



DUNLAP COMMUNITY DEVELOPMENT CORPORATION

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**Board Members**  
Sam Cogdill, President  
Lisa Gross, Treasurer  
Julie Elder, Secretary  
Ben Schauer, City Council Rep.  
Jeni Martens  
Jake McAllister  
Austin McDonald  
Steve Puck  
Jake Schaben

**Meetings**  
DCDC meets monthly in the DCDC office on Main Street the second Monday of each month at 4:00 p.m. All meetings are open to the public, but topics to be brought to the Board's attention, must be placed on the meeting agenda in advance.

**About DCDC**  
DCDC stands for Dunlap Community Development Corporation. It was formed in 1991 as a 501(c)(6) organization with the purpose of enhancing the economic environment of Dunlap and improving the quality of life for its citizens. DCDC also works with local government and other institutions in Dunlap to support the development of the Dunlap community in order to sustain and expand business endeavors.

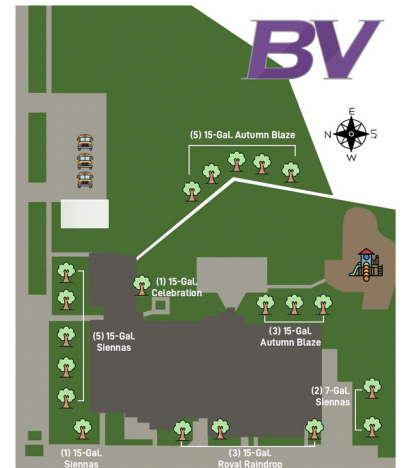
## DCDC HELPS BOYER VALLEY SCHOOLS

DCDC knows that a thriving community has a thriving school. Recently, DCDC has stepped up to help Boyer Valley Schools with some important initiatives.

**Business Partner Program**  
DCDC Executive Director, Jill Schaben, visited Mr. Mumm's 3rd Grade Class to talk about her position with DCDC as part of the Bullpups Business Partner Program.



**Trees for BV**  
DCDC recently helped administrators at the Boyer Valley Elementary School in Dow City implement a tree fundraiser. The Boyer Valley Elementary had a goal of getting 20 trees planted in 2024, and within three days time, more than 20 trees had been sponsored.



**Boyer Valley PTO**  
DCDC initiated the BV PTO. A large group of volunteers are already involved and invested. Officers have been voted in and four sub committees have been established: appreciation, fundraising, service and supplies. The Dunlap American Legion Post 224 donated \$500 to the BV PTO to help the group with the fees associated with becoming formally established as a non-profit organization.



## CITY, DCDC, AND GRANTS COMMITTEE TEAM UP TO ADDRESS POOL NEEDS

In the Fall of 2023, City Foreman, Tony Warnock; City Clerk, Meredith VanHouten; DCDC Executive Director, Jill Schaben; and representatives of the Pool, Gary and Jenn Neilsen, Jean Melby, and Ann Behrendt met to discuss pool needs. Donna Brasel, community member, initiated the meeting as a frequent visitor of the pool, hoping to address the various needs.

Per this meeting, a long wish list of tangible items and repairs was compiled. The Dunlap Grants Committee reviewed the list and hoped to work in collaboration with the City of Dunlap to help find funding and ensure these improvements were made prior to the 2024 Pool Season.

Needs listed were as follows:

### Higher-Cost Needs

- Replace the pool heater
- Replace/repair the mushroom fountain
- Assemble/install two large shade structures
- Get areas of the concrete repaired
- Order/assemble two new ground-level lifeguard chairs
- Install a new base, seat, and umbrella on lifeguard chair
- Install a basketball hoop that was donated to the pool
- Paint and caulk the pool floor

### Lower-Cost Needs

- Install a bottle filling station
- Replace ten commercial toilet flush valves
- Install a ceiling fan in the bathhouse
- Replace the spigot with a "freezeless" faucet
- Replace all the lounge chairs
- Order/install two new drain covers
- Replace two broken vents on the side of the pool
- Order/install six commercial toilet paper holders

### Labor Needs:

- Repaint the hazard steps near the shallow end of the pool
- Haul away any derelict benches
- Remove unused lifeguard chair and old umbrella stands
- Paint line around pool to keep kids back during breaks
- Repaint the base of the diving board
- Reinstall the original sponsorship board

"When we walked away from the pool review meeting last Fall, we had a big list of needs," said Schaben.

