

**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 3, 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 3, 2026, at 14451 Cedarwood Street, Westminster, California.

ROLL CALL

DIRECTORS PRESENT Chi Charlie Nguyen (*arrived at 5:34 pm*)
Andrew Nguyen
Sergio Contreras
Tyler Diep
Mark Nguyen

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 None.

PLEDGE OF ALLEGIANCE AND INVOCATION

President Pro Tem A. Nguyen 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 January 20, 2026

A motion was made by Director Diep, seconded by Director M. Nguyen, to approve the Minutes of the Regular Board of Directors Meeting on January 20, 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

REPORTS

A. Report of the President

None.

B. Report of the General Manager

General Manager Housley reported that the District hired a new employee to assist with implementation of the OC Waste & Recycling WISE agreement for SB 1383 compliance and announced that Mike Carrey of CR&R will be retiring at the end of this week.

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

C. Report of the Director of Services and Program Development

Director of Services and Program Development reported on the turnout at last week's shredding event, the planning and details of the Open House, and the District's participation in the Westminster City Tét Parade.

D. Report of the Director of Finance

Director of Finance Copley reported on routine finance and accounting activities and briefly addressed the investment report and credit card policy.

E. Report of the District Engineer

District Engineer Ebrahimi reported on all ongoing projects at the District.

F. Report on District Shredding Event on January 24, 2026

President C. Nguyen reported that all Board Directors attended the event and agreed it was organized, well received, and had a large turnout.

G. Report on the Municipal Water District of OC (MWDOC) Dinner on January 26, 2026

Director A. Nguyen reported that he attended the event with the General Manager and that both agreed it was a valuable opportunity to network with other special districts.

H. Report on District Employee Luncheon on January 28, 2026

Director A. Nguyen reported that he, along with President C. Nguyen and Director Diep, attended the event to show Board presence and strengthen working relationships with staff.

I. Report on OC San Board of Directors Meeting on January 28, 2026

Director A. Nguyen represented the District at the OC San Board meeting and reported that 5 of the 21 goals in the 2025–2026 General Manager’s Work Plan have been completed and the remaining goals are on track.

J. Report on ISDOC Quarterly Meeting on January 29, 2026 - None.**K. Report on the Legislative & Public Affairs Outreach Subcommittee Meeting on January 29, 2026**

Director Diep reported that he attended the meeting with President C. Nguyen to discuss the OC Waste & Recycling WISE agreement for SB 1383 compliance, Shredding events, Open House Sponsorships, and adding TV PSA spots in place of some radio PSA spots.

CONSENT CALENDAR

- A. Receive and File the Register of Demands in the Amount of \$525,141.49
- B. Receive and File the California Employers’ Retiree Benefit Trust (CERBT) and the Pension Prefunding Trust (CEPPT) Account Update Summaries as of December 31, 2025
- C. Approve the Increase to Lift Station & Sewer Lines Designated Fund Goal from \$60M to \$144M and reduce CEPPT 115 Trust Related to Pensions Fund Goal into the Midway City Sanitary District’s Reserve and Investment Accounts
- D. Receive and File the January 2026 Report on Contracts and Agreements Entered into by the General Manager on Behalf of the District
- E. Approve Employee Recognition Awards for Sewer Maintenance Workers, Cody Ranslem and Robert Cruz for Detection of Emergency Sinkhole Resulting in the Protection of Public Safety
- F. Receive and File the Minutes of the Legislative & Public Affairs Outreach Subcommittee Meeting on December 17, 2025
- G. Approve the January 29, 2026 Legislative and Public Affairs Outreach Committee Recommendations

A motion was made by Director Contreras, seconded by Director A. 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. 2025 Appointment of Labor Negotiator(s) for Purposes of Conducting Labor Negotiations with General Manager

A staff report and recommendations were provided to and considered by the Board. A motion was made by Director A. Nguyen, seconded by Director Contreras, to appoint Director Diep,

President C. Nguyen, and General Counsel J. Eggart to serve as the Board’s designated representatives for purposes of conducting labor negotiations with General Manager, an unrepresented employee, pursuant to Government Code Section 54957.6. 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 Award of a Contract to Big Ben, Inc. for Springdale Street and Westminster Boulevard Sewer Manhole Project Installation Project, Project No. 2025-01, in the Amount of \$973,452 and Authorize the General Manager to Execute the Contract Documents on Behalf of the District

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 waive all minor irregularities in the bid of Big Ben Inc. as immaterial and award a contract to Big Ben, Inc. for the Springdale Street and Westminster Boulevard Sewer Manhole Project Installation Project No. 2025-01, in the amount of \$973,452 and authorize the General Manager to execute the contract documents on behalf of the District. 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

INFORMATIONAL ITEMS

- A. District Calendar

Received and filed.

BOARD CONCERNS AND COMMENTS – None.

GENERAL MANAGER/ 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 5:55 p.m. for consideration of the following three matters identified on the Agenda pursuant to applicable law and noted that the Board’s designated labor representatives for Item 14C are Director Diep, President C. Nguyen, and General Counsel J. Eggart, as appointed by the Board earlier in the meeting.

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**B. PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Government Code Section 54957(b)(1)) Title: General Manager****C. CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)****Agency Designated Representatives:** To be Appointed in Open Session**Unrepresented Employee:** Robert Housley

President C. Nguyen reconvened the open session portion of the meeting at 7:17 p.m.

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

OPEN SESSION ITEM AFTER CLOSED SESSION**A. Discuss and Consider Approval of Award of Performance Bonus and/or Increase to General Manager Salary or Compensation Pursuant to General Manager Employment Agreement and Direction to General Counsel to Prepare Ratifying Resolution**

A motion was made by Director M. Nguyen, seconded by Director Diep, (1) to approve and award a one-time performance bonus to the General Manager pursuant to the Employment Agreement in the amount of \$20,000; (2) to direct the District's General Counsel to prepare a resolution ratifying this minute action for final approval and ratification by the Board of Directors during open session at its regularly scheduled Board meeting to be held on February 17, 2026, (3) and to further direct the District's General Counsel to prepare an amendment to the General Manager Employment Agreement for consideration by the Board of Directors at its regularly scheduled Board meeting to be held on February 17, 2026 (a) to extend the Term of the Employment Agreement for an additional three (3) years, through March 8, 2029, (b) to increase the General Manager's current annual base salary from \$235,000 to \$255,000, effective March 8, 2026, and (c) to provide for automatic annual adjustments to the General Manager's annual base salary during the second and third years of the extended Term of the Employment Agreement in a percentage amount equal to the percentage increase, if any, to the salary schedule for represented (union) employees of the District.. The motion was approved by the following 5-0 vote:

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

ADJOURNMENT

President C. Nguyen adjourned the meeting at 7:19 p.m. to the next Regular Board Meeting to be held at the District on Tuesday, February 17, 2026, at 5:30 p.m.



Sergio Contreras, Secretary