

EMAIL COMMUNICATIONS

Black Mountain Energy Storage / Kiowa Water Line Access Request

Responsive communications reproduced in readable form

RE: Kiowa Water Line Access Request

Date Wed, 4 Jun 2025 18:56:35 +0000
From Carolyn O'Brien
To Robert Vaughan; water@kiowaoklahoma.com
Cc Dan Ditto; dldrake74@yahoo.com; jess@kiowapolice.com
Subject RE: Kiowa Water Line Access Request

Good afternoon, I'm following up on below. I tried calling Daniel, but it's going straight to voicemail. Is there anyone I can speak to about how to move this forward?

Carolyn O'Brien, PE

Director of Permitting and Entitlements

Black Mountain Energy Storage

1717 W. 6th St., Ste. 295

Austin, TX 78703

m. 214.263.2582

bmenergystorage.com <<http://www.bmenergystorage.com/>>

BLACK MOUNTAIN

Date Thu, 5 Jun 2025 14:02:47 -0500

From jeri@kiowaoklahoma.com

To 'Robert Vaughan'

Cc jess@kiowapolice.com

Subject BLACK MOUNTAIN

Hi Robert,

Jess wanted me to ask you if it was possible to provide Black Mountain with 40,000 gallons of potable water a day.

See you all tomorrow.

Thank you,

Jeriann Hasty

Town of Kiowa

PO BOX 69

831 S VAN BUREN

Kiowa, Ok. 74553

918-432-5621 EXT 2

fax # 918-432-5690

RE: Kiowa Water Line Access Request

Date Fri, 6 Jun 2025 13:56:52 +0000
From Carolyn O'Brien
To Robert Vaughan; water@kiowaoklahoma.com; jess@kiowapolice.com
Cc Dan Ditto; dldrake74@yahoo.com
Subject RE: Kiowa Water Line Access Request

Hi Jess,

Do you have contact information for anyone at the Rural Water District? Also, see screenshot below. The tract that I have shown in green is part of our project and is shown within the Kiowa service area. That is also where the 6" line is located. Do you still think annexation would be required to obtain water from that line? One last thing we didn't discuss yesterday is fire water. Would we be able to connect to the line in order to provide fire service to our site? I understand we may need a tank onsite for pressure.

Thanks,

Carolyn O'Brien, PE

Director of Permitting and Entitlements

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Attachment - service-area/property screenshot referenced in the message



RE: BLACK MOUNTAIN

Date Fri, 6 Jun 2025 13:59:25 +0000

From Robert Vaughan

To jeri@kiowaoklahoma.com

Cc jess@kiowapolice.com

Subject RE: BLACK MOUNTAIN

Providing 40,000 gpd potable water should not be a problem.

Thank You,

Robert Vaughan, P.E.

RE: Kiowa Water Line Access Request

Date Wed, 16 Jul 2025 14:32:58 +0000
From Carolyn O'Brien
To 'Robert Vaughan'; jess@kiowapolice.com; jeri@kiowaoklahoma.com
Cc leea@kiowaoklahoma.com
Subject RE: Kiowa Water Line Access Request

Good morning, We have confirmed that we will have maximum 3000 people onsite for this project. Can yall confirm the gpd for 3000 people and that yall are able to provide that amount? I've reviewed the application and I don't think we're quite ready to finalize the application because we haven't closed on the land, received addresses, etc. Can yall prepare a will-serve letter that confirms the water is available?

Thanks,

Carolyn O'Brien, PE

Director of Permitting and Entitlements

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RE: Kiowa Water Line Access Request

Date Wed, 16 Jul 2025 13:46:43 -0500
From leea@kiowaoklahoma.com
To 'Carolyn O'Brien'; 'Robert Vaughan'; jess@kiowapolice.com
Cc water@kiowaoklahoma.com; waterplant_1@icloud.com
Subject RE: Kiowa Water Line Access Request

Good evening,

Daniel Dibble has come up with around 37 thousand gallons of water would be needed for this amount of personnel per day.

At this time, we cannot give you the will-serve letter we can only give you an estimate on water usage.

