

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS OF THE MIDWAY CITY
SANITARY DISTRICT OF ORANGE COUNTY
14451 CEDARWOOD STREET
WESTMINSTER, CA 92683**

May 5, 2026

CALL TO ORDER

President Pro Tem A. Nguyen called the meeting of the Governing Board of the Midway City Sanitary District to order at 5:31 p.m., on Tuesday, May 5, 2026, at 14451 Cedarwood Street, Westminster, California.

ROLL CALL

DIRECTORS PRESENT Chi Charlie Nguyen (arrived at 5:38 p.m.)
Andrew Nguyen
Tyler Diep
Sergio Contreras
Mark Nguyen

STAFF AND GENERAL COUNSEL PRESENT

Ashley Davies, Director of Services & Program Development
Gordon Copley, CPA, Director of Finance
Milo Ebrahimi, P.E. District Engineer
Harley Nguyen, Administrative Secretary/Receptionist
Cynthia Olsder, Executive/Board Secretary
James H. Eggart, General Counsel, Woodruff & Smart

GUESTS PRESENT Chris Palmer, Senior Public Affairs Field Coordinator, CSDA

PLEDGE OF ALLEGIANCE AND INVOCATION

Director Contreras led the Pledge of Allegiance. Director M. Nguyen conducted the Invocation.

ROLL CALL AND DECLARATION OF QUORUM

Executive/Board Secretary Olsder conducted the roll call and announced that a quorum was present.

PUBLIC COMMENTS – None

PRESENTATIONS

- A. California Special Districts Association (CSDA) Briefing on Key Issues, Legislative Updates, and Engagement Opportunities - Presented by Chris Palmer, Senior Public Affairs Field Coordinator.

Chris Palmer gave a PowerPoint presentation and shared updates on all CSDA-related legislative, regulatory, and advocacy matters affecting special districts, including SB 707, H.R. 2766, CARB regulations, AB 1898, AB 2027, and the California High-Speed Rail Authority Draft 2026 Business Plan.

President C. Nguyen joined the meeting at 5:38 p.m. and presided over the remainder of the meeting.

APPROVAL OF MINUTES

A. Approve Minutes of the Regular Board of Directors Meeting on April 7, 2026

A motion was made by Director A. Nguyen, seconded by Director M. Nguyen, to approve the Minutes of the Board of Directors Regular Meeting on April 7, 2026. The motion was approved by a 5-0 vote as follows:

AYES: Contreras, A. Nguyen, M. Nguyen, Diep, C. Nguyen
NAYS: None
ABSTAIN: None
ABSENT: None

B. Approve Minutes of the Regular Board of Directors Meeting on April 21, 2026

A motion was made by Director A. Nguyen, seconded by Director M. Nguyen, to approve the Minutes of the Board of Directors Regular Meeting on April 21, 2026. The motion was approved by a 5-0 vote as follows:

AYES: Contreras, A. Nguyen, M. Nguyen, Diep, C. Nguyen
NAYS: None
ABSTAIN: None
ABSENT: None

C. Approve Minutes of the Special Board of Directors Meeting on April 24, 2026

A motion was made by Director A. Nguyen, seconded by Director M. Nguyen, to approve the Minutes of the Board of Directors Special Meeting on April 24, 2026. The motion was approved by a 5-0 vote as follows:

AYES: Contreras, A. Nguyen, M. Nguyen, Diep, C. Nguyen
NAYS: None
ABSTAIN: None
ABSENT: None

REPORTS

A. Report of the President - None

B. Report of the Director of Services & Program Development

Director of Services and Program Development Davies reported meeting with Congressman Derek Tran to discuss potential funding assistance for the District's \$40 million sewer line infrastructure needs. She also noted that Staff will attend the City of Westminster 2026 State of the City luncheon. Additionally, she shared that 505 mattresses & box springs were collected in April. Davies and H. Nguyen will attend the CAPIO Conference next week.

C. Report of the Director of Finance

Director of Finance Copley reported on the preparation of the FY 2025-2026 budget for the next Board meeting and also provided an update regarding the WISE Agreement OCWR landfill tipping fees.

D. Report of the District Engineer

District Engineer Ebrahimi reported that the Sewer Main Rehabilitation Project has commenced and is expected to be completed within two months and provided updates on the Magnolia Street Siphon Repair Project.

E. Report on the Administration Professional Day Luncheon on April 22, 2026

Director A. Nguyen reported that he attended the event with President C. Nguyen and Director Diep, and that Staff appreciated the lunch and enjoyed the food.

F. Report on OC San Board of Directors Meeting on April 22, 2026

Director A. Nguyen reported that OC San is conducting a Proposition 218 rate study and evaluating its rates for the next five years.

