

**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**

**March 3, 2026**

**CALL TO ORDER**

President C. Nguyen called the meeting of the Governing Board of the Midway City Sanitary District to order at 5:31 p.m., on Tuesday, March 3, 2026, at 14451 Cedarwood Street, Westminster, California.

**ROLL CALL**

**DIRECTORS PRESENT** Chi Charlie Nguyen  
Andrew Nguyen  
Sergio Contreras  
Tyler Diep (left 6:27 p.m.)  
Mark Nguyen

**STAFF AND GENERAL COUNSEL PRESENT**

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

**GUESTS PRESENT** Mark Mendoza, Paragon Partners Consultants, Inc.  
Andrea Boehling, IB Consulting  
Jeanette Contreras, Library Director, Placentia Library District

**PLEDGE OF ALLEGIANCE AND INVOCATION**

Director M. Nguyen led the Pledge of Allegiance. Director Contreras 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** – None.

**APPROVAL OF MINUTES****A. Approve Minutes of the Board of Directors Regular Meeting on February 17, 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 February 17, 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**

President C. Nguyen thanked the staff for their efforts in successfully coordinating the Tét Parade.

**B. Report of the General Manager**

General Manager Housley reported that he attended the OC Forum Outlook OC 2026 and asked that the Board consider moving Agenda Item 9A to after Closed Session Item 13A on the agenda.

**C. Report of the Director of Services and Program Development**

Director of Services and Program Development Davies reported that she will be engaged in several school and educational outreach activities this month and reminded the Board of the Clean-up Event scheduled for this Saturday at Sigler Park.

**D. Report of the Director of Finance**

Director of Finance Copley reported on the Pump Station communication and noted that he will reach out to schedule a Special Board Meeting for the Budget Workshop.

**E. Report of the District Engineer**

District Engineer Ebrahimi reported on the progress of the projects currently underway.

**F. Report on Legislative & Public Affairs Outreach Subcommittee on February 18, 2026**

Director Diep reported on the Committee meeting, which was attended by President C. Nguyen. Topics of discussion included the shredding event, the Westminster high school robotics team, and developing a policy for issuing certificates of recognition to business owners within the District's jurisdiction.

**G. Report on City of Westminster Tet Parade on February 21, 2026**

Director A. Nguyen reported that all Directors attended the event and that it was well received. Director Contreras thanked staff for being present and working over the weekend.

**H. Report on Radio Outreach with Little Saigon Radio on February 24, 2026**

Director A. Nguyen reported that he attended the recording with Director S. Contreras and the talking points were about upcoming events, District services, and the WISE agreement.

**I. Report on District Employee Luncheon on February 25, 2026**

Director M. Nguyen reported that he attended the luncheon with Director A. Nguyen and Director Diep and noted that the gathering was enjoyable and provided an opportunity for everyone to bond.

**J. Report on OC San Board of Directors Meeting on February 25, 2026**

Director A. Nguyen reported that OC San received two awards: one for the Headquarters in the Community Leadership category and one for the Wastewater 101 Citizens' Academy in the Public Information and Education category.

**K. Report on Recognition and Grand Opening of Cafes Quan on February 26, 2026**

Director A. Nguyen reported that he attended the event with Director Diep and Staff to present a certificate of recognition and noted that the event was highly attended.

President C. Nguyen made a motion, seconded by Director A. Nguyen, to move Agenda Item 9A to immediately following Closed Session Item 14A. 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

**CONSENT CALENDAR**

- A. Receive and File the Register of Demands in the Amount of \$602,580.02
- B. Receive and File the June 30, 2025 Actuarial Valuation and GASB 75 Report on Other Post-Employment Benefits (OPEB) Liabilities of the Midway City Sanitary District for Fiscal Year Ending June 30, 2026
- C. Approve the February 18, 2026 Legislative and Public Affairs Outreach Committee Recommendations
- D. Receive and File the Minutes of the Legislative & Public Affairs Outreach Subcommittee Meeting on January 29, 2026
- E. Receive and File the February 2026 Report on Contracts and Agreements Entered into by the General Manager on behalf of the District

A motion was made by Director A. Nguyen, seconded by Director M. Nguyen, 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**

- B. Consider Approval of the WISE Agreement with the County of Orange for Municipal Solid Waste Disposal Rates and Services and Authorize the General Manager to Execute the Agreement on Behalf of the District and Make Minor Modifications as Necessary

Director of Service & Program Development, Davies presented a PowerPoint presentation.

