



# “AMENDED” NOTICE AND AGENDA OF SPECIAL MEETING

Pursuant to the Oklahoma Open Meeting Act (25 O.S. Sec. 301, et seq.), notice is hereby given that the Board of County Commissioners, Pittsburg County, will hold a regular meeting as follows

## FILED

JUN 05 2026

TIME 1:24 AM  
HOPE TRAMMELL, COUNTY CLERK  
PITTSBURG COUNTY

BY \_\_\_\_\_ DEPUTY

DATE: June 8, 2026

TIME: 6:00 P.M.

PLACE: SOUTHEAST EXPO CENTER AND MOTOR SPEEDWAY  
4500 WEST, US-270, ROOM 103 MCALESTER, OKLAHOMA

\*\*\*CONSIDERATION, DISCUSSION AND POSSIBLE ACTION TO BE TAKEN ON THE FOLLOWING LISTED ITEMS ON THE AGENDA\*\*\*

### AGENDA

1. CALL MEETING TO ORDER

2. ROLL CALL: ROSS SELMAN - CHAIRMAN  
MIKE HAYNES - VICE-CHAIRMAN  
CHARLIE ROGERS - MEMBER

3. APPROVAL OF AGENDA

4. AGENDA ITEMS

A. Presentation by Jonathan Wynn, Public Service Company of Oklahoma.

B. Presentation by Senator Warren Hamilton on the Legislation concerning data centers.

5. PUBLIC HEARINGS

A. Hold a public hearing regarding the adoption of proposed Tax Increment Finance Districts (the “TIF Districts”) to be located in Pittsburg County, Oklahoma

i. Open Public Hearing

ii. Presentation by David Floyd on TIF Process.

iii. Presentation by IREN on proposed Project.

iv. Announcement of 2<sup>nd</sup> Public Hearing Date/Time

v. Public Questions.

vi. Close Public Hearing.

6. RECESS/ADJOURNMENT

  
\_\_\_\_\_  
Commissioners' Assistant



**PITTSBURG COUNTY COMMISSIONERS  
SPECIAL MEETING  
MINUTES  
JUNE 8, 2026**

**The Board of County Commissioners, Pittsburg County, met in special session on June 8, 2026 at 6:00 P.M., Meeting held at the Southeast Expo Center, after proper notice and agenda were posted indicating time and date. Agenda was posted at 1:24 P.M., June 5, 2026.**

**1. CALL THE MEETING TO ORDER:** The meeting was called to order by Chairman Selman.

<b>2. ROLL CALL:</b>	Ross Selman	Present
	Mike Haynes	Present
	Charlie Rogers	Present

**3. APPROVAL OF AGENDA:** Rogers made a motion to approve the agenda; seconded by Haynes.

AYE: Ross Selman  
Mike Haynes  
Charlie Rogers

NAY: None.

Motion Passed.

**4. AGENDA ITEMS:**

**A. PRESENTATION BY JOMATHAM WYNN, PUBLIC SERVICE COMPANY OF OKLAHOMA:** Wynn stated that the consumers rates will not increase and that Iren has paid up front for the infrastructure. Wynn explained House Bill 2992. Wynn stated that the data center will not cause rolling blackouts and that Iren has done a load performance testing to make sure there is ample power left over. Wynn explained the power grid. Wynn explained the current rate increase is due to generation that the power plants are aging out and is for upgrades for older facilities. Wynn explained the additional rate increase that can be found at the Oklahoma Corporation Commission for cost incurred in 2024 and is not associated with the data center. Wynn stated that he will be available during the meeting for questions.

**B. PRESENTAION BY SENATOR WARREN HAMILTON ON THE LEGISLATION CONCERNING DATA CENTERS:** Senator Hamilton that the public for being here and stated that the government is by us and for us. Hamilton gave an overview of HB 2992 authored by Brad Boles and co-authored by many house member and senate members of which he was a co-author. Hamilton stated that it requires large load customers to pay for the infrastructure required to meet their needs. Hamilton said that it is cost causation and the customer has to bear the cost. Hamilton stated that all electric providers are subject to the law and to be enforced by the corporation commission. Hamilton explained that requirements by the land purchaser to notifications within 60 days after purchase, because of non-disclosure agreements and that he has no evidence that that has happened in Pittsburg County. Hamilton stated that he will be in the back of the room for people that have questions and gave is email address and phone number that he can also be reached at [warren.hamilton@oksenate.gov](mailto:warren.hamilton@oksenate.gov), 405-521-5604 and 918-552-8747.

