

DE SOTO

KANSAS

City Publication

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Email Newsletter

Sign up for our email newsletter, delivered the first and third Fridays following City Council meetings.

desotoks.us/newsletters



City Website

Visit our user-friendly website, where you can find comprehensive information about City services, public announcements, important documents, and more.

desotoks.us



Social Media

Follow us on popular social media platforms, such as Facebook, Twitter, and Instagram, to stay connected and receive real-time updates.



Notify JoCo

Sign up to receive text updates on road projects, utility outages, severe weather, & events in your neighborhood.

notifyjoco.org



Utility Bill Newsletter

You'll find this monthly one-pager, in both English & Spanish, in your utility bill or on our website.



Quarterly Newsletter

In 2024, we'll begin mailing a quarterly newsletter to every household in the 66018 zip code!

POWERING PROGRESS

De Soto Signs Landmark Development Agreement with Panasonic Energy.

In October 2023, the De Soto City Council voted to approve a development agreement with Panasonic Energy Corporation of North America, solidifying the terms and conditions related to development of the company's electric vehicle battery manufacturing facility and the anticipated impacts on the community.

The agreement ensures funding for significant infrastructure and services needed to support the new facility and future growth in the area. It also represents a significant milestone in the City's efforts to facilitate the redevelopment of the former Sunflower Army Ammunition Plant, which has been dormant since the mid 1990's.

Agreement Highlights

The agreement outlines the terms and conditions of a Tax Increment Financing (TIF) incentive for the company. The TIF incentive uses property tax collected from the increased value of the development to reimburse the developer for the costs of infrastructure improvements needed to make the development possible.

As a part of this agreement, Panasonic is required to invest at least \$1B into the land at Astra Enterprise Park and remain operational for at least 20 years. They are also required to employ, at minimum, 2,500 full-time employees.

Total investments in community improvements tally up to \$229.2 million, with Panasonic paying \$147 million and the remaining funds coming from a mix of private and public funds.

- ✓ **\$40 Million:** Sewer Treatment Plant Expansion
- ✓ **\$28 Million:** Sewer Line Extension
- ✓ **\$47 Million:** Water Treatment Plant Expansion
- ✓ **\$19 Million:** New Fire Station & Truck
- ✓ **\$84.2 Million:** Road Improvements
- ✓ **\$11 Million:** New Water Tower

This development agreement marks an exciting moment for De Soto. An investment of this scale in De Soto's people, land, and infrastructure is a move to strengthen the middle class and improve the overall quality of life for our residents while maintaining De Soto's small-town feel.

"This agreement reflects our commitment to De Soto's future," Mayor Rick Walker said. "We're thrilled to be transforming this area into a regional jobs hub and we've worked hard to make sure De Soto residents will benefit from these efforts for generations to come."



COOKIE DECORATING CLASS

DEC 4TH 6:30-8PM

\$20 / PERSON - 6 COOKIES

REGISTER BY 12/1

bit.ly/DeSotoKSRecRegistration

MISSION STATEMENT

"The City of De Soto delivers big adventure and lifelong opportunities to its residents. Civic pride, inclusiveness, and collaboration are hallmarks of our welcoming city where responsible growth is a goal, and government is responsive, accountable, and works in the best interest of the people."

DE SOTO & PANASONIC ENERGY DEVELOPMENT AGREEMENT FAQs

WHAT ARE PANASONIC'S MINIMUM INVESTMENT REQUIREMENTS IN ORDER TO RECEIVE THE TIF?

- A commitment from Panasonic to invest at least \$1 billion in the project and employ at least 2,500 full-time employees.
- The specific standards of construction of the 5 million square foot manufacturing facility in accordance with the approved Site Plan, which is referenced and incorporated into the agreement.

WHAT IS TAX INCREMENT FINANCING (TIF)?

A TIF, Tax Increment Financing, is a common economic development tool that uses future property tax increases – confined to a specific area during a specific time frame – to support development that enhances the public good. TIF districts are established to attract development to areas that would otherwise not be used, in this case, the former Sunflower Army Ammunition plant, now known as Astra Enterprise Park.

The tax increment is the difference between the amount of property tax revenue generated BEFORE TIF designation and the amount of property tax revenue generated AFTER designation. It's only the difference – the increment – that can be used to support investment into the area. In this case, the investment will support public infrastructure projects that will benefit the entire City.

WHAT OTHER SOURCES WILL HELP FUND THE INFRASTRUCTURE PROJECTS?

Other funding sources for these infrastructure projects include:

- ✓ KDOT will fund an estimated **\$64 Million** for transportation improvements
- ✓ Johnson County will fund **\$7.5 Million** toward a new fire station and fire truck and another **\$7.5 Million** of the roadway improvements
- ✓ The City of De Soto will fund **\$2 Million** of the roadway improvements
- ✓ The City will also apply **\$2 Million** in County grant funding toward the roadway improvements

WILL PANASONIC HELP SUPPORT MAINTENANCE AND OPERATION?

