CITY OF WEBSTER GROVES  
August 3, 2021

The City Council met this date in a regular session, in the City Council Chambers, which was available to the public via teleconference, at 7:37 pm.

Present at Roll Call:  
Mayor Gerry Welch  
Councilmember Laura Arnold  
Councilmember Pam Bliss (Via Zoom Teleconference)  
Councilmember David Franklin  
Councilmember Emerson Smith  
Councilmember Karen D. Alexander  
Councilmember Sarah Richardson

A quorum was present.

Also present:  
Dr. Marie Peoples, City Manager  
Mr. Neil Bruntrager, City Attorney  
Ms. Katie Nakazono, City Clerk

COMMUNITY DAYS AWARDS
Mayor Welch and the Council thanked those involved in making Community Days a success. Parade Chair Steve Clark thanked everyone for their participation in this year’s parade, and distributed the awards.

PUBLIC HEARINGS
1. Proposed Community Development Block Grant Funds for the 2022 Budget
Mayor Welch opened the public hearing, and Scott Davis, Director of Parks and Recreation and Community Development, gave a brief presentation on the funds.

Good evening everyone. This public hearing is to discuss the Community Development Block Grant, or CDBG, which is a national program administered by the US Department of Housing and Urban Development.

I’d like to start by handing out the sign in sheet. I’d like to ask all those present to fill out this sheet so that we can submit it as part of our application. We will also take a screen shot of the Zoom meeting attendees and include that as well.

CDBG funding seeks to meet one of 3 National Objectives: 1. Benefit low and moderate income persons, 2. Prevent or eliminate slums or blight, 3. Address community development needs with a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community.
HUD provides a block of grants to St Louis County who then disburses most of the funds to subrecipients who are municipalities and non-profits. We have been receiving this grant from HUD through the County for many years.

Tonight’s public hearing is the first step in the application process for the Calendar Year 2022 funding. We are applying for and expect to receive the same funding as last year. We should be awarded $33,300.

For the past several years Council has chosen to use all the CDBG funds in the home improvement program. This is the cornerstone program of the CDBG and it provides for 5-year forgivable home improvement loans to income-qualified residents that live anywhere in the city limits of Webster Groves. This portion of the program is administered through St. Louis County Office of Community Development and individuals apply directly to them.

I contacted County last week and as of end of June all the previous funds have been committed or used. There are 3 active cases currently working on completing projects that have been approved. There are 3 individuals on the waiting list. County is expecting to receive the 2021 funds this fall, so that should cover the waiting list.

It is staff’s recommendation that calendar year 2022 funds of $18,300 also be directed to the Home Improvement Program. The remaining $15,000 staff recommends using in Ivory Crockett Park for improvements or renovations based on the community engagement survey data gathered over the next several weeks.

I’m happy to answer any question the Council or public may have.

Mr. Bruntrager entered the following into the public record:
1. Report of the Director of Parks and Recreation and Community Development Scott Davis.
2. Staff Materials.
3. 2022 Eligibility Map.
4. Sign in sheet
5. Ordinances of the City of Webster Groves

Mayor Welch closed the public hearing.

RESOLUTION #2021-34
Authorizing the City Manager of the City of Webster Groves, Missouri, to Submit on Behalf of the City of Webster Groves, Missouri, an Application for Community Development Funds for Calendar Year 2022 to St. Louis County Office of Community Development, Department of Human Services, Providing for Specific Programs to be Undertaken Within Said City Under the Housing and Community Development Act of 1974, as Amended

A motion was made by Councilmember Richardson, seconded by Councilmember Arnold, to approve Resolution #2021-34.
Mayor Welch called for the vote on Resolution #2021-34.
MEMBERS VOTING:
AYES: ARNOLD, BLISS, FRANKLIN, SMITH, ALEXANDER, RICHARDSON, WELCH
NOES: NONE
Mayor Welch stated that Resolution #2021-34 was approved.

