



WMGLD
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Peter D. Dion, General Manager

Philip Courcy, Chair
Thomas Boettcher, Secretary
Kenneth J. Chase, Jr.
Jennifer Kallay
John J. Warchol

WAKEFIELD MUNICIPAL GAS & LIGHT DEPARTMENT
BOARD OF GAS & LIGHT COMMISSIONERS MEETING
June 3, 2020

MINUTES

IN ATTENDANCE: Commrs. Phil Courcy, Chairman
Thomas Boettcher, Secretary
Kenneth J. Chase, Jr.
Jennifer Kallay
John J. Warchol

Peter Dion, General Manager, WMGLD

Mark Cousins, Financial Manager
Dave Polson, Engineering and Operations Manager
Sylvia Vaccaro, Office Manager

PLACE: ZOOM MEETING

CALL TO ORDER:

Chair Courcy called the meeting to order at 6:30 P.M. and informed the Board that the meeting is being recorded. He then asked if there were any members of the public in the meeting that might wish to speak. There were no members of the public in attendance, so the meeting continued.

Chair Remarks: Commissioner Courcy nothing specific to report. He recognized that WMGLD navigated thru another pandemic month safely, which is a credit to the team. He observed the High School banners being placed on the light poles and the community acknowledges what a great job and effort that was put forth. Pete Dion added the

schools also made up four more banners for the Wakefield residents, who are graduating from Northeast Tech. that would be put up when they were completed.

Commissioner Remarks: Commr. Kallay reported that the grant application for the Municipal Vulnerability Preparedness Action Grant will be submitted on Thursday, June 11th, so if there are any changes that need to be made please let her know now. She also stated that she had a virtual audit conducted on her home. Joe Coles from MMWEC did call her first to conduct a prescreening to see if her house would qualify for a virtual audit. They collected a lot of information from her and was able to provide her with great feedback. The auditor even guided her thru WMGLD's website for the rebates and incentives. She received her audit report and is now in the process of reviewing it. She stated that she was very impressed with the new process and updates. She mentioned that an in-person audit maybe more beneficial to determine insulation efficiencies, but overall, the audit provided beneficial information.

Commr. Boettcher congratulated the Gas Department for receiving the APGA award for the tremendous work they perform daily. He also added that the Environmental Sustainability Committee along with Town Council will begin discussions to evaluate the EV Ready Code and the Stretch Energy Code for new construction as it is exponentially cheaper to install at least the minimum infrastructure needed for Level II charging during the initial construction phase of projects.

Town Council Comments

Not in attendance.

Secretary's Report

Approval of minutes from the May 6, 2020 meeting was before the Board for approval.

Commissioner Courcy noted that on page 7, the sentence being with, **A motion** should be replaced with, A motion was made for Phil Courcy to be the next Chair with Commr. Boettcher as the next secretary.

Commr. Chase inquired if the entire Board packet can include page numbers. Pete Dion stated that they could be manually added.

Commr. Kallay stated that on page 5 under Electric Vehicle Charging, second paragraph should read metrics not matrix.

No further amendments.

A motion to approve the minutes of the May 6, 2020 meeting with the proposed changes was made by Commissioner Warchol and seconded by Commissioner Chase.

Vote: The motion was approved unanimously.

General Manager's Report:

Project Updates

Pete Dion discussed the ongoing projects in town.

- Harvard Mills is in the pre-construction phase. A temp service will be required.
- Foundry Street – Phase 1 The developer will be starting the installation of the manholes and duct bank.
- Foundry Street- Phase 2- Is still in the planning phase
- 301 North Ave. Will be starting up soon. This will be under the moratorium and will be heat pumps.
- Water Street project is slowing down
- Hopkins Street & Tarrant Lane will be beginning soon
- Head of Lake-Old American Mutual Building

Commr. Chase asked if there was an update on this proposed project. Pete Dion stated that WMGLD had preliminary discussions just on feasibility. He advised that we have plenty of capacity to serve whatever does go in there because of the infostructure work that has been done on both sides of the property. Dave Polson stated that he is going to provide a letter to the developer stating that we will provide service, however there are no formal plans yet. Commr. Boettcher suggested, it may be a good spot for a Tesla supercharging station with the easy access to the highway. Pete Dion said that the Town may want to negotiate something as it gets to the permitting process. Commr. Boettcher added whether a Tesla supercharging station or Level 3 fast chargers it is a great location. Pete agreed and noted that it may be worthwhile for the Sustainability Committee to bring it up with the Town and that WMGLD would support it.

