



**Board of Directors  
Lake Dallas Community Development Corporation  
Regular Meeting  
City Hall, 212 Main Street, Lake Dallas, TX 75065  
July 14, 2025, at 6:00 p.m.  
Agenda**

- 1. Call to Order & Determination of Quorum**
- 2. Citizen Agenda & Public Comment:** An opportunity for citizens to address the Lake Dallas Community Development Corporation (CDC) Board on matters which are not scheduled for consideration by the CDC on this agenda. The Texas Open Meeting Act prohibits deliberation by the CDC of any subject which is not on the posted agenda; therefore, the CDC Board will not be able to discuss or take any action on items discussed during the citizen presentations. Citizen presentation will be limited to five (5) minutes per person.
- 3. Discuss and consider any action regarding a BIG Grant for Walter's Tavern at 201 Main Street.**
- 4. Discuss and consider any action regarding Downtown Parking.**
- 5. Discuss and consider any action regarding Way Finding Sign.**
- 6. Work Session- Budget FY 25-26 Budget.**
- 7. Announcements or requests for future agenda items.**
- 8. Adjourn**

I certify that the above notice of this meeting was posted on the bulletin board at City Hall of the City of Lake Dallas, Texas on July 11, 2025, before 11:00 AM.

  
Codi Delcambre, City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact City Secretary's Office at (940) 497-2226 ext. 102 or fax (940) 497-4485 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

**City of Lake Dallas**  
**Business Improvement Grant (B.I.G.) Program Guidelines**

---

**I. INTRODUCTION**

The Development Corporation Act, Chapter 501-505 of the Texas Local Government Code, authorizes the Lake Dallas Community Development Corporation (LDCDC) to provide economic development grants for land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the corporation's directors to promote new or expanded business development. To this end, the LDCDC has implemented a Business Improvement Grant (BIG) Program. The Program provides technical and financial assistance to real property owners seeking to renovate, restore or add exterior signage, lighting, building façades, or premises improvements at a specific business location. The primary objective of the BIG Program is to promote business development by enhancing the City's commercial corridors through improving the physical appearance of storefronts and the premises of individual businesses.

The BIG Program offers a 1:1 (50%) matching grant up to \$10,000 for the funding of well-designed improvements. Improvements may include the restoration of architectural details, installation of new windows and doors up to current energy code, and well-proportioned signage and lighting. City staff will be available to provide assistance to the applicant through the conceptual stage at no cost to the applicant.

Projects in the City's Downtown Overlay district may be eligible for 2:1 (66%) matching grant up to \$10,000.

**II. ELIGIBILITY CRITERIA**

To be eligible for participation in the Business Improvement Grant Program, an applicant and the applicant's project must comply with the following criteria:

1. Applicant must be the owner of the commercial real property to which the proposed improvements will be made.
2. The business storefront must be located within the Lake Dallas city limits.
3. Nonconforming signs located on the applicant's property, if any, must be permanently removed as part of the improvements to be made on the property, unless the sign(s) can be established as being historically significant.
4. Applicants must be current on the payment of all ad valorem and local sales and use taxes owed to the City by the applicant or any business entity owned or controlled by the applicant, including those which may be owed with respect to property or businesses that are not the subject to the grant application.

5. The applicant shall have no pending investigations and/or complaints for violations of city ordinances relating to operation and/or condition of the property at the time of application other than those that will be specifically addressed/mitigated by the proposed project.
6. The applicant must be willing to enter into an Economic Development Agreement with the LDCDC setting the terms and conditions of the grant.
7. An applicant shall not have been awarded a BIG Program grant for the same physical address less than three years after the date the reimbursement check was issued for a previous BIG Program grant.

### **III. DESIGN PRINCIPLES AND GUIDELINES**

Improvements to be funded by a Program grant must be compatible with the character and architecture of the individual building as well as, to the extent appropriate, with other buildings along the street on which the participating storefront is located. Owners of buildings with significant architectural characteristics are strongly encouraged to restore and maintain those features. Improvements for buildings not having such architectural features should still be carefully considered and be seen as an opportunity to substantially enhance the appearance of the buildings and their streetscapes and conform to the City's targeted image for the area.

