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**Houston-Galveston Area Council**

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**To:** Plans and Projects Review Committee  
**From:** Rick Guerrero, Intergovernmental Relations Director  
**Subject:** November Meeting  
**Date:** November 11, 2019

A handwritten signature in black ink, appearing to be 'RG', is written over the 'Subject' and 'Date' lines of the header.

H-GAC's Plans and Projects Review Committee meets this month on Tuesday, November 19, 2019 at 9:30 a.m. in H-GAC Conference Room B to review two items from the United States Department of Agriculture. The first is a water supply project for Lake Bonanza in Montgomery County and the second is a business expansion for a smokehouse in El Campo. Both projects meet USDA eligibility criteria and will benefit their local communities. Staff is seeking a recommendation of consistent with regional plans and review criteria.

Please call me at 713-993-4598 or email me at [rick.guerrero@h-gac.com](mailto:rick.guerrero@h-gac.com) if you have any questions about the agenda. I hope to see you at our November 19, 2019 meeting.

RG/sas  
Enclosures





**A G E N D A**  
**HOUSTON-GALVESTON AREA COUNCIL**  
**PLANS AND PROJECTS REVIEW**  
**COMMITTEE MEETING**  
**November 19, 2019 9:30 a.m.**  
**3555 Timmons Lane, 2<sup>nd</sup> Floor**  
**Conference Room B**  
**Houston, Texas 77027**

1. Call to Order
2. Action Item
  - a. USDA RURAL DEVELOPMENT - LAKE BONANZA WATER SUPPLY  
Request the project be found consistent with plans, policies and H-GAC review criteria, including the Our Great Region 2040 Plan and the FY19 Regional Water Quality Management Plan. (Staff Contact: Todd Running)
  - b. JUNIOR'S SMOKEHOUSE PROCESSING PLANT - USDA LOAN  
Request that the project be found consistent with the Houston-Galveston Area Council's plans, policies, and review criteria; including the Comprehensive Economic Development Strategy. (Staff contact: Joshua Owens)
3. Other Business
4. Adjournment

## **USDA RURAL DEVELOPMENT - LAKE BONANZA WATER SUPPLY**

### **Background**

H-GAC staff regularly reviews grant applications and project proposals for conformance with regional planning goals and objectives, including those defined in the current H-GAC Board-accepted Water Quality Management Plan. H-GAC recently performed an intergovernmental review of a proposed project submitted for funding to the United States Agriculture Department Rural Development program. The proposed project is entitled “Lake Bonanza Water Supply Corporation – Water System Improvements.” Lake Bonanza Water Supply Corporation is proposing to drill a new water well and construct related infrastructure, such as driveways, piping, motor control center building, and security fencing.

### **Current Situation**

The Lake Bonanza Water Supply Corporation, located in Montgomery County, serves 747 water connections in the Lake Conroe Forest, Crestwood Farms, and Lake Bonanza subdivisions. Lake Bonanza Water Supply Corporation is planning for future growth and addressing an elevated gross alpha issue by drilling a new well for an alternative freshwater source. Fresh water from the well will be blended with water from existing wells that have reported elevated gross alpha levels to bring the water into compliance with TCEQ maximum contaminant levels.

H-GAC staff have reviewed the proposal’s description and maps, including the site plan showing the existing site, roads and proposed construction. The Phase 1 environmental findings for the project were also considered as part of the review. Based upon H-GAC’s review of these documents and exhibits, the project has been shown to have no negative impact on water quality. H-GAC staff have determined that the project is in conformance with the goals and objectives of the Regional Water Quality Management Plan.

### **Funding**

Source N/A

### **Budgeted**

N/A

### **Action Requested**

Request the project be found consistent with plans, policies and H-GAC review criteria, including the FY19 Regional Water Quality Management Plan. (Staff Contact: Todd Running)

## **JUNIOR'S SMOKEHOUSE PROCESSING PLANT - USDA LOAN**

### **Background**

Junior's Smokehouse Processing Plant is seeking financing from the U.S. Department of Agriculture. The project will include an approximate 25,000-foot expansion of an existing meat processing facility and smokehouse as well as additional parking, utility infrastructure, and delivery drives. Proposed building plans will include office space, dressing areas for workers, and approximate doubling of the floor space available for sausage making and smoking equipment in El Campo, Texas.

### **Current Situation**

The project is seeking the U.S. Department of Agriculture Rural Development's financing. Intergovernmental Review is required, and the project is seeking consultation from the Houston-Galveston Area Council.

### **Funding Source**

U.S. Department of Agriculture Rural Development  
Business

### **Budgeted**

N/A

### **Action Requested**

Request that the project be found consistent with the Houston-Galveston Area Council's plans, policies, and review criteria; including the Comprehensive Economic Development Strategy. (Staff contact: Joshua Owens)