Thank you,

Leea M Shows

Kiowa - PWA

Office Phone: 918-432-5621

Emergences After Hours: 918-329-6343

P.O. Box 69

831 S. Van Buren

Kiowa, Oklahoma 74553

leea@kiowaoklahoma.com

RE: Kiowa Water Line Access Request

Date Wed, 16 Jul 2025 18:52:21 +0000
From Carolyn O'Brien
To leea@kiowaoklahoma.com; 'Robert Vaughan'; jess@kiowapolice.com
Cc water@kiowaoklahoma.com; waterplant_1@icloud.com
Subject RE: Kiowa Water Line Access Request

Thanks Leea. How would I be able to lock this amount of water service with the Town? Is the only way to guarantee that we obtain this water to submit the application?

Carolyn O'Brien, PE

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RE: Kiowa Water Line Access Request

Date Wed, 23 Jul 2025 19:41:53 +0000
From Carolyn O'Brien
To Robert Vaughan; water@kiowaoklahoma.com
Cc Dan Ditto; dldrake74@yahoo.com; jess@kiowapolice.com
Subject RE: Kiowa Water Line Access Request

Good afternoon Robert,

Have you looked into expanding the OWRB permit for Country Club lake? We are currently requesting water service from the surrounding water providers as well, but we would still rather obtain water service from Kiowa if possible.

Carolyn O'Brien, PE

Director of Permitting and Entitlements

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From: Carolyn O'Brien

Sent: Thursday, May 29, 2025 11:21 AM

To: 'Robert Vaughan' <robert.vaughan@isgengineering.com>; 'water@kiowaoklahoma.com' <water@kiowaoklahoma.com>

Cc: Dan Ditto <dan.ditto@blackmtm.com>; 'dldrake74@yahoo.com' <dldrake74@yahoo.com>; 'jess@kiowapolice.com' <jess@kiowapolice.com>

Subject: RE: Kiowa Water Line Access Request

Robert and Daniel,

We're trying to move forward on this and need to understand how much untreated water yall can currently provide for the project in addition to the domestic water.

As mentioned before, we'd also be interested in working with the City on possibly dredging County Club Lake to provide more capacity. Have you looked into this any further?

Can we schedule another meeting to discuss? It has been almost a month since we last spoke and I really need to get things moving on this.

Thanks,

Carolyn O'Brien, PE

Director of Permitting and Entitlements

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Austin, TX 78703

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From: Carolyn O'Brien
Sent: Tuesday, May 20, 2025 8:59 AM
To: Robert Vaughan <robert.vaughan@isgengineering.com <mailto:robert.vaughan@isgengineering.com> >;
water@kiowaoklahoma.com <mailto:water@kiowaoklahoma.com>
Cc: Dan Ditto <dan.ditto@blackmtm.com <mailto:dan.ditto@blackmtm.com> >
Subject: RE: Kiowa Water Line Access Request

Robert and Daniel,

Following up on below. Can we get something on the schedule to discuss?

Carolyn O'Brien, PE

Director of Permitting and Entitlements

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From: Carolyn O'Brien
Sent: Tuesday, May 13, 2025 1:47 PM
To: Robert Vaughan <robert.vaughan@isgengineering.com <mailto:robert.vaughan@isgengineering.com> >;
water@kiowaoklahoma.com <mailto:water@kiowaoklahoma.com>
Cc: Dan Ditto <dan.ditto@blackmtm.com <mailto:dan.ditto@blackmtm.com> >
Subject: RE: Kiowa Water Line Access Request

Good afternoon, I'm following up on below. Can we meet to discuss how much water would potentially be available for us to draw from Country Club lake? We have confirmed the process water would need to be untreated and we have different options depending on how much water is available. I'd also like to start the application process to request the domestic water as well.

Thanks,

Carolyn O'Brien, PE

Director of Permitting and Entitlements

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m. 214.263.2582

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From: Carolyn O'Brien
Sent: Wednesday, May 7, 2025 9:37 AM
To: Robert Vaughan <robert.vaughan@isgengineering.com <mailto:robert.vaughan@isgengineering.com> >;
water@kiowaoklahoma.com <mailto:water@kiowaoklahoma.com>
Cc: Dan Ditto <dan.ditto@blackmtm.com <mailto:dan.ditto@blackmtm.com> >
Subject: RE: Kiowa Water Line Access Request

Good morning Robert,

Are you still available to discuss tomorrow morning? If so, does 10am work? I'd like to keep pushing this along if possible.