G. Report on Radio Outreach with Little Saigon Radio on April 27, 2026

Director Contreras reported that he attended the recording with Director M. Nguyen and Director of Services and Program Development Davies, where it was announced that citations for improper trash sorting will be implemented.

H. Report on District Employee Luncheon on April 29, 2026

Director A. Nguyen reported that he attended the luncheon with Director M. Nguyen, greeted Staffs, and noted that everyone enjoyed the luncheon.

I. Report on Radio Outreach with VietLink on April 29, 2026

Director A. Nguyen reported that he attended the recording with President C. Nguyen and Enforcement Specialist Tieu, where they discussed upcoming events, SB 1383, trash sorting guidelines, and the implementation of notices and citations.

J. Report on Radio Outreach PSA with Radio Bolsa on April 29, 2026

Director Contreras reported that he reposted a previous recording regarding the free mattress and box spring recycling program.

K. Report on City of Westminster Black April Remembrance Ceremony April 30, 2026

Director M. Nguyen reported that he attended the ceremony along with President C. Nguyen representing the City of Westminster, and that Director A. Nguyen was also present representing the District.

L. Report on ISDOC Quarterly Luncheon on April 30, 2026

Director A. Nguyen reported that he attended the event and found it to be very informative.

CONSENT CALENDAR

- A. Receive and File the Register of Demands in the Amount of \$421,720.61
- B. Approve General Manager, Robert Housley’s, Request for Leave Starting April 28, 2026 through May 8, 2026, and Approve Acting Pay for Director of Services & Program Development Davies for nine (9) days
- C. Receive and File the Minutes of the Calendar Subcommittee Meeting on September 22, 2025
- D. Receive and File the Minutes of the Legislative & Public Affairs Outreach Subcommittee Meeting on March 20, 2026

A motion was made by Director A. Nguyen, seconded by Director Diep, to approve the Consent Calendar. The motion was approved by a 5-0 vote as follows:

AYES: Contreras, A. Nguyen, M. Nguyen, Diep, C. Nguyen
 NAYS: None
 ABSTAIN: None
 ABSENT: None

OLD BUSINESS – None

NEW BUSINESS

- A. Consider Scheduling a Special Board Meeting to Discuss District Resilience and Continuity Framework Planning

A report of a summary of Staff’s recommendation was provided and considered by the Board. A motion was made by President C. Nguyen, seconded by Director A. Nguyen, to approve scheduling a special board meeting on May 22, 2026, at 12:00 p.m. to discuss District resilience and continuity framework planning. The motion was approved by the following 5-0 vote:

AYES: A. Nguyen, M. Nguyen, Contreras, Diep, C. Nguyen
 NAYS: None
 ABSTAIN: None
 ABSENT: None

B. Consider Adoption of Resolution No. 2026-09, Entitled:

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIDWAY CITY SANITARY DISTRICT OF ORANGE COUNTY, CALIFORNIA, APPROVING AN UPDATED CAPITAL ASSETS CAPITALIZATION POLICY

A report of a summary of Staff's recommendation was provided and considered by the Board. A motion was made by Director A. Nguyen, seconded by Director M. Nguyen, to approve adoption of Resolution No. 2026-09 as proposed. The motion was approved by the following 5-0 roll call vote:

AYES: A. Nguyen, M. Nguyen, Contreras, Diep, C. Nguyen
NAYS: None
ABSTAIN: None
ABSENT: None

INFORMATIONAL ITEMS

None

BOARD CONCERNS AND COMMENTS

Director A. Nguyen thanked Director of Services & Program Development Davies for her outstanding work during the General Manager's absence and expressed appreciation to all staff.

GENERAL MANAGER/ STAFF CONCERNS AND COMMENTS

Director of Services & Program Development Davies thanked all Directors for the Administrative Professionals Day luncheon and for the opportunity to gather.

GENERAL COUNSEL CONCERNS AND COMMENTS

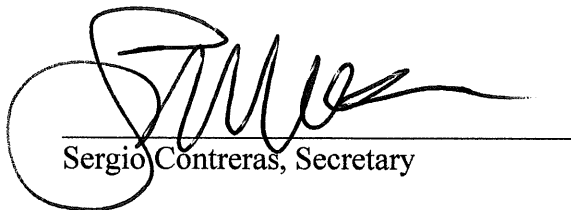
General Counsel Eggart reported that the 6402 Maple property has two outstanding due diligence items that have not yet been completed. An extension was requested, which is set to expire next week.

Director Contreras left the meeting at 6:20 p.m.

CLOSED SESSIONS – None

ADJOURNMENT

President C. Nguyen adjourned the meeting at 6:21 p.m. to the next Regular Board Meeting to be held at the District on Tuesday, May 19, 2026 at 5:30 p.m.



Sergio Contreras, Secretary