



DUNLAP COMMUNITY DEVELOPMENT CORPORATION

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

Meetings
DCDC meets monthly in the DCDC office on Main Street the third 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 PRIORITIZES LITERACY AND EXERCISE WITH A STORYWALK

With the help of sponsors and the support of many, Dunlap volunteers installed a StoryWalk at Pleasant View Park for all ages to enjoy.

"Ashley Schaben approached DCDC about initiating a StoryWalk in town," shared Jill Schaben, DCDC Executive Director. "She had seen similar activities in other towns and felt encouraged to offer the experience locally."

A StoryWalk is a fun activity that engages families in literacy and encourages physical activity. Pages from a children's book are printed and placed in angled metal display cases along a walkable path. Visitors walk along the path to read the story while being physically active.

Ashley hosted a pop-up StoryWalk at the 2021 Art at the Park event to gauge community response and families appeared to immensely enjoy the free activity. Ashley and Jill attended a Dunlap Library Board meeting and a Dunlap City Council meeting to ensure that both groups supported the project.



"One of DCDC's missions is to support individuals and groups who are committed to improving Dunlap. Knowing that Ashley planned to maintain the exhibit ongoing made DCDC very confident in the effort," explained Jill. "A simple social media post about the project led to financial contributions to

get financial contributions to get the project moving. This quick response from the community ensured us that Dunlap felt optimistic about the StoryWalk."

Donations were received from the Boyer Valley Youth Organization, The Silver Fox Foundation, the Dunlap American Legion Post 224, Sam and Sue Cogdill, Jake and Ashley Schaben, John and Jayne Klein, Travis and Erica Sullivan, Jay and Karla Schaben, Scott and Michelle Garside, the Brock family, Dana and Susan Sturgill and Gale Rockwell.

StoryWalk Article continued on Page 6

DUNLAP'S 4TH OF JULY COMMITTEE APPRECIATES 2023 VOLUNTEERS

The Dunlap 4th of July Committee hosted a supper at the Dunlap City Hall to say "thank you" to all of the individuals who volunteered to make the 2023 parade and park celebration a success. Serving on the Committee are Justin Schaben, Austin McDonald, Julie Elder, Jill Melby, Jake McAllister and Jill Schaben. Special thank you to Justin Schaben for organizing and preparing this appreciation meal.

It takes a lot of people to streamline the event!



Thank you Dunlap 4th of July Event Volunteers!

Cheyenne Baldwin
Darcy Behrendt
Donna Brasel
Andy Butler
Roger Chase
Pat Cogdill
Corey and Ashley Doncheski
Becky Gross
Mike Gunia
Megan Hanigan
Margo Hansen and the Fun Walk/Run Crew
Damon Hopkins
Dick Howard
Ashton Groves
Scott and Melissa Groves
Myrlen Hein
Riley Kafton
Cooper and Addison Knickman
Kaley Lehan
Bree Malone
Jeni Martens
Valerie McCloskey
Chaise Mefferd

Jen Miller
Aaron Mumm and BV HS Baseball
Julie Neumann
Shelby Pautch
Dewey and Janine Petersen
Glen Ringenberg
Austin Schaben
Bailey Schaben
Cindie Schaben
Cody Schaben
Jake Schaben and United Bank of Iowa
Laura Schaben
Benjamin Schauer
Anna Seuntjens
Andi Sharp
Erica Sullivan
Danny TenEyck
Mandi Thomsen
Meredith VanHouten
Tony Warnock
Boyer Valley Youth Organization
Dunlap Fire Department
Silver Fox Foundation

DUNLAP GRANTS COMMITTEE KEEPS DUNLAP HYDRATED

Thank you to Delta Dental of Iowa for the grant funding to purchase an outdoor water bottle filling station/water fountain for the Dunlap City Park! Thank you to the Harrison County Community Foundation for the grant funding to purchase diaper changing stations among many other things for the Dunlap Pool! And thank you to the City of Dunlap for installing each of these items!



DCDC, CITY OF DUNLAP TEAM UP TO ADDRESS POOL NEEDS

Upon the seasonal closing of the Dunlap pool, representatives from DCDC, the City of Dunlap, pool management staff and community volunteers gathered to assess pool maintenance needs and draft a priority list.