"The combined determination of the Dunlap Grants Committee and the City of Dunlap has resulted in almost all these needs being addressed ahead of the 2024 Pool Season."

Thanks to the Dean J. King Family Foundation Grant and a Grant from Mid-American Energy, the Dunlap Pool and Park will receive many, many enhancements leading into the summer.

Additionally, many donations were received from community members, ensuring that the pool will have a brand new heater installed ahead of the upcoming swim season.

"With the help of generous foundations and local donors, the Dunlap Grants Committee was able to take \$20,000 of pledged funds from the City of Dunlap and turn it into over \$135,000 in park and pool improvements."



Photo Credit: Rach Kroll

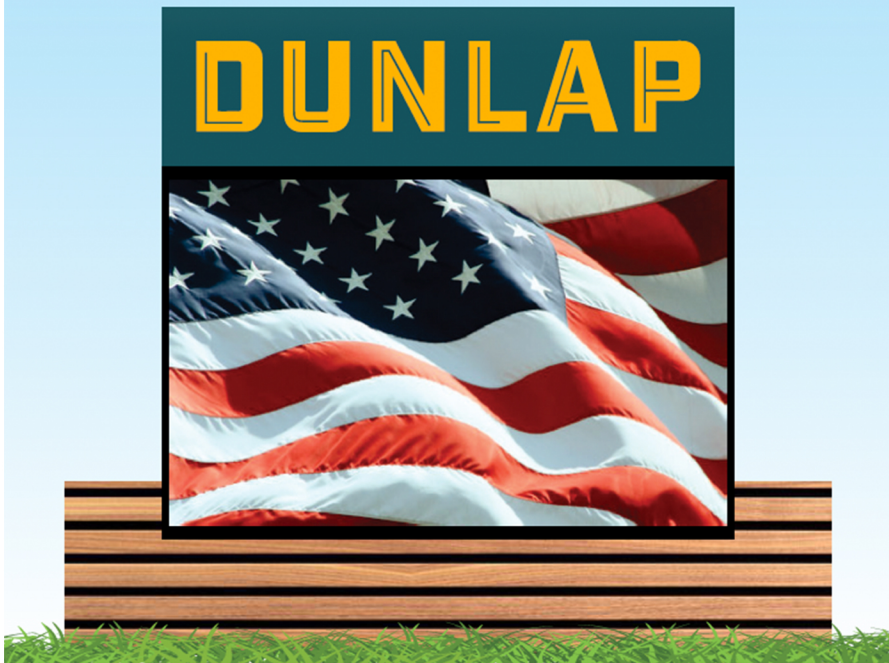
## PROGRESS IS MADE ON REPLACING THE DUNLAP WELCOME SIGN

The Dunlap Grants Committee has big plans for Dunlap's welcome sign, located along Hwy 30 at the golf course. The Committee continues to get closer to the end goal of replacing the worn sign with a new LED sign, but it has taken a lot of time, considerations, and seeking of funds.

The previous sign was originally installed in the early 90's by DCDC and served the community for many years as a message board. The Committee sees benefits in installing an LED sign that will be eye-catching and allow the ability to be updated remotely. Also, it will allow for multiple messages to rotate through as opposed to just one.

Recently Larry, Jerry and Lanette Malone donated their time and equipment to remove the worn out sign and landscaping. The Committee has considered things like sizing, pricing, landscaping, DOT regulations, ongoing management, etc.

The new sign has been ordered and the Committee hopes to have it installed by the end of April. Thank you to the Iowa West Foundation, the City of Dunlap, DCDC, Malone Bulldozing, Danny TenEyck, Riley Kafton, John and Karen Giovanetti, Corey and Ashley Donscheski, Kaitlin Wille, Dana and Susan Sturgill, Frank and JoEtt Cogdill, and Leo and Theresa Malone for contributing towards a new sign!



## DUNLAP WELCOMES LAMBERT FAMILY CHIROPRACTIC

DCDC is proud to announce that Lambert Family Chiropractic is now serving Dunlap more locally by leasing space in the DCDC Building.

Lambert Family Chiropractic officially opened for business on March 5, 2024. Dr Madilyn Blunk will be in Dunlap on Tuesdays, Thursdays, and Friday mornings. Appointments can be scheduled by calling (712) 643-3016.

