

**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**

July 21, 2026

CALL TO ORDER

President C. Nguyen called the meeting of the Governing Board of the Midway City Sanitary District to order at 5:30 p.m., on Tuesday, July 21, 2026, at 14451 Cedarwood Street, Westminster, California.

ROLL CALL

DIRECTORS PRESENT Chi Charlie Nguyen
 Andrew Nguyen
 Tyler Diep
 Mark Nguyen

DIRECTORS ABSENT Sergio Contreras

STAFF AND GENERAL COUNSEL PRESENT

Robert Housley, General Manager
Gordon Copley, CPA, Director of Finance
Nicolas Castro, Director of Operations & Safety
Ashley Davies, Director of Services & Program Development
Milo Ebrahimi, P.E., District Engineer
Maria Gountoumas, Engineering Technician
Harley Nguyen, Administrative Secretary/Receptionist
James H. Eggart, General Counsel, Woodruff & Smart

GUESTS PRESENT Sam Jacoby, Sr. Project Manager, Fuscoe Engineering, Inc, and other
 representatives
 Murtuza Razavi, Sr. Development Manager, Shopoff Realty
 Investments, and other representatives

PLEDGE OF ALLEGIANCE AND INVOCATION

Director T. Diep led the Pledge of Allegiance. Director M. Nguyen conducted the Invocation.

ROLL CALL AND DECLARATION OF QUORUM

A. Davies conducted the roll call and announced that a quorum was present.

PUBLIC COMMENTS

None.

APPROVAL OF MINUTES**A. Approve Minutes of the Board of Directors Regular Meeting on July 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 July 7, 2026. The motion was approved by a 4-0 vote as follows:

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

REPORTS**A. Report of the President – None****B. Report of the General Manager**

General Manager R. Housley provided an update on the 6402 Maple Street property and the sewer masterplan project with AKM.

C. Report of the Director of Operations & Safety

Director of Operations & Safety N. Castro reported that the clean-up event was successful, with the collection bins filled to capacity. He also reported that the CNG inspection was completed.

D. Report of the Director of Finance

Director of Finance G. Copley reported on the District's efforts to limit the issuance of District credit cards and provided an update on CalPERS' preliminary 14.8% investment rate of return.

E. Report of the Director of Services & Program Development

Director of Services & Program Development A. Davies shared a video of the last clean-up/shredding event. She also reported that the District had been nominated for the Westminster Chamber of Commerce's Best Impact Business Award Public voting is open through August 9th.

F. Report of the District Engineer

District Engineer M. Ebrahimi provided updates on the status of ongoing District projects.

G. Report on Radio Outreach with Radio Bolsa

Director T. Diep and Director A. Nguyen reported on their participation and discussed upcoming District events and services.

H. Report on the District Clean-up & Shredding Event

Director T. Diep reported that he attended the event with Directors A. Nguyen, M. Nguyen, and S. Contreras. He noted that the event was well attended, traffic control was effective, and traffic flowed smoothly.

CONSENT CALENDAR

- A. Receive and File the Register of Demands in the Amount of \$838,910.89
- B. Approve and File the Treasurer's Investment Report for June 2026
- C. Receive and File the Engineer Report for June 2026
- D. Approve the Purchase of One (1) Chevrolet Silverado EV from National Auto Fleet Group in the Amount of \$58,624.97 and Authorize the General Manager to Negotiate and Execute all Necessary Documents Related to the Purchase

A motion was made by Director A. Nguyen, seconded by Director M. Nguyen, to approve all items listed on the Consent Calendar. The motion was approved by a 4-0 vote as follows:

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

OLD BUSINESS – None**NEW BUSINESS**

- A. Consider Adoption of Resolution No. 2026-14, Entitled:

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIDWAY CITY
SANITARY DISTRICT OF ORANGE COUNTY, CALIFORNIA, APPROVING A
LEADERSHIP CONTINUITY POLICY**

A motion was made by Director T. Diep, seconded by Director A. Nguyen, to adopt Resolution No. 2026-14, approving the Leadership Continuity Policy, as amended to revise the definition of "Acting General Manager Pay" in Exhibit "A" to the Resolution to read: "Acting General Manager Pay" means the lesser of (1) 125% of the Department Head's current base salary or (2) the salary compensation at the then existing base salary of the incumbent General Manager, but does not include any other salary or compensation benefits received by the Department Head or the incumbent General Manager." The motion was approved by the following 4-0 roll call vote as follows:

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

PRESENTATIONS

- A. Presentation Introducing the Bolsa Pacific at Westminster Project

Murtuza Razavi, Senior Development Manager with Shopoff Realty Investments, and Sam Jacoby, Senior Project Manager with Fuscoe Engineering, Inc., presented an overview of the

proposed Westminster Mall redevelopment project, including the project design, timeline, and proposed sewer improvements.

INFORMATIONAL ITEMS

A. District Board Calendar

Received and filed.

CLOSED SESSION ITEMS – None

BOARD CONCERNS AND COMMENTS

Director A. Nguyen expressed appreciation to staff for their work at the Clean-up & Shredding Event.

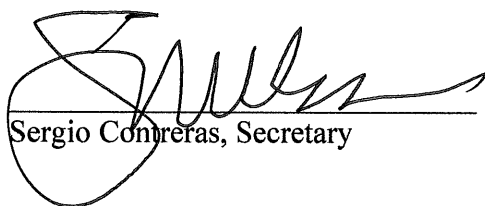
Director T. Diep commented on the recent water main break in the City of Los Angeles and reminded everyone of the importance of maintaining critical infrastructure.

GENERAL MANAGER/ STAFF CONCERNS AND COMMENTS – None

GENERAL COUNSEL CONCERNS AND COMMENTS – None

ADJOURNMENT

President C. Nguyen adjourned the meeting at 6:26 p.m. to the next Regular Board Meeting to be held at the District on Tuesday, August 4, 2026 at 5:30 p.m.



Sergio Contreras, Secretary