoenix or into California.

1 AUDIENCE SPEAKER: So what about Salome?
2 There's an off-ramp and on-ramp on Salome. There's all
3 kinds of property where nobody is even there.
4 MR. BILLY HICKMAN: Okay. I'm going
5 to have to --
6 AUDIENCE SPEAKER: All manure stinks.
7 And of all manure, chicken manure stinks the worst.
8 And the reason is very simple. It has a high ammonia
9 content which gives off nitrogen. And it can cause
10 harm to human and animals. And 26.4 per cent of all
11 nitrogen released in the atmosphere comes from
12 chickens, from all forms and sources.
13 MR. WIRTH: You've got to have a
14 question.
15 AUDIENCE SPEAKER: Why -- the question
16 is, why are you bringing a stench factory in the middle
17 of a residential neighborhood?
18 MR. BILLY HICKMAN: Okay. Let me answer
19 that. Number one, I have been told by different
20 people, leaders of the community, that's a commercial
21 corridor. So when you're saying it's a residential,
22 and I have been hearing from others that's a commercial
23 corridor. So what I'm --
24 AUDIENCE SPEAKER: Do you live here? I
25 can have --

1 MR. BILLY HICKMAN: Okay. Sir, can I
2 ask -- can I answer some questions about -- you made a
3 statement about -- you're probably using some old data.
4 And I understand that, but that's okay.
5 AUDIENCE SPEAKER: It's data from 2012.
6 MR. BILLY HICKMAN: Okay. But when we
7 feed chickens -- and you're saying nitrogen. But we
8 feed on, instead of a pure protein level, we feed on an
9 amino acid profile. So we don't put out -- we try very
10 hard to sit there and lower the emissions, period.
11 So I'm not trying to -- that's just our
12 -- that's just our way of feeding chickens. So I'm not
13 saying that we don't put off an odor. I'm not going to
14 say that I'm going to satisfy everybody. But we bought
15 this property because of the proximity to I-10.
16 AUDIENCE SPEAKER: You didn't answer my
17 question.
18 MR. BILLY HICKMAN: I'm sorry. What was
19 your question?
20 AUDIENCE SPEAKER: Why would you put a
21 stench factory in the middle of a residential
22 neighborhood?
23 MR. BILLY HICKMAN: Because --
24 because this -- I'm sorry, this property was zoned
25 agriculture.

1 AUDIENCE SPEAKER: I know that.
2 MR. BILLY HICKMAN: And we are --
3 AUDIENCE SPEAKER: Because you don't care
4 how people care.
5 MR. BILLY HICKMAN: Okay. So we are
6 putting -- we are putting an agricultural business on
7 an agricultural-zoned property. That's the answer to
8 your question.
9 AUDIENCE SPEAKER: That's not
10 agriculture.
11 AUDIENCE SPEAKER: It stinks. Manure
12 stinks.
13 MR. WIRTH: All right. Next question.
14 AUDIENCE SPEAKER: Hi. I have nothing
15 against raising chickens. I'm sure everybody has on
16 their farms. But I have a question -- okay. I live on
17 331st Avenue. We bought the property in '07. We
18 smelled that chicken farm very rarely, and last year
19 once in a while.
20 This year I'm getting that smell every
21 day. No, I'm three miles approximately -- what am I --
22 north of you. And I -- I'm not trying to shut you
23 down. Is there anything you can do about the odor,
24 dust control, fly control, because I'm smelling it
25 every day.

1 MR. BILLY HICKMAN: Okay.
2 AUDIENCE SPEAKER: And good neighbors do
3 try to make good fences with good neighbors.
4 MR. BILLY HICKMAN: And I agree -- and I
5 agree with that. And I don't want to sit there --
6 listen, we're being compared to the Arlington facility.
7 And I understand that. And in my back pocket I wrote
8 some notes.
9 And you're correct, ma'am, we started the
10 project -- we started the project in Arlington in
11 August of 1998. We sat there and developed practices
12 to handle our waste streams, our chicken manure, and
13 those kind of things that we continue to date. I agree
14 that we're at fault. We've made a mistake.
15 We've been using the same practices as a
16 company. And we have doubled to almost tripled the
17 size of that facility with not changing our waste
18 stream practices. So that's what you're saying is
19 exactly true. And if you went back to 2'03, it would
20 be even less.
21 As of -- I'm going to have to get a drink
22 of water here in a minute.
23 MR. GLENN HICKMAN: Yeah, it's right
24 there. Right there in the corner.
25 MR. BILLY HICKMAN: But anyway, as of

1 today, we've got a piece of equipment coming in from
2 Missouri, that we're not going to sit there and process
3 our manure the same to begin with. We have what is
4 called a rotary dryer, instead of using the good
5 Arizona sunshine to dry up chicken manure, and expose
6 it to re-dry it out.
7 We are actually putting it through a
8 mechanically-heated propane or natural gas. It will be
9 propane, you know, at the Arlington facility, to dry it
10 that way. So --
11 AUDIENCE SPEAKER: Where does the air go
12 out of the dryer?
13 MR. BILLY HICKMAN: I'm sorry?
14 AUDIENCE SPEAKER: Where does the air go
15 out of the dryer? It goes out into the atmosphere,
16 doesn't it?
17 MR. BILLY HICKMAN: Well, no, I --
18 AUDIENCE SPEAKER: Can you guarantee us
19 that it's not going to stink?
20 MR. BILLY HICKMAN: I can't guarantee
21 anything about tomorrow, sir. I'm sorry. I can
22 guarantee we're going to pay taxes tomorrow. That's
23 what I'm saying.
24 AUDIENCE SPEAKER: You said you made
25 mistakes at Arlington.

1 MR. BILLY HICKMAN: No, I'm sorry, I was
2 making a statement. But I don't know if that answers
3 your question, if you --
4 MR. WIRTH: Real quick point, okay. If
5 we don't let him answer the questions, they don't have
6 to do this. Okay. They did not have to do this
7 meeting. It's an information meeting. If we're not
8 respectful of their answers and move on to the next
9 one, they will not do this. Okay.
10 So please be respectful. Let one person
11 talk at a time. If you do not have a microphone, do
12 not just blurt out a response to something. It's going
13 to be too difficult for Billy and Glenn to answer any
14 questions. So please be respectful.
15 AUDIENCE SPEAKER: What are our health
16 issues with this, the kids and stuff?
17 MR. BILLY HICKMAN: I don't know what --
18 MR. GLENN HICKMAN: Can I answer that,
19 Billy?
20 MR. BILLY HICKMAN: Yes.
21 MR. GLENN HICKMAN: I just want you to
22 know, you guys, I'll object to your characterization as
23 a stench factory. I lived on a farm. I lived on a
24 farm for the first 42 years of my life. We -- we were
25 raised on a farm. We raised our children on a farm.

1 Those kind of things. So I wouldn't put my own
2 children in harm's way.
3 AUDIENCE SPEAKER: Do you live there now?
4 MR. GLENN HICKMAN: No, I don't. We
5 actually sold that farm on 91st Avenue to the City of
6 Glendale.
7 AUDIENCE SPEAKER: My question to you is,
8 I want to know that the kids that have to wait for
9 buses in this air, who have asthma, and right now I can
10 barely talk because of it. What is this air quality
11 going to do to these children who are already with
12 compromised immune systems? What's going to happen as
13 they're waiting for the bus and the stench comes
14 around?
15 MR. GLENN HICKMAN: And I can just answer
16 is that the Maricopa County Air Quality Control
17 regulates dust emissions. And they come out regularly
18 and we're within tolerance.
19 AUDIENCE SPEAKER: Yeah, I have a
20 question. I got a question. I retired down here. And
21 I've got all my life savings built up in my house. And
22 in doing that I have heard that the average price of a
23 home in Arlington has dropped to around $31,000.
24 And you putting this plant here is -- and
25 can you guarantee that you're not going to lower my

1 house appraisal price in this area? You're going to
2 condemn us for you making all this money. And being on
3 a farm, I lived on a farm, but I didn't have
4 3.8 million chickens on it.
5 MR. GLENN HICKMAN: And let me just
6 answer that by telling you when we bought the piece of
7 property in Arlington, that -- the current base of
8 operations, there was exactly one resident across the
9 street. And now that little neighborhood continues to
10 grow every year. So I don't know why people move in
11 there. I don't --
12 AUDIENCE SPEAKER: We're already here.
13 AUDIENCE SPEAKER: Well, we're already
14 here.
15 AUDIENCE SPEAKER: We're already here.
16 MR. GLENN HICKMAN: We're not -- we're
17 not real estate speculators. So I can't tell you
18 what's going to happen to real estate values.
19 AUDIENCE SPEAKER: Who is going to pay
20 the difference?
21 AUDIENCE SPEAKER: Yeah, I have a
22 question. Your ACI program for your inmate program,
23 how will they be transported to your farm?
24 MR. BILLY HICKMAN: Via bus.
25 AUDIENCE SPEAKER: Will they be living

1 out there or transported daily?
2 MR. BILLY HICKMAN: Just transported
3 daily.
4 AUDIENCE SPEAKER: Okay. What are they;
5 minimum, medium, maximum?
6 MR. BILLY HICKMAN: You know, I would
7 love for the guys at ACI to get a chance to tell you a
8 little bit about their program.
9 AUDIENCE SPEAKER: Where is he at?
10 MR. BILLY HICKMAN: Glen or Mario, do you
11 want to handle that?
12 AUDIENCE SPEAKER: Are you going to put
13 inmates in your backyard with your kids?
14 MR. BILLY HICKMAN: Yes, actually, when
15 the inmate program started, they were.
16 MR. DAVIS: Could you repeat the
17 question, please.
18 AUDIENCE SPEAKER: Who is paying for the
19 inmates to come back and forth?
20 MR. DAVIS: The question was, who pays
21 for the inmates to go back and forth to be transported
22 from the prison to Hickman's and then back to the
23 prison. That's a cost of Hickman's.
24 AUDIENCE SPEAKER: Okay. What are they,
25 what level are they?

1 MR. DAVIS: They're minimum security
2 inmates. They're level 2s. And they go through a very
3 stringent custody criteria to determine whether they're
4 able to go outside of the institution or not. All of
5 these inmates are ready to be released back out into
6 the community, because their sentences are basically
7 pretty well completed.
8 AUDIENCE SPEAKER: So they're minimum,
9 right?
10 MR. DAVIS: They are minimum security.
11 AUDIENCE SPEAKER: What is level 2?
12 MR. DAVIS: Level 2 means minimum
13 security. There's five levels in the Department of
14 Corrections. Level 1; death row, admin segregation,
15 those types of things. Level 2, maximum custody. So
16 that means your central unit, they're really bad
17 people.
18 Level 3 is a medium custody inmate.
19 Level 2 is a medium -- or minimum custody inmate.
20 Level 1 is an inmate that is out on a release status,
21 inside of a halfway house or something like this.
22 They're not incarcerated inside of an institution.
23 AUDIENCE SPEAKER: Is that --
24 MR. DAVIS: The inmates who work in one
25 of these programs are 31.6 per cent less likely to

1 recidivate. If they don't recidivate and they don't go
2 back to prison, you don't, as taxpayers, pay $54 a day
3 for that person's incarceration.
4 AUDIENCE SPEAKER: They get paid.
5 AUDIENCE SPEAKER: They get paid while
6 they're there. Why do they take a job from the citizen
7 that needs a job when they're who's supporting them
8 already anyway?
9 MR. DAVIS: We don't turn around and take
10 jobs away from the community. The community has an
11 access to go out there and get jobs.
12 AUDIENCE SPEAKER: But if they didn't
13 have prisoners, there would be more people out to work.
14 MR. WIRTH: Anybody else want to ask a
15 question?
16 MR. DAVIS: The inmates that are
17 incarcerated that do work at these labor programs are
18 required to turn around and pay court-ordered
19 restitution. They are required to turn around and pay
20 child support while they're incarcerated. They are
21 required to turn around and have to pay room and board
22 while they're incarcerated. The people that work out
23 at Hickman's, they do have to pay for their medical
24 expenses.
25 AUDIENCE SPEAKER: Do you get a reduction

1 for --
2 MR. DAVIS: You get a reduction in your
3 taxes, yes, because the inmates are paying part of
4 their incarceration.
5 AUDIENCE SPEAKER: Sorry. These
6 prisoners, these inmates that come in to Tonopah,
7 that's going to put our kids at risk if they break
8 loose, are any of them drug dealers, people that did
9 armed robberies, or any of that? You said level 2.
10 How do you know what a level 2 is, what crimes they
11 have done?
12 MR. DAVIS: Yes, ma'am, that's a very
13 good question.
14 AUDIENCE SPEAKER: We don't want
15 prisoners in Tonopah.
16 MR. DIAZ: I understand that. But let
17 me -- let me talk a little bit about that just really
18 quick. Currently, now if you look anywhere in the
19 state of Arizona, ACI programs, we have approximately
20 2,000 inmates that work for us. The custody level that
21 we talked about being minimum custody coming out into
22 the community, they're going out into the community
23 everywhere in the state; Wilcox, Springerville, Eagar,
24 Snowflake, in the City of Phoenix, Yuma. We have these
25 programs all over the state.