2. Public Hearing Continued - Zoning Code Text Amendments – Multiple Family Dwelling Regulations:
Proposed amendments include changes to the use regulations regarding multiple family dwellings and dimensional regulations in the “C”, “C1” and “D” Commercial Districts in Sections 53.110 through 53.143 and Section 53.159 of the Zoning Code. Proposed amendments further include changes to attached garage regulations regarding non-single family dwelling uses in Section 53.203 and additional minimum street setbacks in Section 53.205
Mayor Welch reopened the public hearing, and Mara Perry, Director of Planning and Development, gave a presentation. [Exhibit A- Copy in City Clerk's office] on proposed amendments and explained the difference between the blue option and the green option.

Mr. Bruntrager entered the following into the public record:
1. Plan Commission staff report by Danny Jendusa, Planner for meeting date April 5, 2021 with the following attachments:
   - Existing selected Definitions in Section 53.020 of the Webster Groves Zoning Code
   - Existing Section 53.110 of the Webster Groves Zoning Code- “C” Commercial District
   - Regulations (existing sections of interest highlighted)
   - Existing Section 53.130 of the Webster Groves Zoning Code- “C1” Commercial District
   - Regulations (existing sections of interest highlighted)
   - Existing Section 53.140 of the Webster Groves Zoning Code- “D” Commercial District
   - Regulations (existing sections of interest highlighted)

2. Plan Commission staff report by Danny Jendusa, Planner for meeting date May 3, 2021 with the following attachments:
   - Selected Definitions in Section 53.020 of the Webster Groves Zoning Code
   - Section 53.110. “C” Commercial District Regulations. City of Webster Groves. Chapter 53 Zoning Code. (proposed text amendments redlined)
   - Section 53.130. “C1” Commercial District Regulations. City of Webster Groves. Chapter 53 Zoning Code. (proposed text amendments redlined)
   - Section 53.159. Use Table for Commercial, Industrial and Planned Districts. City of Webster Groves. Chapter 53 Zoning Code. (proposed text amendments redlined)
   - Section 53.203 Additional Attached Garage Regulations. City of Webster Groves. Chapter 53 Zoning Code. (proposed text amendments redlined)
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- Section 53.205. Additional Minimum Street Setbacks. City of Webster Groves. Chapter 53 Zoning Code. (proposed text amendments redlined)

3. Plan Commission staff report by Danny Jendusa, Planner for meeting date June 7, 2021 with the following attachments:

- Selected Definitions in Section 53.020 of the Webster Groves Zoning Code
- Section 53.110. “C” Commercial District Regulations. City of Webster Groves. Chapter 53 Zoning Code. (proposed text amendments redlined)
- Section 53.130. “C1” Commercial District Regulations. City of Webster Groves. Chapter 53 Zoning Code. (proposed text amendments redlined)
- Section 53.159. Use Table for Commercial, Industrial and Planned Districts. City of Webster Groves. Chapter 53 Zoning Code. (proposed text amendments redlined)
- Section 53.203 Additional Attached Garage Regulations. City of Webster Groves. Chapter 53 Zoning Code. (proposed text amendments redlined)
- Section 53.205. Additional Minimum Street Setbacks. City of Webster Groves. Chapter 53 Zoning Code. (proposed text amendments redlined)

- Copy of Powerpoint slides from May 3, 2021 City Plan Commission meeting

4. Minutes of the April 5, 2021; May 3, 2021; and June 7, 2021 Commission meeting


6. Director of Planning and Development’s Powerpoint before the City Council July 6, 2021

7. Zoning Code of the City of Webster Groves

8. Email from Dave Buck dated July 5, 2021

Mayor Welch stated that the Public Hearing was closed.

