

**MIDWAY CITY SANITARY DISTRICT
BOARD OF DIRECTORS MEETING
DISTRICT OFFICE
14451 CEDARWOOD STREET
WESTMINSTER, CA 92683**

**TUESDAY, MARCH 3, 2026
5:30 PM**

AGENDA

MISSION STATEMENT

TO PROVIDE INNOVATIVE AND COST-EFFECTIVE EXCEPTIONAL WASTEWATER AND SOLID WASTE SERVICES WITH INTEGRITY AND EXCELLENCE. WE ARE COMMITTED TO PROTECTING PUBLIC HEALTH, PRESERVING THE ENVIRONMENT, AND FOSTERING EDUCATION AND COLLABORATION. BY PRIORITIZING EXCEPTIONAL SERVICES, COMMUNITY HEALTH, AND ENVIRONMENTAL STEWARDSHIP, WE STRIVE TO BUILD A CLEANER, HEALTHIER AND MORE SUSTAINABLE FUTURE.

In accordance with the requirements of California Government Code Section 54954.2, this Agenda is posted not less than 72 hours prior to the meeting date and time above. All written materials relating to each agenda item are available for public inspection in the office of the Board Secretary.

In the event any matter not listed on this agenda is proposed to be submitted to the Board for discussion and/or action, it will be done in compliance with Section 54954.2, or as set forth on a Supplemental Agenda posted not less than 72 hours prior to the meeting.

The District complies with the provisions of the Americans with Disabilities Act (ADA). Anyone needing special assistance please contact the District's Secretary at (714) 893-3553, at least one business day prior to the meeting so that we may accommodate you.

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE AND INVOCATION

2. ROLL CALL AND DECLARATION OF QUORUM

3. PUBLIC COMMENTS

All persons wishing to address the Board on specific Agenda items or matters of general interest should do so at this time. As determined by the President, speakers may be deferred until the specific item is taken for discussion and remarks may be limited to three (3) minutes.

4. PRESENTATIONS - None

5. APPROVAL OF THE MINUTES

A. Approve Minutes of the Regular Board of Directors Meeting on February 17, 2026

6. REPORTS

The President, General Manager, Legal Counsel, and other staff present verbal reports on miscellaneous matters of general interest to the Directors. These reports are for information only and require no action by the Directors.

- A. Report of the President
- B. Report of the General Manager
- C. Report of the Director of Services and Program Development
- D. Report of the Director of Finance
- E. Report of the District Engineer
- F. Report on Legislative & Public Affairs Outreach Subcommittee on February 18, 2026
- G. Report on City of Westminster Tet Parade on February 21, 2026
- H. Report on Radio Outreach with Little Saigon on February 24, 2026
- I. Report on District Employee Luncheon on February 25, 2026
- J. Report on OC San Board of Directors Meeting on February 25, 2026
- K. Report on Recognition and Grand Opening of Cafes Quan on February 26, 2026

7. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine and will be acted upon at the same time unless a separate discussion and/or action is requested by a Board Member, the public, or staff.

- A. Receive and File the Register of Demands in the Amount of \$602,580.02
- B. Receive and File the June 30, 2025 Actuarial Valuation and GASB 75 Report on Other Post-Employment Benefits (OPEB) Liabilities of the Midway City Sanitary District for Fiscal Year Ending June 30, 2026
- C. Approve the February 18, 2026 Legislative and Public Affairs Outreach Committee Recommendations
- D. Receive and File the Minutes of the Legislative & Public Affairs Outreach Subcommittee Meeting on January 29, 2026
- E. Receive and File the February 2026 Report on Contracts and Agreements Entered into by the General Manager on behalf of the District

8. OLD BUSINESS - None

9. NEW BUSINESS

- A. Consider Approval of a Purchase and Sale Agreement for the Purchase of the Property located at 6402 Maple Avenue, Westminster, California (APN:195-293-03) in the Amount of \$1,928,100.00 and Authorize the General Manager to Make Minor Modifications to and to Execute all Documents Necessary to Complete the Transaction
- B. Approve the WISE Agreement with the County of Orange for Municipal Solid Waste Disposal Rates and Services and Authorize the General Manager to Execute the Agreement on Behalf of the District and Make Minor Modifications as Necessary

- C. Review and Discuss Tipping Fee Pass-Through Analysis for Residential Solid Waste Curbside Services and Consider a Recommendation to Direct Staff to Prepare and Mail a Proposition 218 Notice and Schedule a Public Hearing for the Board to Consider Adoption of an Updated Residential Solid Waste Rate Schedule to Pass Through Increases in the Tipping Fee Charged by Orange County Waste & Recycling

10. INFORMATIONAL ITEMS

- A. Local Agency Formation Commission of Orange County
- B. District Board Calendar

11. BOARD CONCERNS AND COMMENTS

12. GM/STAFF CONCERNS AND COMMENTS

13. GENERAL COUNSEL CONCERNS AND COMMENTS

14. CLOSED SESSION ITEMS

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

B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Government Code Section 54956.8

Real Property Address: 10022 Premier Avenue, Westminster, CA 92683 (APN: 099-623-09)

Agency Negotiator(s): Robert Housley, General Manager, Mark Mendoza, and Shanna Reyes, Paragon Partners Consultants, Inc.

Negotiating Parties: Midway City Sanitary District and Daisy Coast, LLC (Jenny Phung and Anh Tu Nguyen Le)

Property Owner: Daisy Coast, LLC

Under Negotiation: Purchase Price and Terms of Purchase

15. ADJOURNMENT TO TUESDAY, MARCH 17, 2026