



"Dedicated to providing a safe wastewater collection and treatment service at fair and reasonable rates for the community of Murphys, preserving and protecting our environment for future generations."

Special Board Meeting
Thursday, June 11, 2026
10:00 a.m.

District Office
15 Ernest Street, Suite A
Murphys, CA 95247

AGENDA

Agenda Material can be viewed at our website at www.murphyssd.org.
Board meetings are open to the public and the following alternative is available for those who wish to participate in the meeting virtually:

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/231916494069484?p=f82G45UhHXsbunjMqk>

Meeting ID: 231 916 494 069 484

Passcode: bs9Ac955

Dial in by phone

[+1 872-242-9031](tel:+18722429031), [285868800](tel:+1285868800)# United States, Chicago

[Find a local number](#)

Phone conference ID: 285 868 800#

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Murphys Sanitary District at 209-728-3094. Notification in advance of the meeting will enable MSD to make reasonable arrangements to ensure accessibility to this meeting. Any documents that are made available to the Board before or at the meeting, not privileged or otherwise protected from disclosure, and related to agenda items, will be made available at MSD for review by the public.

1. **Call to Order and Pledge of Allegiance**
2. **Roll Call**
3. **Public Comment** *(Limit 5 minutes per person) on items not appearing on the agenda. At this time, members of the public may address the Board on any non-agendized item. The public is encouraged to work through staff to place items on the agenda for Board consideration. No action can be taken on matters not listed on the agenda.*
4. **Consent Agenda** - *The following items are expected to be routine non-controversial. Items will be acted upon by the Board at one time without discussion. Any Board member, staff member, or interested party may request that any item be removed for discussion.*
 - a) Regular Meeting May 21, 2026
 - b) Financial Reports-Ending May 31, 2026

BOARD OF DIRECTORS

Paige McMath-Jue, President || Marty Mollera, Vice President || Steve Gonzales, Secretary
Joseph Fontana, Treasurer || Vacancy Open

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5. **New Business** - *The Board may consider the items below and take action at this meeting. Public comment is allowed on each individual agenda item listed below, and such comments will be considered in advance of each Board action. *Indicates Staff Report*
 - a) Information Item-Kautz Family Partnership Pre-Application for Murphys Resort-Discussion/Action*
 - b) Approval of Fiscal Year 2026-2027 Holiday Closure Schedule-Discussion/Action*
 - c) Approval of Revising Regular Board Meeting Schedule from Monthly to Quarterly Resolution 2026-05-Discussion/Action*
 - d) Board Direction Regarding Delinquent Customer Account and Collection Efforts-Customer Acct: KAU0007-Discussion/Action*
6. **Unfinished Business** - *Items tabled or carried forward from a previous meeting to be considered on this agenda. Public comment is allowed on each individual agenda item listed below, and such comments will be considered in advance of each Board action.*
7. **Committee Reports** - *Informational reports on committee meetings. Committees may recommend a future item be placed on the next meeting agenda for Board action.*
8. **Staff Reports** - *Brief reports on information of matters of general interest. No action will be taken by the Board during Staff Reports.*
 - a) Administration Manager
 - b) Operations Manager
9. **Future Agenda Items/Director Comments**
Board members and/or staff can comment on district business or request a future item be placed on the next meeting agenda. No action or discussion will be taken by the Board.
10. **Next Regular/Special Meeting/Important Dates:**
 - a) Regular Monthly Board Meeting-July 9, 2026 at 10am
 - b) Regular Quarterly Board Meeting-September 10, 2026-pending approval of New Business Item C.
11. **ADJOURN TO CLOSED SESSION**
 - a) Public Employee Performance Evaluation (Government Code 54957(b)(1)
Title: Operations Manager
Title: Administration Manager
12. **RETURN FROM CLOSED SESSION**
Reportable Action in Closed Session
13. **Adjournment**

BOARD OF DIRECTORS

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"Dedicated to providing a safe wastewater collection and treatment service at fair and reasonable rates for the community of Murphys, preserving and protecting our environment for future generations."

**Special Board Meeting
Thursday, May 27, 2026
10:00 a.m.**

**District Office
15 Ernest Street, Suite A
Murphys, CA 95247**

1. Call to Order - 10:02 a.m.

Pledge of Allegiance

2. Roll Call

Director's Present

Director Mellerá; Director Gonzales; Director Fontana & President McMath-Jue (Absent w/notice)

Staff Present

K. Fillmore, Admin. Manager; D. Murphy, Operations Manager; A. Milliken, Accounting/Board Clerk

3. Public Comment - None

4. Consent Agenda

- a) Regular Meeting Minutes-March 12, 2026
- b) Financial Reports-March & April 2026

Motion: Director Gonzales & Director Mellerá motion to accept the Consent Agenda as presented; Regular Board Meeting Minutes, March 12, 2026 & Financial Reports, March & April 2026:

Ayes: 3

Nays: None

Abstain: None

Absent: 1

Vacancy: 1

Motion Passes -(3) Ayes (1) Absent (1) Vacancy (0) Nays

5. New Business

- a) SB707-Brown Act Updates - Information Only

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Joseph Fontana, Treasurer || Vacancy Open**

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b) Adoption of Resolution 2026-02-Sewer Easement APN 066-044-035

Motion: Director Fontana & Director Gonzales motion to Adopt Resolution 2026-02 Sewer Easement for APN 066-044-035:

Ayes: Director Mellerá; Director Fontana & Director Gonzales

Nays: None

Abstain: None

Absent: 1

Vacancy: 1

Roll Call Vote - (3) Ayes (1) Absent (1) Vacancy (0) Nays

c) Adoption of Resolution 2026-03-General Election Consolidation

Motion: Director Fontana & Director Gonzales motion to Adopt Resolution 2026-03 General Election Consolidation:

