

**Wakefield Municipal Gas and Light  
Department**

**Board of Commissioners**



**February 2, 2022**

**NOTICE OF MEETING**  
**WAKEFIELD MUNICIPAL LIGHT & GAS DEPARTMENT**  
**BOARD OF COMMISSIONERS**

**DATE:** February 2, 2022  
**CALL TO ORDER:** 6:30 P.M.

**Consistent with the Governor's orders suspending certain provisions of the Open Meeting Law and banning gatherings of more than 10 people, this meeting will be conducted by remote participation to the greatest extent possible. The public may not physically attend this meeting, but every effort will be made to allow the public to view and or listen to the meeting in real time. Persons who wish to do so are invited to click on the following link**

**Join Zoom Meeting**

<https://us06web.zoom.us/j/81109181927?pwd=V1c1QURhcW50Q1VBTUxRQ3dDVEExJQT09>

Meeting ID: 811 0918 1927

Dial in +1 646 876 9923 Meeting ID: 919 8610 3502

**Please only use dial in or computer and not both as feedback will distort the meeting.**

**WMGLD BOARD OF COMMISSIONERS MEETING  
480 North Ave  
Wakefield, Massachusetts 01880**

**February 2, 2022**

**AGENDA  
6:30 PM**

- A. Call to Order**
- B. Opening Remarks**
  - Chair's Remarks – Tom Boettcher
  - Commissioners Reports
  - Town Council Liaison Comments
  - Public Comments
- C. Secretary's Report**
  - 1 Approval of January 5, 2021 Minutes
- D. Old Business**
  - 1 Project Updates
  - 2 PILOT
  - 3 Winter Gas and Electric Supply Status
- E. New Business**
  - 1 Off Shore Wind - MMWEC Project 2021 A
- F. Any other matter not reasonably anticipated by the Chair**
- G. Executive Session- Collective Bargaining**
- H. Adjournment**



WMGLD  
P.O. BOX 190 480 North Ave.  
Wakefield, MA 01880  
Tel. (781) 246-6363 Fax (781) 246-0419

Peter D. Dion, General Manager

Thomas Boettcher, Chair  
Elton Prifti, Secretary  
Philip Courcy  
Jennifer Kallay  
John J. Warchol

**WAKEFIELD MUNICIPAL GAS & LIGHT DEPARTMENT  
BOARD OF GAS & LIGHT COMMISSIONERS MEETING**

**January 5, 2022**

**MINUTES**

**IN ATTENDANCE:**

Commrs. Thomas Boettcher, Chair  
Elton Prifti, Secretary  
Phil Courcy  
Jennifer Kallay  
Jack Warchol

Peter Dion, General Manager, WMGLD

Dave Polson, Engineering and Operations Manager  
Sylvia Vaccaro, Office Manager

**PLACE:** ZOOM MEETING

**CALL TO ORDER:**

Commr. Boettcher called the meeting to order at 6:30 P.M. and informed the Board the meeting is being recorded.

## Chair Remarks:

Commr. Boettcher extended his thanks to those that attended former Commissioner Ken Chase's retirement ceremony. He also wanted to give a shout out to WMGLD for being proactive in its use of social media to inform Wakefield residents of Verizon's Pole maintenance program that has started. He hopes that WMGLD will continue to utilize different avenues of social media to keep our customers educated and informed. He noted that he is looking forward to the January 26<sup>th</sup> Strategic Planning meeting.

**Commissioner Remarks:** Commr. Courcy informed the Board that he attended the American Rescue Plan Act (ARPA) meeting via Zoom on December 16<sup>th</sup> to discuss the Town plans on how they will be allocating its share of the \$5.3 million. He proposed that some of the money could be used help customers that are in arrears with their gas & electric bills. Commr. Courcy noted that nothing was decided at this meeting as it was just to begin discussions with more meetings with Steve Maio and Town Council to follow.

## Town Council Liaison Comments:

Not present.

## Public Comments:

None

## Secretary's Report

Approval of the amended minutes included in the Board book from the December 1, 2021, meeting was before the Board for approval.

**A motion** was made by Commr. Courcy to accept the December 1, 2021, minutes and seconded by Commr. Warchol.

|                        |                  |     |
|------------------------|------------------|-----|
| <b>Roll Call Vote:</b> | Commr. Courcy    | Aye |
|                        | Commr. Kallay    | Aye |
|                        | Commr. Prifti    | Aye |
|                        | Commr. Warchol   | Aye |
|                        | Commr. Boettcher | Aye |

The motion was approved unanimously 5-0.

## **Old Business:**

### **Project Updates**

#### **Albion Street Lighting**

New lighting has been completed on Albion and will also be installed on Foundry and Maple. Pete noted that the poles used on Albion are 15 foot 6 inches, which may be too short for use on Main Street because the spread of light for these fixtures at that height will not cover Main Street. These cutoff fixtures force the light to the ground without any up lighting, so the spread will be just to the edges of Main Street if these were used. The Albion Street project did have some system benefits beyond upgrading the lighting. There were 10 services that were fed out of the bases of the lampposts before, so we were able to resolve that issue and we also added a manhole for future 4kv conversion and capacity into the downtown. The ultimate goal this year is to retire Burns Station as a 4kV station.

#### **Gas Regulators**

The Gas Department has started the regulator design for the replacement of the third regulator on Farm Street. The new regulators on New Salem and Lowell Streets are both operational. Landscaping will be completed at the Lowell Street regulator this Spring.

#### **COVID 19**

Thirty-five of our forty-three employees have been vaccinated. On December 27, 2021, the Town adopted an updated Covid policy requiring weekly testing for non-vaccinated personnel and has modified quarantine times for close contacts for non-vaccinated and non-booster personnel. The Town distributed test kits to WMGLD. We will be testing for the next 3 weeks. This week we tested 28 people and 2 people tested positive and were sent home to receive a PCR test. The Town will be hosting a booster clinic and anyone that does not have their booster after this clinic will be considered non-vaccinated and be required to obtain a PCR test every week.

#### **Other**

Commr. Boettcher stated that the Commissioner's Request log should be updated because the outage map functionality on the mobile app has been completed. He noted that he would like to add a request for EV charging stations' year to date kwh and billing data. Commr. Kallay requested the

numbers around the kwh generated and savings from the Water Department solar panels. Commr. Boettcher offered to share a spreadsheet he utilizes for his own personal systems that may provide the information that Commr. Kallay is requesting. Commr. Kallay inquired about MMWEC's recent offshore wind announcement. Pete noted that it was awarded to Mayflower with an install date of 2026. He said he will have more details once MMWEC has their board meeting.

## **Community Solar Structure Options**

General Counsel Mike McCarthy is working on obtaining permit approvals with the ZBA and Building Inspector. Pete stated that he is confident that the design should not be an issue because the panels should not be visible from the street. The height off the roof will only be 10 inches and the panels will be set back 10 feet from the edges of the roof, so visibility should not be an issue.