Yes, the formation of a Community Improvement District (CID) will require Panasonic to remit annual payments of \$800,000 to fund

the operation of a new fire station, police services, and road maintenance.

In addition, Panasonic will make payments to the City totaling \$4.5 million for building permits, excise tax, and third-party consulting fees including building inspections, plan review, project administration, legal and financial advisory services, and engineering design services.

HOW DOES THIS AGREEMENT BENEFIT DE SOTO RESIDENTS?

The benefits are numerous and far-reaching. Some of the key benefits include:

- It makes possible the construction of an advanced manufacturing facility that will bring an estimated \$4 billion in initial investment, an estimated 4,000 jobs, and an estimated \$2.5 Billion annually in economic activity to the region.
- It represents a major milestone in the City's efforts to facilitate the environmental remediation and redevelopment of the former Sunflower Army Ammunition Plant.
- It will provide 100% funding for the rehabilitation and expansion of the City's water treatment plant and wastewater treatment plant as well as a water tower and sewer collection system.
- It also provides funding for much-needed road improvements in the southwest area of the city as well as the region.

HOW ARE OUR SCHOOLS IMPACTED?

Although this is a 100% TIF incentive, 28 mills of property tax for education are protected per statute. Of these, 20 mills will go to the State of Kansas, and 8 mills will go directly to USD 232. Based on the latest estimates, this represents a tax payment of approximately \$14 million to USD 232 and estimated \$35 million to the State for education over the life of the 20-year TIF.

HOW DOES DEVELOPING THE AREA BENEFIT RESIDENTS IN GENERAL?

- Brings well-paying jobs to our community
- Increases revenue for existing businesses
- Increases the City budget, allowing the City to meet residents' needs for additional parks, trails, programming
- Attracts additional services and stores to the area

Visit the City website for more information regarding the **De Soto & Panasonic Energy Development Agreement**



REGISTERED UTVS ALLOWED

The De Soto City Council recently passed an ordinance allowing the use of registered golf carts, low-speed vehicles, work-site utility vehicles (side-by-sides), and micro utility trucks on De Soto streets that have a speed limit of less than 45 miles per hour.

Connectivity

What inspired this change? Small-town connectivity! This move marks yet another step in the city's ongoing commitment to fostering a stronger sense of community and connectivity among its residents.

Councilman Honomichl, who was beaming with enthusiasm while registering his UTV, shared his thoughts on this exciting change.



COUNCIL MEMBER KEVIN HONOMICHL

"When I think of the 'small-town feel,' I'm reminded of my own hometown growing up. There was this vibrant feeling of a close-knit community where you could hop into a golf cart and visit your friend or ride your UTV to the grocery store to get some milk. As we grow, finding opportunities like this to foster community and connection will be top of mind."

This commitment to enhancing the community's quality of life goes beyond the recent ordinance and is deeply rooted in the City's approach to city planning. The City Council has a longstanding history of prioritizing connectivity and creating an environment that encourages residents to interact and build relationships.

In the past, the City Council has dedicated resources to expand the network of trails and sidewalks within our community, creating secure and accessible pathways for pedestrians and cyclists. However, true connectivity goes beyond those who are able to utilize these physical infrastructure improvements. Further, there are innovative ways to foster connectivity that don't rely on new infrastructure at all.

This is where the UTV ordinance plays a pivotal role; the change not only enhances mobility but also offers a new way for neighbors to connect, whether it's a spontaneous chat with a fellow motorist at a stop sign or a friendly wave as they pass by.



It's a tangible expression of the City's commitment to fostering a stronger sense of community and connectivity among its residents.

Permits

- All Allowable Vehicles must be registered and permitted through the City of De Soto
- The cost to register a UTV is \$35
- The permit is valid for the remainder of the current calendar year (January - December)

Key Info

- No straddled vehicles like ATVs, four-wheelers, or micro bikes are allowed on city streets
- Vehicle owners must register their allowed vehicles with the city, provide a valid driver's license, photos of vehicle, proof of liability insurance, and pay the required fees
- All operators of golf carts, UTVs, and micro utility trucks are subject to applicable traffic laws
- Allowed vehicles must not carry more passengers than designated seats, and occupants must wear seat belts if provided
- Vehicles must have headlights, brake lights, and taillights if operated between sunset and sunrise
- Operators must possess a valid unrestricted driver's license.
- Operating an allowed vehicle in violation of the city's noise regulations is prohibited

How to Apply

Ready to hit the streets? Here's how to register and permit your allowable vehicle through the City of De Soto:

- ✓ Review the...
UTVs in De Soto Web Page
bit.ly/AllowedVehicles
Allowable Vehicle Explainer
bit.ly/AllowedVehicleExplainer
- ✓ Download and fill out a permit application:
bit.ly/DeSotoAVRegistration
- ✓ Call City Hall at 913.586.5250 to schedule a time to drop off your application and have your vehicle inspected