This focused effort was in response to community feedback. The Dunlap pool is a wonderful recreational offering within the community, but it does require a lot of money and maintenance to keep it in operation.

Among the greater needs, the pool is currently requiring repairs to the heater system, the mushroom fountain and areas in the concrete.

The Dunlap Grants Committee is requesting grant funding to add shade structures, new ground-level lifeguard chairs, a new float ring, updated flush valves for the toilet fixtures, a ceiling fan for the bath house, and more.

If you are interested in donating to support the ongoing health of the Dunlap Pool, please contact Dunlap City Hall.



DCDC BRINGS LAMBERT FAMILY CHIROPRACTIC TO DUNLAP

DCDC is excited to announce that Lambert Family Chiropractic will be leasing space and accepting clients within the DCDC building on Dunlap's main street beginning in January of 2024. Lambert Family Chiropractic, owned by Dr. Derek Lambert has been in business at their Denison location since May of 2010.

"Dunlap has always been a desired place for us to expand our practice," shared Lambert. "We currently have many patients from the Dunlap area that we will now be able to 'go to' instead of them having to travel to us. We also see Dunlap as a very positive, growing, engaging community that we want to be a part of. Dunlap and the surrounding communities have a great deal of community involvement and desire to help their communities grow. We look forward to doing as much as we can to help with the Dunlap communities' health and wellness along with being a part of that strong community involvement."

Lambert grew up in Denison. He graduated from Denison Community School and then attended the University of Iowa, graduating with a degree in Athletic Training. He furthered his education, graduating from the Northwestern College of Chiropractic in Minneapolis in 2009.

Following graduation, Lambert worked for one year at Pitts Chiropractic in Harlan. In May of 2010, he opened his own chiropractic clinic in Denison that remains in operation today.

Officially joining the practice in February of 2024 is Dr. Madilyn Blunk. Blunk grew up in rural Crawford County, between Denison and Charter Oak. She graduated from Charter Oak-Ute High School in 2017 and then continued her education, receiving a bachelor's degree from Midland University in Fremont, Nebraska. Blunk is currently attending graduate schooling at Palmer College of Chiropractic in Davenport, Iowa.

"I am eager to bring chiropractic to Dunlap's growing community," said Blunk. "This is a great opportunity to expand our services and better provide for a larger community base. I couldn't be more excited to be present in the communities that my family and I grew up in and help make our them stronger and healthier."

Jill Schaben, Executive Director for DCDC, elaborated. "In the Spring of 2022, DCDC took ownership of the facility on main street that was formerly occupied by a Burgess Clinic and Pharmacy," Schaben said. "Since that time, DCDC has signed lease agreements with Community Pharmacy, Family Connections mental health services, Horizon Physical Therapy, and now Lambert Family Chiropractic."

"DCDC is thrilled that these relationships have been created and that these services will be easily within reach for Dunlap community members," Schaben continued. "Lambert Family Chiropractic comes highly recommended in the area, and we know that the Dunlap community will benefit greatly from Dr. Lambert and Dr. Blunk's presence here."



GRANTS COMMITTEE FOCUSES ON NEW COMMUNITY LED SIGN

The Dunlap Grants Committee recently met with representatives from Chestnut Signs (Des Moines) and Daktronics (South Dakota) to discuss and preview LED sign options.

The original message sign was installed in 1992 by DCDC. Thirty-one years later, the sign is showing a great deal of wear and tear.

"The sign is still used regularly to promote local events," shared Jill Schaben, DCDC Executive Director. "But it is really showing its age. The lights have been burnt out for a while. The canvas is shredding, and the plastic bars that hold the marquee letters are cracking."

"As a Committee, the decision was made to look into LED options, because a revolving display option will allow our community to share more than one message at any given time. Often times, there are multiple events coming up in town, but we are limited to two messages with the current sign."



Members of the Grants Committee include Margo Hansen, Jeni Martens, Meredith VanHouten and Jill Schaben.

"I am so proud of this committee," shared Schaben. "These individuals put a lot of time and effort into focusing on the needs of the community and trying to align grants with projects."