#### **A. Eligible Façade, Premises, and Signage Improvements**

Storefronts should be oriented to the pedestrian and provide visual interest both day and night. Efforts should be made to facilitate access into the building and to create a business identity unique to Lake Dallas and/or the respective neighborhood. The following improvements are grant eligible:

1. Restoring details of historically-contributing or significant buildings and removal of elements which cover architectural details.
2. Replacing, adding, or repairing window display areas which are appropriately scaled and facilitate night viewing.
3. Window replacement and window framing which is visible from the street and appropriately scaled to the building.
4. Replacing, repairing, or adding exterior signs that is integrated into the architecture of the building, including the window area, awnings or canopies, and entryways.
5. Replacing, repairing, or adding exterior light fixtures that appropriately illuminate signs, storefront window displays, walkways, and recessed areas of a building façade.
6. Replacing, repairing, or adding awnings or canopies.

7. Installing curbing, irrigation, approved trees (from the Lake Dallas approved tree list), landscaping beds, or other landscaping features attached to the building, where appropriate. All newly-installed landscapes must have underground or drip irrigation or a water harvesting system.
8. Cleaning, repainting, re-bricking, or re-siding of the building.
9. Constructing a new, appropriately-scaled storefront on an existing building.
10. Removing or altering architectural barriers to public accessibility unless removal or alteration significantly changes the historic facade.
11. Installing screening, gates, and dumpster revetments. All installations must comply with construction standards established by the Lake Dallas zoning ordinance. Additionally, fences shall be constructed with the structural members/framing/poles facing the interior of the commercial property, and wood fences and gates are required to be sealed from the elements.

**Other improvements will be considered with written approval from the City Manager if they meet the objectives of the Business Improvement Grant Program and are project-eligible per statute and program purpose.**

**B. Prior Improvements**

Alterations and improvements made prior to entering into an Economic Development Agreement with the LDCDC are not eligible for reimbursement.

**C. Alterations**

The applicant must agree not to change or alter the improvements without prior written approval from the LDCDC for three (3) years from the date the reimbursement check is issued under the Program. The applicant agrees to return a pro-rated amount of the grant money received if the improvement is removed or altered within three (3) years.

**IV. PROGRAM ASSISTANCE**

**A. Financial Assistance**

Funding offered is a matching grant in which the LDCDC reimburses the applicant fifty percent (50%) of total project costs, up to a \$10,000 maximum match for eligible exterior improvements.

Projects in the city's Downtown Overlay district may be eligible for sixty six percent (66%) of total project costs, up to a \$10,000 maximum match for eligible exterior improvements.

Upon completion, the City Manager will review the project. Receipts for labor and materials should be submitted to city staff for review. There will be no reimbursement for work performed by the business or property owner or for work that is reimbursable under insurance. A reimbursement check will only be issued after the project is determined complete and all receipts have been reconciled by the Lake Dallas Business Improvement Grant Program.

The LDCDC reserves the right to award an amount less than the full amount for which an applicant may be eligible. The award of grants by the LDCDC pursuant to the Program is discretionary and, notwithstanding the eligibility of an applicant to apply for a grant pursuant to the Program, no applicant is entitled to be awarded a grant pursuant to the Program.

#### **B. Technical Assistance**

City staff can provide guidance on improvements specific to individual storefronts. City staff can provide limited conceptual ideas, but the applicant will be expected to hire his/her own licensed architect or designer for actual detailed concept plans and designs.

#### **C. Application and Information**

If a real property or business owner wishes to apply for a Business Improvement Grant, he/she must contact the City of Lake Dallas City Manager's Office at (940) 497-2226.

### **V. PROCEDURES**

All applicants must follow the procedures in the order outlined below.

