

EMAIL COMMUNICATIONS

Responsive Outlook message records produced for this request

This section reproduces the substantive text of responsive Outlook messages located for this request. Native .msg files are included in the electronic production package where available with their original metadata and embedded attachments. Repeated quoted-chain text, automatic confidentiality boilerplate, tracking graphics, social-media icons, and duplicate signature images are not repeated where they add no substantive content.

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06/15/2026	Jason Date -> Jess Wilson; Marat Ahmad	Kiowa Water - LOI (draft)
06/16/2026	Jason Date -> Jess Wilson	Open Letter to County Commissioners
06/17/2026	Jess Wilson -> David Youngblood; Town/KPWA officials	Request for Legal Review and Guidance Regarding Potential Bulk Water Agreement
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06/26/2026	Jess Wilson -> David Youngblood; Robert Vaughan; Town/KPWA officials	Draft Community Infrastructure Partnership Proposal for IREN Review
06/29/2026	Robert Vaughan -> Jess Wilson; David Youngblood; Town/KPWA officials	RE: Draft Community Infrastructure Partnership Proposal for IREN Review
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08/13/2026	Jason Date -> Caroline Russell; Jess Wilson; Marat Ahmad	Introduction
08/14/2026	Caroline Russell -> Jason Date, Jess Wilson, Marat Ahmad	Re: Introduction

1. Water Availability Communications

June 1, 2026 - Initial request

Date June 1, 2026 2:25 PM
From Jason Date <jason.date@iren.com>
To Jess Wilson <jess@kiowapolice.com>; Marat Ahmad <marat.ahmad@iren.com>
Subject Water availability

Hi Jess

Great to chat to you now. As discussed, can you please send us the existing water usage for Rural Water District 11 on a daily and monthly basis and what they are permitted to use on a monthly basis under their existing contracts with Kiowa Water?

Thanks

Jason Date, Associate Director, Development

June 2, 2026 - Town/KPWA response

Date June 2, 2026 5:55 AM
From Jess Wilson <jess@kiowapolice.com>
To Jason Date <jason.date@iren.com>
Subject RE: Water availability

Attached are records responsive to your request regarding water usage and contractual information associated with Rural Water District No. 11 and the Kiowa Public Works Authority.

The attached documents include:

1. Water Purchase Contract between the Kiowa Public Works Authority and Rural Water District No. 11.
2. Settlement Agreement and Mutual Release (2015), which amended the contract and increased the maximum volume from 2,000,000 gallons per month to 4,000,000 gallons per month.
3. Water usage records maintained by the Kiowa Public Works Authority reflecting water delivered through the Rural Water District No. 11 system.

Based upon the attached records, the current contract authorizes delivery of up to 4,000,000 gallons per month.

Meter Location	Average Monthly Usage (Gallons)
Harper Valley Meter	974,741
Brewer Loop Meter	1,315,333
West Meter (KL Road)	110,772
West Side of Track (Doyle Road)	55,893
Total Average Monthly Usage	2,456,739

Contract Capacity Analysis:

Description	Gallons Per Month
Contractual Maximum Volume	4,000,000

Current Average Monthly Usage	2,456,739
Remaining Available Capacity	1,543,261
Current Usage Percentage	61.4%
Available Capacity Percentage	38.6%

The figures above are derived from records maintained by the Kiowa Public Works Authority and are provided for informational purposes. The records indicate that current usage remains below the contractual maximum volume authorized under the existing agreement.

Please let me know if you need any additional records or clarification regarding the attached documents.

Respectfully,
 Jess Wilson
 Town of Kiowa

June 2, 2026 - Acknowledgment

Date June 2, 2026 3:01 PM UTC
 From Jason Date <jason.date@iren.com>
 To Jess Wilson <jess@kiowapolice.com>
 Subject Re: Water availability

Thank you sir

Jason Date, Associate Director, Development

2. Draft Letter of Intent

June 15, 2026

Date June 15, 2026 5:48 PM UTC
From Jason Date <jason.date@iren.com>
To Jess Wilson <jess@kiowapolice.com>; Marat Ahmad <marat.ahmad@iren.com>
Subject Kiowa Water - LOI (draft)

Hi Jess

Good to chat this morning.

Please see a draft LOI attached. Can you please take a look with the Kiowa team and let us know if you want to make any changes? We will also get this reviewed on our side in parallel.