Pictured: Austin McDonald, Michael Bonsall, Jennifer Carrillo, Dr. Madilyn Blunk, Dr. Derek Lambert, Valerie McCloskey, Lisa Gross, Jill Schaben and Steve Puck.

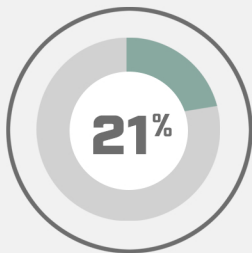


## DCDC'S MEMBERSHIP IS GROWING - AND WE'VE GOT THE NUMBERS TO PROVE IT!

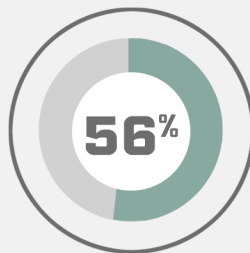
"Thank you SO MUCH to all who have supported DCDC throughout history, and especially in the current membership year! YOU MAKE A DIFFERENCE!" - Jill Schaben

Business Memberships - During the entire 2022-23 DCDC membership drive, 21% of Dunlap businesses opted into a DCDC annual membership. Since September of 2023, 56% of Dunlap businesses have opted in to a DCDC annual membership.

BUSINESS MEMBERS: 2022-23



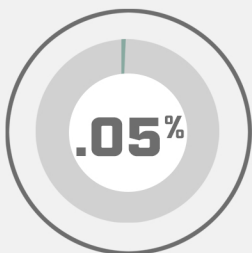
BUSINESS MEMBERS: 2023-24



**+10**

Since last year's membership drive, 10 new businesses have opened in Dunlap, growing total businesses by approx. 17.5%

INDIVIDUAL MEMBERS: 2023-24



Since Sept. of 2023, individual memberships are trending at approx. the same as last year, with .05% of Dunlap households opting in to a DCDC Annual Membership

## **CITY OF DUNLAP CONTINUES TO SEEK A RESOLUTION TO THE PLEASANT VIEW PARK WATER ISSUES**

Throughout the last year, the City of Dunlap has been meeting with Iowa engineers, conservationists, and experts in water quality, researching options to revitalize the City Pond at Pleasant View Park.

In June of 2023, a group of representatives from the Iowa Department of Agriculture and Land Stewardship (IDALS) traveled to Dunlap to meet with City Foreman, Tony Warnock, City Clerk, Meredith VanHouten and Mayor Jason Knickman. During that meeting, the groups reviewed potential funding assistance options and discussed in greater detail opportunities to resolve the issues long-term.

One aspect that's been discussed for a more sustainable resolution, would be to work with the landowners upstream from the pond, Sullivan Farms, to improve conservation practices that affect the overall health of the City Pond downstream.

Shane Wulf, Environmental Specialist Senior; Paul Miller, Urban Conservationist; and Ann Seda, Urban Conservationist; all with IDALS, recently met with John Elder, a representative for Sullivan Farms, to discuss potential conservation practices in the area farther up in the watershed. Based on input from this meeting, IDALS developed a concept map and an easement proposal. Sullivan Farms is currently reviewing the proposal. The proposed potential wetland site on Sullivan Farms upstream, would better manage 249 acres of drainage that will otherwise eventually discharge into the City Pond.

"We are wanting to do all we can to help Dunlap and the community," stated John Sullivan regarding Sullivan Farm's willingness to be involved in the project.



Pleasant View Park. Photo Credit: Jill Schaben

"The DNR suggested that we consider practices upstream," shared Mayor Jason Knickman, "We don't want to resolve just part of the issues and then be back where we started in a short time. Sullivan Farms has seemed very receptive to the plans, and we are hopeful and appreciative of their willingness to work with us for a more long-term solution to the pond issues."

An Environment Team Leader of McClure Engineering, an Iowa-based firm, recommended additional water quality treatment solutions nearer to the pond itself. The remaining watershed, between the proposed wetland site at Sullivan Farms and the City Pond is much smaller, so the recommendation would be to fit an appropriate-sized sediment forebay/wetland within the remaining space on City land.

*(Article continued on next page.)*

## DCDC'S DUELING PIANOS EVENT IS A SUCCESS

DCDC wants to thank all who attended Dueling Pianos and to those who took part in the raffle drawing! The event was a lot of fun and due to the tremendously positive feedback, DCDC is already researching possible dates to host a similar event next winter.

