Exhibit M - Will Serve Letter - City of Tonganoxie

TONGANOXIE
KANSAS

August 10, 2026

WESTERN MEADOWLARKPROJECT CO, LLC
c/o Cloverleaf Infrastructure
712 Main St, Suite 3100
Houston, TX 77002

Attn: Kelly Dettmer

RE: Will-Serve Letter for Water & Sanitary Sewer Utility Service for approximately **1,100 acres located adjacent to and south of the Tonganoxie Business Park** (the "Site").

Dear Ms. Dettmer,

The Site is located in unincorporated Leavenworth County and is not currently within the city limits of the City of Tonganoxie. As such, the Site is not currently in the City's water and sanitary sewer utility service area. The City has existing 8-inch water main pipelines, 12-inch looped water main pipelines, and a 750,000-gallon elevated water tower located in the Tonganoxie Business Park, as well as an 18-inch gravity sanitary sewer main connected via interceptor sewer to the City's wastewater treatment plant facility at 1536 E. 4th Street.

The City will provide water and sanitary sewer services to the Site, provided: (1) the Site is annexed to the City, which requires approval of the Leavenworth County Board of County Commissioners pursuant to K.S.A. 12-520c; (2) the developer enters into an agreement with the City to set forth the terms and conditions of annexation, including but not limited to financial commitments for City infrastructure and Fire Department apparatus purchase; (3) the developer/property owner pays all necessary fees required by the City of Tonganoxie Water and Sewer Regulations; and (4) the developer/property owner satisfies all applicable City Code requirements and conditions of approval for improvements proposed on the Site. It shall be the financial responsibility of the developer/property owner to furnish, construct, and install all necessary water and sanitary sewer improvements and connections in accordance with City standards and requirements of regulatory authorities, including but not limited to the Kansas Department of Health & Environment.

The City's ability to serve is based upon your request for a maximum of 50,000 gallons per day of both water and wastewater, and is further subject to your representation that wastewater effluent from the proposed project on the Site will be no different than typical domestic composition. If you have any questions, please contact me at (913) 845-2620 or dporter@tonganoxie.org.

Respectfully,

Daniel Porter
Assistant City Manager | City of Tonganoxie
Office: (913) 845-2620 | Fax: (913) 845-9760

July 30, 2025

Kelly Dettmer
Western Meadowlark ProjectCo LLC
712 Main Street, Suite 3100
Houston, TX 77002

Re: Economic Development Project
Project Location:
16680 222 Nd St, Tonganoxie, KS, 66086
222 Nd St, Tonganoxie, KS, 66086
16408 222 Nd St, Tonganoxie, KS, 66086
21580 Hemphill Rd, Tonganoxie, KS, 66086

Dear Ms. Dettmer:

At your request, Evergy is providing this acknowledgement that the above-mentioned property is within Evergy's service territory and, consequently, Evergy will serve the project consistent with its General Rules and Regulations. This correspondence is not a guarantee of service on any specific timeline.

Sincerely,

Ebony S Clemons
Manager, Economic Development
Evergy
Kansas|Missouri
316-992-1908

Internal Use Only

Exhibit M - Will Serve Letter - Suburban Water

Suburban Water, Inc.
Quality Water Service
15510 State Avenue, Suite 9
PO Box 588, Basehor, Kansas 66007
Phone: 913–724–1800
suburbanwaterinc.com

July 30, 2026

Kelly Dettmer, P.E.
Cloverleaf Infrastructure

RE: Project Bluestem - Water Service Availability / Will-Serve Letter

Dear Kelly:

Suburban Water, Inc. is pleased to confirm its willingness to provide public water service to the proposed Project Bluestem development, subject to completion of the ongoing engineering study and the conditions outlined in this letter.

Based on the project information provided to date, Project Bluestem is anticipated to have an operational water demand of approximately **60,000 gallons per day** and a required fire flow of **2,500 gallons per minute** at pressure and available duration as defined by local building and fire codes. Temporary construction and commissioning demands, including water for dust control, will need to be identified separately as the project progresses.

Suburban confirms that its BPU wholesale supply arrangement has capacity to serve the development's operational demand requirements, along with Suburban's own facilities.

The primary source of water service to the proposed development would be Suburban's existing **24-inch and 12-inch water mains** located along the south side of Kansas Avenue near County Road 1. A new offsite water-main extension will be required from Suburban's existing system near the intersection of Kansas Avenue and County Road 1 to the proposed development. The final size, alignment, point of connection, and limits of the extension will be established through completion of the hydraulic feasibility study and final engineering.

The proposed development is also located in close proximity to Suburban's existing **1.5-million-gallon ground storage reservoir**. The nearby reservoir provides substantial system storage and is an important component of Suburban's ability to maintain reliable service and support peak-demand and fire-flow conditions.

Schlagel & Associates is currently completing a hydraulic feasibility study for the project. The study is evaluating the system's ability to provide the proposed operational demand and required fire flow, identifying the recommended point of connection, identifying required onsite and offsite water-system improvements, and developing a preliminary planning-level cost estimate.

Based on the hydraulic modeling completed to date, a **12-inch looped water-main system** around the development will likely be required to provide the requested **2,500 GPM** fire flow. The final configuration will depend on the locations where the required fire flow must be delivered, the final site plan, the onsite water-main layout, and the timing and phasing of the development.

Suburban Water, Inc.
Quality Water Service

15510 State Avenue, Suite 9
PO Box 588, Basehor, Kansas 66007
Phone: 913–724–1800
suburbanwaterinc.com

A larger **16-inch to 24-inch transmission main** along Hemphill Road and County Road 1 is also being evaluated. Based on the preliminary hydraulic review, this transmission main may be necessary to provide the required capacity and fire flow for the proposed development while maintaining reliable service, pressure, and available fire flow for Suburban's existing customers. The final size, alignment, and required improvements will be determined through completion of the engineering study.

Suburban's commitment to provide service is subject to the following conditions:

1. Completion and acceptance of the hydraulic feasibility study and final engineering plans.
2. Construction of the new offsite water-main extension and all other required onsite and offsite water-system improvements, including associated valves, fittings, hydrants, metering facilities, and appurtenances.
3. Suburban's review and approval of the water system elements of the final site plan; limited to the onsite and offsite water main layout, development phasing, water demands, fire-flow and hydrant locations, metering locations and sizing, backflow prevention, connection details (locations and size), and the sequencing of water system improvements.
4. Acquisition of all necessary easements, permits, and regulatory approvals.
5. Payment of applicable engineering, connection, inspection, infrastructure, and other service-related costs.
6. Execution of any required water-service, development, or infrastructure agreements.
7. Compliance with Suburban's specifications, policies, and applicable Kansas Corporation Commission requirements.

Subject to the conditions above, Suburban Water, Inc. has no objection to the proposed development proceeding through the Leavenworth County planning and entitlement process and intends to work cooperatively with Cloverleaf and its consultants to develop the necessary water-service improvements.

Please contact me at (913) 724-1800 or travis@suburbanwaterinc.com with any questions. We would be glad to schedule a call to review the preliminary modeling, proposed connection alternatives, and any other questions regarding water service. If a call is needed soon, I would be happy to make myself available.

This letter remains valid for 24 months from the date above and may be extended by Suburban upon request. This letter may be assigned to Cloverleaf and its affiliates, successors, and to the end user or tenant of the development, upon written notice to Suburban.

Sincerely,

Travis J Miles

Travis J. Miles
President
Suburban Water, Inc.
travis@suburbanwaterinc.com