MAYOR Rick Walker 913-375-7729 Cell

CITY ADMINISTRATOR

Mike Brungardt, P.E. 913-586-5253

CITY ATTORNEY

Patrick G. Reavey 913-586-5299

CITY CLERK / ASSISTANT CITY ADMINISTRATOR

Brandon Mills 913-586-5250

CITY BUILDING OFFICIAL

Cameron Maughmer 913-210-9186

CITY BUILDING & CODES INSPECTORS

Dale Hamilton 913-274-8259

Drew Bones 913-286-8129

CITY COMMUNICATIONS DIRECTOR

Whitney Lange 913-586-5255

CITY COUNCIL PRESIDENT

Lori Murdock 913-636-2679

CITY COUNCIL MEMBERS

Rob Daniels 913-221-4498

Kevin Honomichl 913-583-1622

Danny Lane 913-634-9150

Kevin Ritter 913-208-5352

CITY ENGINEER / PUBLIC WORKS DIRECTOR

Joe Johnson 913-586-5257

CITY FINANCE DIRECTOR

Bonnie Bennett 913-586- 5262

COMMUNITY DEVELOPMENT DIRECTOR

Brad Weisenburger 913-586-5286

MUNICIPAL COURT CLERK

Erika Carrillo 913-586-5290

PARK & RECREATION DIRECTOR

Jay Garvin 913-586-5280

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Makenna Jennings 913-586-5282

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Linda Lane 913-634-8299

Todd Manson 913-909-0145

Justin Milburn 913-530-1397

John Shultz 913-585-3511

Roger Templin 913-583-3183

Mark Huggins 913-915-2390

Charles Meddock 913-940-3969

PUBLIC WORKS OPERATIONS MANAGER

Martin Juarez 913-426-8539

STREET & FLEET & FOREMAN

Jim Briggs 913-908-6099

UTILITIES

Mayte Diaz 913-586-5270

Edgar Marquez 913-586-5271

WATER/WASTEWATER

Wastewater - Doug Smith 913-238- 0434

Water - Billy Briggs 913-416-0185

MUNICIPAL COURT 913-586-5290

CHAMBER OF COMMERCE & ECONOMIC DEVELOPMENT

Sara Ritter Director 913-583-1585

ANIMAL CONTROL Johnson County Sheriff 913-782- 0720

JOHNSON COUNTY SHERIFF'S DEPARTMENT

Non-emergency 913-782-0720 emergency 9-1-1

NORTHWEST CONSOLIDATED FIRE DISTRICT

Non-emergency 913-583-3886

HONEY CREEK SANITATION

Randy Weldon 785-423-1809 Cell

PARKS & RECREATION

www.desotoks.us/151/Parks-Recreation

REGISTRATION OPTIONS:

- **In-person:** De Soto City Hall 32905 West 84th St.
- **Online:** <https://bit.ly/DeSotoParksActivities>
- **Mail In:** PO Box C, De Soto, KS 66018
- **After Hours Drop Box:** 32905 West 84th Street

2024 SPRING YOUTH ACTIVITIES



Youth Soccer

Ages: 4-8th grade | **Fee:** \$35

Registration Deadline: February 2, 2024



Youth T-Ball

Ages: 5 thru 6 | **Fee:** \$50

Registration Deadline: March 1, 2023



Youth Baseball

Ages: 6 thru 15 | **Fee:** \$75

Registration Deadline: March 1, 2024



Youth Softball

Ages: 6 thru 15 | **Fee:** \$75

Registration Deadline: March 1, 2024



Youth Blastball

Ages: 4 thru 5 | **Fee:** \$25

Registration Deadline: May 3, 2024

2024 WINTER ADULT ACTIVITIES



Adult Yoga

Time: Tuesdays **or** Thursdays

@ 6:30pm - 7:30pm

Sessions: We currently have sessions in progress with new classes starting after the first of the year

EMPLOYMENT OPPORTUNITIES

- Lifeguard (De Soto Aquatic Center)
- Concessions (De Soto Aquatic Center)
- Front Desk (De Soto Aquatic Center)
- Managers (De Soto Aquatic Center)
- Officials (Youth Soccer)
- Officials (Youth Basketball)
- Umpires (Youth Baseball)
- Umpires (Youth Softball)
- Fitness Instructors

*For more information, please contact
Justin Huslig at jhuslig@desotoks.us*

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DEC
6PM-8PM

Mayor's Annual Deck the Hall & Tree Lighting Event

Join us as we celebrate the beginning of the holiday season by decking the halls of City Hall with the Mayor's annual Christmas tree lighting!

6PM-6:30PM

Holiday Music
High School Band & Choir

6:30PM

Mayor's Tree Lighting
Santa Comes to Town

6:30PM-8PM

Pictures with Santa!

Get a picture with St. Nick by local photographer @FreshFeaturePhoto. You'll get a free digital copy after the event!

Facepainting

Kids Crafts

Rotary Club Community Supper

Soup, chili, & dessert dinner (donations appreciated)

De Soto Arts Council Open House

Meet local artists, enjoy treats, & view artwork