1 AUDIENCE SPEAKER: But we don't want them
2 in Tonopah.
3 MR. DIAZ: I understand that. But the
4 same inmates that are working alongside the highway are
5 the same inmates that are working for city and county,
6 okay. So when we talk about the safety and the level
7 of concern, we have staff that are supervising those
8 inmates when they do come out. They don't just come
9 out freely.
10 There are municipalities. So that you
11 know, I'll give you an example. Let's talk about
12 Gila Bend -- or not Gila Bend, let's talk about Casa
13 Grande. We have inmates that work for the City of Casa
14 Grande in their parks. We have them work inside of
15 their golf courses.
16 And no, they are not classified as
17 violent crimes. They cannot have a violent crime to
18 work for ACI, or come out into the community. That's
19 part of our classification system. They cannot be a
20 sex offender. Okay. So everybody that comes out meets
21 that criteria.
22 AUDIENCE SPEAKER: They --
23 MR. DIAZ: They may.
24 MR. WIRTH: Next question. We're going
25 to move on. Here we go.

1 AUDIENCE SPEAKER: Why don't you clean up
2 Arlington before you move out here and give us the same
3 thing?
4 MR. BILLY HICKMAN: Linda, I tried to --
5 I tried to explain that earlier. That, you know, we
6 grew very rapidly. And I do -- I do sit there and now
7 see that we have some issues that we need to take care
8 of. That's what I was talking about earlier. We are
9 going to change our waste stream management.
10 I would say by the -- within the next six
11 to nine months that there's going to be a considerable
12 change in Arlington. We will be hauling off a certain
13 amount of our waste streams, along with whatever is
14 produced here, to a separate site close to a natural
15 gas line. I'm just telling you there is changes in
16 effect. I understand we --
17 AUDIENCE SPEAKER: Why don't they show us
18 improvement before you --
19 AUDIENCE SPEAKER: Do that before you
20 come out here, not after.
21 MR. GLENN HICKMAN: You know, can I
22 answer that. I want to tell you -- I want to tell you
23 the farm that we were born and raised on had 100,000
24 chickens. No, no, I want to tell you something. It
25 was more impactful than the farm that we moved to that

had 300,000 chickens. Which is more impactful than the farm right now that has four and a half million chickens. I think that as a company, as a family, we work to improve our operations every single day.

AUDIENCE SPEAKER: So every city you use as a planning tool, right, to figure out what you're doing?

AUDIENCE SPEAKER: Why don't you live next --

MR. WIRTH: Okay. Hold it, hold it, hold it. Next question over here. You don't have a microphone. Right there.

AUDIENCE SPEAKER: Okay. You had mentioned earlier that the waste coming from the new facility that you're putting in is going to go and be hauled off to a different facility.

AUDIENCE SPEAKER: Arlington.

AUDIENCE SPEAKER: Where is that facility at that it's going to be hauled to? And is it going to be hauled as a solid or a liquid?

MR. BILLY HICKMAN: Solid.

AUDIENCE SPEAKER: And where is it being taken to?

MR. BILLY HICKMAN: We're looking at the east side of Gila Bend.

AUDIENCE SPEAKER: But you don't have a place yet?

MR. BILLY HICKMAN: We are currently working on a lease right now. We haven't turned any dirt either, ma'am, so. But we are working on it in advance to make sure that we are set up before we ever put the first chicken in.

AUDIENCE SPEAKER: Is that something you could utilize for the Arlington plant also?

MR. BILLY HICKMAN: We don't need to. That facility -- ma'am, that facility is already sort of as efficient as it's going to get. There is no need for any more chicken in our factory. We need to work on -- but like I said earlier, we are working on the waste stream removal from that location.

And that's why I was trying to get -- it's very hard for me to convey everything. And I know that you don't need to trust us or anything else. And I've got that. What I'm trying to say is we're working on our waste stream management at the existing facility. And we won't even -- we won't be -- we won't be working on that when this one starts. It will already be in place.

AUDIENCE SPEAKER: But I'm concerned about this one here. Because you kind of zoomed over

it really fast earlier.

MR. BILLY HICKMAN: No, this --

AUDIENCE SPEAKER: Because it's not going to be stored there. That you are going to get a location to secure it at. You don't have one yet you're saying. And so we are going to have to sit with it out here until you do facilitate --

MR. BILLY HICKMAN: Yes, okay. That's what I'm saying. I think that we're doing -- we're looking at a nine-month timeframe. That we're already working on a lease right now and a piece of property. So what I'm saying is that there is not going to be any manure stored on -- you know, that it's not going to be exposed to outside. It's not going to be processed outside. I don't know what else what I can say to convince you of that, or try and explain it to you. It's very hard, you know.

AUDIENCE SPEAKER: What's going to stop you from changing in the future?

MR. WIRTH: Next question right here.

AUDIENCE SPEAKER: How long will a chicken be able to lay eggs? And what do you do with the hens when they're not longer able to produce? Could you explain in detail to us what de-pop is?

MR. BILLY HICKMAN: Okay. So that's a

1 knowledgeable question. Currently, we either molt the
2 chicken, or we have a straight lay cycle. And that's
3 about 90 weeks long to 110 weeks long. And then at
4 that point we use CO2 to euthanize them. And then we
5 basically put it back into a soil amendment.
6 AUDIENCE SPEAKER: That's disgusting.
7 MR. BILLY HICKMAN: Just to let you know,
8 we're currently looking at putting in a -- you know, a
9 way of turning it back into pet food ingredients, back
10 into some of the pet food companies.
11 AUDIENCE SPEAKER: Okay. We have --
12 okay. We have 23 bus stops for our kids that run from
13 Indian School all the way down Salome Highway; 23 in
14 the morning, 23 in the afternoon. How many semis are
15 going to be travelling back and forth, warehouse-wise,
16 delivering chicken manure, everything else for the
17 safety of our children?
18 MR. BILLY HICKMAN: We ask -- so what
19 you're asking is what our truck -- our truck routing is
20 going to be. The egg -- the finished egg products
21 should be getting on I-10 heading either east or west.
22 The chicken manure will be heading southeast. And the
23 feed is coming from our feed mill there in Arlington,
24 west. We are -- we are looking at traffic patterns. I
25 don't know exactly. We are looking at hitting I-10,

1 going down 339th to --
2 AUDIENCE SPEAKER: My road. Is that why
3 they changed the speed limit to 50 miles an hour down
4 my road now?
5 MR. BILLY HICKMAN: No. We have no idea
6 why they changed that. We are looking at different
7 methods and traffic patterns.
8 AUDIENCE SPEAKER: She asked how many
9 trucks.
10 MR. BILLY HICKMAN: Oh, I'm sorry. Okay.
11 I'm sorry. Each chicken house will produce -- will
12 take approximately one truckload of feed. It will
13 produce about a half a truckload of chicken manure and
14 a half truckload of eggs.
15 AUDIENCE SPEAKER: Every day?
16 MR. BILLY HICKMAN: Every day.
17 AUDIENCE SPEAKER: A day?
18 MR. BILLY HICKMAN: A day.
19 AUDIENCE SPEAKER: How many is that each
20 day?
21 AUDIENCE SPEAKER: How many trucks are
22 you putting in?
23 MR. BILLY HICKMAN: Each per house
24 approximately --
25 AUDIENCE SPEAKER: Total?

1 MR. BILLY HICKMAN: Okay. First phase,
2 we're looking at seven houses. So it would be seven
3 times -- seven times three and a half or so. Yeah.
4 AUDIENCE SPEAKER: Per day?
5 MR. BILLY HICKMAN: Per day.
6 AUDIENCE SPEAKER: And that's just a
7 start.
8 MR. BILLY HICKMAN: Okay. Again, again,
9 we're talking about this is -- this is what we would
10 like to start with. And, of course, as I said earlier,
11 if we -- market share grows and that kind of thing.
12 AUDIENCE SPEAKER: What about the water?
13 MR. BILLY HICKMAN: Okay.
14 AUDIENCE SPEAKER: Okay. Right here,
15 question.
16 MR. BILLY HICKMAN: Yes, sir.
17 AUDIENCE SPEAKER: Okay. Part of the
18 reason a lot of us have moved to the Tonopah area is
19 the ability to see the stars so clearly at night. How
20 do you propose to maintain the current dark night that
21 we have; in other words, reduce the light pollution
22 from your plant, from your farm?
23 MR. BILLY HICKMAN: The only thing I can
24 say is, you know, looking at the kind of street lamps
25 that go on, you know, it's half-shaded. I'm not -- I'm

1 not an electrical engineer. But I know that it has
2 been brought up, and quite a few of the e-mails have
3 been sent to me about the starry nights. So I'm only
4 saying that we can look at the same kind of light
5 fixtures as -- as what the cities, municipalities and
6 parking lots use now to keep it focused down.
7 AUDIENCE SPEAKER: There is always
8 lighting and you know it.
9 MR. BILLY HICKMAN: We have to have a
10 certain amount of security too. I'm sorry.
11 AUDIENCE SPEAKER: Well, my question to
12 you is, --
13 MR. BILLY HICKMAN: Yes.
14 AUDIENCE SPEAKER: -- do you have to use
15 that company for inmates when you have all these good
16 people here?
17 MR. BILLY HICKMAN: Sir, I'm going to
18 tell you. You know, I've heard over and over again
19 that we only have minimum wage jobs and that we only
20 hire inmates. And somehow every week we punch out
21 about 325 civilian checks. We sit there and have a --
22 of that the payroll from that -- those people, and on a
23 yearly basis is a little over $40,000 a year. So there
24 is no -- there is no minimum wage on the average of
25 all.