A staff report and recommendations were provided to and considered by the Board. A motion was made by Director Diep, seconded by Director A. Nguyen, to approve the WISE Agreement with the County of Orange for municipal solid waste disposal rates and services and authorize the General Manager to execute the agreement on behalf of the District and make minor modifications as necessary. 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

- C. Review and Discuss Tipping Fee Pass-Through Analysis for Residential Solid Waste Curbside Services and Consider a Recommendation to Direct Staff to Prepare and Mail a Proposition 218 Notice and Schedule a Public Hearing for the Board to Consider Adoption of an Updated Residential Solid Waste Rate Schedule to Pass Through Increases in the Tipping Fee Charged by Orange County Waste & Recycling

A staff report and recommendations were provided to and considered by the Board. Director Contreras suggested raising public awareness of the price increase through radio outreach and the District’s social media platforms. A motion was made by Director Diep, seconded by Director Contreras, to direct Staff to prepare and mail a proposition 218 notice and schedule a public hearing for the Board to consider adoption of an updated residential solid waste rate schedule to pass through increases in the tipping fee charged by Orange County Waste & Recycling. 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

**INFORMATIONAL ITEMS**

- A. Local Agency Formation Commission of Orange County
- B. District Board Calendar

Received and filed.

**BOARD CONCERNS AND COMMENTS – None**

**GENERAL MANAGER/ STAFF CONCERNS AND COMMENTS – None**

**GENERAL COUNSEL CONCERNS AND COMMENTS – None**

With the consent of the full Board, General Counsel J. Eggart convened the meeting to close session at 6:06 p.m. for consideration of the following matter identified on the Agenda Item 14A pursuant to applicable law.

**CLOSED SESSIONS**

**A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Government Code Section 54956.8

**Real Property Address:** 6402 Maple Ave., Westminster, CA 92683 (APN: 195-293-03)

**Agency Negotiator(s):** Robert Housley, General Manager and Mark Mendoza and Shanna Reyes, Paragon Partners Consultants, Inc.

**Negotiating Parties:** Midway City Sanitary District and Lee Ann Bladow & Mike Barreiro, Daum Commercial Services

**Property Owner:** Lee Ann Bladow, A Living Trust

**Under Negotiation:** Purchase Price and Terms of Payment

President C. Nguyen reconvened the Open Session of the meeting at 6:25 p.m.

General Counsel Eggart reported that the board met in Closed Session as identified on Agenda Item 14A and no reportable action taken.

The Board then proceeded to Agenda Item 9A.

- A. Consider Approval of a Purchase and Sale Agreement for the Purchase of the Property located at 6402 Maple Avenue, Westminster, California (APN:195-293-03) in the Amount of \$1,928,100.00 and Authorize the General Manager to Make Minor Modifications to and to Execute all Documents Necessary to Complete the Transaction

A staff report and recommendations were provided to and considered by the Board. A motion was made by Director A. Nguyen, seconded by Director M. Nguyen, to approve a purchase and sale agreement for the purchase of the property located at 6402 Maple Avenue, Westminster California in the amount of \$1,928,100.00 and authorize the General Manger to make minor modifications to and to execute all documents necessary to complete the transaction. 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

Director Diep left the meeting at 6:27 p.m.

With the consent of the full Board, General Counsel J. Eggart convened the meeting to Closed Session at 6:27 p.m. for consideration of the following matter identified on the Agenda Item 14B pursuant to applicable law.

**B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Government Code Section 54956.8

**Real Property Address:** 10022 Premier Avenue, Westminster, CA 92683 (APN: 099-623-09)

**Agency Negotiator(s):** Robert Housley, General Manager, Mark Mendoza, and Shanna Reyes, Paragon Partners Consultants, Inc.

**Negotiating Parties:** Midway City Sanitary District and Daisy Coast, LLC (Jenny Phung and Anh Tu Nguyen Le)

**Property Owner:** Daisy Coast, LLC


**Under Negotiation:** Purchase Price and Terms of Purchase

President C. Nguyen reconvened the Open Session of the meeting at 7:10 p.m.

General Counsel Eggart reported that the Board met in Closed Session as identified on Agenda Item 14B and no reportable action was taken.

**ADJOURNMENT**

President C. Nguyen adjourned the meeting at 7:10 p.m. to the next Regular Board Meeting to be held at the District on Tuesday, March 17, 2026, at 5:30 p.m.



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Sergio Contreras, Secretary