Pete noted that part of the project at 480 North Ave. will be used to supply the building and the excess will be put back into the system, while the other part (126kw) will be used for the Community Solar Project. There are two rate structures for participants in this program. The first being a cents per kwh basis which is essentially a premium over the existing rate (normally a little bit higher). For example, Braintree Electric Light Department's base rate is approximately 14 cents, while the rate for the output of the community solar project is fixed 15 cents. The second method is a set monthly charge per increment. He recommends that this project be structured in the form of a monthly charge for the capital cost and a monthly credit for the output. Customers would purchase in one block increments for a set monthly charge and would receive a percentage of the output as a monthly credit. This would be delineated on their WMGLD bill. After a determined payback period the customer would simply receive the energy credit. Pete said that the Board will need to decide if they want to set minimum and maximum block purchases as well as, determine the payback period of either 7 or 10 years. Commr. Boettcher inquired as to what would happen if someone signed up and pays into the program for 5 years than moves out of Wakefield. He questioned if those blocks go back into the pool for repurchase. Pete stated that this is the challenging piece to this project. Another consideration is the person that signs up 5 years from now. He noted that we need to be fair to those people that signed up early, so they are not paying more than those people signing up later. Commr. Boettcher said that another option is to simply have the Community Solar Project as part of our portfolio and go back into the system. Pete noted that the purpose of this project was to give opportunities to those people that wish to participate in a solar project, but circumstances prohibit them from doing so on their own. He explained that residents will benefit from the

other part of the roof because it will support the WMGLD building, and the excess will go back into the system. Pete noted that this is a pilot to gauge the public's interest. If this project fully subscribes, we can then look at an additional 33 kw project for Wakefield Ave that could be bid again in the Spring. Commr. Warchol stated that he does not have objections to this pilot if it means that down the road there are larger projects that we would be able to apply the lessons learned from this pilot project. Pete assured him that there would be plenty of opportunities, such as the high school and commercial buildings. He continued to say that the idea of this project is to see the level of interest and subscription. Pete stated that if the Board agrees on the concept than we can go back and dive down further on the issues that were discussed tonight and bring back numbers for the Board. Commr. Boettcher added that he would be interested in carving out part of this pilot for low income.

Commr. Kallay inquired about marketing this program in a more concrete way so to provide the customer with an idea of what they are actually buying, as to give them a sense of ownership. Dave Polson stated that we could offer them an equivalency that a panel equals so many kilowatts.

Commr. Courcy cautioned the Board about a December 27, 2021, Boston Globe article titled, Efforts to Cut Energy Costs Hit DPU Snags. The article talked about installing solar and heat pumps for low-income customers. The DPU states that you cannot use energy efficiency dollars to change energy sources, so some of these projects have been halted because of this.

Commr. Warchol inquired as to what happens with the program after the panels have reached their life expectancy and what the decommissioning costs would be. Dave Polson noted that the panel life expectancy is 25 years. Pete said the panels would be likely upgraded at that time under a new project and he could include the decommissioning costs into the project. Commr. Kallay mentioned a New York model that netted out the cost over the lifetime of the panels. She will investigate this model and provide the information to Pete and Dave so they can model it out. Pete stated that if the Board believes that we are heading down the right path with this than he will come back with more details as modeling out the 1 kw block showing 7,10, and 15-year outlay and projections on the energy.

### **Payment in Lieu of Taxes (PILOT)**

Pete explained that five or six years ago FINCOM requested a presentation from the WMGLD how their PILOT payment to the town compared with to other municipals. WMGLD hired Energy New England to conduct the study where he evaluated twenty municipals and their in Lieu of Taxes payments. Pete explained that there are different options and formulas such as asset

value and cents per kwh to determine payment, but at the end of the day it comes down to dollars and relative position. The study concluded that WMGLD was in the top 3 or 4 in cents per kwh as well as whole dollar amount. As a result of WMGLD's ranking in this study, we advised FINCOM that we agreed to not reduce our rate but to only grow it at a fixed rate of 1.5% over the next five years, thereby assuring cost certainty for the Town as well as WMGLD. Pete noted that the 1.5% was based on an anticipated load growth of 1.5% per year. Over the course of the past 5 years, there has probably been some years that we did not reach the growth rate forecasted, but in general it probably averaged out.

Last year, MEAM decided to conduct their own study and evaluated all 40 municipals and that study showed the same conclusions regarding WMGLD's position relative to the other municipals in Massachusetts. He stated that considering our position it would be our recommendation to stay with the current formula of 1.5% for the next five years. He said that it is his opinion that it is best for WMGLD to continue to provide additional monetary benefits to the Town, above and beyond the PILOT payment, by investing in energy projects of interest to the Town. For example, the Albion Street lighting program, EV chargers installed in town, the solar project on the Water Department buildings, and the replacing all the streetlights. WMGLD has always done more than just the PILOT amount. These additional contributions always tie back to the system and the rate payers. Commr. Boettcher noted that it may be helpful to have a tally on all the additional projects that WMGLD has funded for the Town.

Commr. Kallay inquired about the validity of the 1.5% load growth number. Pete stated that 1.5% is a reasonable number. We can anticipate additional electric growth, but we are not sure how quickly it will happen. There are external factors such as weather, COVID, and large customers like DRT moving out of Wakefield that directly impact this number. Commr. Kallay and Commr. Boettcher stated that we should have actual numbers to back up our position. Pete stated that over the past 7 years our sales have dropped. If the formula was a cents per kwh the Town would have received less money each year so the model we are offering is fair. Commr. Boettcher asked if Mark Cousins would add an additional column on the spreadsheet that indicates an increase or decrease in sales for that year. Pete said it would be added. Commr. Kallay stated that recent inflation may have an impact on the PILOT payment. Pete responded that WMGLD would then have to factor that in and increase our rates as well. Commr. Warchol cautioned that the FINCOM has previously argued the WMGLD is an investment and the town should receive a return on their investment that could be modeled on sales or assets. He also stated that the Board could not commit itself in year one to a PILOT payment three or four years from

now because a future Board could vote to do something different but that we could tell the FINCOM this is for planning purposes only and it is our intent today to increase the amount by 1.5% each year. Pete countered that a Board vote would bind the Board but that a vote of the Board could be overturned by a future vote. Discussion ensued as to whether or not the Board has actually voted on a PILOT payment amount in each of the past few years or whether the payment was made under the MOU without a specific Board vote. Pete added that the MOU was set at five years because of FINCOM's concerns of predictability and stability.

Pete stated that for next months' Board meeting he will continue to look at growth rates. Commr. Kallay believes that the sales forecast assumptions are unrealistic and not appropriate over the longer term, and we need another scenario with more electrification for planning purposes. Commr. Courcy stated that strategic planning is really the issue. Pete said that in 2021 we have seen a lot of customers install heat pumps, as well as some commercial customers. However, these have not been reflected in the growth rate yet. We are not sure when we will see that growth curve rise. Commr. Boettcher pointed out that the increase in electricity use due to electrification may have been offset by energy savings because they may have replaced older units. We could be in this period where we do not see big changes in our growth rate for a while. Pete explained that one major factor for a decrease in our growth is the loss of large customers, DRT and Epsilon. Commr. Boettcher stated that this will be discussed again next month and potentially invite FINCOM to the March board meeting.

## **Winter Gas and Electric Supply Status**

Per discussions with Sprague and MMWC over the past two months, winter commodity prices have been higher than prior years and are volatile. Pete mentioned that the market was depressed a little bit because we had a very mild December. Some of the LNG facilities were able to procure tankers for the short term so that will help in January. He cautioned that if we get a long cold snap, we will still have some price issues, but our volatility will be relatively managed because we are 80% hedged on the gas side and 82% hedged on the electric side. He commented that we will be closely monitoring this.