BILL #9154 – FIRST & SECOND READING
Councilmember Smith introduced BILL #9154 - AN ORDINANCE AMENDING CHAPTER 53, THE ZONING CODE OF WEBSTER GROVES, BY AMENDING THE USE AND DIMENSIONAL REGULATIONS FOR MULTIPLE FAMILY DWELLINGS IN THE “C”, “C1” AND “D” COMMERCIAL DISTRICTS IN SECTIONS 53.110 THROUGH 53.143 AND SECTION 53.159; AND AMENDING ATTACHED GARAGE REGULATIONS IN SECTION 53.203 AND ADDITIONAL MINIMUM STREET SETBACKS IN SECTION 53.205 AND MATTERS RELATED THERETO, and at the Councilmember’s request, the Bill was read twice, first and second times by title only, and placed on the agenda for future consideration of the Council. [The second reading was read as amended.]

Prior to the second reading, a motion was made by Councilmember Franklin, seconded by Councilmember Arnold, to amend ordinance #9154 to include Exhibit A (blue) as part of the ordinance.

MEMBERS VOTING:
AYES: BLISS, FRANKLIN, SMITH, ALEXANDER, RICHARDSON, WELCH, ARNOLD
NOES: NONE

Mayor Welch stated that the amendment was approved.
REMARKS OF VISITORS
Dave Buck read a statement (See Exhibit B).

Clark Hotaling read a statement via zoom. (See Exhibit C).

NEW BUSINESS – MAYOR, COUNCILMEMBERS, CITY ATTORNEY, CITY MANAGER
No New Business.

UNFINISHED BUSINESS
BILL #9155 THIRD READING
On motion of Councilmember Arnold, seconded by Councilmember Richardson, BILL #9155 – AN ORDINANCE OF THE CITY OF WEBSTER GROVES, MISSOURI, AMENDING CERTAIN PROVISIONS OF CHAPTER 4, ARTICLE XV “TIF COMMISSION” OF THE REVISED CODE OF ORDINANCES OF THE CITY OF WEBSTER GROVES, MISSOURI AND MATTERS RELATED THERETO, having been introduced and read twice on July 6, 2021, was taken up its title read a third time and placed upon its passage to become Ordinance #9155.
Mayor Welch called for the vote on Bill #9155.
MEMBERS VOTING:
AYES: FRANKLIN, SMITH, ALEXANDER, RICHARDSON, WELCH, ARNOLD, BLISS
NOES: NONE
Mayor Welch stated that Bill #9155 was approved.

CONSENT AGENDA
A motion was made by Councilmember Franklin, seconded by Councilmember Arnold, to approve the Consent Agenda.
Mayor Welch called for the vote on the Consent Agenda.
MEMBERS VOTING:
AYES: SMITH, ALEXANDER, RICHARDSON, WELCH, ARNOLD, BLISS, FRANKLIN
NOES: NONE
Mayor Welch stated that the Consent Agenda was approved.

The following consent agenda was approved:

- **Approval of Minutes** – July 6, 2021
- **Resolution #2021-35** – A Resolution Restating and Affirming Ordinance #7669 Which Established Section 2.080 of the Code of Webster Groves, “Compliance with the State Conflict of Interest Law”
- **Resolution #2021-36** – Authorizing the City Manager to Purchase Three 2022 Ford Police Interceptor Utility Vehicles (4WD)
- **Resolution #2021-37** – Authorizing the City Manager to Purchase Hydraulic Rescue Tools for the Fire Department
- **Resolution #2021-38** – Authorizing the City Manager to Enter into a Contract to Sand and Refinish the Gymnasium Floor at the Recreation Complex
- **Resolution #2021-39** – Authorizing the City Manager to Enter into Contracts for the Ivory Crockett Park Trail Renovations
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- **Resolution #2021-40** – Authorizing the City Manager to Award a Contract for Renovations to the Ivory Crockett Park Basketball Courts
- **Resolution #2021-41** – Ratifying the Authorizing of an Emergency Purchase of Water Service for Fire House #2
- **Resolution #2021-42** – Authorizing the City Manager to Purchase Eight Portable Radios for the Police Department
- **Liquor License** – Application to Sell Beer and Wine by the Drink for Consumption on the Premises Where Sold, and on Sundays, by Zushi, 1263 S. Laclede Station Road
- **Liquor License** – Application for Temporary Liquor License for Mary Queen of Peace Church, 676 W. Lockwood Ave., to Sell Beer and Wine by the Drink for Consumption on the Premises Where Sold at Their Bratfest on September 26, 2021
- **Resolution #2021-43** - Authorizing the City Manager to Enter into an Agreement for Mowing Services for FY-22

**APPOINTMENTS TO BOARDS AND COMMISSIONS**
- Tammy Behm was appointed to the Business Development Commission.
- Peter Ruger was appointed to the Library Board.

