Health and Human Services

Iowa Department of Health And Human Services

CHILD CARE CENTER ANNUAL EVALUATION

Name of Center: Florence M. Lakin Child Development Center

Provider No.: 52550

Address: 850 N 14th ST, Council Bluffs, IA, 51501

County: Pottawattamie

Director's Name: Jessica McGee

On-Site Supervisor: Samantha O'Brien - Rowedder

Phone Number: 7123186778

E-Mail: jmcgee@themicahhouse.org

HHS Visit Date: 10/13/2026

Licensing Period: 07/01/2026 to 07/01/2028

Fire Inspection:

Date Inspected: 05/15/2024

Comments: fire inspections are due every three years

Report Visit Type:

- [ ] PTO
- [X] Licensing Visit
- [ ] Drop In
- [ ] Administrative Change

License Type:

- [X] Full
- [ ] Provisional

Quality initiative:

- [ ] Accrediation

Program Duration:

- [X] Year-Round
- [ ] School Year
- [ ] Summer Only

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HOURS:	*Year-round*	*School-Year*	*Summer Only*
Sunday			
Monday	6:00 AM to 6:00 PM		
Tuesday	6:00 AM to 6:00 PM		
Wednesday	6:00 AM to 6:00 PM		
Thursday	6:00 AM to 6:00 PM		
Friday	6:00 AM to 6:00 PM		
Saturday			

Program Population Served:

- [X] Infant(0-<24 Months)
- [X] Toddler
- [X] PreSchool
- [ ] School Age
- [ ] All Ages

LICENSE CAPACITY	Infants	2 Years	Preschool	School-Aged	Capacity
General	16	28	44		88
Summer					0

1. Basic Overview

An unannounced licensing visit was made to Florence M. Lakin Child Development Center on 10/13/26. This is a new child care building near the Micah House that opened on 7/8/24. The mission of the center is to provide immediate access to safe, affordable, Montessori-Inspired, trauma-informed childcare to support the families in our community and at the MICAH House. The center provides child care services to infant children to preschool age. Fifty-four children are enrolled and 46 children were present during my visit. Jessica McGee is the director and she has several years of child care experience. She has Montessori Teaching Certificate for infants and toddlers as well as National Administrator Credential. Samantha O'Brien-Rowedder is the on-site supervisor. She has serval years of child care experience as well as a Bachelor's Degree in Early Childhood Education. I met with Jessica during my licensing visit.

Observation of rooms:
The building has a secure entrance. It is a beautiful building. There are five programming rooms, a sensory room, and an indoor gym that is used as a play area when the children are unable to get outside due to the weather. The center looks great. It is bright and cheerful. The furniture and the storage shelves for nap mats are wonderful. In the infant room, they use a color that corresponds to each child's crib, bottles, etc. There is a picture of each child on their crib. They use the Playground App for their daily sheets. The daily sheets looked good. There are two evacuation cribs. The second infant room is for children 1-2 years old. There were pictures of the kids above where their nap mats are stored. Staff were trying to get the children to nap. There are two 2–3-year-old rooms. The children were napping on cots. There is one room for preschool which are ages 3-5 years old. The children were napping. Not all the children were visible to staff during naptime. Some of the children were behind shelves and not visible to staff sitting in the room. The room must be arranged so as not to obstruct the direct observation of children by staff. Sheets and blankets are washed weekly. They have developed a library. They have one sensory room with two observation windows. Staff had excellent interactions with the

children. They were positive, nurturing, and attentive to the children's needs. They were on the children's level interacting with them. They were rubbing the children's back while trying to get them to sleep. The center uses a combined curriculum of Montessori philosophy with a strong focus on Trauma Informed Care and Practices. The Montessori philosophy focuses on educating the whole child in all areas of life through hands-on, child-led, sensory-based activities. Using the Montessori method of education provides the center the space to include trauma informed practices like providing a consistent daily routine and choice-based curriculum that gives the child a sense of empowerment. They supplement with Creative Curriculum. Supportive services are accessible and tailored to the children i.e. different therapy services. The center has a service provider office, conference/meeting rooms, sensory room/provider observation, etc. The Playground child care app is used. Lesson plans/activities are completed by the staff in each program room. On the last day of the month, teachers turn in the lesson plans for the following month. Lesson plans and daily schedules were posted in each room. Every room had all of the necessary postings. There are developmental screenings every three months by Firefly for ages and stages. Staff and parents collaborate on this.

Nutrition:
The center has a very nice, warming kitchen. They provide cold breakfast and snack. The Micah House provides lunch. Menus were posted and are on the Playground App. The center is on the federal food program.