## **January Strategic Planning Meeting**

Commr. Boettcher acknowledged Commr. Kallay and Courcy for their thoughts and suggestions for the Strategic Planning Meeting agenda. He proposed that the Board should discuss policies around V2G (Vehicle to Grid). He noted that the City of Beverly is currently utilizing batteries from electric

school buses in the summer during peak times. He said that we may also look at zoning and codifying the EV space for multifamily and large projects and the electrification of heating and cooling of spaces. Commr. Warchol stated that he would like to see a discussion on EV charging because it will be a huge demand on WMGLD in the future. He said that we have an important role in the Town to facilitate this for our rate payers and to be prepared.

Commr. Boettcher noted that on a high level we can set the framework and directionality on where we want to go on these goals. Commr. Kallay commented that she loves the idea of working on a policy because it is the best way to manage costs as we do not have to provide higher incentives to convince people to alter their behavior if we can codify the desired behavior in policy. She noted that we are always managing our peak costs. Pete mentioned that one of the topics we can discuss is separately metering EV chargers on multi families which gives us the opportunity to either create a separate rate structure for those meters or have a set of requirements for this charging. It would be more of a time of use rate, allowing us to manage and move this charging to off peak. Commr. Prifti inquired if we would be installing double the number of meters. Dave Polson stated that we would install one meter off the main for a bank of charging stations and we would have control over that meter. He stated that he has already worked with some developers and there has been no push back or issues. Commr. Kallay wants to make sure we touch on protections for our customers during very expensive times when they maybe charging. She also stated that we need more information about what our future load shape is going to be so we can determine our power supply options and what power we need at different times of day. In addition to the revised sales forecast incorporating transportation and heating system electrification, she also requested WMGLD calculate the maximum capacity that could be supported by the existing distribution system. Pete stated that as a municipal we are in extremely good shape from a capacity perspective and on a transmission level.

Commr. Boettcher inquired if ChargePoint and other chargers can check into WMGLD and set the rate for that peak period of time for those that are on a time of use rate. Dave Polson said that he will inquire to see if this is possible. Pete said we need to investigate Vehicle to Grid, as aggregated vehicle discharge could be a resource during peak periods to feed back into the system. Pete explained that he will share an agenda prior to the Strategic Planning Meeting, so that the Board may review and provide feedback.

## **New Business**

### **FERC 2222**

Pete reminded the Board that FERC Order 222 allows distributed energy resource aggregations (DERAs) to fully participate in the ISO New England Markets. MMWEC has supported this order with ISO New England. Advanced Energy Economy (AEE) has filed proposed seven amendments to FERC Order. The ISO New England and the Public Power Sector are opposed to these amendments.

Recently, Brian Thompson, from MMWEC, attended a Market Committee meeting and the Advanced Energy Economy (AEE) amendments was rejected at the market committee level. AEE is not going to bring it to the participants committee level, however they reserve the right to appeal it directly to FERC. MMWEC, ISO New England, and many others are not in support of the amendments. AEE will withdraw their amendment 1A even if they appeal to the FERC level. Pete explained that AEE has cherry picked different concepts from different regional transmission organizations without thought to how the global market is structured for ISO New England. This was the crux of why ISO New England opposed this as they were not consistent with the macro structure of our market. Commr. Kallay inquired if MMWEC ever files formal comments and requested regular updates on MMWEC interactions at FERC and notice and the opportunity to review comments being drafted by MMWEC for submittal to FERC. Pete stated that MMWEC may have relied on ISO's comments. Pete suggested that he can share MMWEC's ISO report.

**Any other matter not reasonably anticipated by the Chair.**

None

**A motion** to adjourn was made at 8:56 pm by Commr. Courcy and seconded by Commr. Prifti.

**Roll Call Vote:**

|                  |     |
|------------------|-----|
| Commr. Courcy    | Aye |
| Commr. Kallay    | Aye |
| Commr. Prifti    | Aye |
| Commr. Warchol   | Aye |
| Commr. Boettcher | Aye |

The motion was approved unanimously 5-0.



DECEMBER 2021 WMGLD COMMISSIONER'S DASHBOARD

Outages ( Elec )

|         | SAIFI | CAIDI |
|---------|-------|-------|
| Oct     | 0.64  | 63    |
| Nov     | 0.58  | 59    |
| Dec     | 0.57  | 58    |
| Cal YTD | 0.57  | 56    |

FYTD WMGLD Generation - December

|                  | Salem St.  | Battery    | Total      |
|------------------|------------|------------|------------|
| RNS Benefit      | \$ 357,125 | \$ 146,869 | \$ 503,994 |
| Capacity Benefit | 319,200    | 166,040    | 485,240    |
| Debt Service     | (318,904)  | (123,234)  | (442,138)  |
| Net Benefit      | \$ 357,421 | \$ 189,675 | \$ 547,096 |

CYTD Pipe Replacement

|    | Replaced | System Total |
|----|----------|--------------|
| 4" | 8,047    | 173,466      |
| 6" | 50       | 152,616      |
| 8" | 840      | 81,045       |

CONSERVATION BUDGET

|                                       |    |          |
|---------------------------------------|----|----------|
| YTD FY22 Conservation Revenue Billed  | \$ | 100,165  |
| YTD FY22 Paid out to Customers:       |    |          |
| 146 Appliances & Thermostats          | \$ | (8,297)  |
| 16 Air Sealing ( insulation/windows ) |    | (15,873) |
| 43 Heating & Cooling                  |    | (38,030) |
| 5 Residential Solar                   |    | (31,920) |

New Services on the System

|     | Electric | Gas |
|-----|----------|-----|
| Oct | 2        | 2   |
| Nov | 4        | 3   |
| Dec | 4        | 4   |

GREEN CHOICE RATE

|                       | November | Inception |
|-----------------------|----------|-----------|
| Green Choice Revenues | \$ 869   | \$ 3,821  |
| Kwh billed on GC Rate | 39,275   | 172,673   |
| Number of Customers   |          | 73        |

Solar Generation 73 Customers

|           | Generated | Back to WMGLD |
|-----------|-----------|---------------|
| CYTD      | 1,913,529 | 668,048       |
| Comm'l    | 6,692,280 | 1,384,000     |
| Res       | 1,775,987 | 972,905       |
| Inception | 8,468,267 | 2,356,905     |

Natural Gas Peak Usage

|   |               |
|---|---------------|
| Current Year Peak ( Nov '21 → May '22 ) | 693,323 CCF   |
| Prior Year Peak ( Nov '20 → May '21 )   | 1,118,751 CCF |
| All-Time Peak - Jan '18                 | 1,370,554 CCF |

Monthly & Annual Peaks

|     | Prior Year | Current Year |
|-----|------------|--------------|
| Oct | 23.8 Mw    | 21.6 Mw      |
| Nov | 25.1 Mw    | 24.3 Mw      |
| Dec | 27.9 Mw    | 26.1 Mw      |

