



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

December 30, 2019

Roger Most
Happy Acres AFC, LLC
7312 N State Rd.
St. Louis, MI 48880

RE: Application #: AM290394789
McKellar Assisted Living
7312 N. State Road
St. Louis, MI 48880

Dear Mr. Most:

Attached is the Original Licensing Study Report for the above referenced facility. The study has determined substantial compliance with applicable licensing statutes and administrative rules. Therefore, a temporary license with a maximum capacity of 12 is issued.

Please review the enclosed documentation for accuracy and contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please contact the local office at (517) 284-9730.

Sincerely,

A handwritten signature in cursive script that reads "Bridget Vermeesch".

Bridget Vermeesch, Licensing Consultant
Bureau of Community and Health Systems
1919 Parkland Drive
Mt. Pleasant, MI 48858-8010
(989) 948-0561

enclosure

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF COMMUNITY AND HEALTH SYSTEMS
LICENSING STUDY REPORT**

I. IDENTIFYING INFORMATION

License #:	AM290394789
Applicant Name:	Happy Acres AFC, LLC
Applicant Address:	7312 N State Rd. St. Louis, MI 48880
Applicant Telephone #:	(989) 681-5188
Administrator:	Rebecca Rutherford
Licensee Designee:	Roger Most
Name of Facility:	McKellar Assisted Living
Facility Address:	7312 N. State Road St. Louis, MI 48880
Facility Telephone #:	(989) 681-5188 06/18/2018
Application Date:	
Capacity:	12
Program Type:	AGED

II. METHODOLOGY

02/20/2018	Inspection Completed-Env. Health : A
06/18/2018	Enrollment
06/20/2018	Inspection Report Requested - Health Invoice No: 1028424
06/20/2018	Application Incomplete Letter Sent Corp paperwork, 1326, Fps, & RI_030
06/20/2018	Inspection Report Requested - Fire
06/20/2018	Contact - Document Sent Fire safety String Rule and act books
08/16/2018	Contact - Document Received-1326 & RI-030
01/15/2019	Contact - Document Received- Corp paperwork
01/15/2019	File Transferred To Field Office-Mt. Pleasant
02/01/2019	Application Incomplete Letter Sent
08/22/2019	Inspection Completed-Fire Safety: A Used inspection report from current license AM290008363 as transfer inspection to new license.
11/14/2019	Contact - Document Received- 1326 & Ri030 for Roger Most
12/10/2019	Application Complete/On-site Needed
12/10/2019	Inspection Completed On-site
12/10/2019	Inspection Completed-BCAL Full Compliance
12/16/2019	Inspection Completed- Env. Health: A

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

The property known as McKellar's Assisted Living is located at 7312 N. Stat Rd, St. Louis, MI 48880. The property is owned by Pearl's Dream, LLC, and leased to Happy Acres AFC, LLC of St. Louis. McKellar's Assisted Living sits on 6.5 beautiful wooded acres with plenty of wildlife to enjoy. The facility is a ranch-wooden framed residence with vinyl siding on a crawl space, located just outside the city of St. Louis,

Michigan. The facility has two separate living quarters which provides ample room for all residents. Upon entering the main entrance, one steps into the resident main living room, dining room, kitchen and a half bath. To the left of the living room is a hallway that provides access to six resident bedrooms each equipped with a full private bathroom. Each of these resident bedrooms is large enough for one or two residents in the event there is a married couple who wishes to remain together within the facility. To enter the adjacent part the facility, entrance is gained by exiting through the garage to regain entry into the kitchen of the other section of the facility. This section of the facility has its own kitchen, living room, two resident bedrooms with a bathroom in between, and the owners sleeping quarters and their private bathroom. The facility has a large wooden deck for residents to enjoy located off the dining room area exits in both areas of the facility. Only the entrance into the facility is equipped with a wheelchair ramp, all other exits are not wheelchair accessible. Consequently, the facility is not wheelchair accessible and cannot accept residents who regularly require the use of a wheelchair to assist with mobility.

The facility utilizes a private well and private septic system, which were inspected by the District Health Sanitarian on December 16, 2019 and were found to be adequate to serve twelve residents, two occupants and two direct care staff members. The facility was determined to be in substantial compliance with administrative rules.

The facility uses a natural gas forced-air furnace that is located off the laundry room in an enclosed furnace room consisting of one-hour fire rated drywall and fire-rated door with an automatic self-closing device and positive latching hardware. The water heater and laundry appliances are located on the main floor. The facility is equipped with an interconnected, hardwired smoke detection system with battery back-up which was installed by a licensed electrician and is fully operational. The facility was inspected on August 22, 2019, by the Bureau of Fire Services and was determined to be in substantial compliance with the applicable fire safety administrative rules.

Resident bedrooms were measured during the on-site inspection and have the following dimensions:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds Permitted
Bedroom #1	12' X 14'	168 sq. ft.	1 or 2 residents
Bedroom #2	12' X 14'	168 sq. ft.	1 or 2 residents
Bedroom #3	12' X 14'	168 sq. ft.	1 or 2 residents
Bedroom #4	12' X 14'	168 sq. ft.	1 or 2 residents
Bedroom #5	12' X 14'	168 sq. ft.	1 or 2 residents
Bedroom #6	12' X 14'	168 sq. ft.	1 or 2 residents
Bedroom #7	10'5" X 16	168 sq. ft.	1 or 2 residents
Bedroom #8	10' X 13'	130 sq. ft.	1 or 2 residents
Living Room #1	20' X 10'	200 sq. ft.	
Living Room #2	15' 5" X 24'	372 sq. ft.	

