

**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**

**November 18, 2025**

**CALL TO ORDER**

President S. Contreras called the Regular Meeting of the Governing Board of the Midway City Sanitary District to order at 5:30 p.m., on Tuesday, November 18, 2025, at 14451 Cedarwood Street, Westminster, California.

**ROLL CALL**

**DIRECTORS PRESENT:**

Sergio Contreras  
Chi Charlie Nguyen  
Andrew Nguyen  
Mark Nguyen  
Tyler Diep (arrived at 5:48 p.m.)

**STAFF AND GENERAL COUNSEL PRESENT:**

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

**GUESTS PRESENT:** Mark Esquer, District Engineer, Costa Mesa Sanitary District

**PLEDGE OF ALLEGIANCE AND INVOCATION**

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

**ROLL CALL AND DECLARATION OF QUORUM**

Executive/Board Secretary C. 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 November 4, 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 November 4, 2025. The motion was approved by the following 4-0 vote:

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

**REPORTS****A. Report of the President**

None

**B. Report of the General Manager**

General Manager R. Housley reported on the District's daily operations, providing updates on current and future projects, and all ongoing sewer-related matters. Additionally, he reported that the Federal Emergency Management Agency (FEMA) has approved the District's Mitigation Plan.

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

Director of Services and Program Development A. Davies reported on the strong turnout at the recent clean-up event, the upcoming outreach radio recording, and noted that the District calendar will be reaching homes this week.

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

Director of Finance G. Copley reported on the status of the credit card processing project, cybersecurity project, ACH payment service project, and the general ledger upgrade project.

**E. Report on Clean-up Event at Tony Lam Park on November 8, 2025**

Director C. Nguyen reported that all Directors were in attendance and that the event was another success. He commended Harley Nguyen, Administrative Secretary/Receptionist, for her dedication and hard work. The Directors also agreed that the banner was well received and expressed their appreciation to staff for their work on it.

**F. Report on the Franchise Committee Meeting on November 13, 2025**

Director C. Nguyen reported that he attended the meeting with President S. Contreras, noting that the discussion focused on the next steps for complying with SB 1383.

**G. Report on the Fundraising Gala for the 2026 Westminster Tet Parade on November 16, 2025**

Director A. Nguyen reported that he attended the event with Director M. Nguyen and staff to represent the District, noting that it had a strong turnout.

**CONSENT CALENDAR**

- A. Receive and File the Register of Demands in the Amount of \$393,777.55
- B. Approve and File the Treasurer’s Investment Report for October 2025
- C. Receive and File the Engineer Report for October 2025
- D. Receive and File the October 2025 Report on Contracts and Agreements Entered into by the General Manager on behalf of the District
- E. Approve Attendance at the 2026 Water & Wastewater Equipment, Treatment & Transport (WWETT) Show Held at the Indianapolis Convention Center in Indianapolis, Indiana February 16-19, 2026
- F. Approve Attendance at the California Association of Sanitation Agencies (CASA) 2026 Winter Conference Held in Indian Wells, California January 13-16, 2026
- G. Approve the Memorandum of Understanding between the Costa Mesa Sanitary District and the Midway City Sanitary District for Sharing Costs to Develop Agency Standard Specifications and Drawings Update
- H. Rejection of Government Claim Filed by Chunai Ma
- I. Approve Attendance to the Fundraising Gala for the 2026 Westminster Tet Parade on November 16, 2026, for Board Members and Staff Who Wish to Attend

A motion was made by Director C. Nguyen, seconded by Director A. Nguyen, to approve the Consent Calendar. The motion was approved by the following 4-0 vote:

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

**OLD BUSINESS – None**

**NEW BUSINESS**

- A. Receive and File the Midway City Sanitary District 2024-2025 Annual Report

A staff report and recommendations were provided to and considered by the Board. A motion was made by Director C. Nguyen, seconded by Director A. Nguyen, to receive and file the Midway City Sanitary District 2024-2025 annual report. The motion was approved by the following 4-0 vote:

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

T. Diep joined the meeting at 5:48 p.m.

B. Received and File CalPERS Valuation Report – Midway City Sanitary District

A staff report and recommendations were provided to and considered by the Board. A motion was made by Director C. Nguyen, seconded by Director A. Nguyen, to receive and file the CalPERS valuation report. The motion was approved by the following 5-0 vote:

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

C. CONSIDER ADOPTION OF **RESOLUTION NO. 2025-19** ENTITLED:

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIDWAY CITY SANITARY DISTRICT OF ORANGE COUNTY, CALIFORNIA RATIFYING THE SETTLEMENT AGREEMENT AND MUTUAL RELEASE BETWEEN THE MIDWAY CITY SANITARY AND 7474 BP, LLC, APPROVING PLANS FOR THE CONSTRUCTION OF PUBLIC SEWER FACILITIES AND APPROVING AND ACCEPTING RELATED SEWER EASEMENTS FROM 7474 BP, LLC ON PRIVATE PROPERTY LOCATED AT 7474 GARDEN GROVE BOULEVARD, AND AUTHORIZING THE GENERAL MANAGER TO EXECUTE AND RECORD RELATED DEEDS AND CERTIFICATES OF ACCEPTANCE AND TO TAKE OTHER ACTIONS NECESSARY OR APPROPRIATE TO IMPLEMENT THE SETTLEMENT AGREEMENT AND MUTUAL RELEASE

A staff report and recommendations were provided to and considered by the Board. A motion was made by Director A. Nguyen, seconded by M. Nguyen, to adopt Resolution No. 2025-19 as presented at the meeting. The motion was approved by the following 5-0 roll call vote:

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

D. Consider Sponsorship at the Diamond Level of the City of Westminster’s 2026 Tet Parade with a \$5,000 monetary donation and \$2,500 of in-kind services

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 sponsorship at the Diamon Level of the City of Westminster’s 2026 Tet Parade with a \$5,000 monetary donation and \$2,500 of in-kind services. The motion was approved by the following 5-0 vote:

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

**INFORMATIONAL ITEMS**

- A. Assemblyman, Tri Ta Christmas Open House
- B. 2025 Board Meeting Calendar

Received and filed.

**BOARD CONCERNS AND COMMENTS**

All Directors thanked staff for their hard work on the mitigation project, the credit card processing project, the clean-up event, and for representing the District at the fundraising gala in support of the Tét community event.

**GENERAL MANAGER/ STAFF CONCERNS AND COMMENTS**

GM R. Housley thanked Staff, General Counsel, and the Directors for their support.

**GENERAL COUNSEL CONCERNS AND COMMENTS**

None

**CLOSED SESSIONS**

None

**ADJOURNMENT**

President S. Contreras adjourned the meeting at 6:00 p.m. to the next Board Meeting to be held at the District on Tuesday, December 2, 2025, at 5:30 p.m.

  
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Mark Nguyen, Secretary