



DUNLAP COMMUNITY DEVELOPMENT CORPORATION

APRIL 2026

Executive Director

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Board Members

Sam Cogdill, President
Jake McAllister, Vice President
Lisa Gross, Treasurer
Julie Elder, Secretary
Jeni Martens
Austin McDonald
Kelsey Miller
Steve Puck
Ben Schauer, City Council Rep.

Meetings

DCDC meets every other month in the DCDC office on Main Street, the second Monday of each month at 6:00 p.m. 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.

SAM COGDILL AND AUSTIN MCDONALD RETIRE FROM YEARS OF SERVICE TO DCDC

After decades of service, Sam Cogdill and Austin McDonald are retiring from the Dunlap Community Development Corporation (DCDC) Board.

Sam Cogdill has served on DCDC since its establishment and even before that as part of the Dunlap Booster Club beginning in 1980. Simply put, it's hard to tell the story of modern Dunlap without telling the story of Sam's involvement.

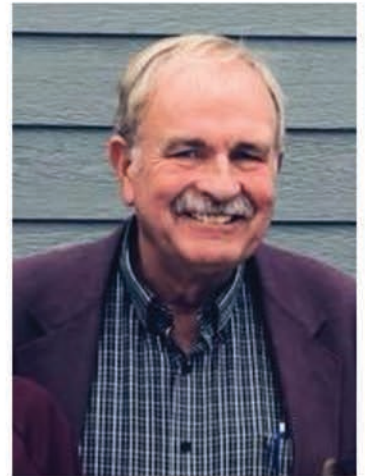
His steady leadership, persistence, and belief in Dunlap have helped shape the community we enjoy today.

Austin McDonald has dedicated 10 years of service to DCDC and has been an integral part of many of the community events and initiatives that bring energy and pride to Dunlap.

Austin brought enthusiasm, fresh ideas, and a genuine passion for community engagement that made a real difference.

Both men have given countless hours — often quietly and without recognition — to help move Dunlap forward.

On behalf of DCDC and the entire community, thank you, Sam and Austin, for your dedication, leadership, and love for Dunlap. Your impact will be felt for generations to come.



Sam Cogdill



Austin McDonald

THANK YOU FOR YOUR TIME
AND DEDICATION TO THE
DUNLAP COMMUNITY!

GRANT FUNDING SECURED TO REPLACE TWO PEDESTRIAN BRIDGES IN DUNLAP

DUNLAP — Two of Dunlap's aging pedestrian bridges will be replaced this summer after the Dunlap Grants Committee secured funding from the Dean J. King Foundation.

The bridges, located along South Seventh Street and South 10th Street, are considered to be in the greatest state of disrepair among the six pedestrian bridges that cross the creek running through town. The new structures will match the pedestrian bridge installed at Pleasant View Park in the fall of 2024, which was funded through an Iowa Department of Natural Resources REAP grant.

Community leaders say the upgrades are both timely and necessary.

"These bridges were built decades ago and no longer meet current safety or accessibility needs," said Margo Hansen, a member of the Dunlap Grants Committee. "This grant allows us to replace them before small problems become major issues. Pedestrian bridges are used by everyone — including students going to and from school — and this funding ensures they're accessible and reliable for many years to come. Upgrading them improves walkability and makes it easier for people to move safely throughout town."

Council member Michael Bonsall said the bridges have been a constant presence for generations.

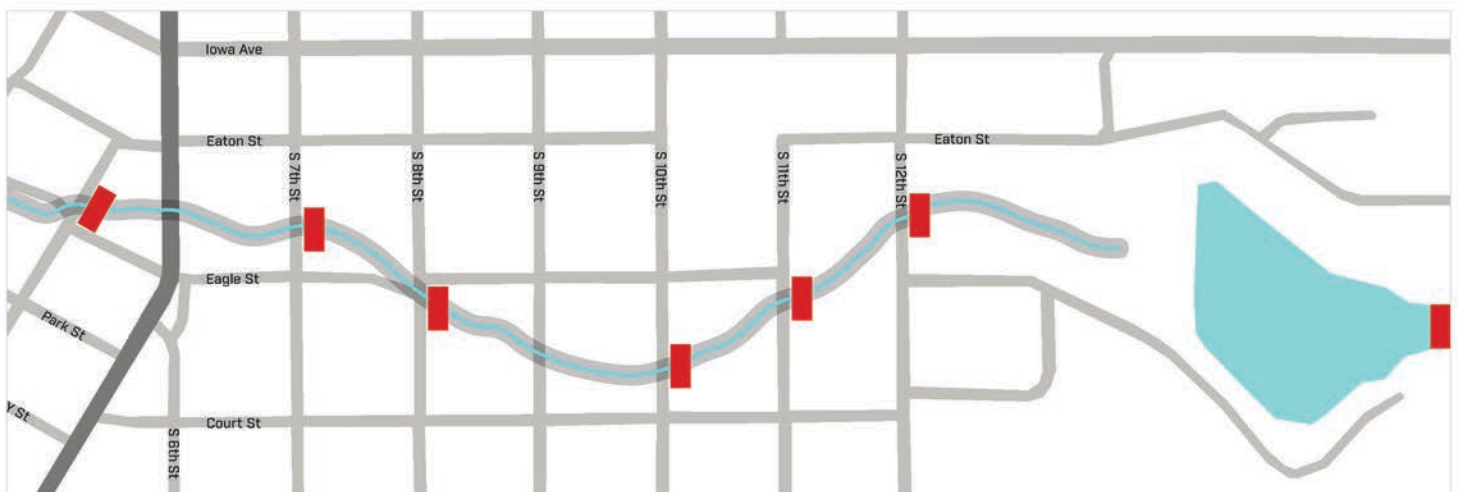
"I've lived in Dunlap my whole life. From as far back as I can remember, those are the same bridges. They are needing to be replaced," Bonsall said. "I'm definitely grateful for [the committee] getting the grants to help fund it."

A Waterway Shaped by History

The pedestrian bridges cross the creek that runs through Dunlap and has shaped parts of the town's landscape for decades.

In June 1945, a flash flood described by the Dunlap Reporter as "one of the worst floods in Dunlap in the past 50 years" sent torrents of water through town. Nearly three inches of rain fell in less than an hour, flooding basements, washing out at least one footbridge and damaging a highway bridge. Mud covered gardens and lawns and filled several wells. The flood underscored the need for better watershed management.

In May of 1963, construction began on what would become the Dunlap dam. The dam, built on the east side of Dunlap, created a permanent lake and significantly slowed the rush of water that had carved a gully through town.



