



**Special Magistrate Hearing
Minutes
July 1, 2026
Council Chambers
9:30 AM**



I. CALL TO ORDER

Special Magistrate Dan Mantzaris gave an introductory statement.

II. SWEARING IN OF WITNESSES

Sworn in: Andy Arcaya, Jack Skurvid, Tricia Davolos.

III. CALL OF THE CASES

Special Magistrate Dan Mantzaris called for the cases.

IV. OLD CASES

V. NEW CASES

- 1. CODE - 06-24-2745 321 ARAPAHO TRL. JACK SKURVID IPMC (2015 ED.) 304.1 EXTERIOR STRUCTURE, SEC. 7-6 EXCESSIVE GROWTH, LDC 5.3.9 (A) MAINTENANCE, 7.5-ACCUMULATIONS OF TRASH, JUNK, DEBRIS.**

Special Magistrate Dan Mantzaris called for the case.

Respondent Jack Survick present.

City Attorney Drew Smith introduced the case and asked CE Officer Arcaya to update the magistrate on conditions at the property.

Code Enforcement Officer Andy Arcaya spoke about overgrown on to the driveway and debris in front of the house. Spoke about continued maintenance needed and planned to give Mr. Skurvid photos of what needs to be resolved.

City Attorney Drew Smith asked CE Officer Arcaya about the plan to remove overgrowth and would be in compliance and follow-up maintenance.

CE Officer Arcaya the plan to resolve the violation and continued to follow up with Mr. Skurvid

Special Magistrate Dan Mantzaris asked CE Officer Arcaya questions about the property and spoke about no additional status hearings, but the next hearing would be for ordering fines.

Special Magistrate Dan Mantzaris spoke to Mr. Skurvid about the leniency of the city and the violations must be cured. Requested a follow-up hearing for September 2026 for compliance or fines established.

No order needed will re-notice for the September hearing.

2. **CODE - 01-26-3046 124 DOMMERICH DR. LORETTA & TRICIA DAVOLOS LDC 5.8.7 WALL MAINTENANCE.**

Special Magistrate Dan Mantzaris called for the case.

Respondent Trica Davalos present.

City Attorney Drew Smith introduced the case and asked CE Officer Arcaya to update the Magistrate.

CE Officer Arcaya spoke about the status of the permit and wall repairs.

Respondent Mrs. Davolos spoke about the damage and needing a new contractor after the permit was issued. The materials from the initial repair are unusable and insurance will need to be contacted after initial payment.

Special Magistrate Dan Mantzaris spoke to the respondent about the initial order and what will be done to resolve the current violation of the wall needing repair.

A conversation was had about the permit and the expiration date.

The responded spoke about the incident, and she will get the repair done as soon as possible within the next 30 days.

The Special Magistrate requested a follow-up hearing in 30 days for the August hearing.

No order was needed. The city will re-notice for the August hearing.

3. **CODE-06-26-3138 1616 RIDGEWOOD AVE. HAROON CHUGHTAI, SIMRAH SHAFIQ SEC. 22-205. EXCESSIVE GROWTH OF GRASS, WEEDS, LDC 5.3.9. (A) MAINTENANCE.**

Special Magistrate Dan Mantzaris called for the case.

Respondent not present.

City Attorney Drew Smith introduced the repeat violation case and asked CE Officer Arcaya to present the case.

Code Enforcement Officer Andy Arcaya presented the repeat overgrowth case.

City Attorney Drew Smith asked CE Officer Arcaya about the dates of observing the violation and the date of issuing the order.

City Attorney Drew Smith clarified that this to be treated as a repeated violation and the number of days since notification. CE Officer Arcaya answered yes, this is a repeat violation and 21 days since notification.

Special Magistrate Dan Mantzaris asked CE Officer Arcaya questions about a prior fine.

City Attorney Drew Smith clarified about a prior order that was cured and the current unpaid recorded fine.

Special Magistrate Dan Mantzaris and Attorney Smith discussed the fine amount and this being the third violation and the fine about staying at \$250.00 per day.

Special Magistrate Dan Mantzaris found the case in violation of Sec. 22-205 overgrowth and LDC 5.3.9. The current fine of 5,250.00 and will continue to accrue till cured. The finding may be recorded when received.

VI. OTHER BUSINESS

None

VII. ADJOURNMENT

10:05 a.m.