1 AUDIENCE SPEAKER: What is your minimum
2 wage? What is your minimum wage?
3 MR. BILLY HICKMAN: Just so our starting
4 -- you ask more questions than everybody else, but --
5 AUDIENCE SPEAKER: What is your minimum
6 wage?
7 MR. WIRTH: Billy, could you tell him how
8 many employees you will have in the new facility at
9 full build-out, and then also how many of those will be
10 prison labor.
11 MR. BILLY HICKMAN: If we -- if these --
12 if phase 2 is completed, there would be approximately
13 100 employees.
14 AUDIENCE SPEAKER: And of that, how
15 many prison inmates?
16 MR. BILLY HICKMAN: Well, there would be
17 a portion that would be -- if possibly in the manure --
18 in the manure program. But if you look at our
19 existing -- our existing payroll, some of the laborious
20 jobs and the hand-touch jobs like vaccinating chickens,
21 moving chickens, those kind of jobs have been very,
22 very difficult to get civilian labor to do. So that a
23 lot of those jobs are taken care of by the work crews
24 out of the ACI program.
25 AUDIENCE SPEAKER: How many -- how many

1 civilians are going to get offered a job? That is the
2 question.
3 MR. BILLY HICKMAN: Well, sir, I have to
4 tell you, we've already been offering jobs to people
5 right now. We just hired a couple of electricians that
6 live in the area.
7 MR. WIRTH: But of the 100 day laborers,
8 40 per cent, 50 per cent?
9 MR. BILLY HICKMAN: Oh, no, no, no. I'm
10 sorry. Maybe 20 at the most.
11 AUDIENCE SPEAKER: What is your minimum
12 wage?
13 MR. WIRTH: I'm going to come to you
14 next. Go ahead.
15 AUDIENCE SPEAKER: Okay. This is not a
16 technical question.
17 MR. BILLY HICKMAN: All right.
18 AUDIENCE SPEAKER: My husband and I
19 worked hard all of our lives to buy some property here
20 in Arizona and spend our winters here. This is a
21 beautiful little town, a beautiful little valley. Did
22 it give any one of you pause, when you looked at this
23 property, and saw that little town, and saw the
24 surrounding people, did you think for a moment what you
25 were going to be doing to this town and to these

1 people?
2 I just want to know, did you ever have a
3 conversation? Did you ever talk to -- did you ever
4 care?
5 MR. GLENN HICKMAN: Ma'am, I'm a fourth
6 generation native of Arizona. And --
7 AUDIENCE SPEAKER: We know you lived on a
8 farm.
9 MR. GLENN HICKMAN: No. What I'm trying
10 to tell you is, we are very sensitive. We sell a very
11 public -- I'm sorry, I missed the -- anyway. So we
12 sell a public product. We try to do -- we try to
13 conduct our business responsibly. We're here tonight
14 by choice. And we are trying to answer those
15 questions, those concerns right now.
16 AUDIENCE SPEAKER: Answer my question.
17 You never answered my question. Did you ever have a
18 conversation? Did you ever say, I wonder what we're
19 doing to Tonopah? I wonder what we're doing to these
20 people? Did that conversation ever come up?
21 AUDIENCE SPEAKER: No, no. You guys
22 didn't consider our view.
23 AUDIENCE SPEAKER: It's a simple
24 question.
25 MR. GLENN HICKMAN: No, ma'am. We're

1 here tonight to answer all your questions.
2 AUDIENCE SPEAKER: Answer her question.
3 AUDIENCE SPEAKER: Okay. The second part
4 to the maybe 20 per cent of civilians being employed
5 out there, okay, what is the wage going to be for
6 those?
7 MR. GLENN HICKMAN: You've got that
8 backwards. It's 80 per cent civilian, 20 per cent
9 inmates. It's the other way around.
10 AUDIENCE SPEAKER: Okay. Okay. So of
11 the 80 per cent civilians, what's the wage they're
12 going to be making? Are they going to be able to
13 afford rent out here? Are they going to be able to
14 make a living, you know?
15 I mean -- or is it going to be a minimum
16 wage job? They're not going to be able to afford rent,
17 power, you know, car insurance. You're not going to be
18 able to afford that. So, I mean, are they going to get
19 replaced a couple years down the road with more
20 inmates, because the civilians out here cannot --
21 cannot do it, and cannot make a life out of it?
22 MR. GLENN HICKMAN: Let Jerry explain our
23 program. Jerry works -- Jerry is one of our key
24 employees.
25 MR. HALL: Currently, I work in the -- I

1 run the plant. Okay. And we currently employ several
2 people that work and live in the Tonopah area now.
3 They employ with us over at our ranch now. Okay. I
4 don't know if I should speak to wages or anything. But
5 all of the wages --
6 AUDIENCE SPEAKER: What do they start at
7 and what do they make?
8 MR. HALL: What's your occupation? If
9 you are going to come in as a mechanic, you're going to
10 be hired as an apprentice --
11 AUDIENCE SPEAKER: What's your minimum
12 wage?
13 MR. HALL: We start at $8.50 an hour.
14 That's the lowest. That's above minimum wage, okay.
15 And we --
16 AUDIENCE SPEAKER: When are they eligible
17 for their first, second and third raises?
18 MR. HALL: Oh, ninety days, six months
19 and a year automatically.
20 AUDIENCE SPEAKER: What benefits do you
21 pay?
22 MR. HALL: We have a great benefit
23 program, actually.
24 AUDIENCE SPEAKER: Walmart says they have
25 a great one too, but nobody gets one.

1 MR. GLENN HICKMAN: Let me get to the
2 answer in general. Okay. Number one, we start way
3 above minimum wage. Everybody in the company is
4 reviewed at least annually. Everybody in the company,
5 every single person in the company gets profit sharing,
6 every single person.
7 Every single person in the company
8 qualifies for a 401(k) that we match within 90 days.
9 Every single person -- every single person in our
10 company, we pay over half of their medical insurance.
11 So we offer a very competitive program.
12 AUDIENCE SPEAKER: Can I put in for a
13 public relations job?
14 AUDIENCE SPEAKER: My question, once
15 again, is, how much water will you be pumping out of
16 the Tonopah aquifer daily to clean your eggs, to water
17 your chickens, to use them for your swamp coolers that
18 you use to cool the chickens, because I know they have
19 to be kept at a specific temperature so they don't get
20 angry or die.
21 How much water are you guys going to be
22 pulling out of the Tonopah aquifer? This is supposedly
23 one of the largest natural aquifers in the world. And
24 if it gets polluted, if we get dysemia, salmonella or
25 E. coli or anything down in the system, they will never

1 get it cleaned out. That's why I'm concerned.
2 MR. BILLY HICKMAN: Okay. Number one, we
3 don't use near the amount of water that's being used
4 right now in crop farming. We use -- currently, we use
5 about 180 acre-feet for the Arlington complex. So I
6 would say that on the first phase we use about 90
7 acre-feet per year.
8 Which is substantially less. If any of
9 you guys are farmers, you know that that's
10 substantially less than the 160 acres that are probably
11 being pumped out at the rate of four to five acre-feet
12 per acre.
13 AUDIENCE SPEAKER: Acre-feet, how much is
14 that in gallons?
15 MR. BILLY HICKMAN: An acre-foot is, I
16 think, 360,000 gallons. Okay. So what I'm saying,
17 ma'am, is we use a lot less than what's being used now.
18 AUDIENCE SPEAKER: What do you do to
19 recycle wash water?
20 MR. BILLY HICKMAN: No. We don't recycle
21 the wash water. And that's the only thing -- you know,
22 actually, we're talking -- and all we're talking about
23 is wash water and the biodegradable certain soap that
24 is approved.
25 And we have talked to the farmers so that

1 we can actually use -- they can utilize some of that.
2 Along with the pump access that's never been installed
3 there. We will use that with the pump access, along
4 with that, the wash water. And they will use that on
5 the remaining acres that they're farming. There is no
6 harmful chemicals, there is nothing in that.
7 AUDIENCE SPEAKER: How many gallons a
8 day?
9 MR. BILLY HICKMAN: That's correct, yes.
10 AUDIENCE SPEAKER: Because we had
11 problems with that sludge that they dried out here.
12 MR. BILLY HICKMAN: I understand that
13 totally.
14 AUDIENCE SPEAKER: You've asked us not to
15 compare Arlington. Can you give me an example or two,
16 please, of why don't compare.
17 MR. BILLY HICKMAN: Well, because it's a
18 whole different waste stream management system. We
19 actually took Doris, Lorna and Mike Wirth down to our
20 Maricopa facility so they could see the difference of
21 what we do in Maricopa at that facility there.
22 It gets all hauled off. And it's gets
23 composted and put on to the Ak-Chin Indian community's
24 crops and fields, along with edibles. So that's why we
25 went down there, just to show with our management team

1 down there what happens when there is no fertilizer on
2 the facility.
3 And along with that, there's no
4 fertilizer in the facility that is at the higher
5 density rate that I was talking about earlier in the
6 enclosures; you know, instead of being 116 inches per
7 bird, that was at 67. So they were -- they went down
8 there to -- to evaluate what we do down there.
9 So that's what I'm saying. It's hard.
10 We took some people. And we can't take everybody down
11 there. I took people that I thought had a pretty good
12 say in the community.
13 AUDIENCE SPEAKER: So the big -- the big
14 problems in Arlington are not going to be here?
15 MR. BILLY HICKMAN: No. And I will
16 continue saying that over and over again. Because I
17 understand we've earned some distrust. Everyone in
18 this room has said why, why, why. And I understand.
19 That's why I keep saying, we are changing our
20 processes, even at Arlington, as we speak.
21 Okay. Mike sat down. I'm going to
22 ask -- can -- the lady in the back. First, she has a
23 sign.
24 AUDIENCE SPEAKER: Sure. A couple of
25 questions for you. This is a --

1 THE REPORTER: I can't hear.
2 AUDIENCE SPEAKER: We can't hear.
3 AUDIENCE SPEAKER: We have a natural hot
4 springs here in Tonopah. And people come from all over
5 the world to soak in these healing waters for pain
6 relief, for relaxation, for quiet. Certainly not for
7 flies and smells.
8 This is a family place. We have a lot of
9 people here that this is where they live. It's kind of
10 a bedroom community for the factory and for Palo Verde.
11 And what kind of impact do you think that this is going
12 to have on this clean water?
13 I see in some of the court stuff you
14 folks have been through, it seems like you kind of get
15 away with, like we didn't do it, because it was already
16 dirty. Our water is clean. This water is clean right
17 now. You're putting your factory into our clean water.
18 And I'm also very curious about how you
19 intend to protect the Chiricahua leopard frog. It's an
20 endangered indigenous species. I actually spoke with
21 the conservation manager at the Phoenix Zoo this
22 morning. They're going to look into it. And you may
23 hear from them sometime in the near future. But
24 we have a thriving wild population of an endangered
25 indigenous species here in Tonopah. And I believe that

1 they are federally protected under the Environmental
2 Protection Act. And that might be a little trouble,
3 along with the people. So -- and this gentleman would
4 also like to say something. But --
5 AUDIENCE SPEAKER: And we also have
6 pictures of --
7 AUDIENCE SPEAKER: I'm a farmer. Put
8 away your DDT.
9 AUDIENCE SPEAKER: Just real quick.
10 Figure it out. You've probably never been to the hot
11 springs right over here on the corner. But there is an
12 oasis right over here on the corner. And it is
13 pristine. I come down here from Montana just to soak
14 in this water. When there is trucks going by, I ain't
15 going to come. It's -- everybody's going to leave.
16 Who is going to pay our bills down here for the hot
17 springs when there ain't nobody?
18 AUDIENCE SPEAKER: Who is going to
19 protect us if --
20 AUDIENCE SPEAKER: Don't spoil our
21 economy. Is your business more important than theirs?
22 AUDIENCE SPEAKER: Okay. I have a
23 question about the mortality rate of the chickens. On
24 how often you change them out, and what you do with
25 them when they're no longer useful.

1 MR. BILLY HICKMAN: Ma'am, I already
2 answered that once before. I'm sorry. It is about 90
3 weeks, 90 to 110 weeks.
4 AUDIENCE SPEAKER: What about our hot
5 springs?
6 AUDIENCE SPEAKER: Hi, my name is James
7 Moon. I'm the owner of Tonopah Joe's. And I would
8 like to ask you first the questions. Do you people
9 know what Tonopah is? Can you tell me what the Tonopah
10 name means?
11 MR. BILLY HICKMAN: What does Tonopah
12 mean?
13 AUDIENCE SPEAKER: Do you know how I know
14 about Tonopah? I read the newspaper 2007. Tonopah
15 means hot waters growing in the town, in the bush. And
16 one of -- one of ASU professors predicted Tonopah would
17 be another Scottsdale resort in 10, 15 years.
18 I emigrated from Korea when I was 26. I
19 was a real poor, poor boy when I was young, nine years
20 old. I sold (indiscernible) door to door. And then I
21 heard there is a great American dream happening, United
22 States. When I was young, I worked so hard and I had
23 the great American dream.
24 I came here 1975. I went to ASU. I
25 study hard. I work two jobs. I work 18 hours a day.

