

David Jetelina  
18118 Lakeside Lane  
Nassau Bay, Texas 77058  
713-825-2372 dj@flagshiptec.com

April 7, 2019

San Leon Municipal Utility District  
443 24th St.  
San Leon, TX 77539  
Attn: Mr. Andrew Miller, District Manager via email: [amiller@slmud.org](mailto:amiller@slmud.org)

Re: Freedom of Information Request for documents from San Leon MUD

Dear Mr. Miller,

Thank you for your all of your assistance to date which has been greatly appreciated & helpful. I am working with a number of San Leon Citizens who will greatly benefit from having the following information available.

Over the past 2 months officials of the San Leon MUD (SL MUD) have made repetitive public statements to the effect "the proposed Bond Debt (local Spring 2019 Elections) will be repaid via a 18¢ per hundred increase for the first phase of improvements".

This request is made under the Freedom of Information Act. I hereby request copies of the following records:

- 1) Copies of all documents which caused the SL MUD to provide notice to the public of the estimated 18¢ per hundred tax rate increase. Inclusive of all spreadsheets, financial models, projections, reports from SL MUD consultants, engineers & advisors, email communications discussing the estimated tax rate increase and financial models/data in support of the tax rate increase.
- 2) Copies of all documents which caused the SL MUD to estimate a) the number and b) duration of phases required for the repayment of the additional bond debt proposed in the local Spring 2019 Elections. Inclusive of all spreadsheets, financial models, reports from SL MUD consultants, engineers & advisors, email communications discussing the estimated tax rate increase, financial models in support of the tax rate increase.
- 3) Copies of all documents which quantify the estimated number of phases and estimated duration of said phases of improvements proposed to be involved in the work program resulting from financing by the local Spring 2019 Elections.

The request for records is made to better understand decision making used by the SL MUD in consideration of the proposed Bond Election in April-May of 2019. This request is submitted in good faith for the benefit of the land owners within the SL MUD District.

I am a property owner and water service customer of the SL MUD.

I request a waiver of all fees for this request. Disclosure of the requested information to me is in the public interest because it is likely to contribute significantly to public understanding of the operations or activities of the government. I am willing to pay fees for this request up to a maximum of \$20. If you have any questions regarding this request please contact me immediately at 713-825-2372 or email [dj@flagshiptec.com](mailto:dj@flagshiptec.com) . Paper or electronic records are acceptable. Please email electronic records. Alternately I will pickup paper copies of records at the SL MUD office.

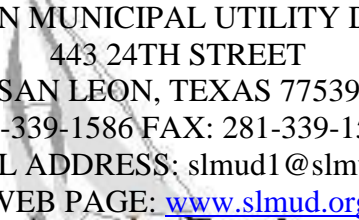
**Time is of the essence** in consideration that the SL MUD is proposing a Bond Election which is scheduled for April 22-26 & May 4, 2019.

I look forward to your prompt response.

Faithfully submitted,

A handwritten signature in black ink, appearing to read 'D. Jetelina', written in a cursive style.

David Jetelina



SAN LEON MUNICIPAL UTILITY DISTRICT  
443 24TH STREET  
SAN LEON, TEXAS 77539  
281-339-1586 FAX: 281-339-1587  
EMAIL ADDRESS: [slmud1@slmud.org](mailto:slmud1@slmud.org)  
WEB PAGE: [www.slmud.org](http://www.slmud.org)

Dear Mr. Jetelina:

We have received your information request dated April 7<sup>th</sup> for the following:

*1) Copies of all documents which caused the SL MUD to provide notice to the public of the estimated 18¢ per hundred tax rate increase. Inclusive of all spreadsheets, financial models, projections, reports from SL MUD consultants, engineers & advisors, email communications discussing the estimated tax rate increase and financial models/data in support of the tax rate increase.*

*2) Copies of all documents which caused the SL MUD to estimate a) the number and b) duration of phases required for the repayment of the additional bond debt proposed in the local Spring 2019 Elections. Inclusive of all spreadsheets, financial models, reports from SL MUD consultants, engineers & advisors, email communications discussing the estimated tax rate increase, financial models in support of the tax rate increase.*

*3) Copies of all documents which quantify the estimated number of phases and estimated duration of said phases of improvements proposed to be involved in the work program resulting from financing by the local Spring 2019 Elections.*

The MUD's statements to the public regarding the estimated 18¢ per hundred tax rate increase were based on several discussions with the district's financial advisor regarding the required funds to facilitate the wastewater plant expansion while not significantly impacting the tax rate. These conversations took into account a paring down of operations and maintenance utilization of tax revenue in order to keep in check the necessary tax increase to facilitate issuance of \$22 million from the bond authorization and address the wastewater plant expansion required by the State. A formal report was not given to the District, therefore no documentation is available for release. The professional opinion of our financial advisors was deemed adequate grounds for relating the proposed increase to the public.

Reports and documentation regarding the number and duration of phases required for the repayment of the additional bond debt from the authorization resulting from the upcoming election do not currently exist. When bonds are advertised for sale, interested parties will submit bids, at which point the District will consult with our financial advisor and determine the District's best choice. Bonds are structured like any other debt, with varying interest rates and repayment schedules based on the rating the entity has received (an A3 rating from Moody's, in the case of the District).

While the improvements proposed as a result of the financing by the bond authorization are currently outlined in the engineer's report previously given to you under another of your information requests, the projects are not set with the state until the bonds are sold, so there currently exists no documentation quantifying the estimated number of phases and estimated duration of the proposed improvements.

If you have any additional questions, please let us know.

A handwritten signature in black ink, appearing to read "Andrew Miller". The signature is fluid and cursive, with a large loop at the end.

Andrew Miller  
District Manager