

The Hills Youth and Family Services Project

Frequently Asked Questions

Background Summary

The Hills is a residential mental health care facility for children ages 6-17 years old and is expected to announce their decision to locate in East Bethel.

The Hills currently operates a facility in Duluth, MN at The Hills Youth and Family Services, 4321 Allendale Avenue, Duluth, MN 55803, www.TheHillsYFS.org. The facility in Duluth, which is a residential treatment center, runs at 97-98% occupancy.

The Hills has been in business since 1971.

Population to be served at proposed facility is boys and girls, ages 6-17, with mood disorders (primarily depression, anxiety and PTSD), with the majority 10-12 age group. Some of the children may also have neurologic damage such as traumatic brain injury, autism spectrum disorder or fetal alcohol syndrome. To be eligible for admission, all the children must (1) have conditions that will respond to treatment in three to nine months and (2) be able to live safely with others in a congregate setting. Clients will be serviced with all-encompassing therapeutic treatment program and provide a safe and secure environment for everyone. The youth will be under direct supervision at all times.

The Hills was one of three providers selected to provide these services to the State and is licensed by the MN Department of Human Services. Under their contract with the State, this facility will be open late Summer to early Fall 2019.

The economic impact of this project is:

- Number of jobs at new location: 150; 120 Hills employees and 30 ISD 15 employees.
- Size of building: 64,000 GSF
- Size of campus: 37 acres
- Project investment: \$26.5 million construction costs and an \$8.5 million payroll

Frequently Asked Questions

1. The newspaper said that every year more beds will be added to the facility. Is this true?

The Hills is licensed for 60 clients. There may be a potential for outpatient services; this is not anticipated, but there will be room allowed if there is a need for this service. There are no plans for expansion at this time and if expansion became a consideration, no more than 12 beds could be accommodated by the present facilities.

2. Will adjudicated youths be clients at this facility and if not will this change in the future?

To be eligible for admission, all the children must (1) have conditions that will respond to treatment in three to nine months and (2) be able to live safely with others in a congregate setting. In addition, adjudicated youth can only be placed in residential units that are licensed by the Department of Corrections (DOC). They cannot be placed in Department of Health (DHS) licensed beds. All sixty of the East Bethel beds will be licensed DHS beds. There will not be any DOC beds in the facility—nor could any ever be added because Medicaid regulations require the PRTFs be stand-alone facilities. They cannot share a campus with any other facility or type of service.

3. What type of security will the facility have?

The children will be under direct supervision at all times. During the day the ratio will be 1 staff per 3 clients and at night it will be 1 per 4. All doors are alarmed and the lobby exit is staffed by an employee at all times. Security cameras provide additional surveillance. Courtyards will be fenced and clients will be under staff supervision when they are outside.

4. There is a concern regarding traffic and its impact on Jackson Street. 150 employees are going to generate a lot of traffic.

The 150 employees will not all be arriving and departing at the same time, there will be different shifts for employees. Daytime traffic from non-employees is expected to be minimal. Most traffic entering and leaving the facility will use Taylor St. or 187th Lane. The use of Jackson St. will have little increase in traffic due to the facility location. Access to the facility from traffic traveling north on Hwy 65 will be 0.3 miles less in distance by utilizing 187th Lane. Access to the facility from traffic traveling south on Hwy 65 will be 0.4 miles less distance by taking Viking Boulevard to Taylor Street.

5. This type of facility is usually understaffed. How will the Hills be staffed?

Per the license requirement, staffing will consist of a psychiatrist or psychologist partnered with an MD on the treatment team, registered nurse on site 24/7, and therapy staff and other licensed mental health professionals. There will not be a pharmacy on site, but there will be trained staff to dispense meds. The Hills Group conducted a study that verified there is sufficient population within 20 miles of the facility to provide more than adequate staffing. The Hills Group's compensation plan is competitive with or exceeds that of other facilities and will attract the quality of and numbers required for staffing needs.

6. What are the Hills funding sources?

Approximately 30% of their revenue is private pay. Donations and Medicaid payments make up the balance of the income required to cover the costs to maintain and run this facility.

7. How much of the woods on the property will be removed?

The Hills desire is to leave as much of the current property as is. The development plan will focus on the maximum amount of tree preservation. Approximately 25 acres of the site will remain in its current state.

8. Is there a safety protocol in place and how will neighbors be notified?

The safety protocol will be to call 911 for emergency situations. If a client leaves the property, the Anoka County Sheriff will be notified. Other protocols are open for consideration.

