Attachment A

MENARD, INC.

December 15, 2021

RE: Menards Final Plat Letter

Dear Mr. Gibbons,

Menard, Inc. is submitting the final plat for the Council Bluffs Menards mall redevelopment project. The final plat is consistent with the preliminary plat and the development plan layout that was previously reviewed and approved by the city. As part of this final plat the lot occupied by Casey's will be expanded to accommodate all their existing footprint and pavement. Additionally, the Hy-Vee lot will be expanded to accommodate their parking lot expansion project.

Menards will be dedicating the public right of way for Menard Drive and Hy-Vee Drive along with the multi-use trail and sidewalk connection through the development.

Utility Easement Summary

Storm Sewer – The storm sewers are noted on the plat as to be vacated and the stormwater will be accommodated in the new stormwater system.

Sanitary Sewer – The sanitary sewer easements noted on the plat will be vacated and the new public sanitary system will be constructed with the Menards store.

MidAmerican Energy – Attached to this package is an email summarizing the new electric lines need to be installed prior to the vacation of the existing easements.

Black Hills Energy – Black Hills Energy has approved the release of the easement shown on the plat.

Lumen – Lumen provided a map of the area and no line serving a surrounding business is being impacted by this project. There are no easements associated with their lines.

COX – COX relocated their lines at the time of the mall demolition. The new lines service the existing buildings but are not within the new project area.

The remaining easements shown on the final plat around the development will remain in place. When the private easements are vacated an affidavit can be recorded to address the easements that are shown in this plat.

Sincerely,
Menard, Inc.

Tyler Edwards
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