Health and Human Services

Iowa Department of Health And Human Services

CHILD CARE CENTER ANNUAL EVALUATION

Name of Center: Kids Korner South 6th

Provider No.: 53256

Address: 215 S 6th St Ste B, Adel, IA, 50003

County: Dallas

Director's Name: Emily Bock (Ellerman)

On-Site Supervisor: Madison Isenhart (Nelson) and Johanna Boots

Phone Number: 5159931190

E-Mail: ADEL@kidskornertwo.com

HHS Visit Date: 09/14/2026

Licensing Period: 10/01/2026 to 10/01/2028

Fire Inspection:

Date Inspected: 08/06/2026

Comments: State Fire Marshal. These inspections are due at least every three years. Based on fire safety equipment, capacity was capped at 45.

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	6:30 AM to 5:30 PM		
Tuesday	6:30 AM to 5:30 PM		
Wednesday	6:30 AM to 5:30 PM		
Thursday	6:30 AM to 5:30 PM		
Friday	6:30 AM to 5:30 PM		
Saturday			

Program Population Served:

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

LICENSE CAPACITY	Infants	2 Years	Preschool	School-Aged	Capacity
General				45	45
Summer					0

1. Basic Overview

A licensing inspection was conducted on 9/14/26. The director was present throughout the inspection.

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.

Kids Korner South 6th is a new program that was given permission to open on 8/17/26. The center is owned by Lezlie Ellerman and Emily Bock (formerly Ellerman). Emily is also the director of this program as well as the head director over the other Kids Korner programs (five total). Emily has a BA degree and has past experience working in child care. Madison Isenhart (Nelson) and Johanna Boots are the on-site supervisors of this program. All individuals meet the qualifications for their titles.

The center serves school-age children who live in the Adel area. Programming is year-round and the center utilizes the Creative Learning Curriculum with children. Children attend all day programming during the summer months and no school days. All day programming is 6:30am - 5:30pm. During the school year, children can attend in the AM 6:30am - 7:45am and/or 3:30pm - 5:30pm. Total child capacity is set at 45 children. Total child enrollment on the day of the inspection was 35 children.

NUTRITION: The center serves children an AM snack, lunch, and a PM snack. Meals are prepared on-site in the kitchen area and the menu is posted for four weeks before it rotates back to week one. The center rotates between a Spring menu and a Fall menu. All food items met CACFP requirements. All food storage was sufficient. Children eat at the cafeteria

style tables.

TRANSPORTATION/FIELD TRIPS: For all field trips, the center contracts with the school district for a bus and a driver. For all field trips, a first-aid kit and children emergency contacts are also taken along. The center is also a pickup/drop off site for busing during the school year.

PLAYGROUND: The playground is across the parking lot from the building. The entire playground is fenced in. There is a basketball area, climbing star structure, and a picnic table area. There are also two shade structures currently in place. Wood chips are used for surfacing around the Star climber. Two bolts along the fence gate need to be cut/capped so that no more than two threads are showing. Monthly playground inspections are being conducted.

During the inspection, children were observed spaced out in different groups and engaged in free-choice play at the different learning stations made available to them. Some children were reading books, some children were playing with blocks, some children were engaged in dramatic play. Children questioned gave specific answers as to where they relocate to for monthly fire and tornado drills (August and September drills have already been conducted). Toys, tables, and other items are being cleaned and sanitized daily.

For more challenging child behaviors, the center makes it a point to make sure staff know when to ask for help when they need it. Management will step into classrooms at staff requests. Staff are taught to talk to children calmly and redirect them as needed. Teamwork between staff, staff with children, other community partnerships, and staff with parents is stressed.

2. Identify Observed Strengths of the program

This is a new center that meets a need in the community.

This is one of five programs owned and operated by Kids Korner. The center have the same handbooks, policies, office manager, etc. There is continuity.

The center smelled and looked clean.

There is a reflection mirror hanging on a wall so staff can see into a blind spot hallway.

There is a lot of storage space.

The center is a pickup/drop off site for the school district during the school year.

The center has a good working relationship with the families they serve. Staff reportedly also work well together.

3. Identify the aspects that fall below the standard

109.11(4)a: Center must have safe outdoor program area adjacent to the center, with sufficient square footage to accommodate at least 30 percent of the enrollment capacity at any one time at 75 spear feet per child. Outdoor space must: Be free from litter and unsafe materials and free from contamination by the drainage or ponding of sewage or storm water. Include safe play equipment and an area of shade. Include fencing to protect from bodies of water or vehicular traffic. There are two bolts on the fence gate to the playground that have to be cut/capped so that no more than two threads are showing.

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 center had a full-day schedule posted, but also needs to have an AM schedule and a PM schedule as discussed at the inspection.

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

N/A.

5. Special Notes/Recommendations

Radon testing is due no more than a year after the center's opening date so radon testing in the classroom is due no later than 8/17/27. It is recommended that the radon test occur over Thanksgiving weekend. If levels are below the 4.0 cutoff, the center can move to testing every five years. If levels are 4.0 or higher, the center will have to retest with the assistance of a radon mitigation specialist and then remain on a two year testing period at least temporarily.

The center has one year to conduct their HVAC inspection for this program. This should be completed no later than 8/17/27.

I - Power was discussed. All staff who work at this program should have an I - Power profile linked to this program. Staff files reviewed in I - Power prior to the inspection were all complete with staff training certificates.

A new, full, two- year license is recommended.

Date: 09/15/2026

HHS Licensing Consultant: Nate Knepper

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**.