Summer YTD Peak

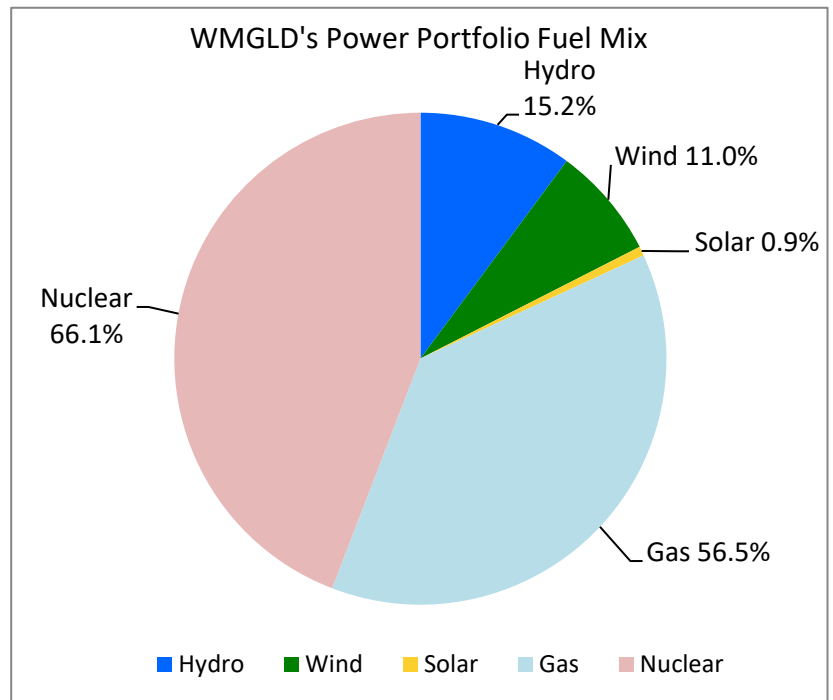
|  | 7/28/20 | 6/30/21 |
|--|---------|---------|
|  | 44.0 Mw | 43.9 Mw |

Winter YTD Peak

|  | 1/29/21 | 12/27/21 |
|--|---------|----------|
|  | 28.0 Mw | 26.1 Mw  |

All Time Peak

|  | 1/2/14  | 8/2/06  |
|--|---------|---------|
|  | 36.5 Mw | 50.7 Mw |



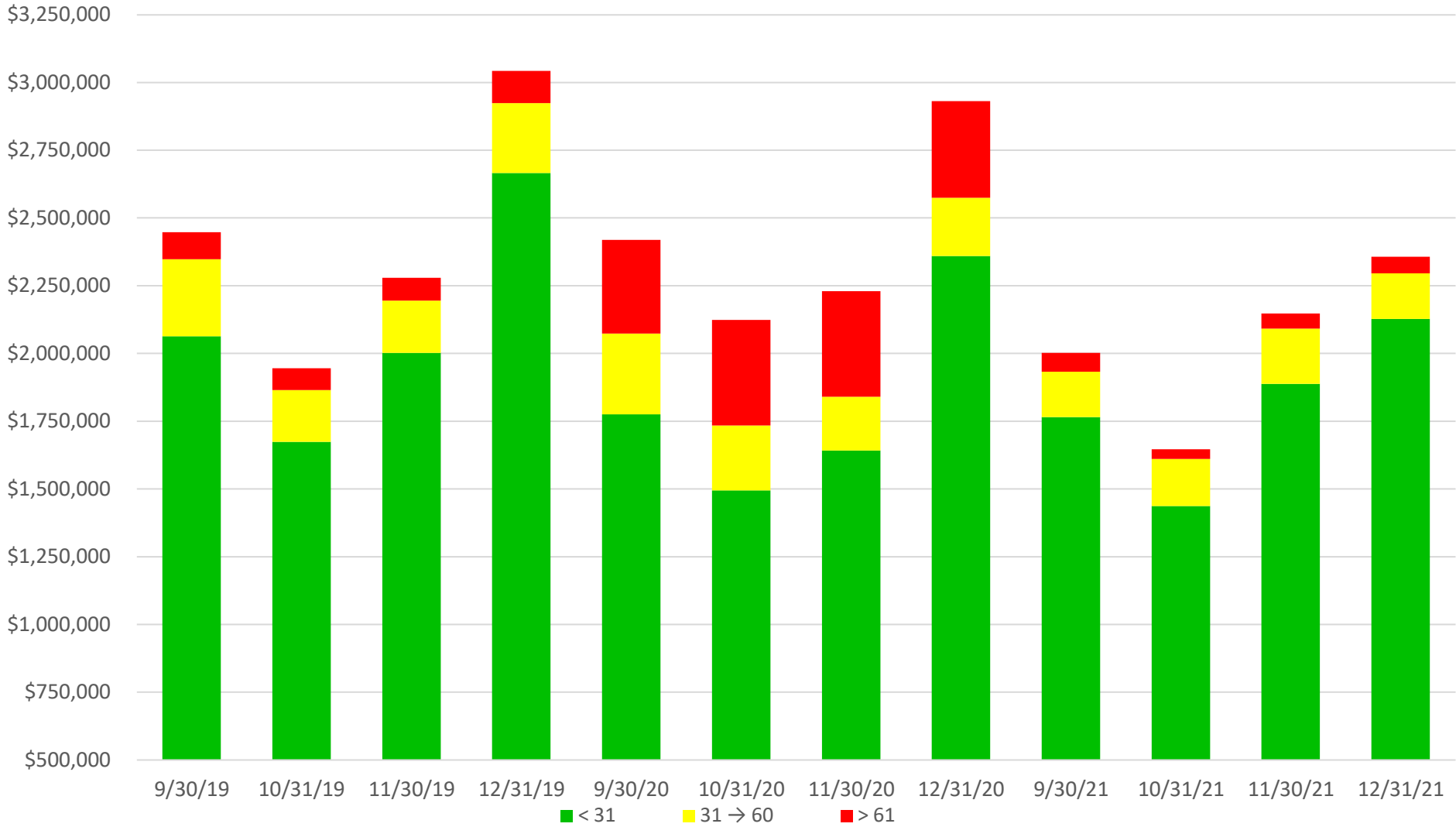
Wakefield Municipal Gas & Light Department  
Customer Issues Log

| Date               | Issue  | Resolution   |
|--------------------|--|--|
| September 17, 2021 | Questions from several customers payments not posting to accounts in a timely manner due to LockBox delays - discounts lost                    | Discounts were manually corrected on accounts affected, communicated with bank - LockBox temp shutdown due to COVID outbreak. Now back to normal.                                  |
| September 1, 2021  | Water infiltration causing gas service interruptions on Wiley Place  | Gas main & 12 related services were replaced = issue resolved  |
| December 15, 2020  | Question regarding answering service / office calls not being returned in a timely manner for a real estate agent / property sale / final bill | Realtor was given an office single point of contact.   |
| August 24, 2020    | Customer called indicating that during storm clean-up our contracted tree crew had damaged a retaining wall & customers driveway               | WMGLD's E & O Manager along with representative from tree company met with the customer at his home and explained the damage was caused by erosion during the storm, not tree crew |
| July 2, 2020       | Customer requested billing name change on account to reflect the name of a close relative who did not own & did not lease the property         | Explained that the customer of record can only be the owner or lessor of the property  |
| 3/16/20 to 5/1/20  | Slow down in posting payments to customer accounts due to continued Century Bank LockBox processing delays                                     | Currently in communications with Century Bank & have re-tooled to process additional payments in-house with clean environment  |
| January 16, 2020   | Customer claimed move out in November but did not notify WMGLD until January. Disputed Nov - Jan billings. Posted on social media              | Discussed with customer the responsibility of timely notification of move out  |
| November 5, 2019   | Customer requested service termination on account in his name, not living at service location anymore due to divorce                           | Explained service termination process involving move in / move out and spousal rights & responsibilities as it relates to the customer of record                                   |