Ayes: Director Mellerá; Director Fontana & Director Gonzales

Nays: None

Abstain: None

Absent: 1

Vacancy: 1

Roll Call Vote - (3) Ayes (1) Absent (1) Vacancy (0) Nays

d) Adoption of Resolution 2026-04-Rate Schedule and Temporary Rate Adjustment

Motion: Director Gonzales & Director Fontana motion to Adopt Resolution 2026-04 Rate Schedule & Temporary Rate Adjustment as presented:

Ayes: Director Mellerá; Director Fontana & Director Gonzales

Nays: None

Abstain: None

Absent: 1

Vacancy: 1

Roll Call Vote - (3) Ayes (1) Absent (1) Vacancy (0) Nays

BOARD OF DIRECTORS

Paige McMath-Jue, President || Marty Mellerá, Vice President || Steve Gonzales, Secretary

Joseph Fontana, Treasurer || Vacancy Open

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e) Approval to Reallocate Generator Expenses to the Equipment Repair and Replacement Reserve Fund

Motion: Director Fontana & Director Gonzales motion to Reallocate Generator Expenses to the Equipment Repair & Replacement Reserve Fund:

Ayes: Director Meller; Director Fontana & Director Gonzales

Nays: None

Abstain: None

Absent: 1

Vacancy: 1

Roll Call Vote - (3) Ayes (1) Absent (1) Vacancy (0) Nays

6. Unfinished Business - None

7. Committee Reports - None

8. Staff Reports

a) Administration Manager - K. Fillmore, Reports - Hand-out included in Board Packet

b) Operations Manager - D. Murphy, Reports - Hand-out included in Board Packet

9. Future Agenda Items/Director Comments - Kautz Easement; 2026/2027 Budget & Board Meeting Schedule

10. Next Regular/Special Meeting/Important Dates

a) Regular Board Meeting - June 11, 2026 at 10am

11. ADJOURN TO CLOSED SESSION - 11:03 am

a) Public Employee Performance Evaluation (Government Code 54957(b)(1)

Title: Operations Manager

Title: Administration Manager

12. RETURN FROM CLOSED SESSION - 11:03 am.

Reportable Action in Closed Session - Reschedule to Regular Board Meeting June 11, 2026

13. Adjournment - 11:04 a.m.

Respectfully;

Director S. Gonzales, Secretary

Amy R Milliken, Clerk of the Board

BOARD OF DIRECTORS

Paige McMath-Jue, President || Marty Meller, Vice President || Steve Gonzales, Secretary

Joseph Fontana, Treasurer || Vacancy Open

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Murphys Sanitary District Operating and Reserve

Balance Summary

As of May 31, 2026

May 2026

	Rates	
Five Star Operating Fund	2%	182,751.09
Eldorado Operating Fund	0.02%	5,241.17
Cash Drawer		200.00

District Investments

CA Class Capital Reserve	3.74%	1,171,258.89
CA Class Special Use	3.74%	107,351.82
CA Class Equip R&R	3.74%	159,892.07
Five Star Money Market	3.93%	403,110.77
LAIF	3.93%	63,563.47
Total District Investments		1,905,177.02

Total Operating and Reserve Fund Balances **2,097,168.27**

9:33 AM

06/09/26

Accrual Basis

Murphys Sanitary District
Profit & Loss Budget vs. Actual
July 2025 through June 2026

	Jul '25 - Jun 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Monthly Billing	1,060,463.41	1,060,995.00	-531.59	99.9%
Misc Income	199,153.70	243,500.00	-44,346.30	81.8%
Total Income	<u>1,259,617.11</u>	<u>1,304,495.00</u>	<u>-44,877.89</u>	<u>96.6%</u>
Gross Profit	1,259,617.11	1,304,495.00	-44,877.89	96.6%
Expense				
Wages	433,571.71	447,115.00	-13,543.29	97.0%
Employee Benefits	254,360.37	261,687.00	-7,326.63	97.2%
PR Taxes	36,712.66	36,500.00	212.66	100.6%
WORKERS' COMPENSATION	15,678.48	15,500.00	178.48	101.2%
OPERATIONS - Maint & Repairs	4,812.71	13,500.00	-8,687.29	35.6%
OPERATIONS - Supplies	39,422.57	50,500.00	-11,077.43	78.1%
OPERATIONS - Utilities	71,944.39	74,500.00	-2,555.61	96.6%
OPERATIONS - Other	27,433.13	35,500.00	-8,066.87	77.3%
ADMINISTRATIVE - Rents - Leases	720.00	720.00	0.00	100.0%
ADMINISTRATIVE - Supplies	13,747.31	14,300.00	-552.69	96.1%
ADMINISTRATIVE - Utilities	9,062.01	8,400.00	662.01	107.9%
ADMINISTRATIVE - Other	12,489.30	19,900.00	-7,410.70	62.8%
ADMINISTRATIVE - Insurance	42,926.66	45,000.00	-2,073.34	95.4%
ADMINISTRATIVE - Professional	31,386.55	50,000.00	-18,613.45	62.8%
ADMINISTRATIVE - License-Permit	44,332.23	49,000.00	-4,667.77	90.5%
ADMINISTRATIVE - Advertising	2,000.00	2,200.00	-200.00	90.9%
ADMINISTRATIVE - Debt Service	43,670.48	43,671.00	-0.52	100.0%
Total Expense	<u>1,084,270.56</u>	<u>1,167,993.00</u>	<u>-83,722.44</u>	<u>92.8%</u>
Net Ordinary Income	175,346.55	136,502.00	38,844.55	128.5%
Other Income/Expense				
Other Income				
RESERVE INCOME	67,240.43	136,502.00	-69,261.57	49.3%
Total Other Income	67,240.43	136,502.00	-69,261.57	49.3%
Other Expense				
RESERVE EXPENDITURES	161,401.70	556,054.00	-394,652.30	29.0%
Total Other Expense	161,401.70	556,054.00	-394,652.30	29.0%
Net Other Income	<u>-94,161.27</u>	<u>-419,552.00</u>	<u>325,390.73</u>	<u>22.4%</u>
Net Income	<u><u>81,185.28</u></u>	<u><u>-283,050.00</u></u>	<u><u>364,235.28</u></u>	<u><u>-28.7%</u></u>

