

**MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF THE MIDWAY CITY
SANITARY DISTRICT OF ORANGE COUNTY**

**14451 CEDARWOOD STREET
WESTMINSTER, CA 92683**

February 9, 2026

CALL TO ORDER

President C. Nguyen called the Special Meeting of the Governing Board of the Midway City Sanitary District to order at 5:32 p.m., on Monday, February 9, 2026, at 14451 Cedarwood Street, Westminster, California.

ROLL CALL

DIRECTORS PRESENT

Chi Charlie Nguyen
Andrew Nguyen
Mark Nguyen
Sergio Contreras
Tyler Diep (*arrived at 6:17 p.m.*)

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

GUESTS PRESENT

Mark Mendoza, Paragon Partners Consultants, Inc.
Shanna Reyes, Paragon Partners Consultants, Inc.

PLEDGE AND INVOCATION

Director S. Contreras led the Pledge of Allegiance. Director M. Nguyen gave 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.

NEW BUSINESS

A. Update on New Legislation

General Counsel J. Eggart provided a presentation regarding new legislation affecting the District. No action was taken.

During the presentation, Director Diep joined the meeting at 6:17 p.m.

BOARD CONCERNS AND COMMENTS – None.

GM/ 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 closed session at 6:43 p.m. for consideration of the following matter identified on the Agenda Item 8A pursuant to applicable law.

Director Contreras left the meeting at 6:43 p.m.

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 7:25 p.m.

General Counsel J. Eggart reported that the Board met in closed session as identified on Agenda Item 8A, and no reportable action was taken.

ADJOURNMENT

President C. Nguyen adjourned the meeting at 7:26 p.m.



Sergio Contreras, Secretary