**5. PUBLIC HEARING:**

**A. HOLD A PUBLIC HEARING REGARDING THE ADOPTION OF PROPOSED TAX INCREMENT FINANCE DISTRICTS (THE "TIF DISTRICTS") TO BE LOCATED IN PITTSBURG COUNTY, OKLAHOMA:**

**i. OPEN PUBLIC HEARING:** Haynes made a motion to open the public hearing; seconded by Rogers.

AYE: Ross Selman  
Mike Haynes  
Charlie Rogers

NAY: None.

Motion Passed.

**ii. PRESENTATION BY DAVID FLOYD ON TIF PROCESS:** David Floyd, Attorney for the County stated that the proposal was brought to the county by Iren. Floyd gave an overview of the TIF process. Floyd stated that the TIF was not initiated by the county that the request came to the county. Floyd explained the public hearing process and that questions will be taken one at a time and that the hearing is for questions only the next hearing will be for public comments. Floyd explained the TIF board members, that each taxing entity has a member and 3 members of the public and the boards responsibility to come up with a project plan and submit the plan to the Board of County Commissioners for approval. The Commissioners then are to hold two public hearings before any votes can be taken. Floyd stated that the purpose of the meeting tonight is to take questions the seconded meeting will be June 22<sup>nd</sup> at 6:00 here in this room and that meeting is to allow public comments. Floyd stated that after the second hearing the item can then be voted on for either approval or disapproval. Floyd explained the project, to be built in 2 phases with 1600 MW of electricity generated. They have acquired 2000 acres of property where the project is to be located. Floyd stated that this is different that the regular TIF, that they are requesting a portion of the ad valorem taxes be abated. Floyd stated that the project has to be built before they receive the abatement. Floyd stated that there is a floor that the abatement cannot fall below. Floyd explained the tiered step up to the abatement as the project is built. Floyd stated this not a tax increase just an abatement up to 85% and if they do not reach the 1600 MW then they won't reach the 85% abatement. Floyd explained the community betterment payments included in the plan of up to \$5,000,000 annually and that they number can increase based off of the consumer price index and recalculated every 5 years. Floyd explained the potential of ad valorem increase to the entities and the pilot payment is in place to set the floor that will aid in budgeting. Floyd stated that the project would not come in but for creation of the incentives. Floyd explained the construction jobs during the construction period. Floyd explained the increase to the sales tax brought into the county. Floyd stated that all taxing entities that are affected are required to have agreements with the county as to how the revenue is to be shared. Floyd stated that is the overview of how the TIF process works and moved to the next item on the agenda.

**iii. PRESENTATION BY IREN ON PROPOSED PROJECT:** Jason Date stated that he is the Project Development Manager and introduced David Shaw Chief Operating Officer, John Gross Chief Innovation Officer and Nicole Dill Community Action Manager based out of Childress, Texas. Date stated that the project will cover 2000 acres and approximately 10% of the area will have data center buildings.

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Date said that the project will be up to 1600 MW and be split into 2 phases and will have buffer zones. Dated explained the closed loop system and will use minimal water once filled. Date stated that the project will have around 100 full time employees and they look to hire and spend local where applicable. Date they will provide \$250,000.00 to local not for profit charities annually. Date explained that they are looking for a tax discount and the taxes paid will be around \$24,000,000 when completed annually. Date stated that as Senator Hamilton stated no NDA have been signed with any government body. Date stated that Iren was found in 2018 in Sydney, Australia and they are a long term data center developer, they have 5 operational sites in Canada and the US and have additional development sites across Europe and Australia. Date stated that they while they were founded in Australia they are listed on the Nasdaq and that 50% of there investors are actually located in the US. Date stated that they have large company partnerships and gave examples of Microsoft and other technology companies. Date stated people have asked why Kiowa? Date stated there is a strong electrical grid, strong gas production, and Highway 69 has a robust road network, multiple fiber routes exist and the pro-business environment in the state.