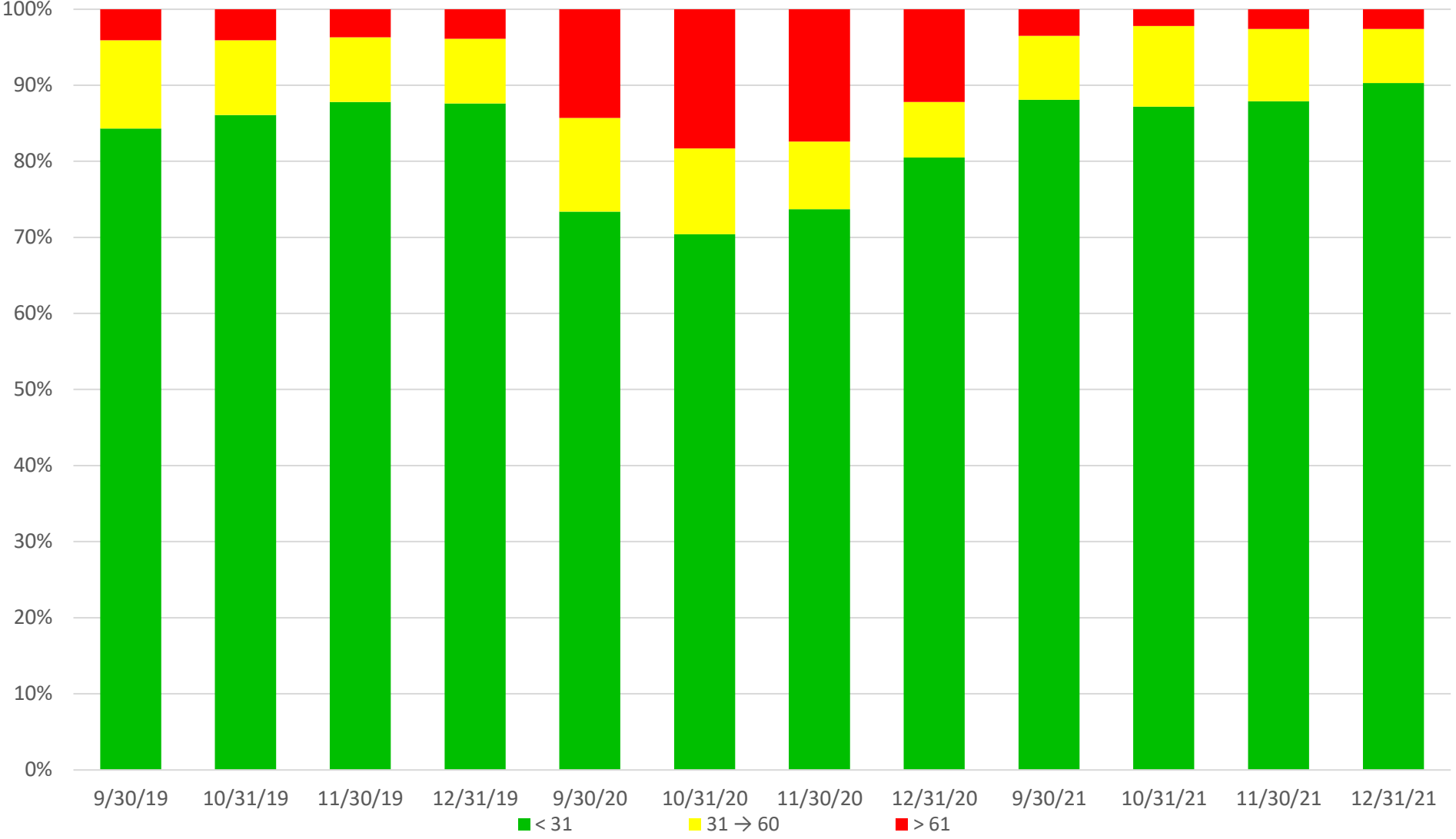
| <b>COMMISSIONER REQUESTS LOG</b>   | <b>Requested By</b> | <b>Request Date</b> | <b>Completion Date</b> | <b>NOTES</b> |
|--|---------------------|---------------------|------------------------|--------------|
| Review net metering policy   | JK                  | 12/5/18             | 1/9/19                 |              |
| Add completion dates to this form  | JW                  | 12/5/18             | 1/9/19                 |              |
| Remove identifying information on customer requests  | JW                  | 12/5/18             | 1/9/19                 |              |
| Add solar to fuel portfolio supply mix   | JK                  | 12/5/18             | 1/9/19                 |              |
| Streetlight conversions to be added to Dashboard   | JW                  | 2/1/18              | 2/26/18                |              |
| Dashboard to reflect KWH demand  | JW                  | 2/1/18              | 2/26/18                |              |
| 3 double poles on Nahant Street  | KC                  | 3/1/18              | 3/2/18                 | VZ           |
| Review Employee handbook   | KH                  | 3/1/18              | 4/11/18                |              |
| Subcommittee of JW and JK on survey development  | JW                  | 5/24/18             | 6/20/18                |              |
| Update Gas service Request List  | KC/JK               | 5/24/18             | 6/20/18                |              |
| Berkshire Pro-Formas to Board  | JW                  | 3/1/18              | 4/11/18                |              |
| Access to be provided to website under construction  | JK                  | 6/20/18             | 6/27/18                |              |
| Minutes to webpage   | JK                  | 9/12/18             | 9/19/18                |              |
| Review Energy audit format   | WT                  | 11/1/18             | 12/5/18                |              |
| Progress made fixing gas leaks   | JW                  | Continuing          | On going               |              |
| Share Strategic Planning dates with Town Administrator                                       | JK                  | 2/13/19             | 2/14/19                |              |
| Provide Board with size of solar projects  | TB                  | 6/5/19              | 9/4/19                 |              |
| Provide Board with additional information for EE proposal                                    | JK, JW, TB          | 7/7/19              | 9/4/19                 |              |
| Updates to EE proposal including rates hearing   | JK, JW, TB          | 9/4/19              | 10/2/19                |              |
| Meet to discuss goal setting with Manager  | JW - PC & KC        | 10/2/19             | 10/15/19               |              |
| Next year's goal setting meet with GM  | PC & KC             | 11/13/19            | 11/22/19               |              |
| Provide pricing on Renewable Energy Credits = 15%  | JK                  | 11/13/19            | 11/20/19               |              |
| Provide detailed data on gas leaks   | TB                  | 11/13/19            | 11/27/19               |              |
| Provide information on data structures and fields in Customer Informtion System ( Cogsdale ) | JK                  | 12/4/19             | 1/8/20                 |              |
| Rework solar consumption as presented on solar bills   | TB                  | 1/8/20              | 1/31/20                |              |
| Update Electric Vehicle Dashboard to include cost data                                       | TB                  | 5/6/20              | 6/3/20                 |              |
| Revise 2020 General Manager Goals due to COVID-19  | PC                  | 6/3/20              | 7/15/20                |              |
| Mission statement development  | JK                  | 7/15/20             | 9/2/20                 |              |