DCDC was able to raise about \$4,000 to support the DCDC Executive Director position.



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A sediment forebay is a post-construction practice consisting of an excavated pit, bermed area, or cast structure combined with a small-scale dam, designed to slow incoming stormwater runoff, and facilitate the gravity separation of suspended soils.

"Community members have been very concerned about the current state of the pond, and rightly so," shared Mayor Knickman. "I want Dunlap citizens to know that the City has been taking many, many steps to resolve the issue. As with any City-related issue, we have to take the proper steps and weigh all of the options, as we want to find the most long-term and cost-effective solution. And, especially where conservation is concerned, we have to make sure we check all the boxes with lowa conservation groups and engineers."

Dredging has also been a topic that the City has broached with Luke Zaiger, District Conservationist for the Harrison County Soil and Water Conservation District. Dredging, by definition, is the excavation of material from a water environment, in this case, to improve existing water features.

Per the PL566 Watershed Protection and Flood Prevention Program, there are steps the City must take to get approval to proceed with any dredging at the City Pond. A proposal for how the dredging and dewatering would be handled, would need to be submitted for review and be determined acceptable from an engineering perspective. Since Dunlap's dam is considered "high hazard," there will be several state and federal permit requirements.

The City of Dunlap is very seriously researching low-interest loan options and other potential funding opportunities to take advantage of for all the aforementioned projects.

"With water levels as low as they are, the City certainly isn't arguing that it would be an ideal time to dredge the pond, however, there are many steps to take and high costs associated with this type of project.

Additionally, no matter what steps we take to move forward, until we receive substantial rain, the pond is going to look substandard. We just ask that the citizens of Dunlap have patience with the City as we work to resolve the water quality issues and know that we are very focused on finding a solution as soon as possible."



Stock photo of a sediment forebay. Source: Internet

## DCDC AND THE CITY OF DUNLAP ENCOURAGE MORE DEVELOPMENT AT PRAIRIE MEADOW ESTATES

With one large housing lot and two duplex lots sold recently at Prairie Meadow Estates, the community can expect to see construction projects starting this Spring at the town's newest housing development.

"DCDC is reviewing the existing covenants and looking into the possibility of amending some of the restrictions to allow for more of the remaining lots to be purchased in pairs," stated Jill Schaben. "This adjustment is being considered in response to the more-recent demand we've seen for larger lot sizes and larger homes."

"Unfortunately, the lots are not selling as quickly as DCDC originally forecasted, but more housing is still one of the greatest demands in Dunlap. We'd love to get more lots sold in 2025 and we are brainstorming ways to creatively promote and incentivize sales."

Contact Elizabeth Heistand with Schaben Real Estate at (712) 267-3219 to view the available housing development plots.



## NEW TREES IN DUNLAP

With grant funding from the King Grant and the DNR REAP Grant, the Dunlap community will be gaining ten new trees at Dunlap parks in the near future!

The Dunlap City Park has lost many trees to the emerald ash borer, leaving the playground area very exposed to the sun, and Pleasant View Park is in need of shade trees around the new playground. The Dunlap Grants Committee applied for funding and the City of Dunlap has since been able to commission Tremel's Nursery to plant ten trees!



## NEW IRON BENCHES AND PLANTERS AVAILABLE TO SPONSOR ON MAIN STREET

With Dunlap's more recent boost in commercial development and the City's exciting streets, curb and gutter rehab project on the horizon, the Dunlap Grants Committee is excited at the prospect of updating the current furnishings on main street with a new black metal variety.

These new benches and planters come with a sponsorship opportunity. Benches can be sponsored for \$1,500 and planters for \$500, but opportunities are becoming limited. Contact Jill at (712) 643-2164 to inquire about availability. Below is a list of the furnishings. The purple ones are available to sponsor.

