

**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**

January 20, 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, January 20, 2026, at 14451 Cedarwood Street, Westminster, California.

ROLL CALL

DIRECTORS PRESENT Andrew Nguyen
Sergio Contreras
Tyler Diep (*arrived at 5:40 p.m.*)
Mark Nguyen

DIRECTORS ABSENT Chi Charlie Nguyen

STAFF AND GENERAL COUNSEL PRESENT

Robert Housley, General Manager
Gordon Copley, Director of Finance
Milo Ebrahimi, District Engineer
Ashley Davies, Director of Services & Program Development
Cynthia Olsder, Executive/Board Secretary
James H. Eggart, General Counsel, Woodruff & Smart
Nicolas Castro, Director of Operations & Safety
Mariana Sanchez, Accountant
Harley Nguyen, Administrative Secretary/Receptionist

GUESTS PRESENT None.

PLEDGE OF ALLEGIANCE AND INVOCATION

Director S. 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 - None.

APPROVAL OF MINUTES

A. Approve Minutes of the Regular Board of Directors Meeting on January 6, 2026

A motion was made by Director Contreras, seconded by Director M. Nguyen, to approve the Minutes of the Regular Board of Directors Meeting on January 6, 2026. The motion was approved by a 3-0 vote as follows:

AYES: Contreras, A. Nguyen, M. Nguyen
NAYS: None
ABSTAIN: None
ABSENT: C. Nguyen, Diep (*arrived 5:40 p.m.*)

REPORTS

A. Report of the President

None.

B. Report of the General Manager

None.

C. Report of the Director of Services and Program Development

Director of Services and Program Development reported on the upcoming shredding event on January 24, 2026, Open House event on February 14, 2026, and the OC Waste & Recycling's Waste Infrastructure System Enhancement (WISE) agreement.

D. Report of the Director of Finance

Director of Finance Copley reported on the cyber security grant and the asset management tool.

E. Report of the District Engineer

District Engineer Ebrahimi reported on the status of all ongoing District projects.

Director Diep arrived at 5:40 p.m. and joined the meeting.

F. Report on Radio Outreach with VNCR on January 13, 2026

Director Contreras and Director A. Nguyen attended the recording. Director Contreras reported that both Directors discussed District services and the upcoming shredding event held at the District.

G. Report on Radio Outreach with Radio Bolsa on January 15, 2026

President C. Nguyen and Director M. Nguyen attended the recording. Director M. Nguyen reported that both Directors discussed District services and the upcoming shredding event held at the District.

H. Report on Radio Outreach PSA with Little Saigon Radio on January 16, 2026

Director M. Nguyen reported that he recorded a hazardous waste PSA at the District with Administrative Assistant H. Nguyen and noted it was an enjoyable experience.

CONSENT CALENDAR

- A. Receive and File the Register of Demands in the Amount of \$627,791.88
- B. Approve and File the Treasurer’s Investment Report for December 2025
- C. Approve Budget Calendar for Fiscal Year 2025-2026 (July 1, 2025 through June 30, 2026)
- D. Receive and File the Engineer Report for December 2025
- E. Receive and File the 2026 Meetings, Discussion Topics, and Conferences
- F. Approve Attendance at the ACT Expo Held at the Las Vegas Convention Center in Las Vegas, Nevada May 4 - 7, 2026
- G. Approve the Proposed Rate Schedule Update for Legal Services Provided by Woodruff & Smart, APC Effective February 1, 2026
- H. Acceptance of Improvements Completed Pursuant to Westpark

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

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

OLD BUSINESS - None

NEW BUSINESS

- A. 2025 Year in Review and Overview of Priorities and Initiatives for 2026

The Executive Team, Ashley Davies, Director of Services and Program Development; Nicolas Castro, Director of Operations and Safety; Gordon Copley, Director of Finance; and Milo Ebrahimi, District Engineer, presented a PowerPoint to the Board. No action was taken.

- B. Discuss and Consider the Ballot on Proposed Amendments to Independent Special Districts of Orange County (ISDOC) Bylaws

A staff report and recommendations were provided to and considered by the Board. A motion was made by Director Diep, seconded by Director Contreras, to approve the proposed amended and restated ISDOC bylaws, as recommended by the ISDOC Executive Committee, and authorize the President Pro Tem to sign the ballot on behalf of the District. The motion was approved by the following 4-0 vote:

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

INFORMATIONAL ITEMS

A. ISDOC Quarterly Luncheon 01-29-26 & 2026 Meeting Schedule

Received and filed.

BOARD CONCERNS AND COMMENTS

The Directors expressed their appreciation to Staff, and all agreed that the PowerPoint presentation was very informative and enjoyable.

GENERAL MANAGER/ STAFF CONCERNS AND COMMENTS

None.

GENERAL COUNSEL CONCERNS AND COMMENTS

None.

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

The Board did not convene in Closed Session.

ADJOURNMENT

President Pro Tem A. Nguyen adjourned the meeting at 6:19 p.m. to the next Regular Board Meeting to be held at the District on Tuesday, February 3, 2026, at 5:30 p.m.



Sergio Contreras, Secretary