Murphys Sanitary District Expense Disbursement Report

Date	Num	Name	May 2026 Memo	Amount
May 26				
05/14/2026	ACH	QuickBooks Payroll Service	Created by Payroll Service on 05/13/2026	-14,920.66
05/22/2026	ACH	QuickBooks Payroll Service	Created by Payroll Service on 05/21/2026	-2,660.03
05/28/2026	ACH	QuickBooks Payroll Service	Created by Payroll Service on 05/27/2026	-12,133.39
05/19/2026	ACH	UPUD	006855-001 26 Emerald Ct - M	-92.49
05/19/2026	ACH	UPUD	00685-003 15 Ernest St - M	-116.01
05/19/2026	ACH	UPUD	006176-000 735 Six Mile Rd	-383.95
05/20/2026	ACH	UPUD	006179-000 735 Six mile Rd - M	-120.08
05/14/2026	E-pay	EDD	925 0399 4 QB Tracking # 1549704446 QB Tracking	-816.68
05/27/2026	E-pay	EDD	925 0399 4 QB Tracking # 644884346 QB Tracking	-44.92
05/27/2026	E-pay	EDD	925 0399 4 QB Tracking # 644907346	-756.10
05/14/2026	ACH	CalPERS	Retirement Contributions	-2,983.82
05/29/2026	ACH	CalPERS	Retirement Contributions	-2,518.86
05/14/2026	ACH	EFTPS Federal Taxes	94-1569552	-4,117.72
05/29/2026	ACH	EFTPS Federal Taxes	94-1569552	-3,530.90
05/05/2026	12667	Alpha	Research & Monitoring	-855.00
05/05/2026	12668	Streamline	Website Hosting	-200.00
05/05/2026	12669	SZT0001	SZT0001 - Sold/Partial Refund	-37.74
05/12/2026	12670	Cal Waste Management	Waste/Trash - Six Mile	-201.12
05/12/2026	12671	Calaveras Lumber	Dripper/Compression Coupling	-21.83
05/12/2026	12672	Calaveras Power Agency	WWTP - Electric	-5,048.22
05/12/2026	12673	Mother Lode Answering Service	Answering Service	-419.00
05/12/2026	12674	The Red Store	Weede Eater Line; Safety Glasses	-48.69
05/12/2026	12675	Vestis	Uniform/Laundry	-414.37
05/12/2026	12676	Landscaper Alfredo Leon Martinez	Yard maintenance Office Building	-200.00
05/14/2026	12677	Mountain Oasis Water	Drinking Water	-101.80
05/14/2026	12678	Quadient Finance USA	Postage Meter Maintenance	-107.77
05/14/2026	12679	SDRMA	Grp Health	-16,269.76
05/15/2026	12680	W.W.Williams	Willow Creek - Generator Repair/Maint	-5,432.26
05/19/2026	12681	Black Water Consulting Engineers Inc	WWTP - Upgrade	-262.00
05/19/2026	12682	PGE-Emerald Creek Pump Station	Emerald Creek Pump Station - Electric	-166.33
05/19/2026	12683	PGE-Office	Office - Electric	-181.24
05/19/2026	12684	WIZIX Technonlogy	Copy Machine - Six mile	-6.87
05/19/2026	12685	Black Water Consulting Engineers Inc	Algiers Street Project	-2,076.50
05/19/2026	12686	WIZIX Technonlogy	Copy Machine - Office	-22.60
05/27/2026	12689	Desiree McDaniel	Notary - Lien Release Acct#EVA0002 APN 068-072-	-15.00
05/27/2026	12690	Desiree McDaniel	Notary - Lien Filing Acct#CAR0008 / APN 068-042-C	-15.00
05/26/2026	12691	DAV0007	DAV0007 - Sold Prorated	-26.70
05/27/2026	12692	Calaveras County Recorder	Lien Release & Copy Fee - Acct#EVA0002 APN#06	-21.00
05/28/2026	12693	CALNET	Murphys Grade - Alarm Access	-32.39
05/28/2026	12694	Comcast- Emerald Creek	Emerald Creek - Alarm Access	-132.67
05/28/2026	12695	Comcast Business	Office - Phone/Internet	-290.54
05/28/2026	12696	Power Business Technology LLC	Postage Ink	-290.40
05/29/2026	12703	Gonzales, Steven M	Board Stipend	-91.05
May 26				



STAFF REPORT

DATE: June 11, 2026
TO: Members of the Board
FROM: District Management
SUBJECT: Information Item-Kautz Family Partnership Pre-Application for Murphys Resort

RECOMMENDATION

Receive and file for information only.

BACKGROUND

Staff recently became aware of a pre-application submitted to Calaveras County by the Kautz Family Partnership for a proposed development identified as the "Murphys Fractional Resort Community." The proposed project is located on approximately seven acres comprised of multiple parcels in the vicinity of Algiers Street, Scott Street, Jones Street, and Six Mile Road within the Murphys Sanitary District service area. The pre-application identifies Union Public Utility District (UPUD) as the water provider and Murphys Sanitary District (MSD) as the sewer service provider.