This map shows the placement of pedestrian bridges throughout Dunlap.

(Cont. from page 2)

An article from the Dunlap Reporter in 1964 read:

"The town of Dunlap is changing a deep gully that was a rat-infested unofficial garbage dump into a sanitary carpet of green grass through the south edge of town according to Mayor Leonard Jacobsen. This has been made possible by the 566 Watershed dam completed at the east edge of town last fall.

Necessary tree removal has already been done on the ditch through town. A contract has been let for sloping and shaping the dirt banks and work on this phase of the project is expected to start within the next two weeks. The rush of water down the ditch which accompanied a heavy rain has been slowed to a walk. Harrison County has been able to replace six bridges across Dunlap streets by metal culverts with earth fills over the top.

Mayor Jacobsen says, 'the project removes one of the main eyesores and gets rid of a costly maintenance problem at the same time.' Sewer lines along the 3,200 feet of gully were exposed in some places. The lines will now be protected as the gully is formed into a waterway through residential lots. The final phase of the program will be fertilizing and seeding the new waterway to establish a lush cover of green grass."

At the time, Dunlap officials had to secure easements from 40 property owners to permit bulldozers to come in and shape the gully into a water course. The street bridges through town were replaced with corrugated pipe provided by the county board of supervisors.

Footbridges remained an important part of pedestrian travel in Dunlap. In 1965, local reports noted that footbridges over the newly sloped creek had been improved and painted.

Today, six pedestrian bridges cross the creek west of the dam through town at 12th, 11th, 10th, 8th, 7th and Second streets. While the exact installation dates of these pedestrian bridges have not been definitively determined, historical accounts indicate several were in place prior to the mid-20th century.

Looking Ahead

City workers and volunteers have maintained the pedestrian bridges for decades, but age and weather have taken their toll.

Two bridges are scheduled for replacement this summer. Representatives of the Dunlap Grants Committee said the contractor who completed the pedestrian bridge at Pleasant View Park will also handle the upcoming installations. The upcoming replacements are intended to preserve safety, accessibility and walkability throughout town. Other crossings will be evaluated as funding becomes available.

With installation expected later this summer, the new bridges will help ensure residents can continue to safely cross the creek and move between neighborhoods, schools and businesses for years to come.



COURSE IMPROVEMENTS DRIVE SURGE IN PLAY AT DUNLAP DISC GOLF COURSE

DUNLAP — Improvements to the Dunlap Disc Golf Course at Pleasant View Park are already showing measurable results, according to year-end data from UDisc, the sport's leading scorekeeping app.

UDisc serves as a digital platform for disc golfers to find courses, keep score and track statistics, offering GPS-enabled maps and user-reported data for thousands of courses worldwide.

The Dunlap course was originally installed in 2014 by Devin Kline as an Eagle Scout project. Over time, weather took its toll on the wooden hole signs and course map, leaving them faded, broken or missing.

Last summer, funding from an Aureon Grant secured by the Dunlap Grants Committee allowed the course to be updated with new metal posts, metal hole signs and a weather-resistant course map. The Aureon Grant is a community funding program from Aureon, a Midwest-based technology company that works in partnership with FMCTC. It awards quarterly grants to nonprofit organizations and community projects in eligible Iowa communities to help support local development and charitable efforts.

Letters of support for the grant were written by Ashley Denton and Donna Brasel. The Dunlap City Council approved the project, and the Dunlap Grants committee secured the funding. The city workers installed the new posts and cleared brush along the trails and around the baskets. Myrlen Hein helped by making modifications to the posts.

The improvements were a team effort, and Dunlap City Council member, Benjamin Schauer has noticed the success of the project.

"My brother and stepdad are both active disc golfers," shared Schauer. "They've both tried the Dunlap course and commented on how nice it is as well as how nice Pleasant View Park is. Living near the dam, I've seen quite a few people out there, which is encouraging to see both as a citizen as well as a council member that approved the project."

Disc golf continues to show steady growth nationwide. According to data compiled by UDisc, millions of rounds are logged annually through its app, and the number of courses worldwide now exceeds 16,000 — with new courses still being added each year. The United States leads the way in course installations, and the vast majority of courses remain free to play, helping fuel accessibility and participation. Dunlap's course ranked 308th in Iowa for play count, up from 354th in 2024. Nationally, it improved from 11,196th to 10,180th, and globally from 16,609th to 15,311th.





(Cont. from page 4)

According to UDisc's year-in-review report, Pleasant View Park's course usage increased significantly following the improvements:

- Total rounds played increased 182% year over year.
- Unique players rose 45%.
- Holes played increased 45%.
- Throws recorded jumped 307%.

The Pleasant View Park course also climbed in rankings. In 2025, Dunlap's course ranked 308th in Iowa for play count, up from 354th in 2024. Nationally, it improved from 11,196th to 10,180th, and globally from 16,609th to 15,311th.

"It's not surprising to see this level of growth given our recent investment," said Schauer.

"We know that when you put time and resources into a project, that good things will happen. Continued improvements to our course as well as Pleasant View Park as a whole will only further increase our rankings, which is exciting for Dunlap."

Community leaders say disc golf offers several advantages for small towns:

- Low cost to install and maintain compared to traditional sports facilities.
- Free and accessible recreation for all ages and skill levels.
- Increased Park usage and community engagement.
- Potential to draw visitors for casual play or tournaments.
- Promotion of physical activity and time outdoors.

"Disc golf is an activity that is rising in popularity that I'm glad that we have capitalized on. It's a relatively cheap, family-friendly activity that can be played year-round. For a community looking for more things for its citizens to do, as well as to lure in visitors, this improvement is a no-brainer."

With updated infrastructure and growing participation, the Dunlap Disc Golf Course continues to build on a project that began more than a decade ago — strengthening recreation opportunities and community connections in the process.

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Founded in 2012 by Iowa State University alumni Matt Krueger and Josh Lichti, UDisc began as a mobile app designed to help players discover new courses. It soon expanded to offer scorekeeping and course reviews, and today stands as the sport's leading smartphone application, with hundreds of thousands of downloads across the Google Play and Apple App stores.

DUELING PIANOS EVENT DRAWS RECORD CROWD IN DUNLAP

DUNLAP — The third annual DCDC Dueling Pianos fundraiser struck a high note on Friday night, Feb. 27, as a record crowd gathered for an evening filled with music, laughter and community spirit.

The dueling musicians once again delivered a lively and unforgettable performance, blending musical talent with quick-witted humor and audience interaction. Their comedic flair and ability to take song requests kept the crowd entertained all evening and had the audience singing along and laughing throughout the night.