Thanks,

Carolyn O'Brien, PE

Director of Permitting and Entitlements

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m. 214.263.2582

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From: Carolyn O'Brien

Sent: Monday, May 5, 2025 1:54 PM

To: Robert Vaughan <robert.vaughan@isgengineering.com <<mailto:robert.vaughan@isgengineering.com>> >;
water@kiowaoklahoma.com <<mailto:water@kiowaoklahoma.com>>

Cc: Dan Ditto <dan.ditto@blackmttn.com <<mailto:dan.ditto@blackmttn.com>> >

Subject: RE: Kiowa Water Line Access Request

Thanks Robert. We could be available Thursday morning. Have you had a chance to discuss with Danny? I think he mentioned in the meeting that he had some other ideas about how we could work on getting the water to us.

Carolyn O'Brien, PE

Director of Permitting and Entitlements

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From: Robert Vaughan <robert.vaughan@isgengineering.com <<mailto:robert.vaughan@isgengineering.com>> >

Sent: Monday, May 5, 2025 1:28 PM

To: Carolyn O'Brien <carolyn.obrien@blackmttn.com <<mailto:carolyn.obrien@blackmttn.com>> >; water@kiowaoklahoma.com
<<mailto:water@kiowaoklahoma.com>>

Cc: Dan Ditto <dan.ditto@blackmttn.com <<mailto:dan.ditto@blackmttn.com>> >

Subject: RE: Kiowa Water Line Access Request

I can be available anytime on Wednesday or Thursday of this week.

Thank You,

Robert Vaughan, P.E.

From: Carolyn O'Brien <carolyn.obrien@blackmttn.com <<mailto:carolyn.obrien@blackmttn.com>> >

Sent: Monday, May 5, 2025 1:00 PM

To: water@kiowaoklahoma.com <<mailto:water@kiowaoklahoma.com>> ; Robert Vaughan
<robert.vaughan@isgengineering.com <<mailto:robert.vaughan@isgengineering.com>> >

Cc: Dan Ditto <dan.ditto@blackmttn.com <<mailto:dan.ditto@blackmttn.com>> >

Subject: RE: Kiowa Water Line Access Request

Good afternoon, I'm following up on our request below. Can we schedule a meeting to discuss this week?

Carolyn O'Brien, PE

Director of Permitting and Entitlements

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From: Carolyn O'Brien

Sent: Tuesday, April 29, 2025 12:14 PM

To: water@kiowaoklahoma.com <mailto:water@kiowaoklahoma.com> ; 'Robert Vaughan' <robert.vaughan@isgengineering.com <mailto:robert.vaughan@isgengineering.com> >
Cc: Dan Ditto <dan.ditto@blackmtn.com <mailto:dan.ditto@blackmtn.com> >
Subject: RE: Kiowa Water Line Access Request

Hi Robert,

We received our water report and depending on which technology we use, the maximum water usage will be 9.1 MGD. We're looking at using air cooled chillers and if we go that route we'd be looking at 0.6 MGD. The only metric we're interested in for this water is TDS. No other treatment is required.

We are also interested in up to 81,000gpd for potable/treated water.

Can we schedule a meeting later this week or early next week to discuss options?

Daniel, would you mind sending me the water application for the domestic water? I'd like to go ahead and get that filled out and back to you.

Thanks,

Carolyn O'Brien, PE

Director of Permitting and Entitlements

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From: water@kiowaoklahoma.com <mailto:water@kiowaoklahoma.com> <water@kiowaoklahoma.com <mailto:water@kiowaoklahoma.com> >

Sent: Tuesday, April 22, 2025 10:05 AM

To: 'Robert Vaughan' <robert.vaughan@isgengineering.com <mailto:robert.vaughan@isgengineering.com> >

Cc: Carolyn O'Brien <carolyn.obrien@blackmtn.com <mailto:carolyn.obrien@blackmtn.com> >

Subject: RE: Kiowa Water Line Access Request

From: Robert Vaughan <robert.vaughan@isgengineering.com <mailto:robert.vaughan@isgengineering.com> >

Sent: Tuesday, April 8, 2025 4:12 PM

To: water@kiowaoklahoma.com <mailto:water@kiowaoklahoma.com> ; dldrake74@yahoo.com <mailto:dldrake74@yahoo.com> ; jess@kiowapolice.com <mailto:jess@kiowapolice.com>

Subject: RE: Kiowa Water Line Access Request

I added comments to their question below in red. I do not know hat Kiowa wants to share with them.