According to the applicant's project narrative, the proposal contemplates a boutique fractional-ownership residential resort consisting of a mix of two- and three-bedroom residential units, a central lodge facility, recreational amenities, and a resort-style pool complex. The applicant proposes pursuing a General Plan Land Use Designation amendment and Zone Change to place all project parcels within the Historic Center zoning designation to facilitate development of the site as a unified resort-style community.

DISCUSSION

The project is currently in the preliminary planning stage and no formal application has been submitted to the District for sewer service review or capacity determination. As described in the pre-application materials, the number of residential units has not yet been finalized and will be determined through the County process based on site design, environmental constraints, parking requirements, and fire access considerations.

At this time, staff has not conducted a detailed review of potential wastewater flows, collection system impacts, treatment capacity requirements, or infrastructure improvements that may be necessary to serve the project. Such analysis would occur if and when the project advances through the County process and formal requests for sewer service are submitted to the District.

Staff will continue to monitor the project as additional information becomes available and will coordinate with the District Engineer and legal counsel, as appropriate, regarding future review of sewer service availability, capacity considerations, and any required agreements or conditions of service.

Calaveras County Pre-Application

Project Proponent's Name: Kautz Family Partnership

Mailing Address: 5490 E Bear Creek Rd

City: Lodi State: Ca Zip: 95240 Phone: _____

Project Property Address: multiple addresses

Assessor's Parcel No: see attached list Size of Parcel(s): _____

Existing Use(s) on Site: vacant

Services District: Water: UPUD Sewer: MSD

Primary Access Road: Algiers, Scott, Jones Fire Hazard Rating: _____

Fire District & Location of Nearest Hydrant: _____

Type of Development: Residential Commercial Industrial Recreational

Number of Proposed parcels: _____ Minimum Size of Proposed Parcels: _____

Number & Size of Buildings: _____

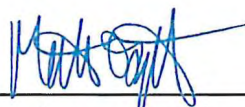
Age of Building(s): _____

Total Number of Parking Spaces: _____ Number of ADA Spaces _____

Construction Type: Metal Masonry Frame Other

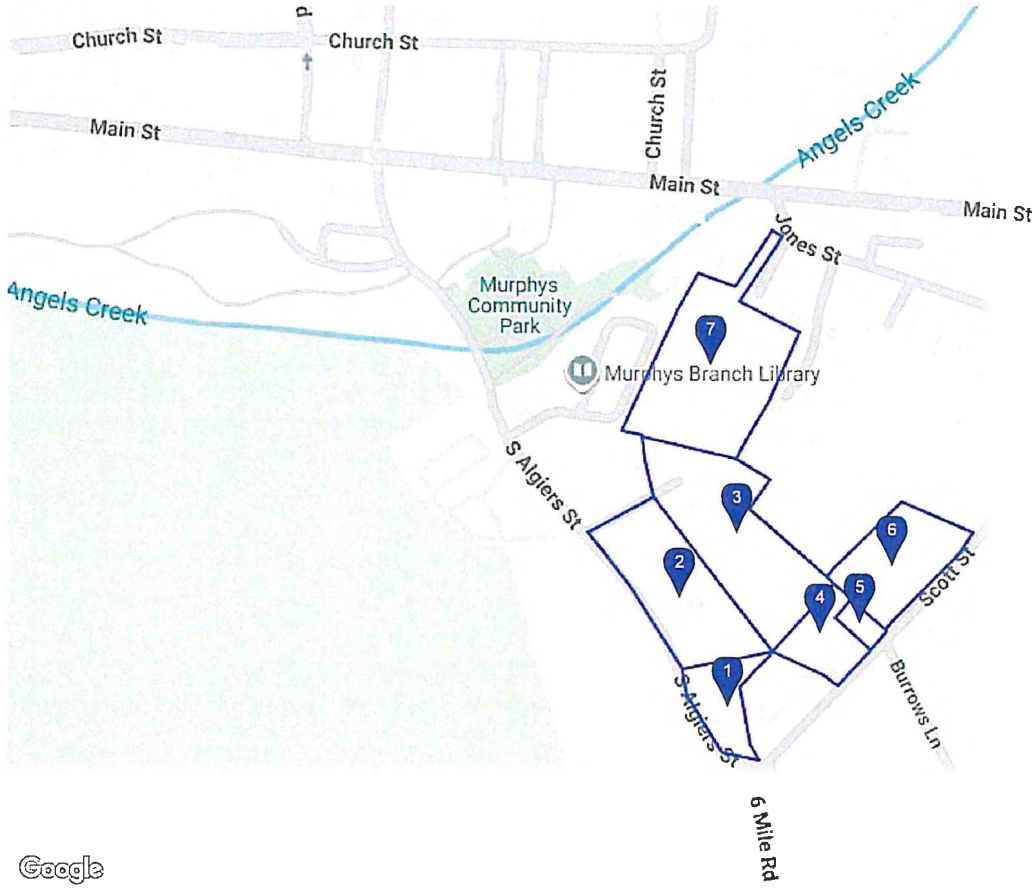
Type of Occupancy: _____

Description of proposal (attach additional pages if needed): see attached

			<u>2/3/26</u>
Signature of Owner	Date	Signature of Applicant	Date

For department use only

Date Application Submitted: _____ Received by: _____ PAR #: _____



Big Trees

Scott St

Main St

Jones St

Cemetery Ln

Cemetery Ln

Map data ©2026 50 m



<input checked="" type="checkbox"/>		APN	Owner	S Street Address	S City State Zip	Mail Address	Mail City	Lot Acres	Mail Zip	Legal Desc
<input checked="" type="checkbox"/>		066-002-040-000	KAUTZ JOHN AND GAIL MURPHYS FAMILY PARTNERSHIP LP	279 JONES ST	MURPHYS CA 95247-9629	5490 E BEAR CREEK RD	LODI	2.190	95240	LOT 2 OF PM 3 178 IN 5 T3R14 PM 13-61
<input checked="" type="checkbox"/>		066-003-006-000	KAUTZ JOHN AND GAIL MURPHYS FAMILY PARTNERSHIP LP	206 SCOTT ST	MURPHYS CA 95247-9411	5490 E BEAR CREEK RD	LODI	0.880	95240	MURPHYS TWST POR LOTS 2 34 BLK 6 PM 13-61
<input checked="" type="checkbox"/>		066-003-007-000	KAUTZ JOHN AND GAIL MURPHYS FAMILY PARTNERSHIP LP	228 SCOTT ST	MURPHYS CA 95247-9411	5490 E BEAR CREEK RD	LODI	0.120	95240	MURPHYS TWST POR LOT 34 BLK 6 PM 13-61
<input checked="" type="checkbox"/>		066-003-015-000	KAUTZ JOHN AND GAIL MURPHYS FAMILY PARTNERSHIP LP	240 SCOTT ST	MURPHYS CA 95247-9411	5490 E BEAR CREEK RD	LODI	1.710	95240	PCL 1 OF PM 13-61 IN MURPHYS TOWNSITE BLOCK 6
<input checked="" type="checkbox"/>		066-003-016-000	KAUTZ JOHN AND GAIL MURPHYS FAMILY PARTNERSHIP LP	665 ALGIERS ST	MURPHYS CA 95247-9488	5490 E BEAR CREEK RD	LODI	1.440	95240	PCL 2 OF PM 13-61 IN MURPHYS TOWNSITE BLOCK 6
<input checked="" type="checkbox"/>		066-003-017-000	KAUTZ JOHN AND GAIL MURPHYS FAMILY PARTNERSHIP LP			5490 E BEAR CREEK RD	LODI	0.480	95240	PCL 3 OF PM 13-61 IN MURPHYS TOWNSITE BLOCK 6
<input checked="" type="checkbox"/>		066-003-018-000	KAUTZ JOHN AND GAIL MURPHYS FAMILY PARTNERSHIP LP			5490 E BEAR CREEK RD	LODI	0.470	95240	PCL 4 OF PM 13-61 IN MURPHYS TOWNSITE BLOCK 6

Project Overview