**EXECUTIVE (CLOSED) SESSION**
Councilmember Arnold made a motion, which was seconded by Councilmember Franklin, to go into Executive Closed Session per Attorney-Client Privileged Communications [MO Statute 610.021(1)].
Mayor Welch called for the vote to go into Executive (Closed) Session.
MEMBERS VOTING:
AYES: ALEXANDER, RICHARDSON, WELCH, ARNOLD, BLISS, FRANKLIN, SMITH
NOES: NONE
Mayor Welch stated that the Council would go into Executive (Closed) Session.

**ADJOURNMENT**
There being no further business to come before the City Council, the meeting was adjourned at 8:47 p.m. on motion of the Mayor, duly seconded.

PASSED AND APPROVED this 17th day of AUGUST 2021.

[Signature]
MAYOR

[Signature]
CITY CLERK
Bill #9154
First & Second Reading
An Ordinance Amending Chapter 53, the Zoning Code of Webster Groves, By Amending the Use and Dimensional Regulations for Multiple Family Dwellings in the "C", "C1" and "D" Commercial Districts in Sections 53.110 through 53.143 and Section 53.153; and Amending Attached Garage Regulations in Section 53.203 and Additional Minimum Street Setbacks in Section 53.205 and Matters Related Thereto

21-PC-02 Zoning Code Text Amendments - Multiple Family Dwelling Regulations

Amendments

<table>
<thead>
<tr>
<th>Section 53.113</th>
<th>&quot;C&quot; Dimensional Regulations.</th>
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<tbody>
<tr>
<td><strong>a. Height</strong></td>
<td></td>
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<tr>
<td>1. No building shall exceed two and one-half (2 1/2) stories nor shall it exceed thirty-five (35) feet in height, except as noted below.</td>
<td></td>
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<tr>
<td>2. Buildings facing Watson Road, Ladue Station Road, South Old Orchard Avenue, Brentwood Boulevard, and Big Bend Boulevard between Ladue Station Road &amp; Grey Avenue may be erected to a height not exceeding three (3) stories and forty-five (45) feet.</td>
<td></td>
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<tr>
<td>3. Four (4) stories and fifty-six (56) feet when not sharing a common boundary with a Single-Family Dwelling.</td>
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</tr>
<tr>
<td>4. Chimneys, church steeples, coning towers, elevator bulkheads, fire towers, monuments, stacks, stage towers or scenery lifts, tanks, water towers, ornamental towers, and spires, windbreak towers, grain elevators, or necessary mechanical appurtenances, may be erected to a height in accordance with the Zoning Code and existing or hereafter adopted ordinances of the City of Webster Groves.</td>
<td></td>
</tr>
<tr>
<td>5. Buildings that are to be used for storage purposes only may exceed the maximum number of stories that are permitted in the district, but such buildings shall not exceed the number of feet of building height permitted.</td>
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<tr>
<td>6. Public, semipublic or public service buildings, hospitals, institutions or schools, when permitted in a district may be erected to a height not exceeding sixty (60) feet, and churches and temples may be erected to a height not exceeding seventy-five (75) feet if the building is set back from each yard line at least one (1) foot for each two (2) feet of additional building height above the height limit otherwise provided in the district in which the building is located.</td>
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</tr>
</tbody>
</table>
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Amendments

Section 53.143. “D” Dimensional Regulations.