9. What street is the facility facing? The facility will front 189th Ave.

10. What taxes will be paid? What is the tax revenue?

The Hills Group is a non-profit and is tax exempt. However, the City and the Hills will enter into discussion relating to payments in lieu of taxes for the costs of services. The Hills Group will pay for any City improvements necessary for road improvements or utility extensions. The Hills Group is seeking no concessions from the City or any type of City related

development financing. The project investment is expected to be about \$26.5 million; the economic impact should be roughly \$8.5 million in compensation/benefits and provide 150 jobs.

11. Why build this facility in a neighborhood? Why not build elsewhere?

The desire and concept for this facility is to be a residential facility. Being in a neighborhood setting provides the clients with the feel that they are a part of society, as opposed to being institutionalized, and this is a major component of the treatment process.

12. If this facility hooks up to sewer and water will the neighboring residents also have to hook up?

No, residents will not have to hook up to sewer and water.

13. If the youth are not court ordered, where are they coming from?

Clients come from sources state-wide i.e., referrals, calls for help, hospitals, local schools, etc.

14. Will youth with emotional behaviors be clients?

Population to be served at proposed facility is boys and girls, ages 6-17, with mood disorders (primarily depression, anxiety and PTSD). Some of the children may also have neurologic damage such as traumatic brain injury, autism spectrum disorder or fetal alcohol syndrome.

15. Are most of the youth expected to be from Anoka County?

That is unknown at this time; however, chances are good that many will be from Anoka County.

16. Is this a done deal? Is it a waste of time to oppose this project location?

This project requires final approval by City Council. Neighborhood meetings are being held for East Bethel residents to learn more about the project and to provide feedback.

17. If the City does not agree to have the facility at this location, where will it go?

At this time East Bethel is Hills preferred site location. There are many other cities in the northern metro wanting the Hills to locate in their city. The decision to opt for another site would be the Hills choice.

18. Will facility tours be available?

An open house could be held prior to occupancy.

19. Concerns are traffic, location, and worry about property values.

Jackson Street will be minimally impacted by traffic generated from this facility. The majority of traffic ingressing and egressing the facility will come from Hwy 65. The use of Jackson Street would increase travel distance to access the facility.

It is not anticipated that this facility will have a negative impact on property values. The architecture, screening and preservation of the majority of the site in its natural state will have a lesser impact on the neighborhood than a high density residential development. A 60-75 unit subdivision on this site would generate approximately 2 to 3 times the traffic volume

of the Hills Group's project, create more noise, result in the loss of more trees and have a more negative visual affect. The Hills Group's project will better maintain the rural residential character along Jackson Street.

20. Why did the public not know about this sooner? Why is this project being kept a secret?

The City of East Bethel has been in discussions with The Hills Youth and Family Services since February 2018 regarding bringing their facility to East Bethel. The Hills has also been on the agendas for both the Planning Commission and City Council meetings. There have been 11 public meetings regarding this project since April 4, 2018. These meeting have been open to the public, replayed on Cable Channel 10, available for view on the City Website and have been publicized in the Anoka Herald Union and the Star-Tribune over the past 2½ months.

21. Why has a sign not be posted on the property stating it is being considered for rezoning?

The City of East Bethel does not post signs on properties being considered for rezoning. Rezoning notices were published in the Anoka Herald Union and letters were sent to adjoining property owners notifying them of the public hearings for the rezoning.

22. Will the Hills sell off acreage? Is there a plan to sell 12 acres?

There are no plans to sell acreage. The Hills plans on utilizing approximately 10 acres of the site for the building, parking, storm water and access facilities with the remainder of the site, approximately 27 acres, being used for buffers, screening and natural areas.

23. Will the whole green area on the concept drawing of the facility be fenced?

No, the fenced areas will be courtyards. There will be unfenced open space.

24. What has been the Duluth facility's experience with 911 calls?

On average, 3-4 calls are placed monthly.

25. Are local companies going to be used in the build?

A list of local subcontractors will be submitted to Krause Anderson for their distribution to bidders to consider as subcontractors and as a source for specialty work during construction. In addition, the facility will require local vendor contractors for supplies, food and maintenance services once the facility is open.

26. Is there a direct email address available to use for more questions?

Jeff Bradt, jbradt@TheHillsYFS.org

27. Do Anoka County Deputies have CIT training for dealing with mental health impacted people?

Approximately 25% of the Anoka County Sheriff's Office Deputies have gone through 40 hours of CIT training. There are many other trainings that deal with handling mentally ill persons, which are not included in the 40 hour CIT training, that deputies do attend. The exact number is difficult to breakout as courses can be labeled differently but do include subject material directly related to dealing with these issues. The MN POST Board has

mandated that ALL licensed officers attend the CIT training within the next three years. If you have further questions relating to this concern please contact ACSO Commander Shelly Orlando, 763-324-5031 or Michelle.Orlando@co.anoka.mn.us.