The Murphys Fractional Resort Community is a planned boutique fractional-ownership residential resort located on six contiguous parcels totaling approximately seven acres in Murphys, California. Five parcels are currently zoned Rural Residential (RR) and one parcel is zoned Historic Center (HC). The project will pursue a coordinated General Plan Land Use Designation amendment and Zone Change to place all parcels within the Historic Center (HC) designation, allowing the site to be planned and developed as a unified resort-style community.

Under Historic Center zoning, the project will be entitled for residential development at up to 12 dwelling units per acre, with parking reductions permitted through approval of a Conditional Use Permit. This regulatory framework allows the project to deliver a walkable, low-traffic, resort-oriented development that is compatible with Murphys' historic character and tourism-based economy.

The project will be developed as a privately owned, professionally managed fractional ownership resort, not as a traditional subdivision or short-term rental community.

Development Vision

The Murphys Fractional Resort Community is envisioned as a high-end, low-density Sierra Foothills retreat designed for second-home owners seeking a combination of privacy, comfort, and resort-level amenities. The project blends the character of a private residence club with the experience of a boutique resort.

Architecture, site planning, and landscaping will draw from Murphys' historic and foothill traditions, utilizing timber, stone, natural textures, and warm earth tones to create a cohesive, authentic lodge-inspired environment.

The goal is to create a destination that supports Murphys' tourism economy while remaining visually and culturally compatible with the town's historic scale and character.

Residential Program

The community will consist of a mix of two- and three-bedroom residences designed for extended stays, families, and multi-generational use.

Typical unit sizes will range from approximately 1,200 to 1,700 square feet and will include:

- Two-bedroom, two-bath residences

- Three-bedroom, two-bath residences

Each home will feature open-plan living areas, full kitchens, private outdoor space, and high-quality finishes appropriate for a premium resort-residential product.

The total number of residences will be determined during the entitlement process based on site design, environmental constraints, and parking and fire-access requirements, with a target of a low-density, campus-style layout.

Fractional Ownership Model

Each residence will be sold as a fractional interest, with approximately four to six owners per home, allowing each owner approximately two to three months of annual use.

The community will be professionally managed with centralized reservations, maintenance, and housekeeping. Individual owners will not operate their units as independent short-term rentals, ensuring a controlled, resort-quality environment that minimizes neighborhood impacts and traffic.

This ownership model allows:

- Higher-quality construction and furnishings
- Better long-term maintenance
- More accessible pricing for second-home buyers
- Reduced peak-use impacts compared to full-time residences

Private Owner Storage

To support repeat seasonal use, the project will include dedicated private storage lockers for owners. These storage areas allow residents to leave personal items, outdoor equipment, and seasonal gear on-site between visits, enhancing convenience and reinforcing the project's identity as a true second-home community. This is open for discussion

The Lodge – Community Hub

The lodge will serve as the social and architectural centerpiece of the community. Designed in a Sierra Foothills lodge style, it will provide year-round indoor and outdoor gathering spaces for residents and guests.

Interior Lodge Program

The lodge interior will function as a flexible, multi-use social hub, including:

- Main lounge with sofas and club chairs
- Large-format television for movies and sports
- Gas fireplace as a focal point
- Café-style tables for casual dining, games, or remote work
- Bar and refreshment area with seating, beverage service, and light food preparation
- Game and recreation areas for cards, board games, and table games
- Public restrooms
- Sauna, either within the lodge or adjacent to the pool area

Outdoor Lodge & Community Amenities

The lodge will open onto a landscaped outdoor amenity zone designed to function as an extension of the indoor spaces.