Health and safety:
Monthly fire and tornado drills were practiced and documented. The center completed radon tests in 17 rooms in February 2026 and all were in the acceptable range. Radon testing is due every five years if the test results are below 4.0 pCi/L. A fuel burning inspection was completed on 10/15/26 and everything was functioning properly. The center follows medication management procedures when a child is prescribed medication. One child has a rescue inhaler. It is kept in the emergency backpack which follows the class whenever they leave the room. It is not locked. The center uses Purell Surface for sanitizing and disinfecting. This is premade so staff do not have to mix anything. This helps eliminate any errors in mixing anything. Please follow the three-step bottle procedure for both sanitizing and disinfecting: 1. Soap and water for cleaning, 2. Water for rinsing, and 3. Your EPA and child care approved product for sanitizing and disinfecting. Toys are sanitized at least daily.

Playground:
The playground areas opened in September 2024. There are two separate playgrounds. One is for birth to three years old and the other is for three years old and up. Poured in place fall surfacing is used. There are water carts that go outside every time they go outside. The water jugs are washed daily and sanitized. They fill them up in the morning. They take their first aid kits with them every time they go outside. Samantha does a walkthrough of the playgrounds every morning, staff visually inspect the equipment daily when they go outside, Jessica inspects more closely on a weekly basis, and maintenance inspects monthly. Logs are kept on the monthly inspections.

Transportation:
The program doesn't offer daily transportation services. They do not take any field trips.

Administrative records:
Five staff files were reviewed and only one was incomplete. One was missing a physical exam. Eight children's files were reviewed and were in excellent order. Files have improved greatly since last year. Jessica has monthly staff meetings.

2. Identify Observed Strengths of the program

In 2025, Jessica identified their strengths as being open with convenient times for families, they have a very positive staff culture, children build real life skills, and they know the community resources to help the families they work with. Goals are to start PCIT and eventually expand their hours. They have two staff development days a year for professional development. They are also able to do professional development on snow days. American Midwest Ballet comes in weekly for free dance lessons for the 3–5-year-olds. Jessica reports they have good relationships with their staff. Staff accumulate PTO. EAP is also available for staff. They participate in TEACH. Jessica hopes to apply for IQ4K. On 10/13/26, Jessica reported their strengths are they are they collaborate with the community and families, they are able to be a support to the community, they accept CCA and provide care for families at the Micah House, AEA comes in frequently for kids that need services, they partner with Firefly and Nebraska Methodist Nursing College, and they have a strong partnership with CCR&R.

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3. Identify the aspects that fall below the standard

109.9(1)b: All files contain a pre-employment physical exam report completed within six months prior to hire and at least every three years. Physical exams shall be documented on form 470-5152, Child Care Provider Physical Examination Report. Five staff files were reviewed and only one was incomplete. One was missing a physical exam.

109.11(2)b: Program space must meet the following conditions: Room must be arranged so as not to obstruct the direct observation of children by staff. Individual covered mats, bed, or cots and appropriate bedding will be provided for all children who nap. Equipment and materials are maintained in a sanitary manner. Sufficient spacing must be maintained. The center will have sufficient toilet articles for each child for hand washing. During nap time, some of the children were behind shelves and not visible to staff sitting in the room. The room must be arranged so as not to obstruct the direct observation of children by staff.

4. Any corrective action plans, provisional license, and safety plans-steps to get into compliance

5. Special Notes/Recommendations

A full license is recommended for 7/1/26 to 7/1/28.

Targeted Assessment Behavior Management
I discussed with Jessica her oversight of behavior management related to helping childcare staff: 1. Understand expectations, 2. Managing frustrations, 3. Monitor performance. The center has an EAP program for staff. There are cameras throughout the building and on the playground. Jessica has bimonthly check-ins with staff. There is a code word for staff to use if they need a break or they can ask for help. The goal for the year is for all staff to have PBIS training. Jessica has staff read a book called Trauma Informed Care in the Early Childhood Classroom if a staff member needs support. The center utilizes CCR&R and the behavioral specialist. They focus on talking about mental health and focus on self-awareness.

Date: 10/23/2026

HHS Licensing Consultant: Tausha Bottorff

Non-compliance with any of the mandated regulatory requirements listed above may lead to the cancellation or revocation of your Child Care License. Please take steps necessary to completely address each of the violations noted above.

Child Care Resource and Referral is an excellent resource for providers to access training options and support in your area. You can reach Child Care Resource and Referral at **https://iowaccrr.org**.