

**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**

December 16, 2025

CALL TO ORDER

President C. Nguyen called the Regular Meeting of the Governing Board of the Midway City Sanitary District to order at 5:30 p.m., on Tuesday, December 16, 2025, at 14451 Cedarwood Street, Westminster, California.

ROLL CALL

DIRECTORS PRESENT:

Chi Charlie Nguyen
Andrew Nguyen
Sergio Contreras
Tyler Diep
Mark Nguyen

STAFF AND GENERAL COUNSEL PRESENT:

Robert Housley, General Manager
Gordon Copley, Director of Finance
Nicolas Castro, Director of Operations/Safety
Cynthia Olsder, Executive/Board Secretary
James H. Eggart, General Counsel, Woodruff & Smart

GUESTS PRESENT: Mark Mendoza, Vice President, Paragon Partners

PLEDGE OF ALLEGIANCE AND INVOCATION

Director Diep 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 December 2, 2025

A motion was made by Director A. Nguyen, seconded by Director M. Nguyen, to approve the Minutes of the Regular Board of Directors Meeting on December 2, 2025. The motion was approved by a 5-0 vote as follows:

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

B. Approve Minutes of the Special Board of Directors Meeting on December 5, 2025

A motion was made by Director A. Nguyen, seconded by Director M. Nguyen, to approve the Minutes of the Special Board of Directors Meeting on December 5, 2025. The motion was approved by a 5-0 vote as follows:

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

REPORTS

A. Report of the President - None.

B. Report of the General Manager

General Manager R. Housley provided updates on the Goldenwest and Westminster sinkhole project, the District's review of smart manhole cover services, the 7474 Garden Grove Boulevard project, and ADA compliance for the District's website. He also shared a video from the most recent clean-up event that is now circulating on the District's social media platforms.

C. Report of the Director of Services and Program Development - None.

D. Report of the Director of Finance

Director of Finance G. Copley provided updates on the general ledger, the SCADA system, the ACH upgrade, and the boardroom software update.

E. Report of the District Engineer - None.

F. Report on VietLink Radio Outreach on December 8, 2025

Director C. Nguyen and Director M. Nguyen attended the recording. Director M. Nguyen reported that both Directors discussed District services, including proper disposal of Christmas trees after the holidays.

G. Report on Public Service Announcement (PSA) with VietLink on December 8, 2025

President C. Nguyen reported that he recorded a PSA on fat, oil, and grease, which is scheduled to air in January.

H. Report on Public Service Announcement (PSA) with VNCR on December 11, 2025

Director Contreras reported that he recorded a PSA on mattress recycling with Executive/Board Secretary Olsder and noted that he enjoyed the experience of recording in Vietnamese.

I. Report on Assemblyman Tri Ta Christmas Open House on December 11, 2025

Director A. Nguyen reported that he attended the event with staff and noted that it was well attended and provided a good opportunity for networking.

J. Report on District Annual Holiday Event on December 13, 2025

All Directors attended the event, agreed it was the best to date, and presented Ms. Frost, Administrative Secretary/Receptionist, with the Employee of the Year certificate. They thanked staff for another successful year.

President C. Nguyen recognized former President Contreras for his leadership and the District’s successful accomplishments throughout 2025.

CONSENT CALENDAR

- A. Receive and File the Register of Demands in the Amount of \$313,014.42
- B. Approve and File the Treasurer’s Investment Report for November 2025
- C. Received and File the Engineers Report for November 2025

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

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

OLD BUSINESS – None

NEW BUSINESS

- A. Review and Discussion of the Annual Board Compensation and Days-of-Service Survey

The Board received and reviewed the staff report. Director Diep suggested adding health insurance benefits in the future. No action was taken.

INFORMATIONAL ITEMS

- A. 2025 Board Meeting Calendar

BOARD CONCERNS AND COMMENTS

Director Contreras acknowledged the clean-up event video presented earlier in the meeting and thanked Staff for their hard work throughout the year.

Director M. Nguyen and Director A. Nguyen thanked Staff for a strong 2025 and expressed appreciation to the former President for his service.

Director Diep thanked the General Manager for a well-managed and successful year.

President C. Nguyen thanked Staff for a successful year and wished everyone a happy holiday.

GENERAL MANAGER/ STAFF CONCERNS AND COMMENTS

General Manager Housley thanked former President Contreras for his leadership in advancing the District in 2025 and thanked all Directors for their continued support and guidance. Additionally, he acknowledged General Counsel Eggart for his legal support and professionalism throughout the year.

GENERAL COUNSEL CONCERNS AND COMMENTS

General Counsel Eggart thanked the Board and Staff for their trust and cooperation.

With the consent of the full Board, General Counsel Eggart convened the meeting to closed session at 5:53 p.m. for consideration of the following matter identified on the Agenda 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 portion of the meeting at 6:18 p.m.

General Counsel Eggart reported that the Board had met in closed session as identified on the agenda item 14A, and that no reportable action had been taken.

ADJOURNMENT

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



Sergio Contreras, Secretary