The success of the event would not have been possible without the generous support of the community. DCDC extends a special thank-you to those who purchased VIP tables for the evening. VIP table supporters included:

- Bonsall TV Appliance (3)
- David and Darcy Boettger
- Dunlap Livestock Auction
- Josh and Julie Elder
- Brad and Lisa Gross
- Gross and Co.
- Nick and Kelsey Miller
- Austin McDonald
- Edward Jones Financial
- Steve and Jeni Puck
- Patty Reisz
- Jon and Julie Schaben
- United Bank of Iowa

Guests were also treated to a delicious spread of food prepared by retiring DCDC board member Austin McDonald. The food received nothing but compliments from attendees and was a highlight of the evening.

DCDC would also like to thank the Knights of Columbus for serving drinks throughout the night and St. Patrick Catholic Church for graciously providing the use of their facility.



DCDC Board members Kelsey Miller and Lisa Gross set up the charcuterie table.



The delicious food was a testament to Austin McDonald's tremendous culinary skills.

(Cont. from page 6)

A new addition to this year's event was the dessert auction, suggested and auctioneered by Jon Schaben. The fun and spirited auction quickly became a crowd favorite. DCDC thanks all who donated desserts and everyone who enthusiastically bid on the sweet treats.

Finally, a sincere thank-you goes out to the DCDC Board of Directors for the many hours of planning and preparation that went into making the event a success.

DCDC is grateful to everyone who attended, sponsored a table, donated, or helped in any way. The continued support of the community helps make events like this possible and contributes to the ongoing efforts to support and strengthen Dunlap.



A LIFETIME OF SERVICE: SAM COGDILL RETIRES AFTER DECADES OF LEADERSHIP IN DUNLAP

After more than four decades of continuous service to the Dunlap community, Sam Cogdill is retiring from the Dunlap Community Development Corp., closing a chapter that began in 1980 and helped shape the community Dunlap is today.

Cogdill's civic involvement dates back to 1980, when he was elected president of the Dunlap Community Club. Soon after, the organization chose to operate under its incorporated name, the Dunlap Booster Club, believing it was more practical to retain the existing legal structure than reincorporate under a new name. From that point forward, Cogdill served consecutively on either the Dunlap Booster Club or DCDC — often as president — providing steady leadership through decades of growth, challenge and change.

Early community focus

In the early 1980s, the Dunlap Booster Club concentrated on initiatives that laid the groundwork for the community's future. At that time, the group stayed busy organizing Dunlap's Fourth of July celebration, sponsoring community cleanup days, and creating programs such as a "Rent-a-Kid Service," which paired local youth with residents needing help with small jobs. Early versions of the Dunlap Shop Hop and Santa visits were also supported during this period.

The Booster Club addressed critical needs in town. In 1981, Cogdill coordinated Christmas gift assistance for 13 local families with young children.

In 1983, with the cooperation of the Dunham and Grote families, the Booster Club resurrected the Dunlap wax nativity. A new barn was built and many of the wax figures were renovated. The Dunlap Booster Club raised the funds and contributed time and effort to place the unique display on exhibit.

The organization also actively searched for a physician for Dunlap, with Cogdill serving as the primary contact. By 1986, physician recruitment efforts intensified. A community mailing generated 328 responses, demonstrating strong local support. The Doctor Search Committee, which Cogdill served on, worked to show Dunlap could sustain a physician by guaranteeing financial assistance during the doctor's first two years.

Cogdill recalled the efforts. "At that time," he said, "we had a private pharmacy, and a pharmacy does better with a medical facility in town."

Laying the groundwork for development

In 1990, Cogdill served on a committee formed to apply for Iowa's Rural Main Street pilot program, a program that focuses on revitalizing historic downtowns by providing funding, technical help, and a strategic approach for economic development, leveraging local assets like architecture and history for growth. Although Dunlap was not chosen initially, the effort helped shape future economic development work. That momentum led to the formation of the Dunlap Community Development Corporation (DCDC) in 1991. Cogdill was named president of the DCDC board.

That same year, and as one of DCDC's first community improvement projects, a new marquee-style welcome sign was installed near the Dunlap Golf Course. The sign was built to serve as a community message board for important events and announcements.

"It was a big step for us," shared Cogdill about the sign. "It was a long process for approval."



Sam Cogdill and the late, Brenda Noel doing community work.

(Cont. from page 8)

In 1993, Gov. Terry Branstad visited Dunlap and presented the Community Economic Progress Program award to Cogdill. In remarks published in the Dunlap Reporter, Cogdill credited the town's progress to collaboration among many groups, including city officials and employees, the Booster Club, fire and rescue units, the historical society, school and church organizations, and numerous volunteers.

He cited Dunlap's assets — parks, a swimming pool, a golf course, medical services, a care center, a bowling alley and strong agricultural roots — but emphasized that people were the community's greatest strength.

Cogdill still today feels that sentiment. "Dunlap's a community, when people need to pull together to work, they do," he said.

That same year, DCDC purchased a 3.5-acre site that later became the Pleasant View Subdivision. And, as one of his proudest accomplishments, Cogdill announced that Western QLF had selected Dunlap as the site for a livestock feed manufacturing and distribution facility, a major milestone for the local economy.

"I'd met with the president of QLF, Kenny Berg, in Des Moines and Dunlap," Cogdill said. "The first site looked at failed environmental compliance and had to be mitigated."

Sam quickly worked to find a second potential location.

"[Berg] originally didn't know I was a feed dealer," Sam explained. "Upon finding out, he said 'I'll come to Dunlap if you become a QLF dealer.'"

Not long after, Cogdill was among 100 volunteers from southwest Iowa recognized by Branstad in 1994 for contributions to economic development.

Persistence through setbacks

In a 1993 Broadly Speaking column, Cogdill acknowledged that progress often came through persistence. Early development committees within DCDC had faced repeated setbacks, including unsuccessful Main Street grant applications. Still, volunteers continued fundraising through pancake feeds, auctions and public outreach with a focus on the organization's mission.

Those efforts paid off. In 1994, DCDC was designated a Main Street Iowa community, making Dunlap eligible for consultation services and a \$22,500 grant distributed over five years.



QLF Ribbon Cutting

Improving quality of life

Throughout the late 1990s and early 2000s, Cogdill remained deeply involved in projects that improved quality of life in Dunlap. He played a key role in efforts to restore medical services after the community had gone more than a year without a clinic, helping secure temporary space in the Heap's Electric building so providers could begin serving residents while long-term plans for a permanent facility moved forward.