| <b>COMMISSIONER REQUESTS LOG</b>  | Requested By | Request Date | Completion Date | NOTES |
|---|--------------|--------------|-----------------|-------|
| Rebates - Sense Rebate to Webform & Add WIFI Thermostats to Connected Homes Program               | TB, JK       | 9/2/20       | 10/7/20         |       |
| Provide additional details on Customer Accounts Receivable / Collections                          | JW           | 12/2/20      | 1/6/21          |       |
| EV Charger - Year 1 summary data reporting  | TB           | 2/3/21       | 3/3/21          |       |
| Earth Day Brochure  | TB           | 3/12/21      | 3/30/21         |       |
| Upload 5 years of DPU reports to WMGLD website  | JK           | 5/5/21       | 5/19/21         |       |
| Outage map functionality on mobile device   | TB           | 5/5/21       | 8/10/21         |       |
| Green Choice Rate information updates to website  | JK           | 7/14/21      | 7/16/21         |       |
| Present admin costs separately on conservation budget   | JK           | 10/6/21      | 11/3/21         |       |
| Schedule a strategy meeting   | JK           | 12/2/21      | 1/26/22         |       |
| EV Dashboard - Add Year & Date columns  | TB           | 1/5/22       | 2/22/22         |       |
| DPW Water Dept Solar - add number of kWh produced & monetary value of production = TB Excel Sheet | JK           | 1/5/22       | 2/22/22         |       |
| Add % column to Monthly Consumption for comparison  | TB           | 1/5/22       | 2/22/22         |       |
|   |              |              |                 |       |
|   |              |              |                 |       |
|   |              |              |                 |       |

Receivables Aging - As of December 31, 2021



Receivables Aging - As of December 31, 2021



|         | RAW DATA - RECEIVABLES GRAPHS |             |             |             | RAW DATA - RECEIVABLES GRAPHS |             |             |             |
|---------|-------------------------------|-------------|-------------|-------------|-------------------------------|-------------|-------------|-------------|
|         | 9/30/21                       |             | 10/31/21    |             | 11/30/21                      |             | 12/31/21    |             |
| < 31    | \$1,764,936                   | 88.1%       | \$1,436,937 | 87.2%       | \$1,887,687                   | 87.9%       | \$2,127,615 | 90.3%       |
| 31 → 60 | 167,660                       | 8.4%        | 174,009     | 10.6%       | 204,034                       | 9.5%        | 168,340     | 7.1%        |
| > 61    | 69,396                        | 3.5%        | 35,649      | 2.2%        | 56,028                        | 2.6%        | 61,222      | 2.6%        |
| Total   | \$2,001,992                   | <b>19.5</b> | \$1,646,595 | <b>16.5</b> | \$2,147,749                   | <b>21.8</b> | \$2,357,177 | <b>23.7</b> |

|         | 9/30/20     |             | 10/31/20    |             | 11/30/20    |             | 12/31/20    |             |
|---------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| < 31    | \$1,775,021 | 73.4%       | \$1,494,430 | 70.4%       | \$1,641,955 | 73.7%       | \$2,359,318 | 80.5%       |
| 31 → 60 | 298,185     | 12.3%       | 239,807     | 11.3%       | 198,433     | 8.9%        | 214,933     | 7.3%        |
| > 61    | 345,977     | 14.3%       | 389,667     | 18.3%       | 388,949     | 17.4%       | 357,115     | 12.2%       |
| Total   | \$2,419,183 | <b>23.4</b> | \$2,123,904 | <b>21.1</b> | \$2,229,337 | <b>22.5</b> | \$2,931,366 | <b>29.4</b> |

|         | 9/30/19     |             | 10/31/19    |             | 11/30/19    |             | 11/30/19    |             |
|---------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| < 31    | \$2,063,572 | 84.3%       | \$1,674,196 | 86.1%       | \$2,002,204 | 87.9%       | \$2,666,003 | 87.6%       |
| 31 → 60 | 284,205     | 11.6%       | 190,857     | 9.8%        | 193,084     | 8.5%        | 257,475     | 8.5%        |
| > 61    | 99,299      | 4.1%        | 80,148      | 4.1%        | 83,460      | 3.7%        | 118,851     | 3.9%        |
| Total   | \$2,447,076 | <b>21.9</b> | \$1,945,201 | <b>17.9</b> | \$2,278,748 | <b>21.3</b> | \$3,042,329 | <b>28.1</b> |

Notes: Gross Receivables from customer accounts are aged at month-end.  
At 11/30/21, the >61 day balance of \$61,222 was analyzed in detail - results include 38 unique accounts which make up \$31,301 of the \$61,222 balance with >61 day account balances ranging from \$500 to \$6,354  
DSO Ratio is also presented in **RED**

|          | REVENUES    | REVENUES    | REVENUES    | REVENUES    | REVENUES    | REVENUES    |
|----------|-------------|-------------|-------------|-------------|-------------|-------------|
|          | 9/30/21     | 10/31/21    | 11/30/21    | 12/31/21    | 9/30/20     | 10/31/20    |
| ELECTRIC | 2,603,991   | 2,063,432   | 1,951,364   | 2,062,003   | 2,315,544   | 1,974,107   |
| GAS      | 214,480     | 268,230     | 647,253     | 1,201,984   | 207,306     | 306,311     |
| TOTAL    | \$2,818,471 | \$2,331,662 | \$2,598,617 | \$3,263,987 | \$2,522,850 | \$2,280,418 |

|          | REVENUES    | REVENUES    | REVENUES    | REVENUES    | REVENUES    | REVENUES    |
|----------|-------------|-------------|-------------|-------------|-------------|-------------|
|          | 9/30/20     | 10/31/20    | 11/30/20    | 12/31/20    | 9/30/19     | 10/31/19    |
| ELECTRIC | 2,315,544   | 1,974,107   | 1,867,315   | 2,081,417   | 2,459,071   | 2,095,661   |
| GAS      | 207,306     | 306,311     | 654,714     | 1,146,741   | 222,433     | 324,669     |
| TOTAL    | \$2,522,850 | \$2,280,418 | \$2,522,029 | \$3,228,158 | \$2,681,504 | \$2,420,330 |

|          | REVENUES    | REVENUES    | REVENUES    | REVENUES    |
|----------|-------------|-------------|-------------|-------------|
|          | 9/30/19     | 10/31/19    | 11/30/19    | 12/31/19    |
| ELECTRIC | 2,459,071   | 2,095,661   | 1,998,241   | 2,162,098   |
| GAS      | 222,433     | 324,669     | 728,498     | 1,424,227   |
| TOTAL    | \$2,681,504 | \$2,420,330 | \$2,726,739 | \$3,586,325 |