1 I slept on the -- okay. I'm going to have a good
2 question. I slept -- I slept 30 seconds after work,
3 after school. Why the red light. That's how my life
4 40 years in America.
5 And after I read the article, I decided
6 to pour everything in Tonopah, because I had American
7 dream. Not just to be rich. But I have big dreams of
8 poor people who want to study like me. I couldn't go
9 to college in Korea, because I didn't have a penny. I
10 had $30 in my pocket and came here to be in American
11 country.
12 AUDIENCE SPEAKER: He's trying to say
13 you're ruining his business.
14 AUDIENCE SPEAKER: Okay. Let me ask you
15 a real question. You're the ones with clout. I heard
16 you are richest people -- one of the richest people in
17 Arizona. We have -- I run the restaurant. I have so
18 many friends here. They come to my restaurant. They
19 tell me this is the peaceful, most paradise in the
20 world. That's why they move out of city and they got
21 the homes in here.
22 Are you -- the money is more vital than
23 thousands of people in Tonopah, people's life? Tell me
24 about that.
25 MR. BILLY HICKMAN: We plan on keeping it

1 safe, sir.
2 AUDIENCE SPEAKER: How much do you want?
3 MR. BILLY HICKMAN: What I'm saying --
4 what I think -- I understand -- I understand the
5 importance of your business and your livelihood. It's
6 the same thing with us. And we take our customers, we
7 take our customers very seriously. We take their
8 requests to supply very seriously just like you do.
9 We have to -- we want to be a safe -- we
10 want to be a safe business also. We don't want to be a
11 negative impact to your business. I understand that.
12 That's our entire -- that's our entire reason for being
13 here and trying to explain how we do things
14 differently.
15 So I don't know if I can answer your
16 question, because you're saying that you're concerned
17 about our business ruining your business. And I have
18 no intention. I'm hoping that we enhance your
19 business. That there is more activity out here.
20 AUDIENCE SPEAKER: Do you have any
21 studies on what you're going to do to the environment
22 in the future; the water table, the quality of the
23 water? Because we get ours tested every month. And if
24 there's a problem, we're coming to see you.
25 MR. BILLY HICKMAN: I keep hearing that

1 same thing. I don't understand where you think that
2 there is going to be an introduction of any negative
3 particles into the water table. We are all on
4 concrete. And we have -- we have lined ponds.
5 They're --
6 AUDIENCE SPEAKER: The lined ponds --
7 MR. BILLY HICKMAN: The lined ponds only
8 hold the wash water from the processing plant. It
9 would be as if you were washing, you're washing your
10 laundry, and then putting them out on a line. We have
11 lined ponds. Everything is a dry waste system.
12 MR. WIRTH: Billy, Billy, Billy, are you
13 required to get permits through Maricopa County
14 Environmental Services and Maricopa County Air Quality?
15 Are you required to get permits from those two
16 agencies?
17 MR. BILLY HICKMAN: We need to -- no. We
18 need to -- the only thing we need to do is make sure
19 our lined ponds meet the 20-year -- the 20-year
20 lifecycle.
21 AUDIENCE SPEAKER: My question -- my
22 question is why you would choose to put a facility like
23 that right next to a town when you have thousands of
24 acres of bare land with nothing on it all along I-10.
25 It appears to me that everything you're doing is all

1 for you.
2 These folks in this room have worked
3 their whole lives to have a little piece of property
4 out here, and you're going to kill that. Nobody will
5 buy out here. You know, I don't know how you sleep at
6 night when you think about all the lives you're going
7 to affect out here. You could put that plant any place
8 along I-10. And it is all about you.
9 MR. BILLY HICKMAN: Ma'am, we still need
10 people to work. And I will -- I will sit there and
11 challenge you that once we start hiring people that we
12 don't have people show up that want jobs there.
13 AUDIENCE SPEAKER: Are you going to
14 ensure that they do their jobs right and they don't
15 accidently flush something down into our water table.
16 Because I've got news for you, everybody doesn't do
17 their job right all the time.
18 MR. BILLY HICKMAN: I understand.
19 AUDIENCE SPEAKER: Hey, I got a point.
20 My question was very similar to this lady's question.
21 There is so much vacant land west of Tonopah, west, way
22 west, and why couldn't you have bought land out there?
23 Unless you got this on a real good -- got a real good
24 deal.
25 AUDIENCE SPEAKER: There is nobody living

1 out there.
2 MR. BILLY HICKMAN: We still need -- we
3 still need to have an access to labor. Ma'am, it's the
4 same question. And I will sit there and say there are
5 people that still need jobs. We still need people that
6 have a need for jobs. If we go out in the middle of
7 nowhere, there is no one there to sit there and work at
8 the facilities.
9 AUDIENCE SPEAKER: I moved here in '96.
10 The realtor told me an important thing, that Tonopah
11 was a growth hub. So help me, it will be better
12 that -- my realtor told me in '96 that Tonopah was a
13 growth hub. He said tell that to your lending
14 institution, it will help you get a better deal on your
15 loan.
16 There are realtors out here that have
17 developments north of I-10. Between the Hassayampa
18 River and about 424th Avenue, there's going to be
19 between 80,000 and 100,000 homes go in. Did you let
20 the developers know you're building here?
21 MR. BILLY HICKMAN: No, sir. We -- like
22 we said earlier, this was an agricultural-zoned
23 property, and we're an agricultural use.
24 AUDIENCE SPEAKER: But you don't care
25 about the peoples that live in this town.

1 MR. BILLY HICKMAN: We care about all
2 people that live in Arizona.
3 AUDIENCE SPEAKER: I have a
4 five-month-old daughter. Do you expect me to isolate
5 here in the house from the stench, the stink that you
6 guys are causing to Tonopah?
7 MR. WIRTH: Here, I have another question
8 here.
9 AUDIENCE SPEAKER: I have a couple of
10 them here. Number one, we would like to know if you
11 have ever had anybody escape or go off site with
12 prisoners when they're working there, from Hickman's?
13 AUDIENCE SPEAKER: I've been here for the
14 last eight years. And I haven't seen that happening in
15 the last eight years.
16 AUDIENCE SPEAKER: That you're aware of.
17 That you're aware of.
18 MR. DAVIS: I've been working for Arizona
19 Correctional for eight years --
20 AUDIENCE SPEAKER: We can't hear you.
21 AUDIENCE SPEAKER: We can't hear you.
22 AUDIENCE SPEAKER: That's the issue for
23 us. Because a lot of us do live very close to your
24 facility that you're wanting to put in. We fought
25 15 years to keep prisoners out of this area, all types

1 of prisoners. And we're really not looking forward to
2 having prisoners brought in here to work.
3 And my suggestion would be, and others
4 that I've talked with, a great place for you to go
5 would be at Buckeye that has claimed you all along
6 anyway. Go down Highway 85 by the prison, by the
7 landfill, by the dairy. They've got all kind of prison
8 workers there.
9 That would be so much better for us. And
10 you have all your prison workers right there. Any
11 construction there, they have that also down there too,
12 and a dairy and an industrialized area. But that's a
13 suggestion to you.
14 But according to what they were talking
15 about with the developers too, we do have a lot of
16 developers that have proposed master plan communities
17 come out here, not just north, we've got north and
18 south. And I talked to some of them.
19 They go all the way from the river all
20 the way; in fact, some right around this area. That is
21 right by the main camp here. And, of course, the
22 prisoners we brought out, they tried to put right here
23 in the main camp that we had to overcome. So we've
24 done this for the last 40 years fighting all of these
25 out of here.

1 And we told you before, we're not opposed
2 to your project. Just don't put it out here. Put it
3 someplace else.
4 MR. BILLY HICKMAN: I don't know what the
5 answer to that question could be since we've had this
6 discussion quite a few times, Doris.
7 AUDIENCE SPEAKER: But not with Buckeye.
8 I'm talking about Buckeye.
9 MR. BILLY HICKMAN: No, I understand. I
10 totally understand. This piece of property, of course,
11 met everything that we were looking at as far as
12 proximity to I-10, the east-west corridor to Phoenix
13 and California. The proximity to our feed mill. I can
14 say the same things over and over again also.
15 And I want to be -- I want to be as
16 accommodating. But at the same time we have talked
17 about this. This is a place that lays out perfectly
18 for the natural air flow.
19 AUDIENCE SPEAKER: Air flow or tests?
20 MR. GLENN HICKMAN: Can I address --
21 AUDIENCE SPEAKER: How about building out
22 by the dairy?
23 AUDIENCE SPEAKER: No, no.
24 MR. GLENN HICKMAN: Let me -- we've been
25 asked the tax issue quite bit. Okay. We've also been

1 told that you guys are underrepresented when it comes
2 to county, and services and those kind of things.
3 Okay.
4 Rick, I resent that, because that's not
5 true.
6 AUDIENCE SPEAKER: Yes, it is.
7 MR. GLENN HICKMAN: So let me -- let me
8 just state for a very factual thing. At build-out this
9 complex will pay 100 times more property taxes than
10 what the farm ground that's there today. So we're not
11 tax dodgers, we're taxpayers.
12 AUDIENCE SPEAKER: Tonopah doesn't get
13 any of that.
14 AUDIENCE SPEAKER: I've heard a lot
15 tonight about -- I've heard a lot tonight about how you
16 are family oriented and a family business. And that
17 you care about families, and care about people. But
18 the bottom line is, it seems like you are -- your
19 priority is your business and everyone else's
20 properties and businesses be damned. How do you
21 respond to that?
22 MR. GLENN HICKMAN: I think -- I think we
23 spent the last hour and a half responding to that.
24 That's what we keep telling you. We're trying to
25 explain what our operations are. We're trying to

1 explain how we minimize the impact of those operations.
2 We're trying to explain -- and we're not
3 dodging any questions. We're explaining the good, the
4 bad, the ugly, the maybe, as best as we possibly can.
5 So I don't know -- I don't know that you can
6 demonstrate any proof that we will cause surrounding
7 property values to go down.
8 AUDIENCE SPEAKER: Arlington is trying to
9 kick you out.
10 AUDIENCE SPEAKER: Go drive by near the
11 plant.
12 AUDIENCE SPEAKER: Mine is a simple
13 question.
14 AUDIENCE SPEAKER: That's not me.
15 AUDIENCE SPEAKER: Your feces dryers that
16 you've got coming in; do they have filters?
17 AUDIENCE SPEAKER: We can't hear.
18 AUDIENCE SPEAKER: The feces dryers,
19 manure, whatever you want to call it, do they have air
20 filters on the exhaust?
21 MR. BILLY HICKMAN: No, they don't. We
22 bought -- you know, I'm just being honest with you.
23 You asked something specifically and I'm saying they
24 don't. But, you know, right now we -- you're asking
25 the 40 acres that we sit there and dry manure on don't

1 have airs filters on it either.
2 And so there's a lot less activity that
3 happens in an enclosed drum. You know, which it is.
4 It's about 30-foot long. And it's an enclosed drum.
5 And sitting here running a tractor and a compost turner
6 back and forth through 40 acres of chicken manure,
7 there's a lot less -- there's a lot less activity.
8 So that's why I keep saying, yes.
9 Because we talk about ammonia. You know, this is a
10 four million BTU burner through there, that will sit
11 there. And I'm trying to be as open and informative as
12 possible. But yes. Yes. Well, I'm sorry, this
13 lady -- go ahead, ma'am.
14 AUDIENCE SPEAKER: I think it's the
15 perception of most of us here that this is a situation
16 of the big guy getting bigger at the expense of the
17 little guy. And as far as going farther out, you can
18 bus the prisoners in. Why can't you have carpool vans
19 like Palo Verde does?
20 MR. GLENN HICKMAN: We've actually
21 anticipated that we might have to do both, and we're
22 prepared to do that. I don't know if you guys know, I
23 mean, and we talked -- we keep talking about jobs and
24 those kind of things.
25 We're open five days a week in downtown

1 Buckeye. And the human resource department is
2 represented here. And all we do is interview, and hire
3 and train people right there for these jobs. And so if
4 we need to assist in transportation we will.
5 AUDIENCE SPEAKER: But that doesn't
6 answer my question. Why couldn't you move farther out?
7 You said because the transportation, but you could bus
8 the prisoners. Why can't you bus --
9 MR. GLENN HICKMAN: Okay. Let me address
10 your question, ma'am. We sell a commodity product that
11 is at the whim of the market. We don't get to set our
12 prices. So we have to be as efficient as possible. So
13 I know what you're asking. But everything that you ask
14 that adds cost to us, makes us less competitive in the
15 marketplace.
16 AUDIENCE SPEAKER: I would like to
17 address some of the things that have already been
18 addressed about the air quality, and the stench that's
19 coming, and the property values. Say your chickens are
20 going in. Okay, you're talking like it's a done deal.
21 What's going to happen to all of us? All my neighbors,
22 a lot of them have health issues. What's going to
23 happen when our properties go down, our health fails?
24 Who do we seek for restitution for spending our whole
25 life savings to be here?