Outdoor features will include:

- Elevated wine deck or rooftop lounge (if feasible) with seating and fire pit
- Covered outdoor kitchen and dining pavilion with multiple BBQs, prep areas, and communal tables
- Central open lawn for gatherings and informal recreation
- Children’s play area
- Bocce ball and horseshoe courts
- Half basketball court

- Pickleball, tennis, or padel court (final selection to be determined during design)
 - Zen Zone with yoga deck, hammocks, water features, and landscaped quiet areas
 - Designated dog park near pet-friendly residences
-

Resort-Style Pool Complex

The pool area will function as a signature amenity for the community and will be designed to serve all ages and activity levels.

Pool Features

- Shallow entry / Baja shelf
- Mid-depth play and lounging area
- Deeper swimming and lap zone
- In-water bench seating

Poolside Amenities

- Resort-style loungers
 - Cabanas and shade structures
 - One or two hot tubs for year-round use
-

Overall Positioning

The Murphys Fractional Resort Community will be positioned as a boutique residential resort that:

- Supports Murphys' tourism and hospitality economy
- Preserves and reflects the town's historic and foothill identity
- Introduces a sustainable and professionally managed second-home ownership model
- Creates long-term tax and economic benefits for the community

Through Historic Center zoning, fractional ownership, and a carefully curated amenity program, the project will deliver a destination-quality resort that is both economically viable and contextually appropriate for Murphys.





STAFF REPORT

DATE: June 11, 2026
TO: Members of the Board
FROM: District Management
SUBJECT: Approval of Fiscal Year 2026-2027 Holiday Closure Schedule

RECOMMENDATION

Approve the Fiscal Year 2026-2027 Holiday Closure Schedule as presented.

BACKGROUND

Each fiscal year, the Board of Directors approves the District's holiday closure schedule to establish office closure dates and paid holidays for District employees. The holiday schedule provides consistency in administrative operations, employee scheduling, payroll administration, and customer communications.

The proposed schedule is consistent with the District's personnel policies and past practices and identifies the dates the District office will be closed during Fiscal Year 2026-2027.

DISCUSSION

Approval of the holiday schedule allows staff to coordinate office operations, payroll processing, customer notifications, and employee scheduling for the upcoming fiscal year. While the administrative office will be closed on the approved holidays, essential wastewater operations and emergency response services will continue to be available as necessary.

FISCAL IMPACT

Holiday compensation has been included in the Fiscal Year 2026-2027 budget. No additional fiscal impact is anticipated as a result of approving the holiday schedule.

ATTACHMENT

Exhibit A – Fiscal Year 2026-2027 Holiday Closure Schedule

EXHIBIT A**2026/2027 Holiday Closures**

Murphys Sanitary District observes the following paid holidays:

<u>HOLIDAY</u>	<u>CLOSURE DATE(S)</u>
Independence Day (Observed)	Friday, July 3, 2026
Labor Day	Monday, September 7, 2026
Veterans Day	Wednesday, November 11, 2026
Thanksgiving Day	Thursday, November 26, 2026
Day After Thanksgiving	Friday, November 27, 2026
Christmas Eve	Thursday, December 24, 2026
Christmas Day	Friday, December 25, 2026
New Years Day	Friday, January 1, 2027
Martin Luther King Jr. Day	Monday, January 18, 2027
Presidents' Day	Monday, February 15, 2027
Memorial Day	Monday, May 31, 2027
Juneteenth (Observed)	Friday, June 18, 2027
Independence Day (Observed)	Monday, July 5, 2027



STAFF REPORT

DATE: June 11, 2026

TO: Members of the Board

FROM: District Management

SUBJECT: Consideration of Resolution 2026-05 Establishing a Quarterly Regular Meeting Schedule

RECOMMENDATION

Adopt Resolution No. 2026-05 establishing a quarterly regular Board meeting schedule beginning September 10, 2026.

DISCUSSION

The Murphys Sanitary District currently holds regular Board meetings on a monthly basis. Staff has evaluated the District's current operational needs and believes that a quarterly meeting schedule will continue to provide adequate oversight of District operations while improving administrative efficiency and reducing costs.

The District generally experiences a limited amount of new business requiring Board action each month. Moving to quarterly meetings would reduce expenses associated with Director stipends, agenda preparation, meeting packet production, agenda posting requirements, publication costs, and other administrative activities.

Should District business require Board action between regularly scheduled meetings, the Board retains the ability to convene Special Meetings in accordance with the Ralph M. Brown Act.

The proposed schedule maintains the current meeting day and time—the second Thursday at 10:00 a.m.—while reducing the frequency of regular meetings to four times per year.

The July 9, 2026 regular meeting would remain on the calendar and serve as the final monthly regular meeting prior to implementation of the quarterly schedule.

FISCAL IMPACT

Reduction in Director stipend expenditures and administrative costs associated with meeting preparation, posting, publication, and attendance.

ATTACHMENT

Resolution No. 2026-05 Establishing a Quarterly Regular Board Meeting Schedule

RESOLUTION NO. 2026-05

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
MURPHYS SANITARY DISTRICT ESTABLISHING A QUARTERLY
REGULAR BOARD MEETING SCHEDULE**

Whereas the Murphys Sanitary District ("District") is authorized pursuant to California law to establish the time and place of its regular meetings; and

Whereas the Board of Directors currently conducts regular meetings on a monthly basis; and

Whereas the Board has determined that the District's current operational needs and volume of business can be effectively managed through quarterly regular meetings; and

Whereas the Board finds that reducing the frequency of regular meetings will result in cost savings through reduced Director stipends, meeting preparation, agenda posting, publication requirements, and other administrative expenses; and

Whereas the Board recognizes that Special Meetings may be called in accordance with the provisions of the Ralph M. Brown Act whenever District business requires action between regularly scheduled meetings; and