Thanks

Jason Date, Associate Director, Development

Attachment: IREN - Non-Binding LOI - Water Supply - Kiowa Water [draft for Kiowa].docx

3. Project Support Letter Communication

June 16, 2026

Date June 16, 2026 8:59 PM UTC
From Jason Date <jason.date@iren.com>
To Jess Wilson <jess@kiowapolice.com>
Subject Open Letter to County Commissioners

Hi Jess

We are planning on sending a project support letter to the County Commissioners this week. Please see attached the support letter.

Are you able to send me a list of local supporters of the project that would be willing to add their names to the letter? We were planning on adding a table with the name and job title of the supporter list.

Thanks

Jason Date, Associate Director, Development

Attachment: Open Letter in Support of the IREN Kiowa Project[61].pdf

4. Potential Bulk Water Agreement Communications

June 17, 2026 - Request for review

Date June 17, 2026 8:39 AM
From Jess Wilson <jess@kiowapolice.com>
To David Youngblood <david@youngbloodatoka.com>
Cc Danny Drake; Jeri; Jim Ray; Kristina Burgett; Scotty Barker; sixgun1957@yahoo.com; tbhorn15@yahoo.com
Subject Request for Legal Review and Guidance Regarding Potential Bulk Water Agreement

As discussions continue regarding the proposed IREN project, I have prepared an exploratory draft outlining what a potential bulk water purchase agreement could look like if the Kiowa Public Works Authority were to consider such an arrangement in the future.

At this time, no decision has been made by the Kiowa Public Works Authority or the Town of Kiowa regarding any water supply agreement, infrastructure agreement, or commitment to provide water to the project. The attached draft is intended solely as a discussion document to help identify legal, operational, contractual, and policy issues that should be considered if negotiations were to move forward.

I am requesting legal review and feedback regarding:

- Whether the proposed structure complies with Oklahoma law and existing contractual obligations.
- Any concerns regarding Rural Water District No. 11 service territory issues.
- Appropriate protections for the City and KPWA.
- Whether an infrastructure contribution concept would be legally permissible.
- Any provisions that should be added, modified, or removed.
- Any other issues that should be considered before further discussions occur.

My intent is simply to better understand what a legally defensible agreement might look like and to identify potential concerns before any decisions are considered by the governing bodies.

This draft should not be interpreted as a recommendation to approve any agreement, nor as a commitment by the Town of Kiowa or KPWA to enter into any future agreement. It is being circulated solely for discussion, review, and legal guidance.

I would appreciate any comments or recommendations you may have.

Respectfully,
Jess Wilson
Town of Kiowa

Attachment: KPWA - IREN Bulk Water Agreement Draft.docx

June 17, 2026: The same communication and draft attachment were forwarded by Jess Wilson to Robert Vaughan for engineering review. No separate substantive forwarding note was located.

June 19, 2026: The same communication and draft attachment were forwarded by Jess Wilson to Jason Date at IREN. No separate substantive forwarding note was located.

June 19, 2026 - IREN follow-up

Date June 19, 2026 10:31 PM UTC
From Jason Date <jason.date@iren.com>
To Jess Wilson <jess@kiowapolice.com>
Subject Re: Request for Legal Review and Guidance Regarding Potential Bulk Water Agreement

Hi Jess

Can you please ask the Kiowa Water team for a few dot points on what infrastructure needs to be upgraded?

Thanks

Jason Date, Associate Director, Development

5. Community Infrastructure Partnership / Engineering Communications

June 26, 2026 - Draft proposal circulated

Date June 26, 2026 2:54 PM
From Jess Wilson <jess@kiowapolice.com>
To Multiple Town/KPWA recipients
Cc David Youngblood; Robert Vaughan; Dalton Carlton; Danny Drake; Jeri; Jim Ray; Kristina Burgett; Scotty Barker; sixgun1957@yahoo.com; tbhorn15@yahoo.com
Subject Draft Community Infrastructure Partnership Proposal for IREN Review

I have been working on a draft proposal outlining the potential impacts that a project the size of the proposed Emerald Project could have on the Town of Kiowa and the Kiowa Public Works Authority. My goal has been to develop a straightforward, fact-based document that identifies our current infrastructure, explains where additional demands are reasonably expected to occur, and proposes a framework for a long-term partnership to help offset those impacts.

The proposal is not intended to be an engineering report or a final agreement. Rather, it is a discussion document designed to explain why a community of approximately 800 residents should not be expected to absorb the additional costs associated with a regional industrial project of this magnitude without assistance.