Vegetation Management

Mayer Tree has completed the program tree trimming. The Town has approved the removal of hazards trees on the public way and most have already been completed. Removals requiring customer approval are now underway. Arborist Guy Shepard has worked as WMGLD's arborist for several years. Guy has maintained a great working relationship with Dennis Fazio of the DPW and does a great job working with our customers. He is now in a transition year as he plans to retire and has begun training Brett Reilly, a Wakefield resident, to take over this role. Commr. Warchol inquired about Brett Reilly's background. Dave Polson noted that he is currently training to be an arborist, has a bachelor's degree, and is a landscaper. Pete noted that he has been doing all WMGLD's plantings and special landscape projects over the past four years and is familiar with our program.

Commr. Warchol asked about the status of the complaint from the customer on Wave Ave. Both Comms. Kallay and Boettcher met with the customer to hear her concerns regarding how the contractor left the job site. Pete stated that we did go back and remove a couple of rocks and a piece of asphalt approximately 18 x24 inches long. We are not even sure if it was from our project, but we did clean up the area. Loam has been spread and the area has been seeded. Comm Boettcher stated that temporary curbing was installed and that the street is on the DPW paving list, so it may not make sense to replace the temporary curbing, if it is going to be paved. Commr. Kallay wanted to ensure that WMGLD does have a policy pertaining to contractor's responsibility to leave a clean jobsite. Pete Dion stated that it is the contractor's responsibility.

Old Business:

COVID 19

Pete Dion introduced WMGLD's COVID-19 Control Plan. He stated it is a conservative and we are doing what we can that is within our control. Those employees that have been quarantined have not been charged sick time. Commr. Kallay inquired if this was going to be a permanent change in policy. Pete explained that this is temporary and specific only to COVID-19. Commr. Courcy stated that the field personal has not been wearing PPE in the field. Both Pete Dion and Dave Polson voiced their concerns and stated that anyone not observing the guidelines will be sent home and will be charged for their time. Pete also noted that he issued a Remote Work Policy based off the Town's policy with some modifications. Commr. Boettcher stated that he fully supports Pete's approach and stated it is the right thing to do.

Pete stated that the Office Staff is on top of every call that comes in and Sylvia and her team have been doing a great job.

Legislative Update

Most of legislation discussion at the State House is focused on COVID 19 Nothing to report at this time. MMWEC & MEAM continue to monitor pertinent legislation that is critical to municipals.

National Grid 345 kV Project

Work has restarted at Montrose Street and Main Street at Richardson The Broadway Street at the Railroad crossing is still in engineering, design and permitting phase. The start date of this project is TBD.

Electric Vehicle Charging

The Board reviewed the EV Charging dashboard. The Town parking lots were closed shortly after the EV chargers were installed, so unfortunately there is not a lot of data to report. Commr. Kallay expressed that she would share this dashboard with Julie Smith Galvin for her input as to what other information may be beneficial to add to the dashboard. Commr. Boettcher asked if it is possible to acquire demographic information about the EV charger user. Dave Polson stated that ChargePoint does not provide that information because of privacy issues but will inquire if there have been any recent policy changes. Commr. Chase asked about the residential EV chargers. Pete Dion stated that he will get the statistics on WMGLD's residential EV charging program.

Solar Projects – Public Buildings

Installation was completed on the Water Department garage on May 14th. A dashboard will be available once the internet is installed in the building. Commr. Warchol asked about thoughts to install solar over at our battery storage. Pete explained that nothing has been done with that yet. Commr. Boettcher inquired on the status of the Wakefield Ave. solar project. Pete Dion stated it is on hold due to finances.