### Benches

- B1 – Between the Dairy Sweet & Wendt's
- B2 – Near The Hair Station
- B3 – Near The Dog House
- B4 – Near the DCDC Building
- B5 – Near CHI
- B6 – Near Dunlap City Hall
- B7 – Near Klein Senior Insurance
- B8 – Near Sullivan Supply Warehouse
- B9 – Near Dunlap Senior Center
- B10 – Near Common Grounds
- B11 – Near the Lower Bar

## TIME IS RUNNING OUT



### Planters

- P1 – Near Cottonwood Event Center
- P2 – Near Wendt's Pots and Posies
- P3 – Near Dog House
- P4 – Near DCDC Building
- P5 – Near Bonsall TV & Appliance
- P6 – Near CHI
- P7 – Near the Dunlap Food Pantry
- P8 – Near Dunlap City Hall
- P9 – Near Klein Senior Insurance
- P10 – Near the Sullivan Supply Warehouse
- P11 – Near the Bonsall Warehouse
- P12 – Near Gross & Co.
- P13 – Near Common Grounds
- P14 – Near Community Bank
- P15 – Near Dunlap Plumbing & Heating
- P16 – Near Wild Daisy Bridal
- P17 – Near the Lower Bar



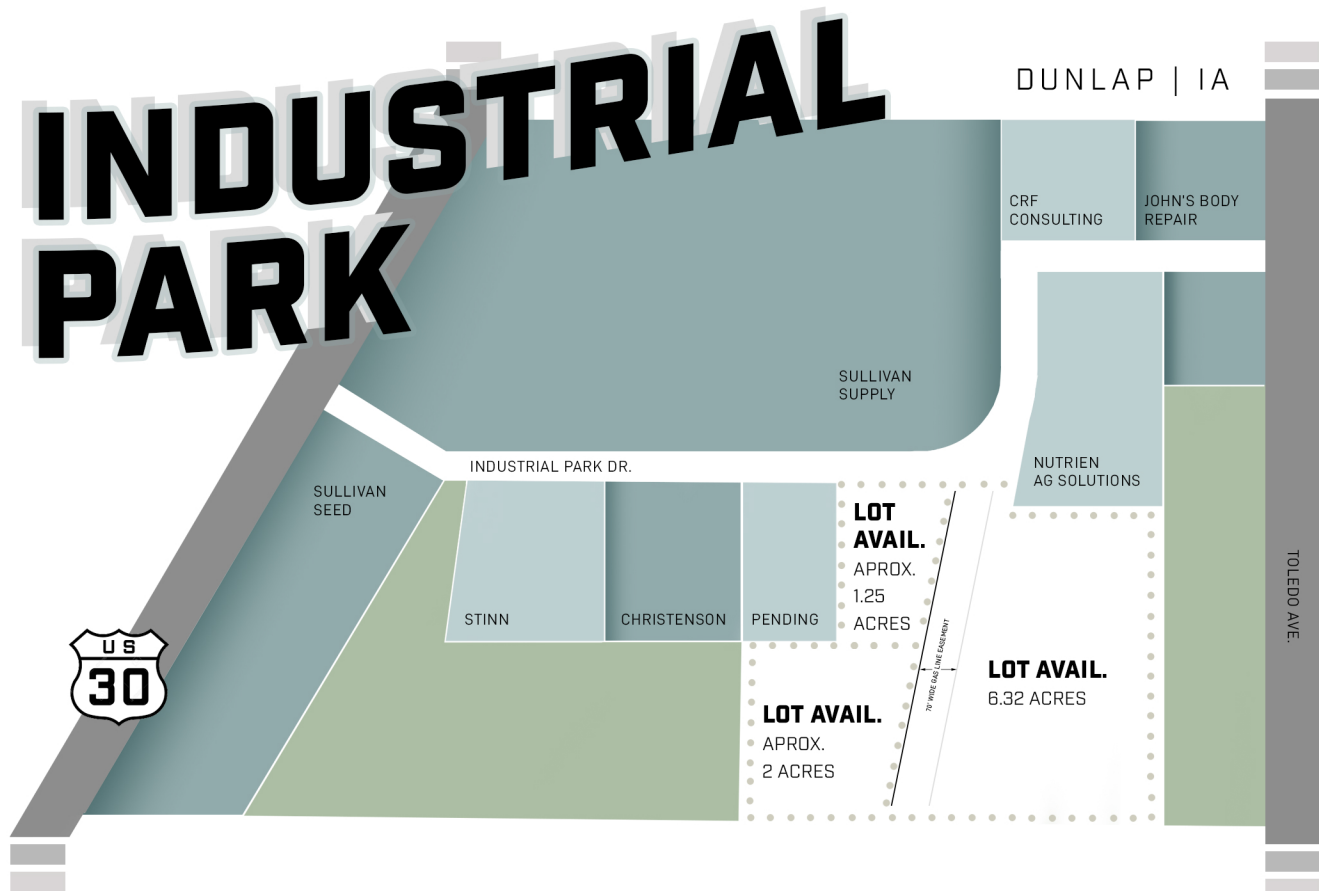
## THE DUNLAP INDUSTRIAL PARK CONTINUES TO OFFER SPACES FOR PRIMARY BUSINESS OPPORTUNITIES