1. Applicants must meet with City staff for initial project discussions prior to submitting a grant application.
2. Completed applications with all required documents must be submitted to staff.
3. Staff will review the application packet to determine completeness.
4. Staff will meet with the applicant at least once prior to the application being submitted to the Community Development Corporation.
5. The application is reviewed by the LDCDC Board in a LDCDC meeting. The applicant is required to attend the meeting to present the applicant's project and answer questions.
6. If the application is approved, the city attorney will draft an agreement to be signed by an authorized representative of the LDCDC, the owner of the property, and, if determined appropriate, the business owner if the business owner is a tenant of the property being improved.

7. After the agreement has been signed by all parties and returned to the City, and all necessary permits have been issued, project work may begin.
8. A reimbursement check will be issued after the project is determined complete and all receipts have been reconciled by the Lake Dallas Business Improvement Grant Program.
9. All work for approved projects must be commenced within ninety (90) days after the effective date of the Economic Development Agreement and must be completed within one year of the effective date of the Economic Development Agreement, unless an extension is granted by the LDCDC board. Grant extension requests must come through the City Manager's Office.

**The Lake Dallas Community Development Corporation reserves the right to make adjustments regarding conditions and parameters outlined in these guidelines.**

#### **VI. General Conditions**

1. The applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations. Neither approval of a grant application nor payment of the grant upon completion of the project shall constitute approval of the project by any City department or staff, nor shall approval of such grant application or payment of the grant upon completion constitute a waiver by the City of any safety regulation, building code, ordinance, and other applicable regulation.
2. The applicant shall be solely responsible for overseeing the work, and will not seek to hold the Lake Dallas Community Development Corporation, the City of Lake Dallas, and/or their agents, employees, officers, and/or directors liable for any property damage, personal injury, or other loss related in any way to the Business Improvement Grant Program. By submission of an application, the applicant agrees to indemnify the Lake Dallas Community Development Corporation, the City of Lake Dallas, and/or their agents, employees, officers, and/or directors from any claims or damages resulting from the project, including reasonable attorneys' fees.
3. The applicant shall be responsible for maintaining sufficient insurance coverage for property damage and personal injury liability relating to the Business Improvement Grant Program.
4. The applicant authorizes the City of Lake Dallas to promote an approved project, including but not limited to displaying a sign at the site during and after construction, and using photographs and descriptions of the project in material and press releases.

#### **VII. ADJUSTMENTS and TERMINATION**

The applicant understands that the Lake Dallas Community Development Corporation and the City of Lake Dallas reserve the right to make changes in the conditions of the BIG Program as they determine in their sole discretion as warranted at any time, including for applications already pending.

If the applicant seeks to modify their project plan after a grant has been approved, the applicant must meet with the City Manager. Any changes to the plan must be presented to the City Manager prior to any work being performed in order for the project to remain reimbursement eligible. If the modification is a change of scope, i.e. the addition or deletion of a project element(s), the City Manager shall place the item on a future LDCDC agenda for reconsideration. Minor modifications to the project plan such as changes to the construction materials or the color palette may be approved by the City Manager. City Manager-approved changes shall be documented and attached to the signed Economic Development Agreement. All work for approved projects must be completed within one year of the effective date of the Economic Development Agreement unless an extension is granted by the Community Development Corporation.

The City of Lake Dallas has the right to terminate any agreement under the BIG Program if a participant is found to be in violation of any conditions set forth in these guidelines or if the project has been started prior to an executed agreement with the City of Lake Dallas.

Does this business pay sales tax to the City of Lake Dallas? YES

Grant Amount Requested: \$ 10,000

Estimated Cost of the Project: \$ 295,000

You MUST include the following information with your application:

1. Photographs of the existing building and premises - *need old pictures*
2. Drawings or renderings of the proposed improvements - *updated renderings*
3. A plot plan (drawn on a plat or survey) for premises improvements such as fencing, landscaping, or free-standing signage
4. Written description of the proposed improvements - *complete redesign of the building*
  - Include building materials and color schemes *color black/white*
5. A copy of contractor bids. The bids should be less than 91 days old. - *I have invoices*
6. A copy of the business Certificate of Occupancy and the Texas Sales Tax Permit, if applicable.