1. Height.
   1. No building shall exceed three (3) stories, nor shall it exceed forty-five (45) feet in height, except as found below, provided in the “C1” Commercial District Regulations concerning height.
   2. Four (4) stories and fifty-six (56) feet when not sharing a common boundary with a Single-Family Dwelling.
   3. Chimneys, church steeples, cooling towers, elevator shafts, fire towers, monuments, stacks, stage towers or scenery lifts, tanks, water towers, ornamental towers, and spires, wireless towers, grain elevators, or necessary mechanical appurtenances, may be erected to a height in accordance with the Zoning Code and existing or hereafter adopted ordinances of the City of Webster Groves.
   4. Buildings that are to be used for storage purposes only may exceed the maximum number of stories that are permitted in the district, but such buildings shall not exceed the number of feet of building height permitted.
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Amendments

Section 53.113. "C" Dimensional Regulations.

1. **Height**
   - No building shall exceed two and one-half (2 1/2) stories nor shall it exceed thirty-five (35) feet in height, except as found below:
   - Buildings facing Watson Road, Lacklade Station Road, South Old Orchard Avenue and the west side of Big Bend Boulevard between Lacklade Station Road & Gray Avenue may be erected to a height not exceeding three (3) stories and forty-five (45) feet.
   - Buildings facing South Old Orchard Avenue and the east side of Big Bend Boulevard between Lacklade Station Road & Gray Avenue may be erected to a height not exceeding four (4) stories and fifty-five (55) feet.
   - Chimneys, church steeples, cooling towers, elevator bulkheads, fire towers, monuments, sheds, stage towers or scenery lifts, tanks, water towers, ornamental towers, and spires, wireless towers, grain elevators, or necessary mechanical appurtenances, may be erected to a height in accordance with this Zoning Code and existing or hereafter adopted ordinances of the City of Webster Groves.
   - Buildings that are to be used for storage purposes only may exceed the maximum number of stories that are permitted in the district, but such buildings shall not exceed the number of feet of building height permitted.
   - Public, semi-public or public service buildings, hospitals, institutions or schools, when permitted in a district may be erected to a height not exceeding sixty (60) feet, and churches and temples may be erected to a height not exceeding eighty (80) feet. For each yard line at least one (1) foot for each two (2) feet of additional building height above the height limit otherwise provided in the district in which the building is located.
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Amendments
Section 53.143. "D" Dimensional Regulations.

1. No building shall exceed three (3) stories, nor shall it exceed forty-five (45) feet in height, except as found below provided in the "C" Commercial District Regulations concerning height.

2. Buildings facing the north side of West Moody Avenue and the north side of West Lockwood Avenue may be erected to a height not exceeding four (4) stories and fifty-six (56) feet.

3. Chimneys, church steeples, cooling towers, elevator bulkheads, fire towers, monuments, stacks, stage towers or scenery lofts, tanks, water towers, ornamental towers, and spires, wireless towers, grain elevators, or necessary mechanical appurtenances, may be erected to a height in accordance with this Zoning Code and existing or hereafter adopted ordinances of the City of Webster Groves.

4. Buildings that are to be used for storage purposes only may exceed the maximum number of stories that are permitted in the district, but such buildings shall not exceed the number of feet of building height permitted.
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To Our Mayor, City Council & City Staff,

This morning, I Zoomed in and watched and listened to the meeting of the Webster Groves Arts Commission, after which I wrote these remarks.

I do not know who or what group came up with or greenlighted the slogan, "City of the Arts", for Webster Groves, but I want to kiss you and hug you because it just may be the best and smartest decision this city has ever made, particularly in focusing and charting our course for the future!

Why do I feel this way?

Because I have lived in Webster for over 20 years and we all have endured a continuing series of major controversies and divisions, from The Mills Project in the early 2000's all the way to the current Douglas Hill redevelopment project.

These divisions have been win/lose battles that often pits neighbor against neighbor, tearing us apart and bringing out the worst in us. And it has brought out the worst in me, as Gerry unfortunately experienced first-hand during The Mills Project. It was my worst day.

We too often give ourselves over to the dark side during these divisions, which undoubtably will continue. As such, we need something to restore balance to our "galaxy".
And the arts is the force and how we do it. Because the arts are all about love, beauty, hope, fun and creativity. City services and commerce are essential activities and necessary to sustain life. But the arts are what we stay alive for!