The resident bedrooms listed above may be used for one or two residents based on the needs or requests of residents; however, the facility may not exceed the licensed capacity of 12 residents or have more than two residents in any given resident bedroom.

The indoor living and dining areas measure a total of 572 square feet of living space. This meets/exceeds the minimum of 35 square feet per occupant requirement.

Based on the application, this facility will be licensed for **twelve (12)** residents ONLY. It is the licensee's responsibility not to exceed the facility's licensed capacity of **twelve (12)** residents.

B. Program Description:

The applicant intends to provide 24-hour supervision, protection and personal care to twelve male and/or female residents who are aged. The program will include social interaction with staff members and volunteers, games, puzzles, music, singing, reading, and outdoor enjoyment. The applicant plans to have a local Barber Shop Quartet and church groups come to the facility to provide musical entertainment. The applicant intends to accept residents with private sources for payment.

If needed by residents, behavior interventions and specialized interventions will be identified in the assessment plans. These interventions shall be implemented only by staff trained in the intervention techniques.

In addition to the above program elements, it is the intent of the applicant to utilize local community resources for recreational activities including Mid-Michigan Medical Center-Gratiot, the library in St. Louis, Alma, and Ithaca, local museums, shopping centers, churches, etc. These resources provide an environment to enhance the quality of life and maintain the independence of residents.

C. Applicant and Administrator Qualifications

The applicant is Happy Acres AFC L.L.C., a "Domestic Limited Liability Company", established in Michigan on 08/28/2019. The applicant submitted a financial statement and established an annual budget projecting expenses and income to demonstrate the financial capability to operate this adult foster care facility. The members of Happy Acres AFC, L.L.C. have submitted documentation appointing Roger Most as licensee designee for this facility and Rebecca Rutherford as the administrator of the facility.

Criminal history background checks of the applicant and administrator were completed and they were determined to be of good moral character to provide licensed adult foster care. The applicant and administrator submitted statements from a physician documenting their good health and current negative tuberculosis test results.

Licensee designee Roger Most and administrator Rebecca Rutherford have provided documentation to satisfy the qualifications and training requirements identified in the group home administrative rules. Mr. Most and Ms. Rutherford have been employed as direct care staff, maintenance and home managers for Pearl McKellar, the original owners of McKellar's Assisted Living for the past five years. They both have at least five years of direct care staff experience working with individuals who are aged. Also, their experience working with the previous AFC owner provided them an opportunity to learn AFC rules, paperwork requirements, inspection expectations and other pertinent licensing requirements.

The staffing pattern for the original license of this 12 bed facility is adequate and includes a minimum of 1 staff for 12 residents per shift. The applicant acknowledged that the staff to resident ratio may need to change in order to provide the level of supervision or personal care required by the residents due to changes in their behavioral, physical, or medical needs. The applicant has indicated that direct care staff will *not* be awake during sleeping hours.

The applicant acknowledged an understanding of the qualifications, suitability, and training requirements for direct care staff prior to each person working in the facility in that capacity or being considered as part of the staff to resident ratio.

The applicant acknowledged an understanding of the responsibility to assess the good moral character of employees. The applicant acknowledged the requirement for obtaining criminal record checks of employees and contractors who have regular, ongoing "direct access" to residents or resident information or both utilizing the Michigan Long Term Care Partnership website (www.miltcpartnership.org) and the related documents required to demonstrate compliance.

The applicant acknowledged an understanding of the administrative rules regarding medication procedures and assured that only those direct care staff that have received medication training and have been determined competent by the licensee designee will administer medication to residents. In addition, the applicant has indicated that resident medication will be stored in a locked cabinet and that daily medication logs will be maintained on each resident receiving medication.

The applicant acknowledged the responsibility to obtain all required good moral character, medical, and training documentation and signatures that are to be completed prior to each direct care staff or volunteer working directly with residents. In addition, the applicant acknowledged the responsibility to maintain all required documentation in each employee's record for each licensee or licensee designee, administrator, and direct care staff or volunteer and follow the retention schedule for those documents contained within each employee's record.

The applicant acknowledged an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the adult foster care home.

The applicant acknowledged the responsibility to obtain the required written assessment plan, resident care agreement, and health care appraisal forms and signatures that are to be completed prior to, or at the time of, each resident's admission to the facility as well as updating and completing those forms and obtaining new signatures for each resident on an annual basis.

The applicant acknowledged the responsibility to maintain a current resident record on file in the home for each resident and follow the retention schedule for all of the documents that are required to be maintained within each resident's file.

The applicant acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. The applicant acknowledged that a separate *Resident Funds Part II BCAL-2319* form will be created for each resident in order to document the date and amount of the adult foster care service fee paid each month and all of the resident's personal money transactions that have been agreed to be managed by the applicant.

The applicant acknowledged an understanding of the administrative rules requiring that each resident be informed of their resident rights and provided with a copy of those rights. The applicant indicated the intent to respect and safeguard these resident rights.

The applicant acknowledged an understanding of the administrative rules regarding the requirements for written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause.

The applicant acknowledged the responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested.

The applicant acknowledged that residents with mobility impairments may only reside on the main floor of the facility.

D. Rule/Statutory Violations

Compliance with the licensing act and administrative rules related to the physical plant has been determined. Compliance with administrative rules related to quality of care will be assessed during the temporary license period.

IV. RECOMMENDATION

I recommend issuance of a temporary license to this AFC adult medium group home with a capacity 12 residents.

Bridget Vermeesch

12/11/2019

Bridget Vermeesch
Licensing Consultant

Date

Approved By:

Dawn Timm

12/30/2019

Dawn N. Timm
Area Manager

Date