He also served on a committee to plan the construction of a new swimming pool. He and others drove to other communities within the state to view pool design options. After months and months of research, planning and fundraising efforts, a new pool was constructed and opened in 1999.

Cogdill fondly remembers pushing to get the mushroom fountain at the pool added to the design.

"It was great memories," he said.

He and his wife, Sue, were involved in raising funds for the new pool.

Cogdill assisted in recruiting professionals to locate in Dunlap. Not only was he instrumental in reestablishing health services in town (on more than one occasion), but he also helped recruit an attorney to town.

In 2000, he took charge and developed a communitywide cleanup program. He presented it to the Dunlap City Council and it was approved unanimously. Cogdill was involved in many community beautification projects throughout the years, including enhancing Dunlap's main street with flags and Christmas décor for the light posts, and adding planters, benches and trash receptacles.

(Cont. from page 9)

In 2001, Cogdill was named the Harrison County Development Corporation (HCDC) Volunteer of the Month. At the time, then DCDC manager Dwaine Hack was quoted as saying, "If I need something done or advice, he's the guy I go to."

Cogdill served on committees for the development of the shared school-community library. He and others drove to other towns around the state to see various library blueprints and help steer the course of how the new library could be laid out.

Cogdill played an instrumental role in the establishment of Dunlap's youth sports complex. The land for the youth sports complex was acquired by DCDC in a trade with the Sullivan family for 11 acres of land at the Dunlap industrial site. DCDC then donated the land for the sports complex to the city.

When the Legion building in Dunlap collapsed, Cogdill was a part of DCDC's conversations with a structural engineer to determine possible next steps for resurrecting the building. Since that time, the building has served businesses and residents alike with both commercial and residential space being leased.

Cogdill participated in discussions related to new housing developments and was an integral part in championing the installation of the Prairie Meadow Estates Housing Development. He personally funded the construction of a spec home to help stoke the project.

In later years, Cogdill continued to support community progress, including helping return pharmacy services to Dunlap and supporting the establishment of a paid executive director position at DCDC to ensure sustained focus on economic development and community vitality.

"Sam understood that strong communities don't just happen — they require consistency, leadership and a willingness to think long-term," shared Jill Schaben, DCDC Executive Director. "He has years of wisdom regarding community challenges and successes, and I have learned a great deal from him."

A lasting legacy

As Cogdill retires from the DCDC Board, his impact can be seen throughout Dunlap — in its housing, health care access, downtown vitality, recreational amenities and enduring culture of volunteerism.

"I want the community to flourish," said Cogdill. "I have lots of nieces and nephews in the area and hope to one day get a son back to the area. I've invested my life in this community."

"Sam's legacy is woven into nearly every corner of this community," said Schaben. "He didn't seek recognition — he simply showed up, year after year, and did the work. Dunlap is stronger today because of his commitment."

Cogdill's legacy is not defined by any single project, but by decades of steady leadership, persistence through setbacks and a deep belief in the value of community service.

Dunlap is stronger because Sam Cogdill kept showing up.



Sam Cogdill with his wife, Sue, at an Iowa State University football game at Jack Trice stadium.

DUNLAP SENIOR CENTER MARKS 50 YEARS WITH GROWTH, UPGRADES AND RENEWED ENERGY

DUNLAP — As the Dunlap Senior Center prepares to celebrate its 50th anniversary later this year, the community staple is experiencing a period of renewed energy, creative growth and significant facility improvements. Plans are underway for a public anniversary celebration later this year, and several major upgrades are expected to be completed ahead of the milestone.

The Dunlap Senior Center continues to operate under a mission adopted years ago: to enhance quality of life by creating opportunities that support wellness, social connections, community engagement and lifelong learning for a diverse and growing older adult population.

In recent years, the Dunlap Senior Center has focused on enhancing the overall experience for older adults through improved food offerings, capital improvement projects and a welcoming atmosphere that emphasizes social connection and community engagement.

"More than one-fourth of Dunlap's population is age 65 or older," said Patty Mumm, president of the Dunlap Senior Center Board. "It's very important that our community continues to offer a place like this."

Mumm became board president in 2025, stepping into a role deeply rooted in family and community ties. Her late father, Joe Lipichok, was a long-time supporter of the center, and her nephew, Judd Kirk, previously served as its director for many years.

Additionally, Jan Roberts, a longtime Dunlap resident and dedicated community volunteer, stepped into the role of director after retiring as postmaster of the Dunlap Post Office.

The combination of Roberts' food preparation and Mumm's leadership has contributed to increased attendance. In partnership with Connections, the area agency on aging, and the Dunlap Dairy Sweet, the center serves warm, home-style lunches five days a week. Meals are available to all ages, with a cost of \$5 for seniors and \$10 for non-seniors. Reservations are required by 9 a.m. the day prior for meal-planning purposes, and anyone interested in attending is encouraged to call the senior center in advance.

Capital improvements have also played a key role in the center's momentum. In the summer of 2025, donations from Dunlap alumnus Doug Stockstad funded renovations to the center's restrooms and rear hallway. Both restrooms received new flooring, walls and ceilings, along with improved lighting. One restroom was upgraded with a widened doorway and additional space to improve ADA accessibility.

More recently, the center received a \$62,000 grant from the Dean J. King Foundation to address long-standing facility needs and improve accessibility and safety.



Patty Mumm, Senior Center Board President, and Jan Roberts, Director.

(Cont. from page 11)

"Greg Brasel repaired the sloping floor, and we're looking forward to replacing the entire flooring throughout the center to reduce tripping hazards," Mumm said.

The grant will also fund a new countertop along the length of the serving area, and one of the most anticipated improvements: replacing the front door with a push-button, handicap-accessible entrance.

"We're planning a big hoopla," Mumm said about the center's anniversary. "We're hoping everything we want done will be completed before the celebration."

Looking ahead, the center is also pursuing additional grant funding to upgrade its commercial dishwasher and sanitizer system. Plans are also in motion to create a technology and presentation area designed to attract new visitors and expand programming.

"We want to have a large TV and comfortable seating so we can offer monthly presentations and continue drawing more people," Mumm said.

If fully funded, the project would include a large display television, cushioned seating, and a desktop computer with printer and scanner. The equipment would allow seniors to create and print weekly menus and flyers in-house, a task currently outsourced. The center also hopes to secure funding for one year of paid Wi-Fi service and install surveillance cameras to improve security.

Despite the upgrades, center leaders say their primary focus remains on people.

"We're excited about all of these improvements, but our biggest goal is growing attendance," Mumm said. "There's a stigma about age requirements, but we have good food, good people, and we're always laughing."

