

# Glendale Connections

Fall 2025



## Ask Mayor Mike

**“Ask Mayor Mike” is a regular segment in our weekly digital newsletter, quarterly print newsletter, and on social media that features community questions answered by Mayor Mike Wilcox.**

**Q.** *Why are water main breaks so frequent in Glendale? Are they common in St Louis in general or does Glendale have conditions that make it much more likely? Is there any preventative maintenance or work the city should do to prevent them continuing so frequently?*

**A.** In recent months, residents in Glendale have experienced a troubling increase in water main breaks, particularly along North Sappington Road and North Berry Road. These disruptions aren't isolated incidents—they're the result of environmental stress, aging infrastructure, and the compounding effects of repeated repairs. Missouri American Water, which owns and maintains the city's water mains, has outlined three primary reasons

behind the surge in break frequency. First is drought—as the ground dries out, it shrinks and shifts, putting pressure on pipes. Second is age. Some of Glendale's water mains, particularly a 6-inch pipe along N. Sappington Road, are approaching 100 years old. Over time, these pipes become brittle and more vulnerable to cracking. Finally, repeated breaks themselves contribute to the problem. Each time a pipe is repaired, water service must be shut off, which causes the pipe to flex. That flexing can cause nearby weak sections to fail.

Recognizing the urgency, the City of Glendale is working closely with Missouri American Water to address the problem through strategic replacement and reconfiguration projects. Work to reconfigure and retire an old water main line on N. Sappington Road is already underway. Later, in 2026, Missouri American Water will commence a project to replace much of the aging water main on Berry Road. Visit [www.glendalemo.org](http://www.glendalemo.org) for more information.



**HAVE A QUESTION?  
SCAN THE QR CODE TO  
SEND IT TO THE MAYOR!**



**OR SEND AN EMAIL TO:  
HEYMAYOR@GLENDALEMO.ORG**

## FINAL DEVELOPMENT PLAN APPROVED FOR 415 N. SAPPINGTON RD.

The Board of Aldermen voted unanimously to approve the final development plan for the proposed coffee shop and ice cream parlor at 415 N. Sappington Rd. during their regular meeting on October 20.

The approval means the property owners, Jamie and Lisa Houston, can move forward with developing construction plans and applying for demolition and building permits. Construction on the project must begin within 24 months of the approval. The project plans can be viewed at this link: [www.glendalemo.org/415-N-Sappington](http://www.glendalemo.org/415-N-Sappington).

The City's Plan Commission had recommended approval to the Board of Aldermen at their meeting on Aug. 13, pending several conditions. Among these were the completion of a traffic study, a complete lighting study of the property, and approval of the stormwater drainage plan by MSD. The plans also call for nine parking spaces on the lot, which meets the minimum required by the City's zoning code.

During construction, all contractors will be required to park on the property. No construction or contractor parking is permitted on City streets or on the adjacent City Hall public parking lot. The contractor is also required to coordinate in advance any construction activities that will impact traffic with the city's public safety personnel.

## Upcoming Events

**TREE LIGHTING**  
Friday, December 5  
6:30 p.m.  
AT CITY HALL

**FIREHOUSE RUN**  
Saturday, March 28  
8 - 11 a.m.  
AT CITY HALL

## WHOLE KIDS OUTREACH TOY DRIVE

Donate new, unwrapped toys at City Hall from **November 10<sup>th</sup> to November 28<sup>th</sup>**.



## MAYORS FOR MEALS

Donate nonperishable food and hygiene items at City Hall from **December 10<sup>th</sup> to December 23<sup>rd</sup>**.