Gas Supply

Commr. Chase inquired if we will be able to negotiate our gas supply. Pete Dion explained that our gas supply is multi-layered. We have talked in the past about meeting the peaking capacity and that is why we had to bring in the portable LNG the last few years. However, this coming winter there is a chance that Exelon in Everett maybe willing to quote a peaking project that might be cheaper than the portable LNG, however they won't quote for more than one year. Last winter was mild followed by Covid-19, so they are desperate to sell gas. It may preclude the need for portable LNG this winter but going forward we will still need the portable LNG; therefore, we want to maintain a relationship with the LNG contractor. We were able to reduce our cost from year one to year two and will continue to negotiate for better pricing. This only pertains to the peaking. If the average day in the winter is 4000 DEC, we are really concerned about the subzero days of 7000 DEC for that 2 -3 days peak. This is when we get into trouble. This is why we have been taking actions on the peaking side of it to protect our upside costs. The bitter cold of three years ago saw prices pushing over \$30 DEC on an average market of \$7. Having Sprague as a partner helped balance and levelized some of this. That is why the following year we put in the portable LNG. The worstcase scenario is that Kinder Morgan could shut the valve off because we are not a firm customer of theirs. We are basically a customer at will, which is why we have been backing it up with portable LNG. Commr. Warchol stated that Wakefield resident, Tony Manganello is interested in offering the Board a free assessment on gas supply options and if WMGLD

should issue an RFP to have someone other than Sprague. Discussion ensued as to whether an assessment is needed as WMGLD could just issue an RFP on their own if they so choose.

Pete Dion said the fact that he may want to come on board as a volunteer and potentially create a job for himself is in violation of purchasing rules. Pete Dion stated that Tony maybe thinking we are just a single source large gas customer like Kraft or GE; however, our gas supply is complex. There are multiple supplies, layers, and years. Plus, there are daily settlements. Pete also noted that Daymark consultants did an analysis on our peaking supply which led us to incorporate portable LNG. Atty. Mike McCarthy is drafting a non-disclosure agreement (NDA) for Tony Manganello to sign, so that Pete will be able to share more information with him. Tony will be informed when the next Board meeting will be held.

Strategic Planning – Green Supply Options

Commr. Courcy stated that he and Pete have discussed how to monitor and track some of these larger projects that the municipal light plants get a piece of future green programs. Pete is working with MMWEC and other agencies to bracket the project and get on the board. Pete stated that MMWEC Solar project 2020A has been approved to develop solar out at the MMWEC site in Ludlow. There are 4 or 5 municipals that expressed interest. Within the next week or two MMWEC will be conducting an analysis for each municipal. MMWEC will review the information with each municipal as to what would be available for them to take as a slice of their portfolio and if they want to participate and at what level. Commr. Boettcher asked if it would include battery storage. Pete stated it is in discussion and may be an option. Commr. Warchol expressed concerns on the offshore wind projects and stated that he would like to have more information as well as, pricing structures and levels. Pete also provided an update on offshore wind. Vineyard Wind 2, which is the first one that has capacity beyond the IOU participants. Pete will work with Matt Ide of MMWEC as more opportunities evolve. The early projects are in permitting but facing a federal government that is not receptive. They are running into issues with Army Corp of Engineers and others putting blocks in front of it because Republican leadership is not behind of it. There probably would not be much movement before November. Commr. Courcy said he would like to see Central Maine Power's New England Clean Energy Connect that would bring 1200 megawatts of hydro power. A piece of that would give us a chunk of base load power. Making an impact on both our fuel mix and the stability of our system. The citizens of Maine are trying to get signatures on the ballot because this might go to voters in November. This is something we will need to track.

New Business

Commr. Boettcher made a cursory inquiry to Sense because other utilities have been including them in their Energy Efficiency programs and have done pilots with them. This may help identify inefficiencies in the home. Once he receives responses he will report back to the Board. Commr. Kallay explained that when she had her audit, MMWEC explained they now have a Connected Solutions Program that maybe similar and requested an update for the next meeting. Pete explained that MMWEC kicked it off during COVID, so it has been difficult to promote at this time, but we do plan on rolling this program out in the future.

A motion to adjourn was made at 8:02 p.m. by Commr. Courcy and seconded by Commr. Boettcher.

Vote: Unanimously in favor of adjournment.