By affixing your signature, the applicant acknowledges they have read and agree to the City of Lake Dallas Community Development Corporation BIG Program Guidelines. The applicant understands that all grants are awarded on a reimbursement basis after all work has been certified as completed by the City Manager or his designee. It is expressly understood that work commenced or completed prior to the final approval of the grant is ineligible for funding. The applicant is solely responsible for overseeing the work and will not seek to hold the City of Lake Dallas or the Lake Dallas Community Development Corporation liable for any property damage, personal injury, or other loss related to the BIG Program. The applicant agrees to indemnify the City of Lake Dallas, the Lake Dallas Community Development Corporation and/or their agents, employees, officers and/or directors from any claims or damages resulting from the project, including reasonable attorneys' fees.

Real Property Owner Printed Name: CHRISTOPHER E. WALTER

Signature: Christopher E. Walter Date: 6/22/25

Business Owner Printed Name: CHRISTOPHER E. WALTER

Signature: Christopher E. Walter Date: 6/22/25

City of Lake Dallas Community Development Corporation  
Business Improvement Grant (BIG) Program Application

The Business Improvement Grant Program contract is an agreement between the real property owner and the Lake Dallas Community Development Corporation. The application, as well as the agreement, are to be signed by the real property owner.

Real Property Owner: Christopher E. Walter

Real Property Owner's Phone Number: 214-642-7757

Business Owner: Christopher E. Walter

Business Owner's Phone Number: 214-642-7757

Business Name: Walter's Tavern

Business Address: 201 main st Lake Dallas TX  
75065

Contact Person: Chris Walter

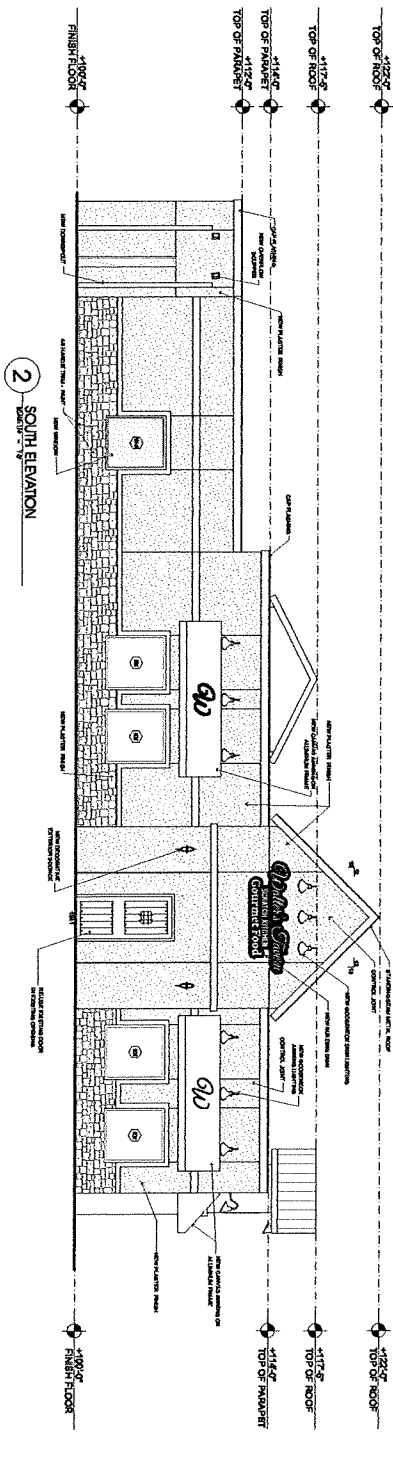
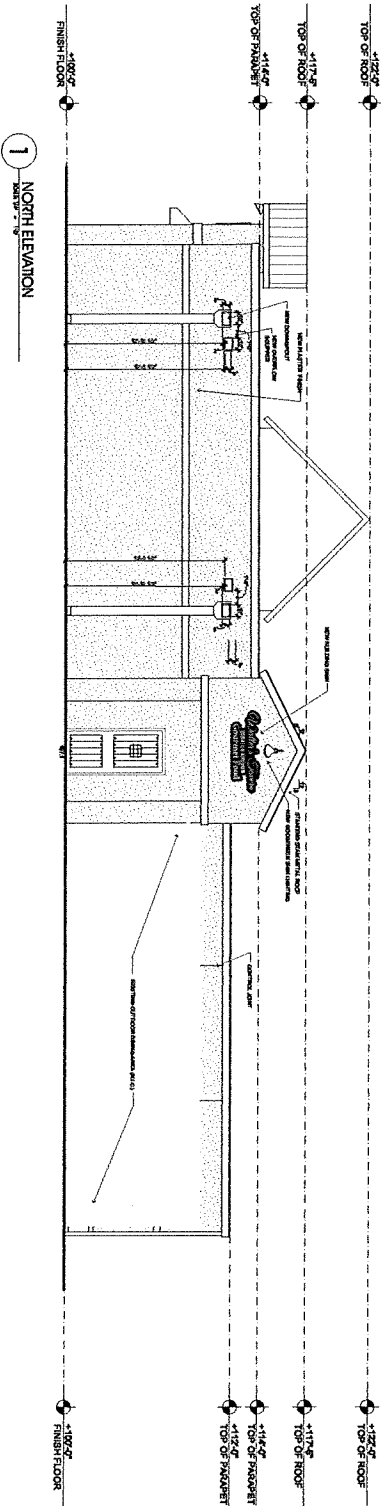
Phone: 214-642-7757