For the arts touch us, inspires us, lift our spirits up and bring us together to share and enjoy a common experience. In short, Art is COMMUNITY!!!!

And do you have any idea just how much artistic talent you have in our city, across the fine arts, music arts and theater arts? They are extraordinary and make our city come alive!

For example, you can feel it during each Webster Arts Fair. Or were you at the Art Commission's Burroak Baroque Concert in Larson Park on July 16? 300-400 people came together and enjoyed the nice evening, each other and wonderful music. How does that compare with arguing with the opposition on some issue?

Now look what's ahead;

- The Hawken House Summer Concert Series continues.
- Webster Arts "Chalk Fest" this August 7.
- Art Commission's "Piano Fest" on August 28.
- Webster's 3rd "World Peace Concert" on September 4 at the Garden Cafe.
- Webster's 20th annual "Jazz & Blues Fest" on September 18.
- Webster's 2nd annual "Porchfest" on October 3, this year in the North Webster neighborhood.

That's a lot of FESTS!!!! A Lot of FESTive occasions!!! A proverbial FESTival of the Arts!!!

In my humble, imperfect but creative opinion, the Arts are the Answer and always will be. So, I will end by saying that, if I was the Art King of Webster Groves, I would complement the Douglas Hill redevelopment
project with a major civic art project to transform the historic Ozark Theater into a new and vibrant "Webster Groves Performing Arts Center" and make dreams come true.

PEACE.

Dave Buck
Good evening

First and foremost, I want to thank you for your commitment to this City. While I don’t agree with all of you all the time, I have a deep respect for each of you. Often, I wonder if those that only pay attention occasionally understand all that you give to serve us.

By the time these remarks are read, all the votes for Proposition 1 should have been cast...and we may even know the outcome. I believe all of you know where I stand on the issue. As one who believes most change occurs incrementally, I applauded the Council’s decision to pass Ordinance 9145.

Over the last 2 months or so, I’ve talked to dozens and dozens of Weber-ites on both sides of the issue. And I’ve asked each one of them, regardless of where they stood, what was their number 1 reason to vote for or against Prop 1. And while I thought the referendum was unnecessary and disrespectful to your decision, I am glad that the topic of ‘Fair and Equitable Housing’ in Webster Groves has been discussed by so many.

Here is what I heard—the top 3 issues for each ‘side’ (there were many other answers, but the bulk of responses fell in these three buckets):

For those Opposed to Prop 1:

1) Removal of outdated restrictions from 1956.
2) More Options/Choices to provide housing diversity to meet changing family needs (young and old).
3) Affordability to address the “Missing Middle”.

For those For Prop 1:

1) Ordinance 9145 encourages teardowns of small houses and doesn’t promote affordability—only serves ‘developers’.
2) To preserve the character of WG/SINGLE Family Homes and to reduce ‘renting’/absentee landlords.
3) Discriminatory ordinance—should have been applied to all housing districts.

As an eternal optimist, regardless of the outcome of the vote, I’m encouraged that we are moving in the right direction. Many of those I talked to that said they were going to ‘yes’, told me they would have voted ‘no’ if the plan was bigger, bolder. And all those I talked to that said they’d vote ‘no’, want more done.

So, I believe the momentum is there, regardless of the outcome, to move the conversation and actions forward. I know 5 Council Members agree. I’m encouraged David wants to see bigger plans. And I believe the mayor is on board to agree the ‘duplex restrictions’ should be removed from all of the housing districts—although perhaps not allowed ‘everywhere’ in the districts.

Please keep the ball rolling with regards to housing diversification in WG. Maybe we need a ‘Housing Commission’. I know we do need, in addition to your 3-year-old stated goals for housing, a clear Vision of what we want to provide our residents in terms of housing options.

Thank you, again.
Clark Hotaling
Webster Groves, MO (A4)
clarkhotaling61@gmail.com
(314) 346-5060