## WMGLD Monitors

### January 2022 Summary

**WMGLD Fleet Overview**

**Monitors** dpolson@wmgltd.com

|                    |                              |  |                               |
|--------------------|------------------------------|--|-------------------------------|
| <b>15</b><br>Total | <b>0</b><br>Not Sharing Data | <b>0</b><br>Offline<br><small>(for 10 minutes or more)</small> | <b>3</b><br>Uninstalled       |
| <b>0</b><br>Solar  | <b>0</b><br>Generator        | <b>1</b><br>400A   | <b>1</b><br>Dedicated Circuit |


| Status  | Job ID | Serial Number              | Install Date | Address | Production (Yesterday) | Consumption (Yesterday) |
|---------|--------|----------------------------|--------------|---------|------------------------|-------------------------|
| UP      |        | <a href="#">N006000968</a> | 06/07/2021   |         | ---                    | 14.40 kWh               |
| UP      |        | <a href="#">N040002162</a> | 01/06/2021   |         | ---                    | 14.94 kWh               |
| UP      |        | <a href="#">N032000433</a> | 11/07/2020   |         | ---                    | 43.62 kWh               |
| UP      |        | <a href="#">N042030177</a> | 05/15/2021   |         | ---                    | 36.87 kWh               |
| UP      |        | <a href="#">N033000569</a> | 11/02/2020   |         | ---                    | 18.89 kWh               |
| UP      |        | <a href="#">N136020041</a> | 01/14/2022   |         | ---                    | 19.16 kWh               |
| UP      |        | <a href="#">N034000045</a> | 11/02/2020   |         | ---                    | 7.51 kWh                |
| UP      |        | <a href="#">N038001783</a> | 01/10/2021   |         | ---                    | 26.47 kWh               |
| UP      |        | <a href="#">N041002835</a> | 11/11/2020   |         | ---                    | 34.59 kWh               |
| UP      |        | <a href="#">N033000112</a> | 10/29/2020   |         | ---                    | 18.85 kWh               |
| UP      |        | <a href="#">N124030199</a> | 12/27/2021   |         | ---                    | 14.48 kWh               |
| UP      |        | <a href="#">N034000028</a> | 11/03/2020   |         | ---                    | 45.17 kWh               |
| PENDING |        | <a href="#">N011000399</a> | ---          |         | ---                    | ---                     |
| PENDING |        | <a href="#">N140020352</a> | ---          |         | ---                    | ---                     |
| PENDING |        | <a href="#">N035000244</a> | ---          |         | ---                    | ---                     |



# DPW Solar – Water Department Building

## January 2022

Wakefield DPW Building | Peak Power: 20 kWp



by BlueSel Home Solar  
www.BlueSel.com

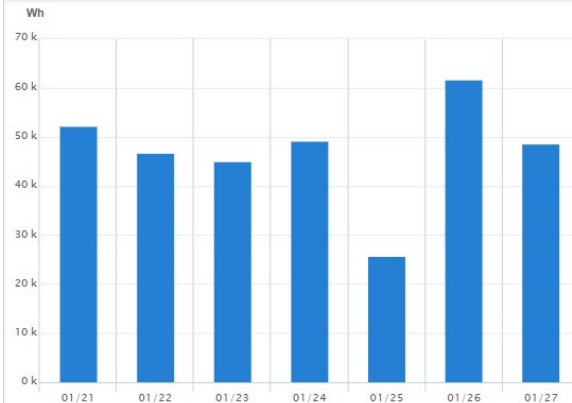
### System Performance

|                                  |                                  |                                       |                                     |
|----------------------------------|----------------------------------|---------------------------------------|-------------------------------------|
| Current Power<br><b>10.09 kW</b> | Energy today<br><b>48.56 kWh</b> | Energy this month<br><b>856.1 kWh</b> | Lifetime energy<br><b>39.37 MWh</b> |
|----------------------------------|----------------------------------|---------------------------------------|-------------------------------------|

### Power and Energy


Energy in the past 7 days

01/21/2022 - 01/27/2022




Last update: 01/27/2022 1:10 PM


#### Environmental Benefits



CO2 Emission Saved  
**60,956.16 lb**




Equivalent Trees Planted  
**460.58**




Mostly Cloudy  
20 °F  
Feels like 13 °F  
Wind S, 5 MPH  
Humidity 34 %  
Sunrise at 07:03  
Sunset at 16:52

Thursday




27 - 21 °F  
Partly Cloudy

Friday




34 - 19 °F  
Cloudy


Saturday



19 - 10 °F  
80% Chance of Snow



Wakefield DPW Building | Peak Power: 20 kWp



by BlueSel Home Solar  
www.BlueSel.com

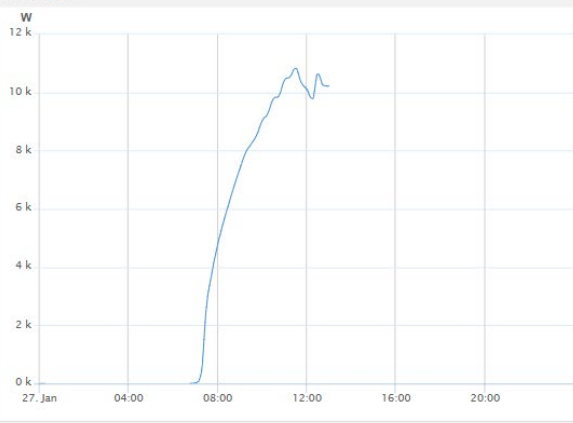
### System Performance

|                                  |                                  |                                       |                                     |
|----------------------------------|----------------------------------|---------------------------------------|-------------------------------------|
| Current Power<br><b>10.09 kW</b> | Energy today<br><b>48.56 kWh</b> | Energy this month<br><b>856.1 kWh</b> | Lifetime energy<br><b>39.37 MWh</b> |
|----------------------------------|----------------------------------|---------------------------------------|-------------------------------------|

### Power and Energy


Power Today

01/27/2022




Last update: 01/27/2022 1:12 PM


#### Environmental Benefits




CO2 Emission Saved  
**60,956.16 lb**



Equivalent Trees Planted  
**460.58**





21


# Electric Vehicle Public Charging Stations

## Dashboard – January 2022


| EV Charging Stations             |                 |             |                                |             |
|----------------------------------|-----------------|-------------|--------------------------------|-------------|
| Utility Billing and Town Revenue |                 |             |                                |             |
| Jan-22                           |                 |             |                                |             |
| Locations                        | Utility Billing | KWh         | Town Revenue From Charge Point | KWh         |
| Vets Field                       | \$22.93         | 83          | \$14.06                        | 78          |
| Civic Center                     | \$5.94          | 34          | \$6.20                         | 34          |
| Public Parking Lot               | \$468.88        | 2739        | \$601.64                       | 2674        |
| <b>Totals</b>                    | <b>\$497.75</b> | <b>2856</b> | <b>\$621.90</b>                | <b>2786</b> |