1 MR. GLENN HICKMAN: Okay. The question
2 is, once again, about how we're going to impact the
3 neighbors. And I can just tell you, on 91st Avenue we
4 were the only ones there. And when we moved out, there
5 was lots of people living next to us. In Arlington we
6 were the only ones there. There's 30 or 40 homes that
7 have been built on our fence line. So --
8 AUDIENCE SPEAKER: We were here first.
9 MR. GLENN HICKMAN: I understand. I
10 understand.
11 AUDIENCE SPEAKER: We were here first.
12 MR. GLENN HICKMAN: I understand. But
13 what I'm saying is, I don't exactly know that we are
14 going to have a negative impact.
15 AUDIENCE SPEAKER: Would you like to buy
16 my house right now? We're just a couple miles north of
17 the freeway, a very nice subdivision.
18 AUDIENCE SPEAKER: I have a follow-up
19 question to the comment about the soil amendments. Is
20 that going to the dead chicken slurry that's going to
21 be amended into the soil? And one of your employees
22 said that that was the main source of smell at your
23 plant. The fertilizer was not the biggest odor
24 offender, it happens to be the slurry; isn't that
25 correct?

1 MR. BILLY HICKMAN: When we compose it,
2 you know, that is -- you know, that is a high level of
3 protein which we were talking about, you know, talking
4 about manure and the amount of protein nitrogen. So
5 that is -- that is the waste stream that we have found
6 that we need to sit there and work on. So it's through
7 the composting of the chicken, mm-hm.
8 AUDIENCE SPEAKER: And so that's spread
9 -- that's going to be spread out across the fields,
10 whatever part is used as agriculture, as the
11 fertilizer?
12 MR. BILLY HICKMAN: Oh, no, no, no, no,
13 no. I'm sorry. I'm sorry. No, that is --
14 AUDIENCE SPEAKER: You called it a soil
15 amendment.
16 MR. BILLY HICKMAN: No. And I got you.
17 But no, there is nothing being applied. It has to
18 go through -- it has to go through several kill tests
19 to make sure it's pathogen-free. So it has to go
20 through composting. And most of that product, because
21 of the richness of it, and it's not something we do is,
22 you know, but the richness of it, most of it goes down
23 to Wilcox for the corn and bean crops down there.
24 AUDIENCE SPEAKER: My other part of my
25 question --

1 MR. BILLY HICKMAN: I'm sorry.
2 AUDIENCE SPEAKER: Go ahead.
3 AUDIENCE SPEAKER: No matter what we say,
4 you're still going to build.
5 MR. BILLY HICKMAN: We still want to
6 build. Today is where we're just trying to inform you
7 of our practices, and our building and everything's
8 that going to --
9 AUDIENCE SPEAKER: We have nothing to say
10 about --
11 AUDIENCE SPEAKER: The next statement I
12 have to make has to do with what you read at the
13 beginning. A lot of people are concerned that
14 supervisor Hickman is not here. He's supposed to be
15 representing us. And it's apparent with his response
16 to you asking him not to be here, he is more fully
17 representing Hickman's Farms than he is us.
18 And I'm not done. The timing -- the
19 thing that came out first was that you looked at this
20 property for over two years; is that correct?
21 MR. BILLY HICKMAN: Okay.
22 AUDIENCE SPEAKER: No, no, no. Yes or
23 no; two years is what we've heard; is that not true?
24 MR. BILLY HICKMAN: Can I answer it --
25 AUDIENCE SPEAKER: We're going to assume

1 it's yes. You've been watching it. But then you chose
2 to pay double after he was assigned as the supervisor.
3 That is a concern for people. Whether that's true or
4 not, you've got to look at that image and go, you know,
5 this sucks.
6 That should not happen. And he's
7 green-lighting with whether he abstains or not. He's
8 got other influences on the other supervisors. He'll
9 get in bed with their projects if you'll help me with
10 mine. And that's where his public image has gone sour.
11 MR. BILLY HICKMAN: Can I just say that
12 was -- that was answered in that statement. That
13 Maricopa County has no say over agriculture. So
14 it's --
15 AUDIENCE SPEAKER: He's working to get
16 this done down there. He has to talk to air quality
17 people. You have got a lot of things, other than just
18 the county that has to be dealt with. Roads have to be
19 approved. That's all part of his job. And he's
20 supposed to represent us.
21 AUDIENCE SPEAKER: But he's not. He's a
22 coward for not being here.
23 AUDIENCE SPEAKER: I would like to say
24 something here. We lived in Glendale. And the
25 Hickmans had a ranch over on 67th Avenue to begin with,

1 and then they went out to 91st Avenue. And I've got
2 friends out there. And they're a nice family. And we
3 are not here to beat you guys up or anything.
4 It's a business decision. We recognize
5 that. We don't think it was made with our best
6 interests in mind. It was made with yours. And I know
7 it's business. I understand that.
8 However, my question is, since the plant
9 in Arlington was built back in the '90s, or late '90s,
10 would you enumerate the specific mitigating processes,
11 or procedures or equipment that's been developed that
12 you intend to use to make this a better plant.
13 There's some in our group that would like
14 to look into that and see how effective are those
15 things. And you don't have to respond to that, but I
16 think it would behoove you to do so. And anyway,
17 that's all I want to say.
18 MR. BILLY HICKMAN: Sir, I think we have
19 already talked about the different type of housing
20 that's going to be in place here instead of what's --
21 if you go back to 67th Avenue, or 91st Avenue, or even
22 in Arlington, today's technology and the way the birds
23 are managed and the enclosures that they'll be in are
24 so much different. And they are so much more friendly
25 for the bids and the environment.

1 So, you know, I don't know how to say --
2 there's less -- there's less birds per square or per
3 foot, you know. So that they have more space. And so
4 there's more space for the droppings inside the chicken
5 house, inside the belt systems. So there is not the
6 concentration.
7 AUDIENCE SPEAKER: How about the smell?
8 MR. BILLY HICKMAN: I'm sorry?
9 AUDIENCE SPEAKER: Are you going to do
10 anything about the smell?
11 MR. BILLY HICKMAN: Not at this time.
12 There is some developments and products with marginal
13 success, you know, as far as -- as far as chicken
14 manure or hog manure. There is -- we're constantly
15 meeting -- you know, we are constantly meeting with
16 vendors to sit there and run tests. And seeing with
17 meters if we can monitor the success.
18 We -- honestly, we take it very seriously
19 about an area. And we are working on it. We recognize
20 Arlington. And Tonopah will be entirely different than
21 Arlington. And Arlington won't be like Arlington in
22 nine months, like I said. I wake up every day trying
23 to do the right thing. Okay.
24 AUDIENCE SPEAKER: Okay. Is this on?
25 Okay. As you stand up there and look out, you can

1 probably understand how Custer felt. But anyway, I
2 thank you for coming. And as you said earlier that you
3 weren't a tax dodger, but you were a taxpayer.
4 Well, we're unincorporated,
5 unfortunately. So that doesn't really come to us
6 directly. So we do get a little bit. But the question
7 I have for you, and I'll just assume that you're the
8 one. And the question I have, as the chairman of the
9 fire board, will you commit to joining the fire board,
10 or district? We need the help.
11 MR. BILLY HICKMAN: I think we'll have to
12 sit down and discuss the benefits you bring to us.
13 Isn't that right?
14 AUDIENCE SPEAKER: So --
15 MR. BILLY HICKMAN: So now it's my turn
16 to ask that.
17 AUDIENCE SPEAKER: Sure.
18 MR. BILLY HICKMAN: So I think we will be
19 fair and equitable.
20 AUDIENCE SPEAKER: Not on the terms when
21 I joined them.
22 AUDIENCE SPEAKER: Well, I don't know
23 that you should --
24 AUDIENCE SPEAKER: It's not about what
25 you get out of them. It's all about you.

1 MR. BILLY HICKMAN: I'm sorry.
2 AUDIENCE SPEAKER: But anyway, that's the
3 question I have, is will you commit to joining the fire
4 district, and to help everybody out. That's about the
5 only help you can give us, except a few jobs. And that
6 way would be a help, and it would answer my question.
7 AUDIENCE SPEAKER: He won't answer it.
8 MR. BILLY HICKMAN: Okay. I would be
9 glad to sit down with you. Is this your chief? That's
10 -- or somebody and say what the -- okay. I would be
11 happy.
12 MR. WIRTH: John, are you here? John,
13 grab a microphone and come up here and tell us what you
14 do here, or come back here. John come here.
15 John, they have a question on the fire
16 district out here. And would it behoove Hickman Ranch
17 here to join the fire department. And you need to make
18 that speech for us.
19 JOHN TEIXEIRA: What was the question
20 again? It behooves everybody to join the fire
21 district, because many hands make light work. We
22 support the community in that aspect. I can tell you
23 I've checked the parcels, because it's three parcels,
24 correct?
25 MR. BILLY HICKMAN: It's actually more

1 than that, sir. There was quite a few parcels.
2 JOHN TEIXEIRA: Okay. Well, where you
3 are building on the east side, it's not part of the
4 fire district, I can tell you that. Or the east side
5 is and the west side where you are going to build is
6 not. I do know that.
7 AUDIENCE SPEAKER: So it's okay to burn
8 it down the first night, right?
9 JOHN TEIXEIRA: No. We put out all fires
10 in Tonopah.
11 AUDIENCE SPEAKER: My question is about
12 an impact study. On your impact study, what does your
13 impact study say about if a business is on 411th from
14 the smell?
15 MR. BILLY HICKMAN: So the question was,
16 what impact study -- I guess, I'm sorry, I'm fairly
17 naive, you know, when we do things. But all we were --
18 you know, the property was zoned agriculture. And this
19 was agriculture. So there wasn't a request to sit
20 there and look at the impact on businesses or anything
21 else, because this is an agricultural business. I will
22 say, yes, that there is no impact study.
23 AUDIENCE SPEAKER: No environmental
24 studies, not even --
25 MR. BILLY HICKMAN: No. There is no --

1 there is no liquid waste handling systems, you know.
2 There is an evaporation pond for the wash water. So
3 it's -- that's your question; if there was some kind of
4 liquid waste management plan. But we don't have liquid
5 waste. It's dry.
6 AUDIENCE SPEAKER: So that's the umbrella
7 you hide under.
8 AUDIENCE SPEAKER: That is the umbrella
9 they're hiding under, yes. They got in under the
10 agriculture law. It has nothing to do with farming.
11 It's a factory that produces fertilizer. That's all it
12 does. Everything else is a byproduct, right.
13 Two years ago when you bought the
14 property, did you communicate with the Tonopah Valley
15 Association, with Tonopah Valley Community Council, or
16 the brand new Chamber of Commerce? Have you talked to
17 anybody in that two years about what you people are
18 going to do out here? We're just now getting this
19 community notice from you that you're building. You're
20 breaking ground February 2nd. February 2nd you're
21 breaking ground for this, right?
22 MR. BILLY HICKMAN: We hope so.
23 AUDIENCE SPEAKER: When is the breaking
24 ground on it?
25 MR. BILLY HICKMAN: I'm sorry?