She added that many residents may not realize the center is open to everyone.

"People of any age are welcome to eat at the senior center," Mumm said. "The senior discount applies to those 60 and older, but the door is open to all."

As the Dunlap Senior Center approaches its 50th year, leaders say the combination of creativity, community support and continued investment is helping ensure it remains a vibrant gathering place for decades to come.

Contact Information for the Dunlap Senior Center, (712) 643-2244



This is an AI-generated visual of what the presentation and technology area at the Senior Center could look like.

READY TO BRING YOUR DREAM BUSINESS TO LIFE?

Dunlap has two commercial spaces on Main Street available for lease!

124 1/2 Iowa

If you've been looking for a prime commercial space to launch or grow your business, look no further than 124 1/2 Iowa Avenue. Situated at the intersection of two busy highways—one of the most visible and high-traffic locations in the county—this building offers outstanding exposure and endless potential.

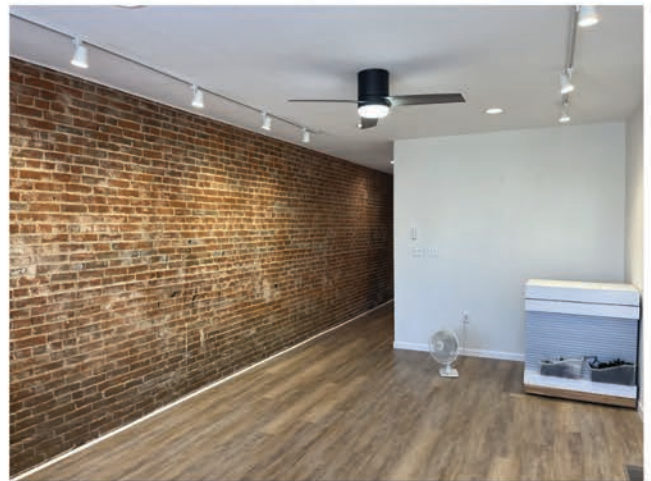
Inside, you'll find a beautifully updated space featuring:

- Two private office rooms
- A spacious showroom area
- A clean, updated restroom
- Large showroom windows overlooking a bustling corner,
- A stunning exposed brick interior wall

Recently remodeled throughout, the building blends modern finishes with historic appeal, making it a great fit for a boutique shop, small office, studio, creative workspace, or nearly any business concept you've been dreaming up.

With its unbeatable visibility and inviting interior, this space is ready for your ideas, your customers, and your future.

📍 124 1/2 Iowa Ave, Dunlap
📞 Contact Judy Schoenherr at (712) 269-0769



604 Iowa

A commercial storefront at 604 Iowa Ave is available for lease in downtown Dunlap, an area that has recently undergone revitalization.

The historic building offers flexible space suitable for a variety of business uses. Rent is negotiable based on the scope of tenant improvements, and the lease includes two months of free rent to assist with initial setup. The landlord indicates additional upgrades may be considered with an extended lease term.

📍 604 Iowa Ave, Dunlap
📞 Contact Dede Sullivan at (712) 263-0875.

FLASHING STOP SIGNS DEBUT NEAR BOYER VALLEY SCHOOL IN DUNLAP

DUNLAP — The City of Dunlap secured grant funding to improve pedestrian safety near the school by upgrading portable stop signs with solar-powered flashing versions.

Portable stop signs have been utilized for years, before and after school hours at two crosswalks north of the school along Iowa Avenue, also known as Highway 37. School staff roll the portable signs into position to stop traffic while students cross before and after school.

City officials said concerns had been raised about motorists failing to stop, even when the signs were in place.

City Clerk Meredith Van Houten said she was contacted about the issue and began exploring ways to make the crosswalks more visible.

Van Houten applied for and secured funding through the Harrison County Community Foundation to purchase solar-lit flashing stop signs. City employees Ryan Donscheski, Matt Koski and Tony Warnock attached the new signs to portable bases they fabricated. The new signs were debuted on February 18.

Officials hope the enhanced visibility will encourage drivers to pay closer attention and respect the crosswalks.

Chaise Mefferd, who owns Mefferd's Milestones, a daycare directly across from the school, said safety concerns have been ongoing. Children from her daycare use one of the crosswalks daily.

"I opened my childcare business in May of 2022," Mefferd said. "That following fall, when school started, I began to notice how dangerous the crosswalk was in front of the school. I called City Hall to express my concerns, and Meredith was helpful in speaking with the police department about having officers more available around the beginning and end of the school day."

Mefferd described multiple close calls involving drivers who failed to stop.



"One day, the daycare children, several neighborhood kids, and I were standing at the crosswalk waiting to cross the street when a car sped through the stop sign and crosswalk while we were standing there in plain sight," she said. "In another separate incident, a semi-truck drove through, which really, really frustrated me."

Following those incidents, Mefferd said Van Houten worked to find a solution.

"I don't believe I'd be exaggerating when I say this happens on a daily basis," Mefferd said.

"We are fortunate that there has not been a fatality, but definitely a lot of close calls. I am so very grateful for Meredith's help in this matter. I truly hope this helps. Parents also need to have serious conversations with their students and student drivers about the importance of safety. Just last week, a student almost ran over a middle schooler and his two younger siblings while they were in the crosswalk."

Under Iowa law, pedestrians have the right-of-way at crosswalks, whether marked or unmarked, unless traffic is being directed by a signal or a police officer. When pedestrians have the right-of-way, drivers are required to yield.

The upgraded stop signs are part of a broader safety initiative by the city. Plans for this spring and summer include enhanced lighting with additional streetlights and replacement of two deteriorating pedestrian bridges. Both projects will improve safety for Dunlap pedestrians in general.



Prices

Three-bedroom (1200 SF): \$108,000

Two-bedroom two bath (1200 SF): \$108,000

Two-bedroom one bath (1000 SF): \$98,000

Each plan requires a deposit of 10%. Plan availability differs based on house model. Details can be seen on the individual model pages.

Construction & Delivery

All homes are constructed at the Homes for Iowa building site near Newton, IA. Once HFI receives all order items and a 10% deposit, an approximate delivery timeline will be provided to the buyer, and HFI will confirm once the construction of the home begins. HFI homes typically take about 6 months to build. When a home is finished, the moving crew delivers the home to the buyer's lot and sets it on the foundation in one piece.