(Cont. from page 1)

With funds secured, the fixtures were ordered from Barking Dog Exhibits, a company that specializes in StoryWalk displays, based in Wisconsin. With the help of Sullivan Supply and the Dunlap Public Library, Ashley was able to get the first set of inserts printed and laminated. The inserts include a disassembled book with accompanying prompts and thought-provoking questions/activities.

The families of Jake and Ashley Schaben and Cody and Jill Schaben recently assembled and installed the 22 displays around a portion of the Pleasant View Park walking trail. The Dunlap Livestock Auction provided the use of two skid loaders to simplify the work.

"Pleasant View Park is a beautiful spot to spend time," said Jill. "The StoryWalk gives young families, grandparents, etc. a reason to spend some time in the open air. Visitors can enjoy not only the StoryWalk, but also all the other fun activities that the park has to offer, like a brand-new play structure, frisbee golf and fishing."

Ashley installed the first book, entitled, "A Camping Spree with Mr. Magee." This book, by Chris Van Dusen, is a funny children's book that shares a lesson on overcoming obstacles with an easy-to-follow storyline, fun illustrations, and likeable characters. Ashley chose the book because of its seasonal timeliness.

The StoryWalk is free to all and accessible during Dunlap's Pleasant View Park hours. The public is encouraged to visit the new permanent exhibit and enjoy the first story installation. Ashley plays to swap the book out every 6 weeks or so to keep the activity fresh and exciting.

The StoryWalk will require ongoing funds to purchase new books and get them printed and laminated for the displays. If you are interested in sponsoring a book, please contact Ashley Schaben at 712-592-0013. Follow the Dunlap StoryWalk on Facebook to stay up to date on new book installations and important information regarding the activity.



Save the Date!

THE DUELING PIANOS OF
ANDY ANDERSON & **MIKE LEEDS**

DUELING PIANOS ARE COMING TO DUNLAP

JANUARY 27TH, 2024

SUPPORT DUNLAP



venmo

Or, send a check to payable to:
DCDC / PO Box 33 / Dunlap, IA 51529

SPONSOR A BENCH OR PLANTER ON DUNLAP'S MAIN STREET.....:

\$1,500

INCLUDES BENCH,
INSTALLATION, AND
COMMEMORATIVE PLAQUE

[14 AVAILABLE]

\$500

INCLUDES PLANTER,
INSTALLATION, AND
COMMEMORATIVE PLAQUE

[17 AVAILABLE]



THIS IS GREAT OPPORTUNITY TO:

- **commemorate a loved one,**
- **represent a high school class,**
- **advertise a business or organization,**
 - **or show your family's support!**

There are a limited number of benches and planters and they are first-come, first-served.

Visit DunlapIA.com and click DCDC > Visioning Committee Projects to find the link.

DUNLAP
living done right.

WWW.DUNLAPIA.COM

Dunlap Community Development Corporation
PO Box 33
Dunlap, IA 51529

PRSRT STD
ECRWSS
U.S. POSTAGE PAID
EDDM RETAIL

DUNLAP

living done right.

To all past and future members of the Dunlap Community Development Corporation:

The DCDC Board would like to thank you for your support over the years. Our community has seen tremendous growth which could not have happened without the assistance of the City of Dunlap, and the support of community organizations and individuals. See the other side of this page for some more recent examples of how DCDC has benefited the Dunlap community.

One question we get asked is "How can I serve on the DCDC Board?" We have recently updated our bylaws to be more transparent -- read more information on the other side of this page to learn about DCDC's election process and calendar. To summarize, a DCDC "voting member" is any person who has made a financial contribution to DCDC equal to or greater than \$50, or any business who has made a financial contribution to DCDC equal to or greater than \$100 in the current election year.

In other words, when you contribute towards an individual and/or business membership with DCDC, now and in the future, you will have the opportunity to nominate individuals to fill open seats and vote on DCDC Board members during the annual election. Email DCDC at DunlapDCDC@gmail.com with any questions about this process.

We look forward to seeing our community continue to grow, and we seek support to continue the positive momentum. We are asking you to consider investing in DCDC as a member via a monetary contribution. We thank you in advance for your help.