The proposal generally includes:

- A snapshot of the Town of Kiowa and the services we currently provide.
- An overview of the anticipated impacts on police, fire, streets, administration, and municipal operations.
- A separate section for the Kiowa Public Works Authority identifying priority water and wastewater infrastructure improvements.
- A proposed one-time capital contribution for water and wastewater improvements.
- A proposed annual Municipal Service and Infrastructure Partnership that would increase during construction and continue throughout the requested 25-year TIF/TID period to help address ongoing project-related municipal impacts.

Respectfully,
Jess Wilson

Attachment: COMMUNITY IMPACT - INFRASTRUCTURE PARTNERSHIP PROPOSAL.docx

June 29, 2026 - Engineer preliminary needs

Date June 29, 2026 2:34 PM UTC
From Robert Vaughan <robert.vaughan@isgengineering.com>
To Jess Wilson; David Youngblood; Dalton Carlton; Town/KPWA officials
Subject RE: Draft Community Infrastructure Partnership Proposal for IREN Review

Jess,

Part 1: I think Kiowa should ask for more "proposed one-time Infrastructure Partnership" cost for the water and wastewater system. I only provided a general guesstimate of needs and the more I think about what the needs could be, the scope increases and costs jump. We do not have the luxury of time to do a comprehensive engineering study but I can provide a better estimate of needs within a week.

It would be better to ask for more funding now, than come back later with a need for a lot more.

I'll continue to work on preliminary needs this week and update everyone. The following is a preliminary list and some items already included in your analysis.

Water Treatment needs:

1. Raw Water (Lake) Pump Station. The floating dock would need replaced to accommodate larger pumps and replace the piping to shore. Cost could be \$250k.
2. Lake Chemical Building for treatment of Iron and Manganese. Fe and Mn cause the brown water events in the system. Chemical injection at the lake gives it time in the pipe to the plant for treatment and then removal at the plant by the clarifiers and filters. The gravel access road at the lake also needs improved to accommodate delivery of chemical barrels. Cost \$200k.
3. Clarifier (Super Pulsator) Improvements. The existing clarifiers are not fully operational and equipment will need to be replaced / rehabilitated. They are working sufficiently for the water currently being treated but will need to be rehabbed to get full capacity. Cost TBD. I am getting a quote from the manufacturer to look at what all needs fixed. Estimate at least \$100k.

I am just getting started and you can see the costs will be greater than in the draft proposal. I will continue to work on this.

Part 2: Long term operations. The increased water and wastewater needs will also have a need for more employees in the PWA. A second water plant operator and a dedicated wastewater operator would help greatly with efficiency and flexibility of operations.

Thank You,
Robert Vaughan, P.E.

July 6, 2026 - Preliminary cost estimates

Date July 6, 2026 3:34 PM UTC
From Robert Vaughan <robert.vaughan@isgengineering.com>
To Jess Wilson; Dalton Carlton; Town/KPWA officials
Subject RE: Draft Community Infrastructure Partnership Proposal for IREN Review

Attached are the preliminary cost estimates for the water and sewer improvements to accommodate increased demand.

Water Improvements: \$3,730,000.00

Sewer Improvements: \$2,160,000.00

Thank You,
Robert Vaughan, P.E.

Attachment: Cost Estimate 2026 Water Treatment Improvements 07.06.2026.pdf; Cost Estimate 2026 Sewer Treatment Improvements 07.06.2026.pdf

6. August 2026 IREN Introduction

August 13, 2026

Date August 13, 2026 1:37 PM UTC
From Jason Date <jason.date@iren.com>
To Caroline Russell; Jess Wilson; Marat Ahmad
Subject Introduction

Hi Jess

As I mentioned, I would like to introduce you to Caroline Russell our new community engagement manager who is based in McAlester.

Caroline - Jess has been very helpful over the past 6 months in connecting us with some of the key business owners in Kiowa. Can you please arrange a time to meet with Jess in the next couple of weeks?

Thanks

Jason Date, Associate Director, Development

August 14, 2026

Date August 14, 2026 2:59 PM UTC
From Caroline Russell <caroline.russell@iren.com>
To Jason Date; Jess Wilson; Marat Ahmad
Subject Re: Introduction

Thank you for the introduction, Jason.

Jess, I have heard wonderful things about you and look forward to meeting you. If you have some time next week, I can come to the station and meet you. Feel free to text me. My cell is in my signature block.

Looking forward to seeing how we can work together and best support you.

Kindest,
Caroline Russell
Community Engagement Manager