Home Features

- 2x6 frame construction
- Clear-span engineered floor trusses
- Engineered and stamped roof trusses
- Exterior 1 1/2" rigid foam insulation
- R-19 Batt insulation walls
- R49 insulation in attic
- Air sealed gaps and cracks
- Pella windows
- Quality cabinetry (plywood cabinets, solid-wood faceframes, soft-close drawers)
- Bump out window feature
- High-efficiency furnace and air conditioner
- Electric water heater
- Fresh air exchanger with heat recovery
- Main floor laundry hookups
- Built to State of Iowa adopted building code (2015 IRC)
- Inspected by professional third-party, state-approved building inspector
- Shipped utility-ready for electric, water, sewer connections

CONTACT:

Region XII
Attn: Homes for Iowa | 1009 East Anthony St. | Carroll, IA 51401
(319) 572-5499



Restrictions

1. The initial Homeowner must earn below \$125,000 taxable income (after credits and deductions) as evidenced by last filed IRS Form 1040. Future homeowners are not subject to income requirement.
2. The home may not be rented unless a written waiver for hardship is received and approved by Homes for Iowa Board of Directors or the home is specified to be part of an intended rental project and additional documentation is received prior to the home order being finalized.
3. Developer profit limitation is 10% of development costs excluding marketing.
4. All Homes for Iowa requirements are secured by a restrictive covenant and automatically expires five years after initial homeowner's occupation of the home.

Prairie Meadow Estates

Dunlap, Iowa



Lots that can be purchased individually OR in combination with a neighboring lot:

Lots 4 and 5

Lots 6 and 7

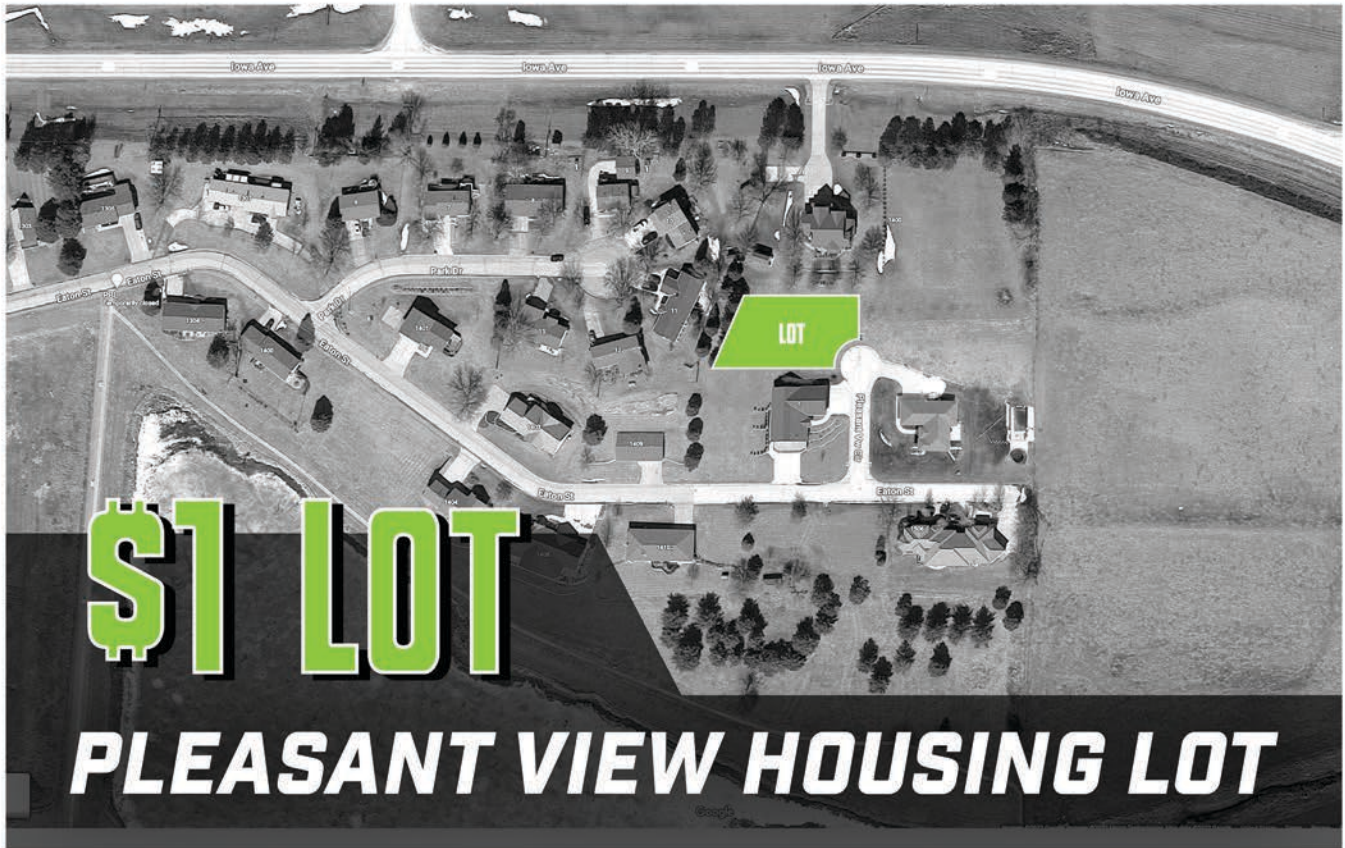
Lots 12 and 13

Schaben Real Estate
Elizabeth Heistand, Salesperson
(712) 267-3219



Prairie Meadow Estates
Prime Lots Available
"Full City Services"
Contact Schaben Real Estate, LLC
for details
712-643-2350
Made Possible through the efforts of the Dunlap Community Development Corporation





REQUIREMENTS:

- Building permits and the start of construction must be commenced within 12 months of signing contract.
- \$2,001 in earnest money will be required at contract signing. \$2,000 of which will be refunded when construction has begun.
- The home built on the lot bought for \$1 will be required to be at least 1,400 square feet living space on the main floor.
- Buyer will be required to pay real estate taxes on the property during the term of the contract.
- Statement of title will be held by DCDC until proof of financing and builder's contract is in place.

All communication regarding prospective buyers/builders will be kept confidential within the Dunlap Community Development Committee [DCDC] Board.

INTERESTED PARTIES CONTACT:

STEVE PUCK: (712) 210-1604
LISA GROSS: (712) 263-9445





PLEASANT VIEW HOUSING LOT

REQUIREMENTS FOR RESIDENTIAL LOT:

The lot will be sold on a short-term real estate contract for \$2,001.00. The contract will require the buyer to apply for and obtain a building permit to start construction of a home on the property within 12 months of the date of the contract.