Email: Walterchris32@yahoo.com

Business Description: 2600 Sq Ft, White ~~Stucco~~ Stucco  
Black Trim Black metal roofs over  
3 doors Flat roof with 2"

Describe the scope of work for the proposed Business Improvement project: Totally Gutted  
SO NEW roof all new Spray Foam Insulation  
12 Ft ~~ceilings~~ wood Floors Tile in bar  
Kitchen bathrooms, waiter station then  
all walls mahogany wood.

How will this project benefit Lake Dallas? It will make the front of main st Beautiful  
and will increase the sales and taxes by  
a large amount.



Scale:	As Shown
North Arrow:	As Shown
Notes:	As Shown
Revision:	As Shown
Author:	As Shown
Checker:	As Shown
Designer:	As Shown
Project:	As Shown
Sheet:	As Shown
Scale:	As Shown
Author:	As Shown
Checker:	As Shown
Designer:	As Shown
Project:	As Shown
Sheet:	As Shown
Scale:	As Shown

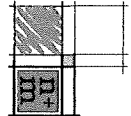
A3.1

BUILDING ELEVATIONS SHEET

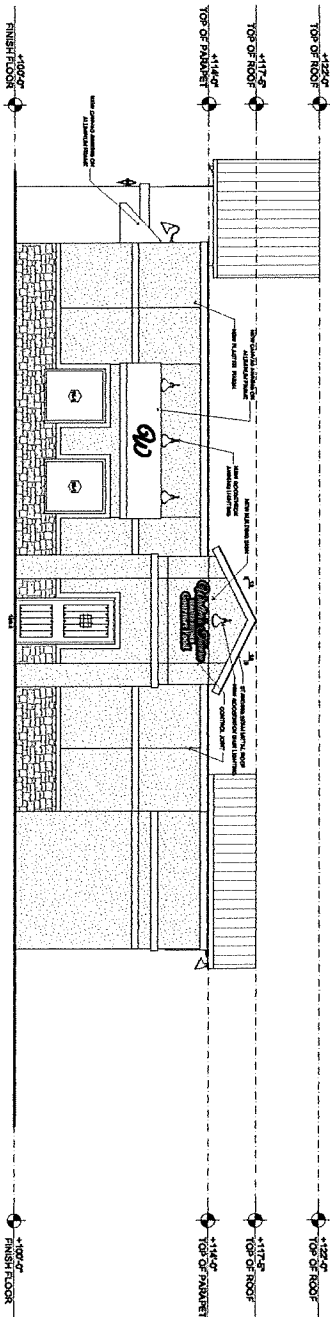
NEW REMODEL & UPGRADES FOR WALTER'S TAVERN

LAKE DALLAS 201 MAIN STREET

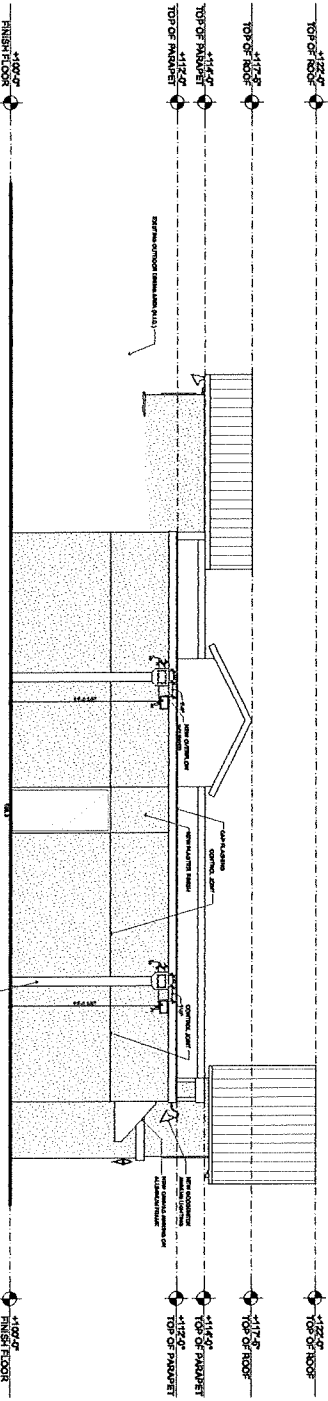
TEXAS


  
 NELSON + JOHNSON ARCHITECTS, INC.
   
 2077 Highland Park Lane, Suite 202
   
 Dallas, Texas 75205
   
 Tel: 214.424.4444
   
 Fax: 214.424.4444
   
 www.nelson-jo.com
   
 Project No. 22013 Walters Tavern-02
   
 Drawing No. 02
   
 Date: 6/13/2015
   
 Designer: [Name]
   
 Checker: [Name]
   
 Project Manager: [Name]

1 EAST ELEVATION



2 WEST ELEVATION



A3.2

BUILDING ELEVATIONS SHEET

Symbol	Name
△	ADDITIONAL WORK
□	REVISIONS
○	NOTES

DATE: 06/23/2014

NEW REMODEL & UPGRADES FOR WALTER'S TAVERN

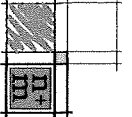
LAKE DALLAS 201 MAIN STREET

TEXAS

2777 Road 101, Suite 200, Dallas, TX 75244  
 Phone: 214.343.8888  
 Fax: 214.343.8889  
 www.nelsonjordan.com

Architects  
 Architects  
 Interior Design

NELSON + JORDAN ARCHITECTS, INC.