David Shaw gave an overview of what a data center actually is. Shaw explained how the cloud works; it is where computers are stored. Shaw stated that is you stream a movie you use a data center. Shaw stated data centers work 24/7 and have back-up power. Shaw explained that the computers generate heat and have to be kept cool. Shaw stated that the innovation that we have now are driven by high performance computers. Shaw showed a diagram and explained how the project works. Date stated that as far as noise they have a liquid cooled design so the impact is low when compared other cooling systems. Shaw stated that the environment will help with the noise such as the highway noise and the terrain. Shaw stated that they building will only be on 10% of the property.

John Gross the Chief Innovation Officer stated that he has been in the industry for 25 years and is a mechanical engineer. Gross explained the cooling options and their standardized design. Gross stated that the facility only goes through the initial fill once and to maintain the water they will use about the amount of 5 households annually. Gross stated that over time the efficiency is 25 times more performance allows them to reduce the footprint of the infrastructure. Gross stated that they are diligent in their use of the water infrastructure and can haul water in if needed and explained the Childress facility has not water connection and the Sweetwater facility has a 1" connection line and explained that the cooling system works like a car radiator and again they will have a small top off per year of about 5 households of water per year. Gross stated that they do not use forever chemicals in the water, they use water and glycol only and they do not connect to the waste water system if they have a leak it will go to a holding tank. Gross stated that they are actively working to recycle the water and have no plans to connect to the pipeline.

Jason Date said that will utilize up to 1600 Mw and they will secure power through PSO and are required to pay for 100% of the cost to connect the site to the grid as well as for transmission costs. Date stated that they will have back up power for emergency events to allow for power o go where it is most needed. Date explained house bill 2992 which protects customers from increases in rate due to large power consumers like this facility and the PSO has a large load tariff and are required to pay all costs that are created. Date stated that they are requesting the tax incentive that is an economic development tool that is used across the country and allows the project to be cost competitive when compared to. Date explained the tax incentive increase as the project is completed and will generate \$24,000,000 once the 2 phases are complete as well as the community betterment payments and the county will decide how the community betterment payments of up to an additional \$5,000,000 per year.

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Date stated when you look at the current budgets of the participating taxing entities, they will have a large increase to today's budgets, for the county, school, vo-tech etc. in addition to the community betterment payment and community grants.

Nicole Dill explained what Iren has done for the communities of Childress and Sweetwater. Dill stated that every year they will provide \$250,000 in community grants to things like the food pantry, this is just for the betterment of the nonprofits. Dill stated that this company is trying to be transparent and wants to be partners with the community. Dill stated that they will hire local to help with the community engagement. Dill stated that they want to be partners with the community. Mark Ross a county commissioner from Childress stated that everything with Iren in their area has been transparent. Mark explained the community grants in Childress and has been wonderful to the Childress economy, that they are thankful to have them there. Dill explained the employment rates with construction stating that they have 1000 plus jobs and that it has increased the sales tax by 82% for the area. Dill stated that the construction is temporary but there will be 100+ permanent jobs. Dill explained the work ethic of rural communities. Dill explained skilled data center technicians and that they are willing to train, such as electricians, millwrights and explained apprenticeship programs.

**iv. ANNOUNCEMENT IF 2<sup>ND</sup> PUBLIC HEARING DATE/TIME:** Floyd stated that the second public hearing will be June 22<sup>nd</sup> at 6:00 PM here at the expo.

**v. PUBLIC QUESTIONS:** Floyd stated that each person should state their name and to ask one question and to cycle back though for additional questions to allow everyone the opportunity to ask their question. Selman asked where the water will be coming from. Jason Date stated that they have spoken to the water district and water will be available, but they can have the water hauled in if it is best for the community. Rogers asked if the data center will pay sales taxes on the electricity used. Mark Ross Commissioner from Texas stated that they can be tax exempt in Texas. Rogers stated that he has spoken to members of our legislature and they are working on finding out if they are tax exempt or not. Wynn stated there are a lot of factors that could affect the sales tax but it could be \$7,000,000.00 per year. Rogers explained the breakdown of the Pittsburg County Sales Tax. Selman asked why are so many data centers being built. Jason Dated stated that people of all ages use data such as facebook and chat gpt. Floyd stated that there is not blanket sales tax exemption for data centers on electricity purchased.