Dunlap Community Development Corporation (DCDC) will deed the property at the time of closing of the loan for financing the construction of the home. At which time, \$2,000.00 will be paid by DCDC to the settlement agent for use against any of the closing costs for the loan.

Should the buyer not need financing, DCDC will deed the property and will pay \$2,000.00 to the builder of the house to be applied against the buyer's obligation to the builder upon satisfaction to the Board of Directors of DCDC that the buyer has the necessary steps in place (i.e. copy of signed construction contract with blueprints with a start date) for a house to start construction within 30 days of transfer of the deed.

Should the buyer not have a closing date set or have a builder ready to start construction within 12 months of the date of the contract, DCDC will file for forfeiture of the contract and the buyer forfeits the \$2,001.00 paid for this contract.

The home built on the lot offered for \$2,001.00 with a \$2,000 refund paid by DCDC requires that the main floor living area of the home be at least 1,400 square feet. Otherwise, the home must comply with the covenants of the Pleasant View Subdivision.

Buyer will be required to pay the real estate taxes on the property during the term of the contract. Buyer will be required to carry appropriate insurance coverage with DCDC named as an additional insured during the term of the contract.



EASTER EGG HUNT

SATURDAY, APRIL 4 @ 10AM

**BV YOUTH SPORTS COMPLEX
DUNLAP, IA**



MARKET OF THE 712 TEA PARTY MARKET

**DUNLAP, IOWA
APRIL 18, 2026**

Join us for a whimsical, pastel-themed spring market filled with charm, creativity, and community!

-  Handmade goods
-  Boutique finds
-  Sweet treats
-  Local artisans

Noon - 7:00 p.m. | 4-Co. Fairgrounds

TEES & TINIS LADIES NIGHT

FRIDAY APRIL 24TH
6PM - 12AM

BUY A TICKET, AND YOUR DRINKS & FOOD ARE INCLUDED WITH THE FUN!

REACH OUT TO ONE OF OUR BOARD MEMBERS TODAY TO RESERVE YOUR TICKETS!

	KELSEY MILLER NATALIE SULLIVAN WHITNEY ELDER	JULIE ELDER MOLLY FRANKEN KRISTEN HEFFERNAN
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TEES & TINIS

SAVE OUR SENIOR CENTER!

IMPORTANT COMMUNITY MEETING

MEET WITH **Connections:**
OUR AREA AGENCY ON AGING

FACING FUNDING CUTS THAT THREATEN THE DUNLAP SENIOR CENTER!



WHEN:
April 8th
1:00 PM



WHERE:
DUNLAP SENIOR CENTER



WHO:
ALL CONCERNED
COMMUNITY MEMBERS



LEARN ABOUT THE FUNDING CRISIS & HELP US FIND SOLUTIONS!

- ✓ Updates on Government Cuts
- ✓ Share Your Ideas & Concerns
- ✓ Work Together to Protect Our Center!



YOUR VOICE IS NEEDED!

Let's Come Together to Support the Dunlap Senior Center!

FREE PUBLIC SHOWING

St. John Lutheran
Church

Sunday
April 12
6pm

Dunlap, Ia

Educating on the
dangers of human
trafficking in Iowa



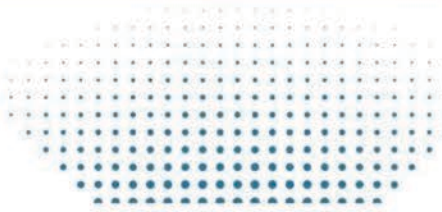
We are committed to bringing awareness to every community in our state, to help combat and bring clarity on the misconceptions of human trafficking.

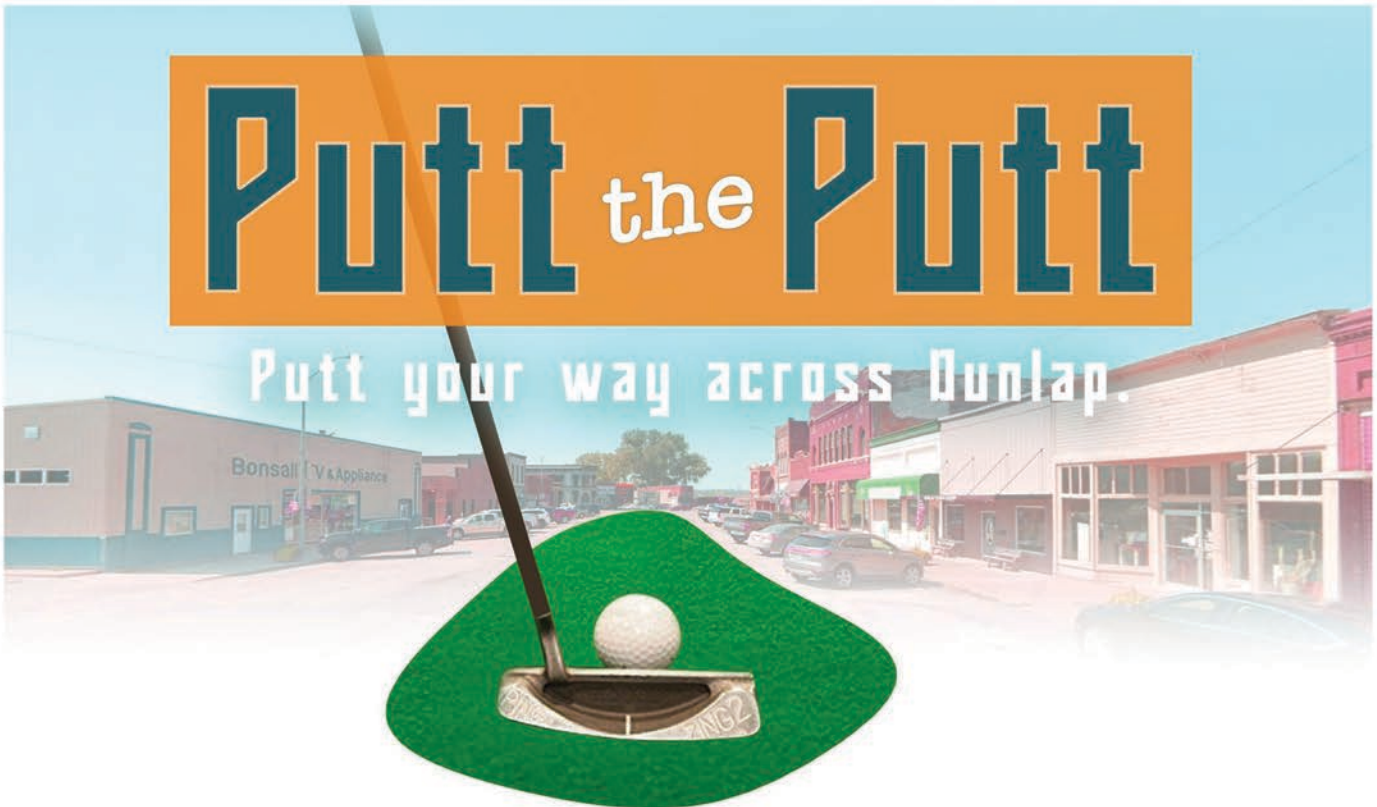
Key points:

