Iowa Department of Human Services
CHILD CARE CENTER EVALUATION AND RECOMMENDATION FOR LICENSE

Name of Center: Traditions Children's Center III **Enrollment:** 55 **License ID No. (Reapplications)** 26375

Street: 3802 92nd Dr **City:** Urbandale Iowa **Zip** 50322 **County:** Polk

Mailing Address: 3802 92nd Dr, Urbandale, IA, 50322

Director's Name: Kirstin Oliver **Phone Number:** 515-331-2121

On-Site Supervisor(s): Sarah Geiger **E-Mail:** director@traditions3.com

Date(s) of Visit: 06-25-2025

X **Licensing Visit** X **Unannounced Visit** **Off Year Visit** **Administrative Change**

LICENSING VISITS

New Application X **Re-Application** **NA**

Signed Application (470-0722) Received X **Yes** **No** **NA** **Date Signed:** 06-26-2025

FIRE INSPECTION X **State** **Local** **NA** **Is Fire Inspection Approved?** X **Yes** **No** **NA**

Date Inspected: 06-15-2023

Comments : State Fire Marshal inspections are due every three years.

LICENSE TYPE: X **Child Care** **Preschool (ages 3-5 meets three hours or less per day)**

Financial Type: X Profit Non-Profit NA

Accredition: Accredited NAEYC NSACA Other X NA

Program Serves: X Infants (0-23 mo.) X 2 Years X Preschool-Age X School-Age

Get-Well Evening Care Special Needs

SCHEDULE: X Year-round School-Year Summer Only

HOURS:	*Year-round*	*School-Year*	*Summer Only*

LICENSE CAPACITY	Infants	2 Years	Preschool	School-Age	Capacity
General	20	12	61	15	108
Summer					0

QRS Rating: N/A

RECOMMENDATION FOR LICENSE:	
X	**FULL** license from 08-01-2025 to 08-01-2027
	PROVISIONAL license from
	DENIAL of initial application
	SUSPENSION of license
	REVOCATION of license

Licensing Consultant: Nate Knepper **Date:** 06-26-2025

I. IF CURRENT LICENSE IS PROVISIONAL, IDENTIFY THE CORRECTIVE ACTIONS

N/A.

II. IDENTIFY THE AREAS OBSERVED ON THE VISIT:

A licensing inspection visit was conducted on 6/25/25. The director was present throughout the visit as was the director from the Tradition V (Buildings 100 and 200) centers.

All areas of the program were observed. These areas observed consisted of classroom observations and activities, ratios, nutritional practices, health and safety practices, playground observation, field trip and transportation practices, and administrative review.

Traditions Children's Center III is one of nine centers owned by Robert and Bonnie Netteland. Kirstin Oliver is the director at this location as of 1/2024. She was previously the on-site supervisor. Kirstin has her CDA and also has past experience working in child care. Sarah Geiger is the on-site supervisor as of 6/2022. Sarah has a diploma in Early Childhood Education as well as past experience working in child care. This center serves children ages six weeks to 12 years in age utilizing a combination of different learning curriculums that have been developed over the years by lead teachers.

The infant and mobile infant classrooms are enclosed. The other classrooms are open, but divided into sections.

During the visit, children were observed in free-choice play, napping in cribs, having a diaper changed, engaged in a large group story activity being facilitated by staff, and playing with sensory centers. All staff were attentive to the children in their classrooms. Staff and children questioned gave specific answers as to where they relocate to for monthly fire and tornado drills.

III. IDENTIFY THE OBSERVED STRENGTHS OF THE CENTER:

The center has monthly staff meetings to review all things licensing. Directors at the different Tradition Centers and Clive Children Centers also have monthly meetings with upper management.

Newsletters are sent to parents. The center is also using Pro-Care Parent Engagement to communicate with parents more frequently. Staff who work at this center also received monthly newsletters on all things happening at the center.

Parents and staff are provided a code to gain access into the secure entrance. All other visitors have to ring a doorbell and be let in by staff.

Carpets are shampooed/steam-cleaned more frequently than licensing requirements. The center overall appeared to be clean.

The annual child update forms the center utilizes are simple, complete, and user friendly. This form is often used by this

consultant as an example for other centers.

Classroom staff wear "Traditions" shirts or same type of shirts so they are easily recognizable. Children also wear "Traditions" shirts and all the same color when going on field trips off site.

All staff review the licensing checklist and procedures on a monthly basis.

Several staff members have completed their CDA's and/or have degrees.

The director is organized and has a good support system in place.

The director and on-site supervisor felt staff work well together.

Over the past year, the center has added some new equipment and child-size furniture. The main entrance foyer area has also been remodeled.

IV. IDENTIFY THE ASPECTS OF OPERATION THAT FALL BELOW THE STANDARDS REVIEWED:

109.9(2): All files are updated at least annually and when a change occurs.
One child file was past due for an annual update.

109.11(3)a: Center shall ensure that: Facility and premises are sanitary, safe, and hazard free. Adequate indoor and outdoor space is provided. The outdoor area shall include safe play equipment and area of shade.
1. The drainage system that was installed a couple of years ago does not appear to be functioning properly. There were large pools of water that were not draining.
2. More wood chips are needed in many of the areas and fall zones of the playground (bottom of slides, drainage pipes exposed creating tripping hazards, under tarp exposed).

109.12(1): Program structure that uses developmentally appropriate practices and written program of activities planned to the developmental needs of children served. Program complements but does not duplicate school curriculum. Schedule of program is posted in a place visible to parents.
The full-day schedule in the four/five year old classroom was not complete. Lunch was not documented on this schedule.

V. SPECIAL NOTES/RECOMMENDATIONS:

Radon testing was completed 1/6/23 - 1/9/23. All classrooms came back with radon levels below the 4.0 cutoff. Because levels were below 4.0, the center can move to testing for radon at least every five years now. So long as radon levels remain below 4.0, they can remain on a five year plan. If at the next testing levels in any classroom come back 4.0 or higher, the center will have to have a mitigation plan, retest, and at least temporarily move back to testing every two years.

The HVAC system is newerithin the past year or two. The last annual inspection on file was from 10/10/24.

The center has a van and a bus that they use for transportation to/from school and also for field trips. These vehicles also receive regular maintenance.

I - Power and IQ4K were discussed at the visit. Staff should continue to create their profiles and upload training certificates consistently. The center has had internal conversations as well as conversations with CCR&R about IQ4K participation.

It is recommended dividers be installed between toilets in the school-age restroom.

A new, full, two-year license is recommended. The director will mail in the licensing application and payment as discussed at the visit no later than 6/26/25.

*Note: If you are the Child Care Center Director and you feel something is unclear or unjustly cited, please contact your DHS Licensing Consultant to discuss the issue. The child care director may also send a response which will be placed in the licensing file.

*Note: If you are a member of the general public, there may be additional information contained in the public file. You may contact the DHS Licensing Consultant to inquire.