

Meeting Date: February 13, 2024, 5:30 PM

Location of Meeting: Johnson County Youth and Family Services Center
920 W. Spruce Street, Olathe, KS 66061

Project: Olathe Med-Act

Project/File No.: 230467

Neighborhood Attendees: See attached Sign in Sheet

Development Team: Olathe Med-Act:
Rick Gehlbach – Johnson County, project manager
Paul Davis – Johnson County Med-Act
Kyle Heline – Johnson County Facilities
John Gaar– Finkle-Williams, architect
Kyle Deters, Phelps Engineering, civil engineer
Judd D. Claussen, P.E., Phelps Engineering, civil engineer

Copy: Olathe planning staff

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1. There was 1 resident that attended. Judd Claussen welcomed the attendees and gave a brief explanation of how the meeting was to inform the neighbors about the construction of a new Med-Act facility. Everyone on the design team was introduced.
 2. The floor was given to Paul Davis who gave a description of Johnson County Med-Act's services. These include running 20 ambulances 24/7 with 3 additional ambulances for peak hour services. He explained the need for 3 new Med-Act centers due to a gap in coverage and how this project will help reduce this gap in the western Olathe area. This building is expected to receive 10 service calls a day once operational. This project will give approximately 60,000 people a 5-minute response drive time. In addition, this facility will help reduce workload on surrounding facilities and will help the county meet its performance goal of 90% calls received to have an 8-minute or less response time.
 3. Judd was given the floor again and went over the site plan. He went over the building and parking lot size and described how the parking lot circulation will work with the access gate. He then discussed the covered parking areas and the need for those as well as the detention basin and wall needed to construct it. Finally, the outdoor patio and its uses were discussed. Judd then went over the grading plan and explained how the building will sit compared to adjacent elevations. He explained the existing drainage patterns and how the site will match those as well as possible. Judd then discussed the utility plan and explained how many of the needed utilities are existing to the site due to the

previous development. He mentioned how street boring across Monroe Street will be needed for the fire line.

4. The floor was then given to John Gaar to discuss the building elevations. John explained that the building will function as both an office and residential space. This being due to the facility being a 24-hour building and employees will temporarily "live" at the site while on call. John mentioned that the facility will have 3 bay doors and the frontage will consist of stone, stucco, and glass materials and how Finkle-Williams is working with city staff to provide the required materials.
5. Judd then concluded the presentation by informing attendees that the project is going to planning commission on March 11th.
6. The meeting was then opened for questions.
7. Is this going to planning commission on March 11th or February 26th? The design team is still working through city comments so it will be on March 11th
8. Will the building house 3 running ambulances when it opens? No, it will house 1 24/7 ambulance and 1 reserve ambulance upon opening.
9. Can the building house three 24-hour ambulances and staff for them? Yes it can, however, the current plan is to have additional ambulances be "impact" trucks. Meaning they will run 8-12 hour shifts during peak hours.
10. How far west will the service area of this station be? Moonlight Road, however, it will serve anything within an 8 minute radius of the station.
11. When a call comes in where does it go? Calls are received by dispatch, once determined EMS is needed it is forwarded to Paul's office. They use software to determine the closest available ambulance and dispatch that vehicle.
12. So, this station will provide some "breathing space" for other EMS within Olathe? Yes, it does.
13. When are you expecting to break dirt? Construction is planned to begin in the fall of 2024 and completion is expected to be in fall of 2025.
14. Is this project fully funded? Yes.
15. How long is the wait time when ordering a new ambulance? About 3 years.
16. Do you have a preferred vendor for these ambulances? Yes, it is a local company called Osage Ambulance. The county prefers a custom floor plan for ambulances that this company can provide.
17. The council man, Dean Vakas, was asked if he has heard any feedback regarding the project? He said he has not.
18. How often do you come out of the doors with sirens on? About half the time.

Olathe Med-Act / PDP Neighborhood Meeting Summary

Feb. 13, 2024

Public Information Sign In Sheet - In Person Meeting

Neighborhood Meeting for Johnson County Olathe Med-Act

Location: Johnson County Youth and Family Services Center, 920 W. Spruce Street

Tuesday, February 13, 2024

No.	First and Last Name	Address	Phone #	Email
1	J. Paul Davis - DES	11811 S. Sunset Dr. Olathe, KS	913-715-1950	paul.davis@jccgov.org
2	Kyle Helme	4758 Eisenhower Rd. Olathe, KS	785-766-6529	Kyle.Helme@jccgov.org
3	John Gaar	8787 KENNEDY AVE LENEXA, KS	913-498-1550	jgaar@finklewilliams.com
4	Dean Varkas	—	—	dVarkas@distners.gov
5	Rick Gehlbach	JCC ADMIN	913-715-1128	rick.gehlbach@jccgov.org
6	Kyle Deters	1270 N. Winchester St.	913-393-1155	Kdeters@PhelpsEngineering.com
7	Judd Claussen	1270 N. Winchester, Olathe	913-393-1155	jclaussen@phelpsengineering.com
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