1 AUDIENCE SPEAKER: When are you breaking
2 ground on this?
3 MR. BILLY HICKMAN: We're hoping that we
4 can sit there and start in the next 21 to 30 days.
5 AUDIENCE SPEAKER: 21 to 30 days. You've
6 been dealing with this for two years through the board
7 of supervisors with nobody in here knowing nothing
8 about nothing.
9 MR. BILLY HICKMAN: I think if you
10 remember, I even stopped and talked to you and gave you
11 the timeline.
12 AUDIENCE SPEAKER: At that time you
13 intimated to me that you had no idea who lived out
14 here, and what was going on out here.
15 AUDIENCE SPEAKER: You lie.
16 MR. BILLY HICKMAN: Why am I going to
17 lie? I'm saying, I talked to you. I stopped at your
18 business. You asked about the timeline. And I'll give
19 you the same answer. I met with the owners of O&E
20 Farms in October, bought the property, and closed on in
21 it in November.
22 I think I saw you in December, no more
23 than two and a half weeks after we closed on the
24 property. We can try and -- so I don't think -- I
25 don't think I misled you. I think I came and spoke to

1 you.
2 AUDIENCE SPEAKER: You misled this entire
3 community by your negligence and breach of fiduciary
4 duty on the board of supervisors. Breach of fiduciary
5 duty on the board of supervisors.
6 AUDIENCE SPEAKER: Can you hear me now?
7 Can you hear me in the back? With respect to air
8 quality, and I apologize because I have to compare this
9 to the Arlington plant. Because you guys talk about
10 the technology reduction in the dander, debris and
11 odor. I was wondering what measurements you have in
12 parts per million of the dander and the debris, and in
13 certain radiuses from the plant in Arlington, versus
14 what the new reductions will be in parts per million as
15 well as the saturation in the air of the odor.
16 I have children. I have allergies
17 myself. And I'm sure many people have allergies. And
18 we're curious about what the scientific studies have
19 been done to show the effectiveness of reduction, and
20 how far out is it going to reduce to make it safe for
21 the people with allergies.
22 AUDIENCE SPEAKER: It's a two-mile
23 radius.
24 AUDIENCE SPEAKER: They did not.
25 MR. BILLY HICKMAN: No. The only

1 thing -- the one thing that we measure is through our
2 management plan, is the ammonia emission out of the --
3 off the chicken house. That's the only thing that we
4 currently measure at this time to make sure we meet the
5 standards.
6 AUDIENCE SPEAKER: But what are the parts
7 per million? I mean, have you guys done a scientific
8 study on how effective the reduction is? Like how many
9 parts per million are these? How many millions of
10 chickens are there going to be? Where is all that
11 pet -- the dander going? I mean, these allergens,
12 yeah, I mean, they are going to saturate the air in
13 certain ways. How effective is the technology? Are
14 there any scientific publications?
15 MR. BILLY HICKMAN: No. I don't have
16 anything scientific to talk about the dander off the
17 chickens or any -- or any animals. The only thing we
18 measure is the ammonia release off of the chickens into
19 the chicken house.
20 AUDIENCE SPEAKER: I call it a class
21 action lawsuit.
22 AUDIENCE SPEAKER: Okay. In this
23 material you all handed out, it says there is no great
24 indication that property values near or next to the
25 farm have decreased due to their location. Did you all

1 consult any realtors when you -- when you printed this
2 up?
3 MR. BILLY HICKMAN: I think, Karen, can
4 you just answer that.
5 MS. KERR: The information that was
6 obtained was from --
7 AUDIENCE SPEAKER: Your microphone.
8 MS. KERR: I'm sorry. I'm pretty loud.
9 I thought that was loud enough.
10 The information for that, that statement
11 that says there is no direct correlation is -- comes
12 directly from the Maricopa County Assessor's website.
13 You can look at their page and you can
14 see that a property across from the Arlington farm, the
15 value was at one year, it was at a dollar amount in
16 2007. It would fluctuate up, it would fluctuate down.
17 There is no direct correlation from the properties
18 directly across the street from the existing farm in
19 Arlington. So there is not a way that you can draw
20 that line that it will be because of the farm if there
21 will be an increase or a decrease from your property.
22 We've also on the very back, we show
23 where other complexes have come in. When Perryville
24 Prison came in, how PebbleCreek is now there. We've
25 got Verrado across the way. McLane Trucking that is --

1 AUDIENCE SPEAKER: No --
2 MS. KERR: McLane Trucking, which is a
3 very busy traffic area, is off of McDowell and
4 Litchfield. And it is still a functioning business
5 that is safe. And we will have trucks -- we will have
6 substantially less trucks than the trucks there.
7 AUDIENCE SPEAKER: It don't stink there.
8 MS. KERR: In regards to the stink, and
9 your words of the stink, and the question -- I will
10 answer the question that was asked.
11 AUDIENCE SPEAKER: The stink is in the
12 city. It's not out here.
13 MS. KERR: The question was asked about
14 property value and how we can correlate if it was
15 directly increased or decreased because of the farm.
16 There is no way -- realtors, Maricopa County Assessor's
17 page, tax bills, the research has been done. And you
18 cannot show that it has gone up or down because of
19 that.
20 Because the market in the last 10 years,
21 and anybody who has lived in Arizona knows, you could
22 be living in PebbleCreek and your value goes up or
23 down. It has nothing to do with a chicken farm living
24 across the street from you.
25 AUDIENCE SPEAKER: Anyone with common

1 sense knows values are going to go down if they live
2 next door to a chicken farm.
3 MR. WIRTH: There is a follow-up there.
4 AUDIENCE SPEAKER: I have a follow-up. I
5 am a realtor. I live here in Tonopah. I live off of
6 Indian School and 371st. I specialize in Tonopah. You
7 have a house near your Arlington plant. It's Ardmore.
8 It's on Ardmore. It is about $20,000 below market
9 value right now. And it's been sitting on the market
10 for six months. I have shown the house twice. The
11 responses were we could not live here for this smell.
12 I have had probably 70 per cent of my
13 Tonopah buyers, when they call me, if they know about
14 Hickman's egg farm, they specify we do not want to live
15 anywhere near the egg farm. And if they don't know
16 about Hickman's egg farm, and I show them properties
17 out there, they say no, we don't want to look at
18 anything else out here. We wouldn't want to live out
19 here with the smell.
20 And I do know that it impacts land
21 values. When the appraisers do their appraisals out
22 here, with it being a rural area, they have to go as
23 far as a 10-mile radius at times to find a comparable.
24 So the homes around a 10-mile radius will be affected
25 by anything like that.

1 When that home over there sells for, oh,
2 I don't know, it may sell for $30,000 below market
3 value before it ever sells. That is going to hurt our
4 values as well.
5 AUDIENCE SPEAKER: That's a fact, Jack.
6 AUDIENCE SPEAKER: That's right.
7 MS. KERR: You also are encouraged to go
8 and look at our actual Maricopa County's website, the
9 assessor's website. I would encourage you all to look,
10 look at some of the properties that are on Siesta
11 Way -- is it Siesta Way, is that the one that goes
12 across? It's Siesta, I believe it is.
13 The same thing, house to house to house,
14 the value is different, and it's going to be different.
15 And there's not a direct correlation. You cannot say
16 because of a farm that has come in or because --
17 AUDIENCE SPEAKER: We didn't buy in 2005
18 because of the stench. That's why we moved over here.
19 So --
20 AUDIENCE SPEAKER: That's when I went
21 holy shit and we walked away. We bought out here. We
22 bought out here to get away from that.
23 AUDIENCE SPEAKER: That's a correlation.
24 MS. KERR: Where is Mike's guy? Where
25 did he go? Oh, it's here.

1 MR. WIRTH: Here we go.
2 AUDIENCE SPEAKER: I'm a little more
3 interested in -- I'm a little more interested in things
4 like what I'm personally allowed to do on my land,
5 things like that. I do have a couple questions,
6 though, about -- less about property values, that sort
7 of thing. I do have a couple of questions about your
8 policies there at Hickman's.
9 One is in regards to your employees. Do
10 you discriminate against employees that have their own
11 chickens, and if so, on what grounds.
12 MR. BILLY HICKMAN: We ask everyone that
13 comes to work for us, if they have chickens, to sit
14 there, and if they want to become an employee, then we
15 ask them to either give away their chickens to someone
16 else, but move them away.
17 Because of the chance for either --
18 either -- we vaccinate for, you know, bronchitis or
19 some of the respiratory diseases. We don't want you
20 taking something to your -- to their house, and we
21 don't want something that comes back from their house
22 back into our facilities. So there's while --
23 there's --
24 AUDIENCE SPEAKER: So it will go right
25 back to our citizens. I mean, if you're worried about

1 your chickens being infected by something, how about us
2 getting infected --
3 MR. WIRTH: The question is over here.
4 Okay. You had your opportunity. Now it's somebody
5 else.
6 MR. BILLY HICKMAN: For that reason -- he
7 states it's discrimination. It's prior to employment
8 that we ask you to get. At the same time we offer
9 everyone there that works for Hickman's egg ranch, they
10 can buy 15 dozen eggs each and every week for $6. Most
11 of them buy extra eggs and give them out to their
12 friends and family. It's become quite the thing. So
13 that people don't have to own chickens for what they
14 feel is a better -- better value.
15 AUDIENCE SPEAKER: Yes, sir. I
16 understand that --
17 MR. GLENN HICKMAN: Furthermore, let me
18 just say, there was a salmonella reduction law, federal
19 salmonella reduction law that now requires us to screen
20 employees for chickens at home. That's a federal law
21 that we have to do now. That was passed almost two
22 years ago.
23 AUDIENCE SPEAKER: Okay. You're saying
24 that screening. So you have to basically decontaminate
25 the employees before they go in; is that correct?

1 MR. GLENN HICKMAN: Well, I'll just say
2 what we do. Every employee that shows up for work,
3 that works in the barns, is given a uniform to change
4 into every day free of charge. So they come in clean
5 and they leave clean.
6 AUDIENCE SPEAKER: So then how can it be
7 spread if they're coming in and going out clean?
8 MR. GLENN HICKMAN: That's not an
9 absolute barrier. So we do the best that we can. So,
10 no, we can't -- in our pullet houses, we actually do
11 ask everyone that goes in there to shower in before
12 they go to work. Because the baby chickens are just
13 like kids. They don't have all of their immunities
14 yet.
15 AUDIENCE SPEAKER: Okay. Thank you.
16 AUDIENCE SPEAKER: Hi there. I'm one of
17 your new neighbors, by the way. I drive a lot. I work
18 downtown. I have driven 300,000 miles to work so far.
19 It occurred to me that the 411 is the new center line
20 for the north Phoenix bypass. So everyone on 411 is
21 gone anyway in the future, right? You guys are
22 connected. You know. Please help me.
23 MR. BILLY HICKMAN: I'm not familiar with
24 that.
25 AUDIENCE SPEAKER: There is a road. And

there is five of them that is going to chop this valley apart. In case you guys don't read this, read your map. And you're at the intersection, a very good choice. Everything east of 411, it will be gone.

MR. GLENN HICKMAN: All I know is that we are 30 miles left of the outer loop interchange.

AUDIENCE SPEAKER: Why didn't you tell me you're going to build there next to my house?

MR. GLENN HICKMAN: I'm sorry, I didn't hear that.

AUDIENCE SPEAKER: I'm 400 feet away from your proposed facility. I didn't know anything until you guys put up a sign the other day.

MR. WIRTH: That he's 400 feet away from your proposed -- his residence is there. And he wanted you to respond to that.

AUDIENCE SPEAKER: We're sorry.

MR. GLENN HICKMAN: We -- I think we did a really good job by being open and transparent. We closed on the property, and we put a sign up to announce to everybody two days afterwards.

AUDIENCE SPEAKER: Why didn't you ask for --

MR. WIRTH: Okay. Here goes. Here is a question.

1 AUDIENCE SPEAKER: Your response to a
2 woman who said that the -- that was bad about -- your
3 response was you have made mistakes in Arlington. And
4 you've been there since -- I'm wondering why you think
5 we should believe you if you can't make the corrections
6 in 20 years in Arlington? My question is, why should
7 we believe that this will be any different?
8 MR. BILLY HICKMAN: I think what I said,
9 ma'am, was that as we have grown, and we didn't
10 recognize -- we did recognize the waste stream
11 management program that we used in 1998, and now we
12 have recognized. And that's why we're making changes
13 in Arlington also.
14 AUDIENCE SPEAKER: How long do you
15 anticipate it will take, because I have property three
16 miles from the Arlington plant.
17 MR. BILLY HICKMAN: I think what I said
18 earlier, that within nine months I think we will see a
19 change, as we sit there and change our waste stream
20 management program.
21 AUDIENCE SPEAKER: My question is, when
22 you clear out a barn after 90 or 100 months and
23 there's, I don't know how many they hold, maybe 100,000
24 chickens are destroyed, what do you plan to do with
25 them? I understand you put them through a grinder and

1 put them in slush ponds.
2 MR. BILLY HICKMAN: Well --
3 AUDIENCE SPEAKER: Well --
4 MR. BILLY HICKMAN: Well, we've already
5 answered that. And the same -- same thing. We -- when
6 we depopulate a house, as the lady mentioned earlier,
7 we use C02 and euthanize them. And then we do put them
8 through a grinder.
9 But then as someone here was answering,
10 there is no sludge pond. It's composted with the green
11 waste from different municipalities and golf courses.
12 We compost it. And then the majority of all that
13 product heads down to Wilcox for the edible --
14 AUDIENCE SPEAKER: So it doesn't smell,
15 all the ground-up meat and beef and everything?
16 MR. BILLY HICKMAN: I think that's what
17 we were talking about earlier. That one of our waste
18 stream management changes is going to be how we handle
19 that product. That is happening, and that's what I was
20 trying to explain.
21 AUDIENCE SPEAKER: So you're going to
22 change it before you try to build this place?
23 MR. BILLY HICKMAN: That's also what I
24 said earlier.
25 MR. WIRTH: This is a 15-minute notice.