Itza Bailey stated that the water will be sourced locally where will the water be coming from? Jason Date stated that no contracts have been signed at this time. Bailey asked if 3<sup>rd</sup> party assessments have been done on what Iren has stated, overtime the cost to the county more than doubles and gave examples of google data centers and counties where they are located have had to increase taxes. Bailey stated that she does not feel protected by the contract. Rogers stated that they have not had 3<sup>rd</sup> party reviews of the information have been done. Bailey asked if they intend to do this? Selman stated that nothing has been passed at this time and that PSO will read the meters. Selman stated that he will encourage to have a 3<sup>rd</sup> party assessment. Floyd explained the assessed value and the project plan and an economic development plan will be put into place.

Philip Scott stated that he operates an observatory within a ¼ mile and is concerned what will happen to the night sky. Scott stated that he has visited Childress and the construction lights will affect the night sky and that he has concerns with his land values as he is an adjacent property owner. Jason Date explained the buffer zone with the existing natural trees and they are constantly looking at measures to reduce the night lights. Betty Arteberry gave an example of Mara County Oregon because of water waste, miscarriages, cancer etc. What happens to the water when it is no longer able to be used?

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John Gross stated that the water is continuously filtered and the he has never seen this type of system have to be drained down and the glycol will be trucked off and disposed of at a disposal facility and they have options of disposal facilities they have not entered into contracts yet. Mike Irvine asked if it will be determined before the vote. Floyd stated that Iren has options but have not entered into contracts yet. Irvine asked about the buffer zone, what is the minimum safe distance so there is a buffer. Floyd stated that it will be in the economic development agreement for the buffer zones and that the agreement will not be finalized until they see if the TIF project is approved. Jason Date stated that there will be minimum set backs required and they have the acreage to have these setbacks Irvine stated that he has concerns with the humming noise and the minimum safe distance is huge to him.

Reed Bateman if there are any studies as to effects on livestock and people in the area and asked for a moratorium to be set until these can be answered. Date stated that multiple locations have never had noise complaints. Selman stated that he won't pass on anything until we have answers.

Zachary asked if the representative from Childress is a paid representative. Dill stated that she has worked for Iren for 4 years. Emily Clark asked about the buffer zone an that they have family lives within ¼ of a mile and wants to know how the noise and light pollution will be mitigated and the traffic during construction. David Shaw explained the dust control and the time of the traffic.

Jerry Donathan asked when the State was first notified of their intentions to come into the Kiowa area. Date stated that they first engaged with the county late last year. Dated stated that they have also been to Oklahoma City and spoken to officials in the last few months.

Kelly Mize asked how far Childress is the data center. Dill stated the data center is 12 miles from Childress and that the closest neighbor is the County Commissioner. Kelly said that Kiowa is 4 miles from the power plant and to the town of Kiowa is about a mile from phase 1 and ½ mile from the school, she has concerns for tonal nose causing learning disabilities. Gross stated that a lot of facilities are air cooled. Kelly stated tonal noise is vibration and wants to know what you will do to mitigate the tonal noise. Gross stated tonal noise is part of the acoustics that they do studies on every project and most of the noise is inside of the buildings.

Brandy Dominguez but for the wonderful prices of land here how is it going to impact the infrastructure, water, roads, traffic and emergency services, for the fact that you have come here the incentives for you to come here you aren't. Floyd explained the but for incentive. Domiguez asked if she will see tax increase for the project. Floyd stated that the property owners will not see tax increases.

Brenda asked if an environmental study has been done. Date stated that an environmental impact has been completed. Brenda asked if the public can see the study. Date stated that they will discuss it with the commissioners in the next few weeks.

David Fields asked how the tax abatement of 85% what will it do to the county and school compared to no abatement. Fields stated that it is unfair to the citizens of the county to give the abatement and needs to go to a vote of the people to decide. Floyd explained the local development act does not allow for the commissioners to send it to a vote of the people and explained the process.

Jackie stated that they do not want a foreign company in the community. Jackie asked who is paying the legal fees.