- WHAT MADE IOWA SO PREVALENT
- REALITIES HAPPENING IN IOWA
- ACTION STEPS EVERYONE CAN DO
- WHAT TO LOOK FOR AND UNDERSTANDING THE MISCONCEPTION
- CULTURE IMPACT: 'WEEDS OF THE GARDEN'



Presenting:
Stacy Besch, Team Iowa





FRIDAY, JUNE 26 – TEE OFF AT 4:00 P.M.

TEAMS OF 4 WILL PUTT THEIR WAY DOWN MAIN STREET
PUTTING GREENS HOSTED BY LOCAL BUSINESSES AND NON-PROFITS.

LIVE MUSIC AND FUN TO FOLLOW AT THE GOLF COURSE

REGISTER YOUR TEAM!

Register by emailing DunlapDCDC@gmail.com

\$200/Team Entry Fee

Teams will be assigned to Tee-off at a specific
business location for a shotgun start.

Bring your own putter(s)!

The last putt for all teams, and winner announcement
will be at the Dunlap Golf Course.

HOST A GREEN!

Email DunlapDCDC@gmail.com for more information and
to join in the fun!

Hosts are required to construct or purchase a putting green
at their own expense - and provide a scorekeeper on site.
All putting greens are to be located along main street
except the final one at the Dunlap Golf Course.

Hosts must be a DCDC member in the
current membership year.
(Join today if you're not already a member!)

This event is brought to you by DCDC.

Contact Jill at DunlapDCDC@gmail.com or (712) 643-2164.

DCDC Membership Year is September 2025 - August 2026

2025-2026



Gold Level Donors (\$1,000+)

City of Dunlap
Classic Leather Inc.
Cogdill Farm Supply
Community Bank
Fouts Funeral Home
Gross and Co.
M&J Heating and Air, LLC

Sullivan Supply
The Town and Country Store
United Bank of Iowa
Sam and Sue Cogdill
SSNS Farms LLC
Brad and Lisa Gross

Ben and Margo Hansen
Steve and Jenny Puck
Jay Randall
Jim and Cindie Schaben
Doug Stockstad
Mary Ellen Young

Silver Level Donors (\$500+)

Dunlap Livestock Auction
Elite Ag Insurance
Empire Land & Cattle
Ettleman's Town & Country Store

GLC Beef
Hoffman Insurance
Klein Senior Insurance
Schaben Real Estate

Jay and Kris Petersen

Bronze Level Donors (\$250+)

Baldwin Electric
CHI
Common Grounds
Edward Jones Financial
John's Body Repair
McCord Seed Store Inc.
Smitty's Grocery
Twin Valley Vet Clinic

David Behrendt
Frank and JoEtt Cogdill
John and Karen Giovanetti
Tim and Jennifer Grote
Jon and Courtney Lee
Mark and Sue Nemitz
Frank and Joanne Oppold
Dewey and Janine Petersen

Bill and Tricia Roberts
Gale Rockwell
Jake and Ashley Schaben
Joe and Beth Schaben
Jon and Julie Schaben

Basic Level Donors

Bonsall TV & Appliance
CRF Consulting
Crossroads Wine & Spirits
Dairy Sweet
The Dog House Bar & Grill
Dunlap Post Office, Terry Branstad
Hair by Megan Hanigan
The Hair Station
Malone Bulldozing
Rockin K Solutions
Sullivan Seed
Wendt's Pots & Posies
Mike and Geri Andersen
John and Kami Behrendt
Nick and Darcy Behrendt
Francis and Treva Block
Dan and Connie Brasel
Mark and Donna Brasel
Bob and Shelly Buresh

Evie Cline
Tim and Sue Cogdill
Bob and Karen Donscheski
Josh and Julie Elder
Molly Franken
John and Katie Hanigan
Myrten and Susan Hein
Sandra Iversen
Paul Klein
Mike and Mary Lehan
Jake and Kim McAllister
Jeremy and Katie Muff
Kenny and Roberta Mumm
Cathy Murphy
John Nielsen
Kevin and Lis Petersen
Michael and Paula Riester
Rollie and Beth Roberts
Scott and Mary Roberts

Austin and Kealy Schaben
Bailey Schaben
Cody and Jill Schaben
Jay and Karla Schaben
Ryan Schaben
Walter Schaben
Tyler and Andi Sharp
Jim and Sue Stephens
Greg and Lori Thomsen
Lois Thompson
William and Sandra Wadsworth
Jolene Wessling
Roger and Mary Jane Zehner

Dunlap Community Development Corporation
PO Box 33
Dunlap, IA 51529

PRSR STD
ECRWSS
U.S. POSTAGE PAID
EDDM RETAIL



DUNLAP COMMUNITY DEVELOPMENT CORPORATION

Dear Dunlap Resident,

If you are already a member of DCDC, thank you. Your support truly makes a difference in our community, and we are grateful to have you with us.

If you're not yet a member—or if you're new to town—we'd love to invite you to join us.

Membership in DCDC helps support park improvements and community enhancements, commerce and tourism, community marketing and events, and keeps Dunlap strong, connected, and moving forward.

Annual membership levels are as follows:

- Basic Membership - any amount
- Bronze Level Donor - \$250
- Silver Level Donor - \$500
- Gold Level Donor - \$1,000

Our current membership years runs from September 2025 to August 2026.

Already renewed for this year? Thank you! No action is needed—this mailing is simply our way of reaching the entire community and sharing how membership helps make good things happen.

**Not a member yet? We'd love to welcome you. You can join by mailing a check to:
DCDC / PO Box 33 / Dunlap, IA 51529 or using the Venmo QR code below.**

A current list of members can be found online. Visit dunlapia.com and click on "DCDC" and then "Current Members."

Thank you for being part of Dunlap—whether through membership, volunteering, or simply calling this place home.

Warmly,

A handwritten signature in black ink that reads "Jill Schaben".

Jill Schaben, DCDC Executive Director
Email: DunlapDCDC@gmail.com



venmo