Whereas the Board finds that establishing a quarterly meeting schedule will continue to provide adequate oversight of District operations while promoting administrative efficiency and responsible stewardship of public funds.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Murphys Sanitary District as follows:

1. The District's regular Board meetings shall be conducted on a quarterly basis.
2. The regularly scheduled Board meeting of July 9, 2026, shall remain on the District's calendar and shall serve as the final monthly regular meeting prior to implementation of the quarterly meeting schedule.
3. Effective September 10, 2026, regular meetings of the Board of Directors shall be held on the second Thursday of September, December, March, and June of each year at 10:00 a.m. at the Murphys Sanitary District Office, or at such other location as may be designated by the Board and properly noticed in accordance with law.
4. The regular meeting schedule for the upcoming year shall be as follows:
 - o July 9, 2026 (Final Monthly Regular Meeting)
 - o September 10, 2026
 - o December 10, 2026
 - o March 11, 2027
 - o June 10, 2027
5. The Board of Directors may call Special Meetings as necessary and in accordance with Government Code Section 54956 and other applicable provisions of the Ralph M. Brown Act.
6. The Administration Manager is authorized and directed to update the District's regular meeting schedule, post the revised schedule, and take all actions necessary to implement this Resolution.

ADOPTED AND SIGNED on this 11th day of June 2026.

AYES:

NOES:

ABSENT/ABSTAIN:

President, Board of Directors of Murphys Sanitary District

Attest:

Clerk, Board of Directors of Murphys Sanitary District



STAFF REPORT

DATE: June 11, 2026
TO: Members of the Board
FROM: District Management
SUBJECT: Discussion and Possible Action Regarding Delinquent Customer Account KAU0007

RECOMMENDATION

Receive information regarding a delinquent customer account and provide staff direction regarding collection efforts, including potential lien proceedings in accordance with the District's Payment and Collection Ordinance.

BACKGROUND

Customer Account No. KAU0007 has accumulated a significant outstanding balance for sewer service charges. Consistent with the District's Payment and Collection Ordinance, staff has undertaken multiple collection efforts, including billing notices, delinquency notices, direct correspondence, and attempts to establish a payment arrangement.

Despite these efforts, the account remained substantially delinquent. Recently, the District received a payment of \$11,290.18, representing approximately six months of past-due charges. While this payment reduced the outstanding balance, a significant delinquency remains.

Staff continues to monitor the account and seeks Board direction regarding future collection efforts should the remaining balance not be resolved in a timely manner.

FISCAL IMPACT

The delinquent balance represents unpaid revenue owed to the District for sewer services provided. Recovery of these funds is important to maintaining the financial stability of the sewer enterprise fund and ensuring equitable treatment of all ratepayers.

ATTACHMENTS

1. Account Delinquency Summary (Redacted Account Information)
2. Payment and Collection Ordinance
3. Relevant Collection Correspondence

MSD USE ORDINANCE NO. 2, 9/12/2019

ARTICLE IX. MANAGEMENT AND ENFORCEMENT

02.09.010 General Manager---Enforcement responsibility. The General Manager or designee is charged with the enforcement of all the provisions of this ordinance.

02.09.020 Delinquency – Collection Actions. Upon failure of any person billed or the owner of any premises to pay any sewer service charge prior to delinquency, or if the owner or occupant of any premises violates any other provision of the ordinance, any one or more of the following actions authorized by this section may, or where required by this ordinance must, be taken by the District to enforce such payment:

A. In each case where any bill for sewer service remains unpaid after such bill becomes delinquent, and in each case where a violation of any other provision of this ordinance continues for a period of sixty (60) days, the District may disconnect the premises from the sewer system, all subject to the provisions of Article X, section 02.10.030. Whenever premises have been disconnected from the sewer system for non-payment of sewer service charges, such premises shall not be reconnected to the sewer system until all delinquent charges, penalties and all the District's costs of disconnecting and reconnecting have been paid.

B. In each case where premises are disconnected from the sewer system, the District shall cause the County to take or to request any authorized public officer to take such steps as may be legally taken to abate such premises and to prohibit occupancy of such premises until they are reconnected to the sewer system.

C. In each case where all or any part of any bill for sewer service only remains unpaid for sixty (60) days following the delinquent date thereof, the District may cause the General Manager to initiate an action against the person billed for the amount of the delinquent bill, including all basic and monthly penalties, plus court costs, and shall cause the District to prosecute such action to final judgment against the defendant in such action.

D. The District may elect to use the tax roll on which general taxes are collected for the current or delinquent sewer service charges. Charges that remain delinquent and unpaid for a period of 60 days may be collected on the tax roll pursuant to Section 6520.10 of the Health and Safety Code. The amount of any charges for sewer and other services, or either, included in the statement of delinquent and unpaid charges shall be added to and become a part of the annual taxes next levied upon the property for which the sewer service was provided and shall constitute a lien on that property as of the same time and in the same manner as does the tax lien securing the annual taxes. The County shall deduct from the charges collected an amount sufficient to compensate the

County for costs incurred in collecting the delinquent charges. The District shall notify the assessee shown on the last equalized assessment roll that whenever charges that are delinquent and unpaid for 60 days or more could become a lien on the property.

E. In the event any charges for sewer and other services remain unpaid, the District may secure the unpaid charges by recording with the county recorder a certificate specifying the amount of charges and the name and address of the person liable for the charges pursuant to Section 6520.12 of the Health and Safety Code. The recordation of the certificate, the amount to be paid together with interest and penalties constitutes a lien upon all real property in the County owned by the person or the person who acquires the property before the lien expires. The lien shall have the force, priority, and effect of a judgment lien and continue for 10 years from the date of recording unless sooner released, otherwise discharged, or extended by recording a new certificate.