# Invoice

**Extraordinary Fence & Patios**

9723570076

extraordinaryfence@gmail.com

165 Forestbrook Dr, apt # 813 Lewisville, TX 75067

www.extraordinaryfence.net

Sales rep Alfonso Garcia

**BILL TO**

Walter's tavern  
2146427757  
201 main st lake Dallas TX

**Invoice #**

415

**Date**

Mar 07, 2024

Project Description	Total Lft or Sqft	Price Per Lft or Sqft	Amount
<p><b>Demolition</b></p> <p>Remove the roof of the existing restaurant except the existing patio attached to the restaurant we do not going to remove the existing stucco and stone the new and haul it away stucco goes in the top of the existing stucco the stone is going to be painted black and haul off</p>	1	\$6,600.00	\$6,600.00
<p><b>New frame</b></p> <p>Re-frame the existing restaurant as shown in the plans This includes</p> <p>#1 raised up the walls as shown in the plan #2 install a new frame for the roof using LVLs approved by the architect</p> <p>Install all the exterior finish trim and siding as shown in the plan, and reframe the interior wall as shown in plan We going do all the frame, trim, and siding as shown in the plans</p>	1	<p>\$61,250.00</p> <p>Est. \$15,000.00 ✓</p>	\$61,250.00
<p><b>Stucco</b></p> <p>Stucco project We going to do the stucco with all the details and specifications according to the plan and city requirements This estimate includes all materials and labor</p>	1	\$37,800.00	\$37,800.00 ✓
<p><b>Insulation protect</b></p> <p>We going to insulated all exterior walls and ceiling with all the specifications on the plan and city requirements</p>	1	\$8,500.00	\$8,500.00
<p><b>Sheetrock/ texture only on the ceiling</b></p> <p>This estimate includes to install Sheetrock and texture on the entire ceiling of the restaurant Type of regular texture This estimate includes all materials and labor</p>	1	\$9,645.00	\$9,645.00
<p><b>Paint project</b></p> <p>This estimate includes the following Paint all ceilings and doors as marked on the plan and stain all the new wood on all walls and all trim, baseboards and columns with the colors of the customer selection This estimate includes all materials and labor</p>	1	\$17,963.00	\$17,963.00
<p><b>TPO roof 60 mil</b></p> <p>This estimate includes the following</p> <p># 1 insulation prior to the TPO as shown in the plan</p>	1	\$42,568.00	\$42,568.00 ✓

Project Description	Total Lft or Sqft	Price Per Lft or Sqft	Amount
---------------------	-------------------	-----------------------	--------

- #2 TPO roof with all the specifications as shown in the plan
- # 3 coping flashing as marked on the plan
- #4 parapet covered with TPO roof as shown in the plan
- #5 gutters as required and marked on the plan

This estimate includes all materials and labor

<b>Interior trim</b>	1	\$14,352.00	\$14,352.00
----------------------	---	-------------	-------------

This estimate includes the following

- 4x8x2.7 mm oak sheet for all the walls
- All the trim as needed
- All baseboards
- And all the wood trim for the columns
- This estimate includes all materials and labor

<b>Windows</b>	1	\$4,952.00 ✓	✓\$4,952.00
----------------	---	--------------	-------------

This estimate includes all the windows marked on the plan and the installation with all the specifications in the plan and requirements of the city

This estimate includes all materials and labor

Please note this estimate is for standard windows if one or more temper windows is going to be \$1,650 per each

<b>Laminate flooring</b>	1	\$3,100.00	\$3,100.00
--------------------------	---	------------	------------

This estimate is for the laminated flooring labor only  
Customer supplied the material

<b>Metal columns</b>	2	\$498.00	\$996.00
----------------------	---	----------	----------

This estimate is 2 metal columns with the custom bracket to support the main beam  
Please note if an additional metal column is required is going to be 498.00 extra for each column

<b>New foundation for the 3 entrance</b>	1	\$1,423.00	\$1,423.00
--	---	------------	------------

This estimate is for the new foundation and new concrete  
For the extension of the 3 entrances

<b>New canvas Awnings</b>	1	\$2,842.00 ✓	✓\$2,842.00
---------------------------	---	--------------	-------------

New canvas awnings installed in a aluminum frame as shown in the plan

<b>New metal roof for the 3 gables</b>	240	\$14.00 ✓	✓\$3,360.00
--	-----	-----------	-------------

Install new standing seam metal roof on the 3 gables situated one in each entrance  
Please note on this estimate includes all materials and labor

<b>NOTICE</b>	1		
---------------	---	--	--

The customer has read the terms and conditions of the contract below and accepts these terms.  
Extraordinary fence & Patios offers a 1 year warranty for any broken or split board over 8" and for any gate that does not close properly. Extraordinary fence and patios. Not responsible for hail, tornado or fire damage  
Extraordinary Fence & Patios accepts no responsibility for a badly placed fence due to an incorrectly marked fence or property lines. Extraordinary Fence & Patios reserves the right to repossess all materials used in the job site without recourse in the event. Payment is not made.  
Payment by: cash, check or money order.  
Initial payment: 50% the first day we start work. Only in fences if we use our standard colors if it is a special color

Project Description	Total Lft or Sqft	Price Per Lft or Sqft	Amount
---------------------	-------------------	-----------------------	--------

or different projects, it is possible that we need 50% at front before starting the work.