1 We have 15 minutes to go. We're going to wind this up.
2 And we're going through these questions. And I want to
3 give Billy and Glenn here notice too. If they can make
4 it 15 more, that will be great. So we're going to
5 finish up in 15. At 8:00 we're going to quit. So
6 they've answered a lot of questions. We've got to keep
7 on going as fast as we can.
8 AUDIENCE SPEAKER: I have a question. At
9 the beginning of this meeting you said that you support
10 the community, and I understand that. And right now, I
11 mean, obviously permits have been made, and
12 unfortunately, as much as we don't want it to happen,
13 this is probably going to happen.
14 So my question that I pose to you is, now
15 that you guys are going to be out here, I want examples
16 of how you guys are going to help the community. The
17 power plant donates money and gives stuff towards
18 education for kids. So I would like to know some
19 examples, literal examples of how you guys are going to
20 help the community without, no offense, walking on
21 eggshells. I want literal examples please.
22 MR. GLENN HICKMAN: Okay. As -- as a
23 family business, if you kind of look at our promotion,
24 our website, and those kind of things, we kind of try
25 to promote what we do. We sell eggs and those kind of

1 things. Okay. But I just want to -- as a company, we
2 support hunger and food.
3 AUDIENCE SPEAKER: Okay. But that's not
4 answering.
5 MR. GLENN HICKMAN: I'm sorry, can I
6 finish answering your question. So last year alone we
7 donated to over 100 different organizations. Okay.
8 Also, the Phoenix Children's Hospital asked us to
9 donate to the west side hospital that was built.
10 And without going into specifics, that
11 wasn't part of the corporate mission of hunger. So our
12 family wrote individual personal checks and paid for
13 one of the rooms at the Phoenix Children's Hospital.
14 You won't find that on the website. I don't talk about
15 that.
16 AUDIENCE SPEAKER: We're talking about in
17 the community. What are you going to do for us in the
18 community?
19 MR. GLENN HICKMAN: Ma'am, those all went
20 to the community.
21 AUDIENCE SPEAKER: No, I'm --
22 AUDIENCE SPEAKER: We are talking about
23 to the --
24 AUDIENCE SPEAKER: We're talking about
25 Tonopah.

1 MS. KERR: In reference to that, he said
2 the community. I'm a community member too. I don't
3 live in Tonopah, but I was brought up in the West
4 Valley. I was brought up out here in Buckeye. I'm not
5 from Tonopah. I understand. But if your child is ill
6 and your child needs medical services, they are going
7 to benefit from Phoenix Children's Hospital most
8 likely, or, at least, the West Valley Hospital.
9 So, yes, we do not have a hospital that's
10 here in Tonopah that we can donate to and take care of
11 that right now. So what I would encourage you to do --
12 what I would encourage you to do is on my card that I
13 passed out all over throughout here --
14 MR. WIRTH: Quiet, please. Okay.
15 MS. KERR: My e-mail is on there. What
16 is it that you are specifically wanting or looking for.
17 When we have a request that comes in, we look at that.
18 And the requests are met. Generally --
19 AUDIENCE SPEAKER: What about our fire
20 department?
21 MS. KERR: Generally, and if we know
22 exactly what a want is or what a need is, we can look
23 at that and more than likely participate in it. But if
24 we don't know what your need is specifically, or your
25 want is specifically, we can't fulfill that without

1 knowing.
2 AUDIENCE SPEAKER: We don't want you over
3 here.
4 AUDIENCE SPEAKER: No offense. I
5 understand what you're saying. I get that from a
6 business perspective. I get that. But my whole thing
7 is you have said earlier -- I'm sorry, I don't know
8 your name -- but he said earlier that he supports our
9 community. So I get that. And I understand he's
10 giving to hospitals. Well, guess what? That's in
11 town.
12 I'm talking about Tonopah. I was just
13 curious, because obviously there is a lot of concerned
14 people here. I was just curious as to how you guys are
15 going to give back to us here. How are you going to
16 give back to the community here?
17 I understand you guys donate to a whole
18 bunch of other things. I get that. You don't have to
19 reiterate that. My question is, how are you going to
20 do that here? Are you going to give to the schools,
21 the fire department? I'm curious how you guys are
22 going to help us here. That is what I am asking.
23 MS. KERR: Nothing will be different in
24 this community than it has been in any other community
25 that we have been involved in when there is a need to

1 be fulfilled. If there was a hospital built in
2 Tonopah, we would absolutely participate in
3 fund-raising.
4 AUDIENCE SPEAKER: All right. Okay. All
5 right. Now I've been here for 35 years. And each and
6 every company that has come out here before you, before
7 -- because the nuclear plant, they subsidize a lot of
8 things. And a lot of it has been taken away, it's a
9 county issue.
10 But what I'm asking, what I want to know
11 is, obviously, you have already decided that this is
12 building, this is happening. So what everybody else
13 needs to know, if this isn't done yet, you have a state
14 representative. And you need to understand that you
15 can change this.
16 You guys came out here, slid on in. And
17 everybody else -- and there's been a lot businesses
18 come out here. They were open to the community and how
19 they felt about -- how we felt about them coming into
20 our community. You guys didn't do it that way.
21 AUDIENCE SPEAKER: They slithered in like
22 snakes, yes.
23 AUDIENCE SPEAKER: Now people -- now
24 people need to understand, this is it, we contact the
25 state representative.

1 AUDIENCE SPEAKER: Okay. Bottom line,
2 you have done all your research for your safety. There
3 are a lot off issues on this end. I understand this.
4 There is the financial thing to be here, for your
5 transportation, all this stuff. And I know you're
6 legal to be in Tonopah. We got no say about it.
7 That's all stuff you've got.
8 But the bottom line is, there's a couple
9 of businesses here. Mike has put hundreds of thousands
10 of dollars in here. And my concern, is your plant
11 going to stink? With all the things you're doing, are
12 we going to have a stink problem, bottom line? And you
13 know this. I know it isn't built yet, but you know in
14 your own minds, is it going to stink? Is Mike's
15 visitors never going to come back again? Is the
16 Tonopah hot springs not going to come back? Is the
17 guys at the truck stop, at the Shell, are they going to
18 come back, because of the stink? Bottom line, is it
19 going to stink? Simple question. And you guys do know
20 the answer.
21 AUDIENCE SPEAKER: Yes or no?
22 AUDIENCE SPEAKER: Yes or no?
23 MR. BILLY HICKMAN: Sir, I think that we
24 should try to answer --
25 AUDIENCE SPEAKER: You have walked around

1 it. Is there going to be a community if there is --
2 MR. BILLY HICKMAN: If there is going to
3 be a --
4 AUDIENCE SPEAKER: Odor coming out of
5 there.
6 MR. BILLY HICKMAN: You know, when you
7 have any kind of animal agriculture, you are going to
8 have an odor, okay. And I don't know if I can answer
9 -- you want a yes, will there be an odor, or, no, there
10 will be no odor. And I'm going to say I don't know,
11 because we've never installed this kind of enclosure
12 before in our history. All I can say is that there's a
13 lot less chickens per square foot than there is
14 currently.
15 AUDIENCE SPEAKER: We don't have --
16 MR. BILLY HICKMAN: I got it.
17 AUDIENCE SPEAKER: The question is, the
18 land owner that you bought this land from, did he
19 inform you that he was in trouble with the EPA two
20 years ago? Because we had a bad smell coming over this
21 area, including the park. He got himself in trouble
22 with the EPA. The same sort of thing sounds like we
23 may have again. Did he tell you about that?
24 MR. BILLY HICKMAN: No, I don't think
25 there --

1 AUDIENCE SPEAKER: I am asking you, sir.
2 MR. BILLY HICKMAN: You can't compare us
3 to bringing in municipal sludge and putting it on
4 360 acres of farm ground. I don't think you can
5 compare it to that.
6 AUDIENCE SPEAKER: My other question is,
7 is this deal all cut and dried, this is just lip
8 service?
9 AUDIENCE SPEAKER: Yes, that's right.
10 MR. GLENN HICKMAN: You know, I'm sorry
11 if you characterize this as lip service. It hasn't
12 been a lot of fun being up here. But I'm trying to
13 tell you that we're trying to do the right thing.
14 We're going to try to minimize our impact. We're
15 members of the community. When we were asked, you
16 know, have we donated yet, we haven't been asked yet.
17 So I think that we will be as responsible as we
18 possibly can. That's all I can tell you.
19 AUDIENCE SPEAKER: I have a question for
20 you. So I don't understand how you say that you're not
21 regulated to monitor your particulates, the ammonia
22 issue, when the precedent was already set in 2003 for
23 the Ohio plant production from Buckeye. The EPA came
24 in and monitored and fined them. And they had to put
25 in scrubbers and such. So I don't know why if there is

1 a federal precedence that you need to monitor your
2 particulates and ammonia, why you say you don't have
3 to.
4 MR. GLENN HICKMAN: Ma'am, I don't know.
5 Perhaps they weren't operating their farm correctly. I
6 don't know what they were doing there.
7 AUDIENCE SPEAKER: Hi. I'm Jane McGee
8 and I just -- anyway, I just wanted to tell you I
9 admire all of you from Hickman's Farms for coming out
10 here tonight. It's like the Christians being thrown
11 into the den of lions. The fact of the matter, I have
12 a simple question. Why would you want to be out here
13 if it's obvious the community does not want it.
14 MR. BILLY HICKMAN: Ma'am --
15 AUDIENCE SPEAKER: God bless you.
16 AUDIENCE SPEAKER: We were here first.
17 MR. BILLY HICKMAN: Ma'am, there are some
18 people that have supported us. And --
19 AUDIENCE SPEAKER: Who? Not here.
20 MR. BILLY HICKMAN: Okay.
21 AUDIENCE SPEAKER: I have a question
22 about the odor. You were asked would there be an odor.
23 You say you have not built a facility like this. But
24 you wouldn't build a facility like this if you hadn't
25 visited a facility similar to this. I asked Terry

1 Burton, whatever his last name is, where there was
2 another facility that's going to be like -- that's like
3 your facility. And he said it's not in this country.
4 Have you visited that -- those other facilities that
5 use this new process, and do their facilities have
6 odor?
7 MR. BILLY HICKMAN: No. That's -- but I
8 don't want to lie to you. You're asking me to sit
9 there and put it out there and say. We were in a
10 facility in Italy that was right in the middle of a
11 neighborhood, right in the middle of a neighborhood.
12 So I don't know how to compare that in
13 Padua, Italy, to sit there and say, yes, it worked
14 there, but it's not going to work here. I'm not going
15 to promise.
16 AUDIENCE SPEAKER: I'm not asking that,
17 but I just wanted to know your experience.
18 MR. BILLY HICKMAN: That's why we're
19 putting this kind of system in, sir.
20 AUDIENCE SPEAKER: But, see, in many
21 foreign countries, they don't have the same choices
22 that we have in America. That's why we are a better
23 country. And so they get -- a lot of foreign countries
24 get facilities forced on them, whether they smell or
25 not. And I'm just wondering when you visited it, was

