

**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**

February 17, 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 5:30 p.m., on Tuesday, February 17, 2026, at 14451 Cedarwood Street, Westminister, California.

ROLL CALL

DIRECTORS PRESENT Chi Charlie Nguyen (arrived at 5:32 p.m.)
Andrew Nguyen
Sergio Contreras
Tyler Diep
Mark Nguyen

STAFF AND GENERAL COUNSEL PRESENT

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

GUESTS PRESENT None.

PLEDGE OF ALLEGIANCE AND INVOCATION

President Pro-Tem A. Nguyen led the Pledge of Allegiance. Director Diep 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 Board of Directors Special Meeting on January 30, 2026

A motion was made by Director Contreras, seconded by Director M. Nguyen, to approve the Minutes of the Board of Directors Special Meeting on January 30, 2026. 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

President C. Nguyen arrived and assumed chairmanship of the meeting.

B. Approve Minutes of the Regular Board of Directors Meeting on February 3, 2026

A motion was made by Director Diep, seconded by Director A. Nguyen, to approve the Minutes of the Regular Board of Directors Meeting on February 3, 2026. The motion was approved by a 5-0 vote as follows:

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

C. Approve Minutes of the Special Board of Directors Meeting on February 9, 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 February 9, 2026. The motion was approved by a 5-0 vote as follows:

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

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 Davies reported on the Open House event and showed a video of the event, the Tet Parade, the upcoming clean-up events, and the SDRMA Innovation Award.

D. Report of the Director of Finance

Director of Finance Copley reported on routine finance and accounting activities and briefly addressed the cyber security grant.

E. Report of the District Engineer

District Engineer Ebrahimi reported on all ongoing sewer-related projects and their progress.

F. Report on Radio Outreach PSA with Radio Bolsa on February 5, 2026

Director A. Nguyen reported he made a PSA recording covering general District information.

G. Report on Franchise Committee Meeting on February 6, 2026

Director Diep reported that the committee has been working on the WISE agreement mailer, which is now ready to be sent out.

H. Report on Radio Outreach with VietLink Radio on February 10, 2026

Director M. Nguyen reported that he and President C. Nguyen participated in the radio recording and spoke about SB 1383 code enforcement and upcoming District events.

I. Report on Radio Outreach PSA with VNCR on February 12, 2026

Director Contreras reported that he refined the language of the Vietnamese PSA recording regarding mattress disposal.

J. Report on District Open House on February 14, 2026

President C. Nguyen reported that he attended the event with all Directors and noted there was consensus that this year's District location was larger and well organized. Director A. Nguyen recommended starting the event one hour earlier in the future. Directors Contreras, Diep, and M. Nguyen expressed their appreciation to staff for delivering a smooth and successful event. President C. Nguyen also extended his thanks to the parking staff.

CONSENT CALENDAR

- A. Receive and File the Register of Demands in the Amount of \$375,162.22
- B. Approve and File Fiscal Year 2025-2026 Budget Adjustments No. 2
- C. Receive and File the 2nd Quarter 2025-2026 Fiscal Year Financial and Budget Reports
- D. Approve and File the Treasurer's Investment Report for January 2026
- E. Receive and File the February 6, 2026 Franchise Committee Report
- F. Receive and File the Minutes of the Franchise Committee Meeting on November 13, 2025
- G. Receive and File the Engineer Report for January 2026

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

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

OLD BUSINESS – None**NEW BUSINESS**

- A. Approve and Authorize the General Manager to Execute a Professional Services Agreement with AKM Consulting Engineers for 2026 Sewer System Condition Assessment Project

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 and authorize the General Manager to execute a Professional Services Agreement with AKM Consulting Engineers for the 2026 Sewer System Condition Assessment Project. The motion was approved by the following 5-0 vote:

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

- B. Consider Adoption of Resolution No. 2026-01 Entitled:

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIDWAY CITY SANITARY DISTRICT OF ORANGE COUNTY, CALIFORNIA ADOPTING AN ELECTRIC VEHICLE (EV) CHARGING POLICY

A staff report and recommendations were provided to and considered by the Board. A motion was made by Director Diep, seconded by Director A. Nguyen, to adopt Resolution No. 2026-01 as presented at the meeting. The motion was approved by the following 5-0 roll call vote:

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

- C. Consideration of Resolution No. 2026-02, entitled:

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIDWAY CITY SANITARY DISTRICT OF ORANGE COUNTY, CALIFORNIA, RATIFYING AND IMPLEMENTING CHANGES TO THE COMPENSATION OF THE GENERAL MANAGER AND APPROVING A FIRST AMENDMENT TO THE GENERAL MANAGER EMPLOYMENT AGREEMENT

General Counsel, J. Eggart gave an oral report providing a summary of proposed changes to the compensation of the General Manager.

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 adopt Resolution No. 2026-02 as presented at the meeting. The motion was approved by the following 5-0 roll call vote:

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

INFORMATIONAL ITEMS

- A. OC Forum Save the Date: Outlook OC 2026 March 3, 2026 @ 11:30 am
- B. CSDA Board of Directors Call for Nominations Seat C: Nomination Packet
- C. District Board Calendar

Received and filed.

BOARD CONCERNS AND COMMENTS

President C. Nguyen expressed his appreciation to GM Housley for his contributions and leadership.

Director Diep acknowledged GM Housley’s leadership, noting it is reflected in how effectively the staff under his direction work together.

Director M. Nguyen commented that he had good feedback on the open house event and thanked GM Housley for his commitment to the District and for his hard work.

Director Contreras thanked GM Housley for his performance, efforts and especially for implemented long-overdue improvements that have helped move the District forward.

GENERAL MANAGER/ STAFF CONCERNS AND COMMENTS

GM Housley acknowledged the Board’s leadership and support and credited staff for their hard work and contributions to the District’s success.

GENERAL COUNSEL CONCERNS AND COMMENTS – None.

With the consent of the full Board, General Counsel J. Eggart convened the meeting to closed session at 6:19 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

Director Diep left the meeting at 6:48 p.m.

President C. Nguyen reconvened the open session portion of the meeting at 6:49 p.m.

General Counsel J. Eggart reported that the Board met in closed session as identified on Agenda Item 14A and no reportable action was taken.

ADJOURNMENT

President C. Nguyen adjourned the meeting at 6:50 p.m. to the next Regular Board Meeting to be held at the District on Tuesday, March 3, 2026, at 5:30 p.m.



Sergio Contreras, Secretary