

City of Monett  
P O Box 110  
217 Fifth Street  
Monett, Missouri 65708

James Orr,  
Mayor

Jerry Dierker,  
Commissioner

Mike Brownsberger,  
Commissioner

Dennis Pyle,  
City Administrator

Building Inspector  
235-5306

Casino Reservations  
235-3544

Cemetery  
235-3495

City Administrator  
235-3355

City Clerk  
235-3763

Fire Non-Emergency  
235-7799

Golf  
235-6076

Human Resources  
235-3763

Municipal Airport  
476-5112

Municipal Court  
235-4677

Police Non-Emergency  
235-4241

Street/Sanitation  
235-3495

Utilities  
235-3300

Waste Treatment Plant  
235-7455

Website  
[www.cityofmonett.com](http://www.cityofmonett.com)

# Frisco Line News



September 2011

## Monett Park Casino—Renovate, Rebuild or Relocate? Community Input Needed for Casino Project

The Casino building in Monett's City Park is one of those iconic landmarks associated with Monett and its history. A Monett Times article from May 26, 1926 reported that work had started on the facility that would, "take care of any kind of entertainment which may be needed in the park." The newspaper report stated that the cost of the building was being held down as much as possible with the assistance of the general contractor, M.E. Gillioz, undertaking the work at "practically no profit". The local lumber dealers furnished the material at a very low cost and much of the labor was done by city employees. A follow-up article dated August 24, 1926, announced the formal opening of the Casino that was attended by several hundred people. An accompanying photograph of the Casino in 1926 shows the same exterior look of today's building.

Any public building that has served the community for 85 years is noteworthy and deserving of iconic status, especially a wood-frame building like the Casino. The Casino has served the Monett community well by still averaging approximately 275 events per year. The City Council wants to retain a community facility like the Casino with the hope that a new and improved Casino can last as long as the original.

Over the past three years, the City has received payments

from various cell phone providers settling back taxes that were owed to the City but disputed by the companies. The Council used these lump sum payments as a cash reserve to stabilize the City's finances and for one-time expenditures for capital projects such as renovating the Casino building. The Council's intent was to simply update the Casino's floor plan and make it technology-friendly with electrical upgrades. The Council wanted to pay for the improvements without a tax increase or incurring any additional debt. With these objectives, the Council hired an architect, Werner & Associates, to design the renovated structure.

The first step was to order a structural evaluation by an engineer to determine if the building was structurally stable prior to construction. This study inspected the foundation, the flooring system, exterior walls, and roofing system. The report's conclusions were that the five main roof trusses in the main meeting room were a concern. Long term excessive loads had caused deflection in all five trusses. The report's recommendation called for the reinforcement of the roof trusses and suggested that there was a potential for total failure with the future presence of live loads to the roof system.

The City Council then ordered a second structural evaluation to confirm the findings of the

initial report. The second report confirmed the findings and agreed with the recommendations to replace the entire roofing system.

The Council held a number of work sessions with the architect to discuss its options. The City Council also met with the Chamber of Commerce to solicit input from its board members and recently held a work session with the Council Advisory Board and other community leaders to gather input from a broader representation of the community.

The opinions solicited from the community have led the Council to modify their original plan and to consider demolishing the existing facility and constructing a new Casino building. The feedback from the public indicates a desire to construct a larger, modern facility that could accommodate bigger events. By increasing the size of the facility, it will likely increase the cost beyond what the City Council had originally budgeted. The Council is determined to pay for any improvements out of cash reserves that have been earmarked for this project but depending upon the final size and cost, the Council may consider financing the improvements over time to take advantage of historically low interest rates.

If the consensus of the community is to build a new, expanded Casino facility, should the

City of Monett  
P O Box 110  
217 Fifth Street  
Monett, Missouri 65708

James Orr,  
Mayor

Jerry Dierker,  
Commissioner

Mike Brownsberger,  
Commissioner

Dennis Pyle,  
City Administrator

Building Inspector  
235-5306

Casino Reservations  
235-3544

Cemetery  
235-3495

City Administrator  
235-3355

City Clerk  
235-3763

Fire Non-Emergency  
235-7799

Golf  
235-6076

Human Resources  
235-3763

Municipal Airport  
476-5112

Municipal Court  
235-4677

Police Non-Emergency  
235-4241

Street/Sanitation  
235-3495

Utilities  
235-3300

Waste Treatment Plant  
235-7455

Website  
www.cityofmonett.com

### Monett Park Casino continued

Council consider a different location? The new Monett YMCA is currently under construction in the City Park and will be approximately 55,000 sq. ft. with additional space for parking. The new YMCA will also have meeting space available to the community. During the work sessions, the loss of green space in the park was a noted concern. If the Casino were to be expanded with increased parking areas, more green space could be taken

from the Park.  
Is this an opportunity to share a facility with a proposed Drury University campus and Barry-Lawrence Regional Library in a downtown location? Could an expanded Casino facility downtown assist with the revitalization of downtown?

These are questions that immediately confront the Council. The City Council needs to hear from the community and encourages you to contact them

with your ideas. But the feedback should be representative of the entire community. We encourage everyone to use a survey posted at [www.cityofmonett.com](http://www.cityofmonett.com) by clicking on the link, Building a Better Casino or by completing the survey below. The Council plans to hold a public forum on the future of the Casino facility and would encourage you to attend this meeting.

1. The City of Monett should continue to operate a community-use facility like the Casino.

- Strongly Agree
- Somewhat Agree
- No feelings either way
- Somewhat Disagree
- Strongly Disagree

2. A new or renovated Casino facility should...

- be approximately the same size and dimension because I want it to look like the old Casino.
- have some modifications to expand the bathrooms and make it more technology-friendly.
- build a new, significantly larger facility that will accommodate bigger events and look more contemporary.
- be none of the above... I'm opposed to spending any money on this type of facility.

3. The location of a new or renovated Casino facility should...

- be in the City Park where it's always been.
- be downtown to help bring more people to the downtown area, provided that there is sufficient parking available.
- be somewhere outside of the City Park but not downtown.

If your answer was somewhere outside of the City Park but not downtown, please provide your suggested location \_\_\_\_\_

4. The City Council had set-aside some funds for a renovation of the Casino without increasing taxes. If a new, larger facility were to be built, and additional funds were needed, I would vote for a tax increase to pay for it.

- Strongly Agree
- Somewhat Agree
- Neutral
- Somewhat Disagree
- Strongly Disagree

5. On a scale with 10 being Highly Important and 1 being Not Important At All, how would you rate the importance of renovating or re-building the Casino facility?

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

Please return survey to Monett City Hall unless you completed a survey online. Thank you.