11:00 AM

06/09/26

Murphys Sanitary District
Customer Balance Detail
As of June 9, 2026

Type	Date	Num	Debit	Credit	Amount	Balance
KAU0007						0.00
Invoice	01/01/2024	856	400.00		400.00	400.00
Invoice	02/07/2024	875	2,259.45		2,259.45	2,659.45
Invoice	02/07/2024	876	2,244.96		2,244.96	4,904.41
Invoice	02/07/2024	877	2,227.20		2,227.20	7,131.61
Payment	03/15/2024	91184		400.00	-400.00	6,731.61
Invoice	04/01/2024	898	400.00		400.00	7,131.61
Invoice	05/01/2024	903	1,759.45		1,759.45	8,891.06
Invoice	05/01/2024	904	1,911.84		1,911.84	10,802.90
Invoice	05/01/2024	905	1,884.13		1,884.13	12,687.03
Invoice	05/01/2024	FC 8844	673.79		673.79	13,360.82
Payment	05/07/2024	91261		6,731.61	-6,731.61	6,629.21
Invoice	07/01/2024	920	400.00		400.00	7,029.21
Invoice	08/20/2024	945	1,788.41		1,788.41	8,817.62
Invoice	08/20/2024	946	2,096.98		2,096.98	10,914.60
Invoice	08/20/2024	947	2,652.39		2,652.39	13,566.99
Invoice	08/20/2024	FC 8914	636.17		636.17	14,203.16
Payment	09/17/2024	91501		7,029.21	-7,029.21	7,173.95
Invoice	12/04/2024	981	2,715.37		2,715.37	9,889.32
Invoice	12/04/2024	982	2,147.36		2,147.36	12,036.68
Invoice	12/04/2024	983	2,261.96		2,261.96	14,298.64
Payment	12/17/2024	91596		1,788.41	-1,788.41	12,510.23
Invoice	01/01/2025	22052	2,249.37		2,249.37	14,759.60
Invoice	01/01/2025	22053	2,259.45		2,259.45	17,019.05
Invoice	01/01/2025	22054	2,265.74		2,265.74	19,284.79
Payment	01/29/2025	91640		2,096.98	-2,096.98	17,187.81
Payment	02/28/2025	91684		2,652.39	-2,652.39	14,535.42
Payment	03/26/2025	91702		1,036.17	-1,036.17	13,499.25
Invoice	03/31/2025	22084	1,799.75		1,799.75	15,299.00
Invoice	03/31/2025	22085	1,327.46		1,327.46	16,626.46
Invoice	03/31/2025	22086	1,788.41		1,788.41	18,414.87
Payment	05/12/2025	91800		2,715.37	-2,715.37	15,699.50
Invoice	06/30/2025	22087	1,788.41		1,788.41	17,487.91
Invoice	06/30/2025	22088	2,065.49		2,065.49	19,553.40
Invoice	06/30/2025	22089	2,335.01		2,335.01	21,888.41
Payment	07/08/2025	91912		2,147.36	-2,147.36	19,741.05
Payment	09/08/2025	91996		2,261.96	-2,261.96	17,479.09
Invoice	09/30/2025	22971	2,389.17		2,389.17	19,868.26
Invoice	09/30/2025	22972	2,151.13		2,151.13	22,019.39
Invoice	09/30/2025	22973	2,261.96		2,261.96	24,281.35
Invoice	12/31/2025	22974	2,465.99		2,465.99	26,747.34
Invoice	12/31/2025	22975	5,377.83		5,377.83	32,125.17
Invoice	12/31/2025	22976	5,390.43		5,390.43	37,515.60
Invoice	01/01/2026	22977	3,263.71		3,263.71	40,779.31
Invoice	02/01/2026	23001	3,263.71		3,263.71	44,043.02
Invoice	03/01/2026	23867	3,263.71		3,263.71	47,306.73
Invoice	04/01/2026	24714	3,263.71		3,263.71	50,570.44
Invoice	05/01/2026	25575	3,263.71		3,263.71	53,834.15
Invoice	06/01/2026	26441	3,263.71		3,263.71	57,097.86
Payment	06/09/2026	92285		11,290.18	-11,290.18	45,807.68
Total KAU0007			85,957.32	40,149.64	45,807.68	45,807.68
TOTAL			85,957.32	40,149.64	45,807.68	45,807.68



May 12, 2026

[REDACTED]
Attn: Accounts Payable
Subject: Past Due Sewer Account – Request for Payment

Mailed 5/12/26 (D)
COPY

To Whom This Best Concerns:

Murphys Sanitary District is writing to follow up regarding the outstanding balance on Ironstone Vineyards' sewer service account. As of today, the total amount due on this account is \$53,834.15.

The District has previously sent monthly statements, follow-up emails, and correspondence regarding this account; however, those communications have remained unanswered. As noted in our prior correspondence, the District has not received a payment on this account since September 2025. Despite previous communication providing clarification on billing— including the replacement of the flow meter and transition to billing based on actual measured usage, as well as implementation of the District's adopted Proposition 218 rate structure effective January 1, 2026— the account remains unpaid.

At this time, we respectfully request that payment be remitted or that you provide a clear timeline for when payment will be made. As a courtesy and in recognition of the District's longstanding partnership with [REDACTED], the District has omitted significant late charges from the outstanding balance at this time.

If it would be helpful, the District remains willing to coordinate a meeting with Ironstone Vineyards and the Board of Directors to discuss the account and potential payment arrangements.

Please provide a response within ten (10) business days of this letter indicating one of the following:

- Payment in full, or
- A proposed payment schedule, or
- A request to meet with the District to discuss the account

For your reference, I have included a current statement reflecting all outstanding invoices associated with this account. We appreciate your prompt attention to this matter and look forward to resolving it.

Sincerely,

Kristina Fillmore

Kristina Fillmore

Administration Manager