Final payment when work is completed.

adjustments on this bid we will be made in the final.

Please make a check to Alberto López

<b>Electrical project</b>	1	\$34,500.00	\$34,500.00
---------------------------	---	-------------	-------------

We agree to complete the electric project as is marked on the floor plans and it will be comply with all the city codes

This estimate doesn't include any ceiling fans or electrical fixtures this estimate includes only insulation for ceiling fans and electrical fixtures customer supply all ceiling fans and all electrical lights fixtures we are going to supply all others materials to complete this electrical project

<b>Block fill up with concrete</b>	1	\$2,500.00	\$2,500.00
------------------------------------	---	------------	------------

We fill up the existing block walls with concrete

<b>Concrete for covering the plumbing pipes</b>	1	\$3,200.00	\$3,200.00
---	---	------------	------------

We covered with concrete everywhere where the plumber guy cut the existing concrete floor

This estimate includes materials and labor

<b>Moving the bar to the front</b>	1	\$900.00	\$900.00
------------------------------------	---	----------	----------

We remove the existing bar wall 1' 1/2" to the front

And we build a new wall

<b>Extra outlets and cans lights</b>	1	\$850.00	\$850.00
--------------------------------------	---	----------	----------

We installed 1 electric outlet in each gable for the sings

Inside we install can lights in the bar ceiling and 6 more outlets all this wasn't in the plans

<b>Trash from the old a/c</b>	1	\$500.00	\$500.00
-------------------------------	---	----------	----------

We remove all the a/c parts and I use my dumpster

<b>New fireplace</b>	1	\$8,300.00	\$8,300.00
----------------------	---	------------	------------

We're going to build a new fireplace inside the restaurant this estimate only includes labor and materials for the concrete foundation and only labor for the fireplace

The customer Chris Walter is supplying 100% of the materials for this new fireplace

<b>Stone columns</b>	1	\$2,150.00	\$2,150.00
----------------------	---	------------	------------

We build 2 stone columns inside the bar and 2 stone columns in the dining room area

<b>Extra framing for bathroom</b>	1	\$1,250.00	\$1,250.00
-----------------------------------	---	------------	------------

We framing extra walls in the bathroom

<b>Kitchen venhood</b>	1	\$1,100.00	\$1,100.00
------------------------	---	------------	------------

We wired the venhood

This includes all the electrical parts and labor

<b>TPO extra repairs</b>	1	\$1,350.00	\$1,350.00
--------------------------	---	------------	------------

We did extra repairs on the roof

<b>Tras bing recycle enclosed walls</b>	1	\$4,800.00	\$4,800.00
---	---	------------	------------

We're going to enclosed the trash can with concrete blocks

This estimate includes concrete footings, concrete block walls, and stucco matching the restaurant exterior walls

Project Description	Total Lft or Sqft	Price Per Lft or Sqft	Amount
---------------------	-------------------	-----------------------	--------

Please note this not includes gates

**Payment Instruction**

50% is required before to starting any city permit application or HOA  
 We accept check, debit card, cash or credit cards with extra 4 %

Subtotal	\$276,751.00
Discount	(\$6,000.00)
<b>Total</b>	<b>\$270,751.00</b>
Paid on Jun 17, 2024	\$7,000.00
Paid on Apr 10, 2024	\$5,000.00
Paid on Jul 03, 2024	\$7,000.00
Paid on Aug 02, 2024	\$30,000.00
Paid on Dec 02, 2024	\$65,000.00
Paid on Jan 04, 2025	\$50,000.00
Paid on Mar 15, 2025	\$60,000.00
<b>Amount Due</b>	<b>\$46,751.00</b>

**Note**

Please note the interior and exterior doors are pending Estimate

By signing this document, the customer agrees to the services and conditions described in this document.

**Extraordinary Fence & Patios**

**Walter's tavern**



Mar 07, 2024

( / / )