Thank You,

Robert Vaughan, P.E.

From: water@kiowaoklahoma.com <mailto:water@kiowaoklahoma.com> <water@kiowaoklahoma.com <mailto:water@kiowaoklahoma.com> >

Sent: Tuesday, April 8, 2025 11:33 AM

To: Robert Vaughan <robert.vaughan@isgengineering.com <mailto:robert.vaughan@isgengineering.com> >

dldrake74@yahoo.com <mailto:dldrake74@yahoo.com> ; jess@kiowapolice.com <mailto:jess@kiowapolice.com>

Subject: FW: Kiowa Water Line Access Request

fyi

From: Carolyn O'Brien <carolyn.obrien@blackmtn.com <mailto:carolyn.obrien@blackmtn.com> >

Sent: Monday, April 7, 2025 6:28 PM

To: water@kiowaoklahoma.com <mailto:water@kiowaoklahoma.com>

Cc: Dan Ditto <dan.ditto@blackmtn.com <mailto:dan.ditto@blackmtn.com> > ; Ryan Brennan <ryan.brennan@blackmtn.com <mailto:ryan.brennan@blackmtn.com> >

Subject: RE: Kiowa Water Line Access Request

Hi Daniel,

Thanks for meeting with us last week! Please see below for my follow up questions from our discussion. Can you add in the other gentlemen from the meeting so they can chime in? Can you also add the engineer is as well? I think he may have the answers to some of my questions below. If its easier, you can provide his contact information and I can reach out to him directly. Thanks!

* Country Club lake is owned by the City. Currently around 70 acres and 5 feet deep for a volume of around 350 acre-ft. Can the City confirm the permitted allowable maximum surface water volume from the Lake? If we want to increase that amount, does it go through the standard surface water application process at the DEQ? 302 acre-feet is the current water rights the City has. To increase this, it would go through the Oklahoma Water Resources Board, OWRB. A dependable yield study would be required to show that the lake can safely provide the increased volume.

* Can you confirm exactly where the existing water treatment facility is? The water plant is located 1.67 miles north of the lake on the east side of Kiowa Lake Rd.

* I understand the water treatment plant can currently process around 0.4 MGD. Current usage is 0.2MGD. What is Kiowa's anticipated growth plan? Do you have a target volume for how much you're wanting over the next few years? The projected usage is 0.27 MGD which matches the water rights.

* Danny mentioned that the City is interested in demucking the lake. Is there any more information on that? Any design quotes yet or is that something you'd like us to coordinate? I assume it would require an USACE permit? Dredging the lake would require Corp of Engineers permitting and suitable disposal site for the dredged material would need to be located. Costs are not known.

* Are there any original design plans for the lake? No

* Do you have a legal team we should bring in if Black Mountain wants to enter into an agreement with the City to assist with the demucking of the lake, water line and treatment plant improvements? Do yall have any other developer agreements that you have previously executed?

Dan/Ryan, please feel free to chime in.

Thanks and looking forward to working with yall!

Carolyn O'Brien, PE

Director of Permitting and Entitlements

Black Mountain Energy Storage

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Austin, TX 78703

m. 214.263.2582

bmenergystorage.com <<http://www.bmenergystorage.com/>>

From: Carolyn O'Brien

Sent: Wednesday, March 12, 2025 11:20 AM

To: 'water@kiowaoklahoma.com' <water@kiowaoklahoma.com> <<mailto:water@kiowaoklahoma.com>> >

Subject: Kiowa Water Line Access Request

Hi Daniel,

It was nice speaking with you this morning! As discussed, I've attached the survey of the property that we're looking at for the proposed data center. Based on yall's GIS, it looks like you have a water line on the eastern side of Tract 2.

I've also attached very preliminary site plan for your reference. Water usage is anticipated to be anywhere from 0.6 MGD to 1.8 MGD on the highest end depending on the cooling technology. That translates to 420 gpm – 1250 gpm. May be less, but shouldn't be more.

We're very early on in the process so we haven't decided on specifics for everything yet – so I think at this point I'm interested in what amounts of water Kiowa would be willing and able to supply and then we can work the rest of the strategy around that.

Let me know if you want to have a call to discuss further or if you have any other questions you'd like me to answer!

Thanks!

Carolyn O'Brien, PE

Black Mountain

425 Houston St., Suite 400

Fort Worth, TX 76102

m. 214.263.2582