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Floyd stated there is a 3<sup>rd</sup> party agreement for the legal fees in the amount of \$40,000.00. Selman explained all of the meetings has been posted and the county is not receiving payment from Iren and the legal process has been followed to get where we are now.

Betty Arteberry asked how to get this process to a public vote. Floyd explained the process of the petition and referendum process. Rogers stated that the process goes both ways based on the commissioner's approval or disapproval.

A gentleman asked what type of glycol will be used. Gross stated propylene glycol. A woman stated that the Kiowa Fire Department is a volunteer department and asked what an acceptable loss is do to fire as the response time of the volunteers. Gross stated that they will have a sprinkler system on site and explained the fire intervention. She asked what would the loss be. Date stated that the loss would be the data center. She stated that fire spreads quickly there is no safe zone. Date stated that they will comply with all fire requirements.

Zachary asked about the heat island effect what will done to prevent it from coming over Kiowa. Gross explained the heat island. Gross explained studies from a data center in India.

Justice stated that PSO customers only get 60% of their power from PSO generation. How is PSO going to provide the power. Date stated that PSO has signed an agreement that they have the power to meet the need.

A gentleman asked when is the decision going to be made? Haynes stated June 22<sup>nd</sup>. Selman stated that may not make the decision that night if they still have questions to be answered.

Alan Martin asked if the board would consider hiring a new attorney. Selman stated that it is not something that the board can do now and that the meeting has been heated. Martin stated he would not recommend what has been presented to the board. Selman stated the attorney has put together what the committee recommended. Martin stated that the contract is leaning toward the company not the county. Selman stated that this is not a done deal.

Trent Myers stated with the potential 600 million in tax revenue and community betterment. Why can't they put in writing exactly what they will do, why is the TIF board not here. Selman stated that the board was requested to be present and that some of the board members are present. Myers asked if you don't get what you want is it negotiable. Date stated that the committee did negotiate. Myers stated that there is a lot of money left on the table.

Kelly Mize asked who performed the environmental study. Date stated that it was an external independent study. Mize asked if the commissioners will receive the study and share it. Haynes stated that they would.

A lady stated that with the PSO rate increase in January and the rate increase in front of the corporation commission and the McAlester PSO has the highest service interruption in the area, how can PSO state that residential electric bills will not increase due to the service increase. Wynn explained that PSO already purchases power and the current rate increases. Wynn stated that he will try to get the answers.

A young lady asked why our community was chosen, why not your community. Date stated they are also developing sites in Australia and Europe and they have sites in Canada and other states.

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Date stated the area has good access to power and water and 50% of the investors are in the US. Date Dill stated that over half of the employees are us employees and explained the job opportunities are tremendous for high wages.

Zachary asked if data centers get hot and explode. Gross explained that the servers will shut themselves down if they get hot.

A gentle man asked if any of the committee members have visited Childress. Floyd stated that some of the committee members did visit Childress.

Betty Arteberry asked if they have already purchased any land. Date stated that they have purchased around 700 acres. Arteberry asked what they will do if they don't get the incentive. Date stated that they will wait and see how the process works and re-evaluate.

Zachary asked the size of the Childress facility compared to this facility, how much water did it take for the initial fill to get the system topped off and running. Gross stated the first building was 1.2 million gallons, Gross stated the Kiowa facility will be 24 million gallons over several years. Zachary stated that we still don't know where the water is coming from. Gross stated it may be more beneficial to the community to truck the water in it is still to be determined.

Alan Martin stated that there are a lot of things posted on facebook and asked what the taxes on a \$50,000,000 project would be without the abatement. Floyd explained that it would be based on the fair cash value. Martin stated that if he builds a new house, he doesn't get a break. Evan Horn with Ernest & Young explained the value is based off of the MW energized and total amount invested. Martin stated that there is still room for negotiation.

Tonie asked how the water will be disposed of; will it contaminate our water. Gross stated that it will not contaminate the water supply it will be taken off site to a disposal facility.

Bud Hendricks asked how the abatement be negotiated, that he understands the economic development, how is it fair to the public for a big corporation to only pay 15%. Date explained the similar abatements across the country to be competitive. Hendricks stated that there will be road damages to repair. Date stated there is a road use agreement. Haynes and Selman explained road use agreements.