1 there an odor there at those facilities.
2 MR. GLENN HICKMAN: I don't think any
3 business in Europe would consider themselves to be
4 under-regulated.
5 AUDIENCE SPEAKER: Can I ask a question.
6 Did they smell? Could you smell fertilizer, chicken
7 manure?
8 MR. BILLY HICKMAN: Not like Arlington.
9 There is a -- you guys all have livestock. I'm sure
10 that you can smell your horses. I'm sure you can
11 smell --
12 AUDIENCE SPEAKER: Horses don't smell.
13 MR. WIRTH: All right. Here we go.
14 We've got two or three minutes left. Let's go.
15 AUDIENCE SPEAKER: My question has to do
16 with the traffic. Are you planning at all to either
17 build or have built -- a road built down 419th to
18 Salome Highway, or to have an interchange at I-10 put
19 in at 419th Avenue?
20 MR. BILLY HICKMAN: No, we don't have any
21 plans for that.
22 AUDIENCE SPEAKER: You want to use these
23 roads that have no base under them, that are just chip
24 and sealed over the desert?
25 MR. BILLY HICKMAN: Ma'am, our Baseline

1 Road, you know, which is travelled quite heavily for
2 the dairy, our industry, and all the farm industry,
3 period, is the same kind of road. And it's the same
4 road we've been travelling on since 1988 with the same
5 chip seal.
6 AUDIENCE SPEAKER: There's still the
7 traffic going back and forth, all the businesses and
8 people here. And you're not going to make any effort
9 to go more directly out instead of going through the
10 center of Tonopah?
11 MR. BILLY HICKMAN: Well, we talked about
12 that earlier. That the egg trucks would head directly
13 to I-10, you know, heading east or west. And then the
14 feed and the -- the feed and the whatever manure trucks
15 would head south on 411th.
16 AUDIENCE SPEAKER: Are you going to
17 improve the roads that -- traffic --
18 MR. BILLY HICKMAN: She can't be denied.
19 She has a sign and everything.
20 MR. WIRTH: I told her no singing.
21 MR. BILLY HICKMAN: Okay. But no
22 singing.
23 AUDIENCE SPEAKER: Hormones and
24 antibiotics. How do those go into your chickens? How
25 long do they last in the leach lines? How deep do they

1 sit in the porosity of the pools? And what kind of
2 tests do you have? What kind of hormones and how do
3 you administer? Are they in the food, are they given
4 shots? Do you grind them up and put them back in?
5 MR. BILLY HICKMAN: No hormones.
6 AUDIENCE SPEAKER: Antibiotics?
7 MR. BILLY HICKMAN: Antibiotics we use if
8 there is a group of chickens; that is, just like you
9 have for your family. But if we use antibiotics, it's
10 to treat a respiratory. And as far as our eggs, they
11 do get checked by the FDA. And we're an USFDA plant.
12 So the FDA takes samples on a quarterly basis to a
13 semiannual basis.
14 AUDIENCE SPEAKER: How do we stop you?
15 MR. BILLY HICKMAN: By singing.
16 MR. WIRTH: Then let's finish it up with
17 the last two questions.
18 AUDIENCE SPEAKER: Okay. I'm not -- I'm
19 not going to ask a question, because I'm from a poultry
20 town. I don't know these people. I'm from northwest
21 Arkansas. I've been out here over 20 years. Our town
22 didn't stink. We had all kinds of farmers laying eggs.
23 We had over a 10,000 population. We had the processing
24 plant. We did it all back in the '70s.
25 Ours do not stink until you come to

1 Arlington where they done -- they dealt with the
2 fertilizer. Yes, people, that is going to stink.
3 Now, all you people that think that
4 chickens aren't ground up and put in your pet food,
5 think again. They can do that with those chickens.
6 And with that I say thank you to Hickman's.
7 MR. BILLY HICKMAN: Thank you.
8 AUDIENCE SPEAKER: I have a concern about
9 the flies and the mosquitoes. We don't have many
10 mosquitoes out here, and not a lot of flies. But I'm
11 really concerned about that.
12 MR. BILLY HICKMAN: Just on a bird
13 health -- on a bird health issue, we are concerned
14 about mosquitoes. We don't -- we don't have any
15 standing water. You know, we sit there and make
16 sure -- because that's how things are transmitted, is
17 through mosquito bites, for both people and chickens.
18 That's how they get pox and that kind of
19 thing. So we have a pretty -- we have a pretty
20 in-depth management, pest control management. In fact,
21 we have a licensed pest control operator on our staff
22 that is full-time.
23 So as far as flies, one of the reasons
24 we're switching to a different management system is
25 because, you know, this -- these rains that we've had

1 that we have experienced a little difference, we have
2 now realized we have to sit there and change our waste
3 management streams.
4 We don't want flies. We get inspected by
5 all the food companies. We get inspected by the retail
6 chains. They need to have a safe food supply. And so
7 they're -- you know, we get inspected or audited. And
8 our compliance team is dealing with, you know, on-site
9 inspectors on almost a monthly basis. It's a concern
10 for us. And we make sure that we keep it in check and
11 we try and succeed.
12 AUDIENCE SPEAKER: What about --
13 MR. BILLY HICKMAN: I'm sorry.
14 AUDIENCE SPEAKER: The flies --
15 MR. BILLY HICKMAN: I don't think you'll
16 have more. You will let me know. We'll visit and
17 you'll be able to tell me that. Okay.
18 AUDIENCE SPEAKER: I have three
19 questions.
20 MR. BILLY HICKMAN: Mike, you didn't say
21 that.
22 AUDIENCE SPEAKER: Yes, three questions,
23 I've got three minutes.
24 MR. BILLY HICKMAN: You said Doris.
25 AUDIENCE SPEAKER: Okay. Number one, you

1 say that you're coming in under agriculture. Is there
2 no difference between agriculture farming, which we
3 have now, and agriculture factory, which you want to
4 put in? Now, it doesn't seem like it's on the same
5 level of agriculture. And did you not have to get
6 industrial and commercial zoned, or did you not get it
7 three years ago down on your Arlington site?
8 MR. BILLY HICKMAN: Glenn can answer that
9 about the industrial zoning. I can tell you, though,
10 that -- what was the question you asked?
11 AUDIENCE SPEAKER: First of all, it was
12 about the difference between agricultural farming --
13 MR. BILLY HICKMAN: No. I'm sorry.
14 AUDIENCE SPEAKER: -- and agricultural
15 factory.
16 MR. BILLY HICKMAN: No, it is the same
17 designation. It would be the same as if a dairy bought
18 those 360 acres and put a dairy right there. It's
19 exactly the same. And that very well could be. It was
20 the same farmers that sold that ground and actually --
21 actually did buy a dairy with the proceeds from the
22 sale. But that could just as easily be a dairy.
23 AUDIENCE SPEAKER: Did you not get
24 industrial and commercial zoning on your property?
25 MR. GLENN HICKMAN: No, Doris. When we

1 -- when we bought the property, it was in an area that
2 was planned to be industrial.
3 AUDIENCE SPEAKER: Right.
4 MR. GLENN HICKMAN: So through some quirk
5 at the county, they stripped that plan. Okay. We
6 asked the county to put the plan back. So we were
7 zoned agriculture, but it was planned to be industrial.
8 AUDIENCE SPEAKER: The reason I'm asking
9 that, I'm familiar with what your situation was.
10 Because you used to be under a Tonopah Arlington land
11 use plan. And then Palo Verde and some of the others
12 came in with a new plan, which was called the Old U.S.
13 Highway 80 Plan.
14 And at that time they moved some
15 boundaries and made some changes on that that were --
16 you were listed as agriculture primarily under our
17 plan. They put you in, I think, as a rural
18 residential.
19 And my understanding was that you had to
20 go back down to the county. And it cost you quite a
21 bit of money and time to be able to get commercial
22 industrial zoning along with your agriculture at that
23 time. Is that not true?
24 MR. GLENN HICKMAN: No, Doris. The
25 county zoning that was there was R43, which is probably

1 everything --
2 AUDIENCE SPEAKER: Which is rural
3 residential.
4 MR. GLENN HICKMAN: Which was a holding
5 pattern. It's a holding zoning, as I understand it,
6 that allows agriculture and densities, I think, is one
7 home per 40 acres.
8 AUDIENCE SPEAKER: No. It's one
9 residence per acre, which is 43,560 square feet. Well,
10 I wondered if you didn't. Because I heard that you had
11 to have an industrial and commercial zoning down there.
12 Also, what is your -- what is your
13 intention for the future? If you come out here and
14 start this, as you did down at Arlington, and then you
15 bought and built, and bought and built, and bought and
16 built, what is your future thoughts of this if you come
17 in on that property? Are you intending to expand on to
18 the other east piece and future land?
19 MR. GLENN HICKMAN: No, Doris. I think
20 if you look at -- if you look at the layout here, what
21 we intend to do is to keep half of the land in a
22 greenbelt on the east side. We intend to have Chad and
23 J.L. continue to farm it. That's our intention.
24 AUDIENCE SPEAKER: That's for now. But
25 do you have --

1 MR. GLENN HICKMAN: No, Doris. No,
2 Doris. You're not listening. I'm telling you it's our
3 intention to keep that in the green belt. If you want
4 me to say in perpetuity, then I will say in perpetuity.
5 AUDIENCE SPEAKER: That would help.
6 MR. GLENN HICKMAN: Okay.
7 AUDIENCE SPEAKER: And also we wondered
8 about the roads. Right now you just have some farm
9 equipment and primarily vehicles going back and forth
10 on Indian School Road primarily, although also the
11 downtown 411 applies.
12 But is there going to be any exchange on
13 that as a two-lane road down there? And if you're
14 going to be bringing all those semis in and out of
15 there to go to the California market, what's going to
16 be the case with our roads over there?
17 MR. GLENN HICKMAN: Doris, I almost feel
18 like you're asking me a double-edged question. If I
19 say we're not going to try to do anything to improve
20 the roads, that's not going to satisfy you. If I say
21 we're going to ask the county to improve the roads,
22 that's not going to satisfy you. So I don't know if we
23 can answer that question.
24 AUDIENCE SPEAKER: But you have --
25 AUDIENCE SPEAKER: The road is already

1 backed up. If you're going to have semis and --
2 MR. GLENN HICKMAN: Okay. Now, if you
3 listened to Billy earlier, what he said is exactly
4 true. All of our trucks on our current Arlington
5 facility; the feed, grain, fertilizer, eggs; all go on
6 331st Avenue. It's never been resurfaced or repaved
7 since we've been there. And we've been there now for
8 almost 15 years.
9 AUDIENCE SPEAKER: But we have more --
10 THE REPORTER: I cannot hear.
11 AUDIENCE SPEAKER -- besides you.
12 MR. GLENN HICKMAN: No. I disagree with
13 you. On Indian School Road it kind of dead-ends, it's
14 a little farther west, right? On 331st Avenue it's
15 almost a raceway at shift change at Palo Verde.
16 AUDIENCE SPEAKER: Well, the road doesn't
17 really end there. The road kind of runs out and it
18 goes to --
19 MR. WIRTH: Okay. All right. My
20 agreement with the Hickmans was raise the clock for
21 8:00. It's five after 8:00. I want to thank all of
22 them for coming out, and their company. And I think we
23 owe them some thanks for that.
24 If you want to -- if you want to get more
25 information, obviously, Billy has his phone number and

his e-mail on the sign over there. But they can -- they can say how you can communicate with them if you have additional questions that we're not answering tonight. But I appreciate everybody coming and we need to kind of wrap it up.

AUDIENCE SPEAKER: One last question to wrap it all up. The whole night, one question. So when you guys decided to buy this land, you didn't take in consideration, oh, what it's going to do to the area? What it's going to do the economy? What's it's going to do to the roads? Now that it's being brought up --

MR. WIRTH: They have attempted to answer to the best of their ability today. So we are going to call it quits right here.

Thank you everybody for coming. And thank you to the Hickmans. Thank you.

(8:04 p.m.)

1 STATE OF ARIZONA)
) SS.
2 COUNTY OF MARICOPA)

3 BE IT KNOWN that the foregoing transcript was
4 taken before me, SHERYL L. HENKE, a Certified Court
5 Reporter in the State of Arizona; that the transcript
6 of proceedings was taken down by me in shorthand and
7 thereafter reduced to print under my direction; that
8 the foregoing pages are a true and correct transcript
9 of all proceedings, all done to the best of my skill
10 and ability.
11 I further certify that I am in no way related to
12 any of the parties hereto nor am I in any way
13 interested in the outcome hereof.
14 Dated at Phoenix, Arizona, this 21st day of
15 January, 2014.
16 Sheryl L. Henke
17
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