The Industrial Park on the south side of Dunlap is certainly something the community can be proud of. Since its conception, the land has offered space for Sullivan Supply to build a very large corporate headquarters, with room to one-day expand, as well as five additional, important Dunlap businesses.

More recently, in response to arising trends, DCDC has been taking steps to survey one larger lot into three smaller lots to create more opportunities for businesses to build. DCDC has already sold one of these scaled-down lots and anticipates that more entrepreneurs will be interested in lots of this smaller-size.

DCDC has always given priority to offers/business plans that reflect the creation of ongoing employment opportunities, to strengthen the local economy. Many have approached DCDC wanting to build storage buildings at the industrial park. Undoubtedly, storage is a much-needed entity, but it is not the focus of the development of this area.

When the industrial park was originally platted, DCDC worked with the City to use Tax Increment Financing (TIF) to fund the infrastructure. TIF is a geographically-targeted economic development tool. It captures the increase in property taxes, and sometimes other taxes, resulting from new development, and diverts that revenue to subsidize that development. The "TIF District" that is the Dunlap Industrial Park, was initiated for the purpose of economic development. DCDC has held firm to their position on the purpose of the lots, and it has paid off. Dunlap has gained many fantastic businesses due to the lots made available by DCDC in partnership with the City of Dunlap.



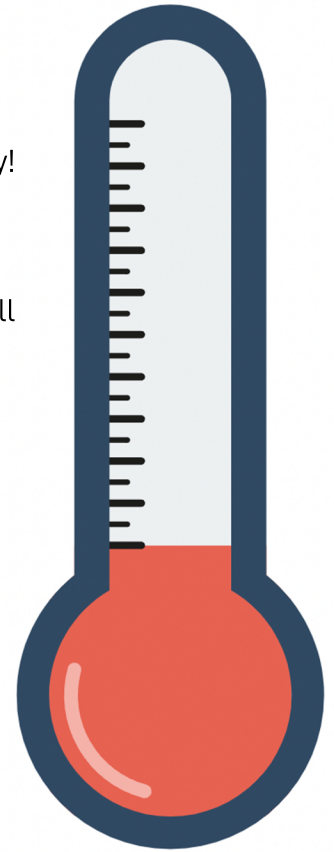
# A GOAL FOR 200 NEW DCDC MEMBERS. FOR THE FUTURE OF DUNLAP.

## Where the membership money goes:

- Sustainable salary of the DCDC Director position, (Jill Schaben is currently in this role.)

## What the Director does for Dunlap:

- **Grant writing!** Dunlap's had over \$350,000 in grant wins in the last year!
- **Business recruitment!** Pharmacy, Chiropractor, Physical and Mental Therapy!
- **Park and Pool improvements!** Swimming pool heater, shade structures, basketball court surfacing, trees, electric power to the shelter houses, pickleball net, and more coming soon!
- **Volunteer recruitment and recognition!** Helps organize the 4th of July Parade and Celebration, established the Dunlap Flower Club, recognizes individuals with the "That's How It's Dun" program.
- **Sharing information!** Updates the community calendar and website, drafts important press releases shared to the Dunlap Reporter and the Dunlap, Iowa Facebook page, manages community sign at Golf Course. (New one coming!)
- **City support!** Press releases to better inform the community, help develop renderings for projects, fundraise and obtain quotes for betterment projects.
- **School support!** Initiated Boyer Valley PTO and helped raise money for 25 new trees at the elementary!



Do you have \$150 or more that you would be willing to commit annually for the betterment of Dunlap? If so, thank you!

Please send your membership check to DCDC / PO Box 33 / Dunlap, IA 51529  
or pay using venmo by scanning the QR code at right.



**venmo**