A gentleman stated that this contract was not negotiated and asked if they are willing to put up a security bond to clean up the facility after they leave. Date stated they are not going to leave when the abatement is up, but they will discuss it with the commissioners.

Greg Hubbard stated that this will affect everybody in this county and feels like we have been taken advantage of and wants people to stop giving up the land for money.

Connie Wooldridge stated that computers become obsolete, what is phase out plan for the old style's CPUs. Gross explained a lot of the infrastructure will last for 50 years, that they design the facility to last through several life cycles.

Kelly Mize asked if they would put in the document that there will be no forever chemicals and that they will not use more than 10% of the land. Gross stated that the fluids are on public record in this meeting. Gross stated that they will have that discussion with the commissioners.

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A gentleman asked how it would go to haul the water in. Dill stated that it will cost but they will do it for the betterment of the community if needed. Dill explained the severe draught in Childress and the betterment of the community and that they have road plan in Childress to continuously upgrade the roads. Gross explained the trucking in the water to Childress.

Paula Burkhardt asked what would happen if the commissioners say no to the abatement. Floyd explained the steps to referendum or they could start the whole process again and go back to a review committee. Burkhardt asked how is the company going to pay for all this. Date explained the investors and they lease out the computers to other companies.

Chris Stone asked if anyone has gone to see a data center. Haynes stated that he and his wife went to Childress and toured the facility and visited with the residents in the area. Haynes stated that the residents are not necessarily for it but are enjoying the benefits of it, it has helped the community.

Rogers left the meeting at 9:08.

Haynes explained what the residents had to say and about the project. Stone asked if he visited with the closest neighbor. Commissioner Stone from Texas stated that there is a lot of light but he does not hear the noise.

Kelly Mize asked about the construction safety, tornado safety and from the ammo plant with the bombs going off.

Rogers rejoined the meeting at 9:11.

Date explained the engineering design will take these issues into consideration.

Reed Bateman asked if they will be using the current water pipeline. Date stated that they will not be using the powerplants pipeline. Reed asked about the power generation. Date stated that it is a question for PSO.

Nellie Meashintubby asked if they have spoken to the Choctaw Nation and what makes it a hyperscale center. Date stated that they have spoken to the nation and are willing to continue the conversation. Meashintubby stated that they are supposed to be stewards of the land. Gross explained a hyper scale data center. Meashintubby stated that they need to consider what is being done to the land. Floyd stated that they cannot have the incentive if it is not used for a data center.

David Fields asked what the benefit of the data center is to the people of Childress. And if they would pay the full amount the county would benefit.

Sherry Wright asked why they are making the comparison to Childress when it is half the size. Date stated that it is the best operating example.

Kelly Mize asked if the center is being built for generated AI. Date stated it will be used for whatever the companies lease it for.

Alan Martin stated that if commissioners are voting no, wouldn't it be better to send it back to the review committee. Rogers and Selman explained the process.

Loggan Wynn asked what will happen if the TIF incentive is declined by any taxing entity. Floyd explained the process. Wynn asked what the property has sold for. Date stated that it is public record. Wynn stated that if you can pay that much for the land do you really need a tax abatement.

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Destiny asked about the cooling system and if evaporating cooling towers will be used. Gross explained the cooling system. Destiny asked if the water and sound can be in the agreement to make sure they are not violated. Floyd stated that they could be.

Redd Bateman asked if the commissioners have to vote on the 22<sup>nd</sup> if they do not have all the questions answered. Floyd explained that they cannot vote until after the 2<sup>nd</sup> public but there is no requirement that they have to vote then and that if they have to renegotiate the project plan it has to go through the whole process again.

Selman thanked everyone for attending, and hopes that we get all the questions answered.

**vi. CLOSE PUBLIC HEARING:** Rogers made a motion to close the public hearing; seconded by Haynes.

AYE: Ross Selman  
Mike Haynes  
Charlie Rogers

NAY: None.

Motion Passed.

**6. RECESS/ADJOURNMENT:** There being no further business brought before the board; Haynes made a motion to adjourn; seconded by Rogers.

AYE: Ross Selman  
Mike Haynes  
Charlie Rogers

NAY: None.

Motion Passed. Meeting Adjourned.