

GARDEN GROVE
ADMINISTRATIVE BOARD OF APPEALS (ABOA)
Community Meeting Center
11300 Stanford Avenue, Garden Grove, CA 92840

Special Meeting Minutes
Wednesday, June 24, 2026

CALL TO ORDER: 6:00 p.m.

ROLL CALL:

Member Bui
Member Ladd
Member Nguyen
Member Tran
Member Van

Absent: Tran and Van

STAFF PRESENT: James Eggart, City Attorney; David Dent, Chief Building Official/Executive Secretary to the Board; Sam Kim, Public Works Deputy Director; Jon Ruis, Public Works Foreman; Tina Ngo, Revenue Manager; Carol Sebbo, Recording Secretary.

PLEDGE OF ALLEGIANCE: Led by Member Nguyen.

SELECTION OF CHAIR:

Action: Member Nguyen nominated self for Chair with a second from Member Ladd.

Action: Motion approved with a 3-2 vote as follows:

Ayes: (3) Bui, Ladd, Nguyen
Noes: (0) None
Absent: (2) Tran, Van

SELECTION OF VICE CHAIR:

Action: Member Bui nominated self for Vice Chair, with a second from Member Ladd.

Action: Motion approved with a 3-2 vote as follows:

Ayes: (3) Bui, Van, Nguyen
Noes: (0) None
Absent: (2) Ladd, Tran

Member Nguyen assumed the duties of Chair.

ORAL COMMUNICATIONS – PUBLIC – None.

RECEIVE AND FILE MINUTES – June 18, 2025

Action: Received and filed.

Motion: Bui Second: Ladd

Ayes: (3) Bui, Ladd, Nguyen

Noes: (0) None

Absent: (2) Tran, Van

CODE OF ETHICS: City Attorney Eggart provided an overview of the Code of Ethics. A hand-out was provided.

OVERVIEW OF THE BROWN ACT: City Attorney Eggart provided an overview of the Ralph M. Brown Act (Brown Act), noting the purpose and importance of adhering to the law. A hand-out was provided.

HEARING C.1. – WATER BILLING APPEAL FOR 12642 CHAPARRAL DRIVE

Appellant: MARGARET DOLE

Date: June 24, 2026

Request: Appellant requested that the Administrative Board of Appeals approve their water billing appeal, filed on March 24, 2026, for property located at 12642 Chaparral Drive.

The Administrative Board of Appeals of the City of Garden Grove hereby made the following findings of fact:

1. On January 29, 2026, City Water Billing staff conducted a routine meter reading and noticed higher than normal water usage for the billing period of November 21, 2025, to January 29, 2026, in the amount of \$1,826.14 for the use of 298 units (approximately 4.32 units per day).
2. On February 5, 2026, the City conducted a second meter reading and on February 12, 2026, the City performed an in-ground water meter test to determine whether an equipment malfunction was the cause of increased water billing. All field investigations showed that the water meter was functioning properly.
3. On May 12, 2026, City staff removed the old water meter and replaced it permanently with a new one. The old water meter

was tested by an independent third-party company on May 14, 2026, and passed the accuracy tests conducted.

4. The Appellant did not provide relevant evidence that a third-party professional conducted an investigation or evaluation showing the nonexistence of water leaks on the water facilities on Appellant's property.
5. The Public Works Director correctly denied the Appellant's request to adjust and reduce her water bill.

The Hearing was opened. The Appellant and appellant representative was not present.

Staff noted that once the water-meter was replaced and it was determined that the meter-in-question was not at fault through passing third-party testing, the burden of proof then rests with the property owner. With no investigation on the Appellant's part from third-party water-meter testing, the Board Members stated they must rely on the evidence to make a decision. The City's evidence included the field-tested water flow rate and the original meter passing third-party testing. The hearing was closed.

Action: Resolution No. 001-2026 was approved to deny the Appeal.

Motion: Ladd Second: Bui

Ayes: (3) Bui, Ladd, Nguyen

Noes: (0) None

Absent: (2) Tran, Van

MATTERS FROM BOARD: None.

MATTERS FROM STAFF: None.

ADJOURNMENT: At 6:22 p.m.

Carol Sebbo
Recording Secretary