Thank you,



Jill Schaben, DCDC Executive Director

Please pay online using the QR code or return the portion below by mailing it to **DCDC, PO Box 33, Dunlap, IA 51529**
Make your membership contribution payable to the Dunlap Community Development Corporation. DCDC is tax exempt under Section 501 (c) (6).
Your stakeholder contribution payable to DCDC, though given to a worthy cause is NOT tax deductible as a charitable contribution. It MAY be deductible as a business expense. Please consult your tax advisor.

NAME: _____

ADDRESS: _____

PHONE: _____



venmo

I HAVE ENCLOSED A CHECK FOR (circle one)

Individual membership: \$50.00 \$75.00 \$100.00 \$150.00 Other amount: _____

Business membership: \$100.00 \$250.00 \$500.00 \$1,000.00 Other amount: _____

"The purpose of community development is to bring people together to work towards a common goal, improving the quality of life in their communities. It's a powerful tool that addresses social and economic issues, promotes inclusivity and diversity, and empowers communities to take action."



Commercial Development

Commercial real estate plays a crucial role in the growth and development of a community. It provides the necessary space for businesses to operate, creating jobs and generating economic activity, leading to increased tax revenues for the community.

DCDC purchased the Burgess Clinic building to ensure that the building was promoted as leasable for commercial purposes. We then recruited **Community Pharmacy, Family Connections** mental health services, **Horizon Physical Therapy**, and **Lambert Family Chiropractic** to town.



Tourism

Tourism helps to boost local economies by creating jobs and generating income for local businesses.

DCDC assists in developing new and promoting existing tourism opportunities in Dunlap. DCDC funded and designed the **wayfinding signs** that have been installed throughout town. DCDC has played an integral role in the installation of nine **community murals**. DCDC helped fundraise and organize the installation of the **Dunlap StoryWalk**, and they initiated and continue to raise funds for the **Historic Railroad Stairway** project.



Beautification

Community beautification is important to help attract businesses to the area, but it has importance beyond economical value to an area. Community beautification encourages residency.

DCDC, in partnership with the City of Dunlap, established a Grants Committee. This committee has applied for more than 22 grants in the last year, and has seen big wins, like funding for: **pool updates**, the **Dunlap Senior Center HVAC** replacement, a new water fountain/water bottle filling station for the City Park, and money for the railroad stairs project, with more pending!

Per the Dunlap Visioning Process, the Grants Committee looks forward to initiating the following projects in the next year:

- Updating benches, planters and trash receptacles on Dunlap's main street,
- Adding a pocket park between the DCDC building and Bonsall TV & Appliance, and
- Installing a new LED message board to replace the derelict welcome sign on Hwy 30.



How can I serve on the DCDC board?

The "voting members" of DCDC are individuals who have made a financial contribution to DCDC equal to or greater than \$50, or businesses who have made a financial contribution towards DCDC equal to or greater than \$100 in the current election year. One vote is allowed per individual membership and one vote is allowed per business membership, with a limit of two votes per household. Voting members must be 18 years or older. Member donations must be received by February 28 of the current year to be eligible to nominate/vote for Board members in the current year's Board election.

The DCDC election year is June 1st - May 31st and the election process is as follows:

- The number of open seats for an election are determined by the Board and announced publicly by March 1st.
- Nominations are accepted from voting members, March 15th - March 21st.
- Nomination forms must be accompanied by the signatures of five (5) current voting members to be accepted. This applies to both new and returning board members. Ballots are made accessible to voting members on April 1st. Ballots will be accepted electronically or in hard copy from April 1st through 5:00 p.m. CST on April 7th.
- New members take office at the DCDC Annual Meeting, held annually in May.



DUNLAP

SHOP

FRIDAY, NOV. 17

4:00 - 8:00 PM



HOP



Shop Dunlap businesses for hometown gifts!
Take advantage of in-store specials and door prizes!



Shop independent businesses at the Cottonwood Event Center, Senior Center and Dunlap City Hall!



The Dunlap Wax Nativity will be hosting an open house!



Grab a Steak Sandwich to-go at the DCDC Building!

Proceeds go towards Dunlap's 2024 4th of July Celebration!

Interested in vendor space?

Contact the venues below to determine table price and availability:

Cottonwood Event Center:

Ed Wendt - (712) 592-0385

Dunlap City Hall:

Mary Fouts - (712) 269-5262

Dunlap Senior Center:

Leave a message - (712) 643-2244