Environment  
Lifetime

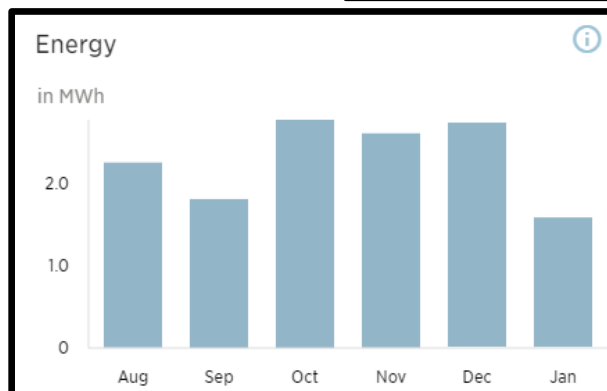
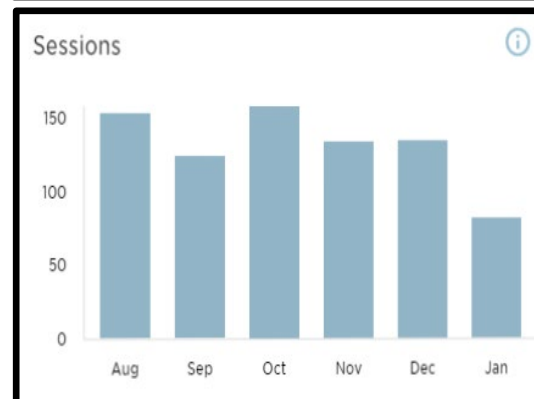
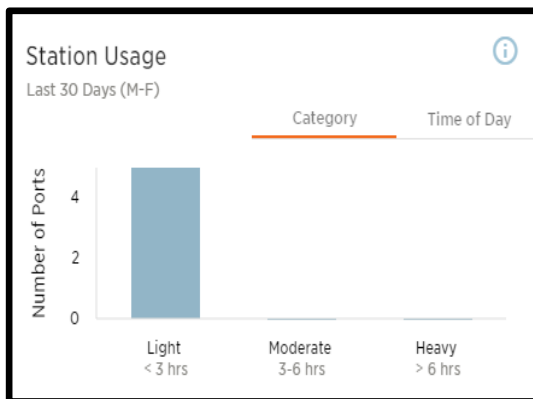
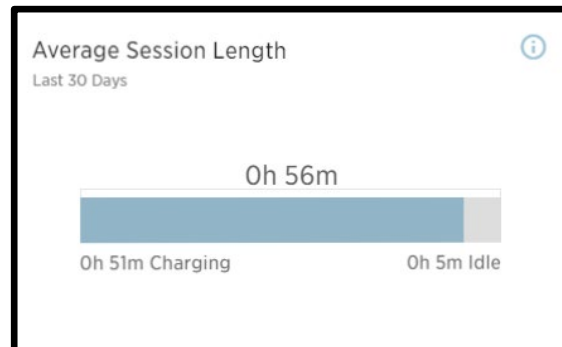
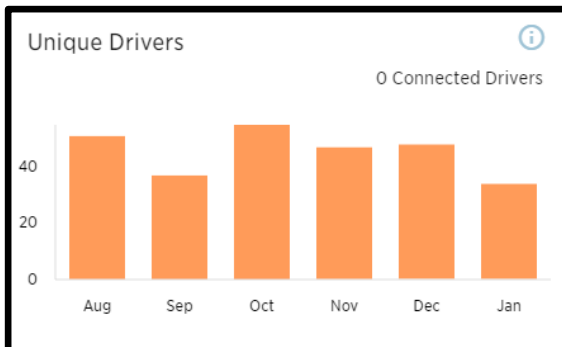
Here's how EV charging has helped:



You've avoided 15,711kg greenhouse gas emissions



That's like planting 403 trees and letting them grow for 10 years



## 2021 Public Vehicle EV Charger Summary

| EV Charging Stations             |                   |                  |  |               |
|----------------------------------|-------------------|------------------|--|---------------|
| Utility Billing and Town Revenue |                   |                  |  |               |
| 2021 Summary                     |                   |                  |  |               |
| Locations                        | Utility Billing   | KWh              | Town Revenue<br>From Charge<br>Point (less 10%<br>ChargePoint Fee) | KWh           |
| Vets Field (.20/kWh)             | \$661.56          | 3,420.00         | \$606.69   | 3,359         |
| Civic Center (.20/KWh)           | \$119.78          | 694.00           | \$124.98   | 694           |
| Public Parking Lot (.25/kWh)     | \$2,841.11        | 16,817.00        | \$3,490.62   | 15,512        |
| <b>Totals</b>                    | <b>\$3,622.45</b> | <b>20,931.00</b> | <b>\$4,222.29</b>  | <b>19,565</b> |
| <b>Billing / Revenue Delta</b>   | <b>\$599.84</b>   |                  |  |               |

## General Manager's Report

The following is the General Managers Report for February, 2022

### Engineering and Operations Report

**Major New Customer Projects:** (1,000 +/- new residential housing units)

- **Water St. at Delcarmine** - New 23 unit residential building, building in progress, convert OH to UG **Working**
- **581-583 Salem St.** – New 19-unit apartment build – **Working**
- **525-527 Salem St** – New 22-unit building – **On-Hold**
- **404 Lowell St.** – 8 Residential units – **Working**
- **Hopkins Street @ Tarrant Lane** - Project approved by the town 173 apartments 4 buildings proposed – **Working**
- **610 Salem St** – 20 Residential units – **Permitting Phase**
- **200 Quannapowitt** – 385 Apartments / 3 buildings / parking garage – **Permitting and Planning Phase** (number units reduced by the ZBA)
  - **Building Demolition/Disconnect** - Q3/Q4 2022
  - **Temporary Power** - Q2/2023
  - **Permanent Power**- 2024
  - **Full Occupancy:** Q3 2025
- **Foundry Street phase 2** – 58 unit condo complex and commercial space – **Permitting Phase**
- **127 Nahant St.** – 26 Residential units proposed – **Planning stage**
- **1000 Main Street** – 30 Residential units proposed – **Planning stage**

### Gas Department

- The gas main installation by contractors on Lowell and Vernon Streets and on Cedar and Emerson Streets is complete. Services and tie overs are continuing on Lowell and Vernon St.
- 48 meters have been replaced so far this year of the 899 that will be due this year
- There are currently 2085 inside gas services and 3027 outside services. 5 services have been moved outside this year.
- Leaks Class 1 – 0\* **Class 2 – 1** Class 3 –64  
\*(1 - Class 1 Leaks this month)

## Financial Reports

Monthly Financials for through November and Consumption Reports through December are enclosed.

Board of Commissioners  
February 2, 2022  
Agenda Item No. D-1

### Project Updates

#### COVID 19

Thirty five of our forty three employees have been vaccinated. On December 27, 2021, the Town adopted an updated Covid policy which the Department has been following. It requires still weekly testing for non-vaccinated personnel and has modified quarantine times for close contacts for non vaccinated and non booster personnel.

#### Solar Projects:

- 480 North Ave. (228.76 kW DC total) – Finalizing the Contract and ZBA Approval
  - Building system – 108 kW DC
  - Community Solar – 120 kW DC
- 1 Wakefield Ave –rebidding Q1 of 2022
  - Building system – 33 kW DC

#### 4kv to 13.8kv conversions:

- West Water St, Richardson and Foster St area (ckt 397-02) – Preparing to convert from 4kv 397-02 to 13.8kv - 1302 / 0005 in Progress - Verizon completed – **Work in progress**
- Tuttle St., Chestnut St, Murray, Avon St., Emerson from 4kv to 13.8kv (ckt 397-02 to 1302) – **Work in progress**
- 397-04 Ballister St area convert to 1302/0005 – **(Transformers ordered)**.
- Converting portions of ckt 9 on Water to ckt 443-W32 – **(on hold)**

#### Town Projects:

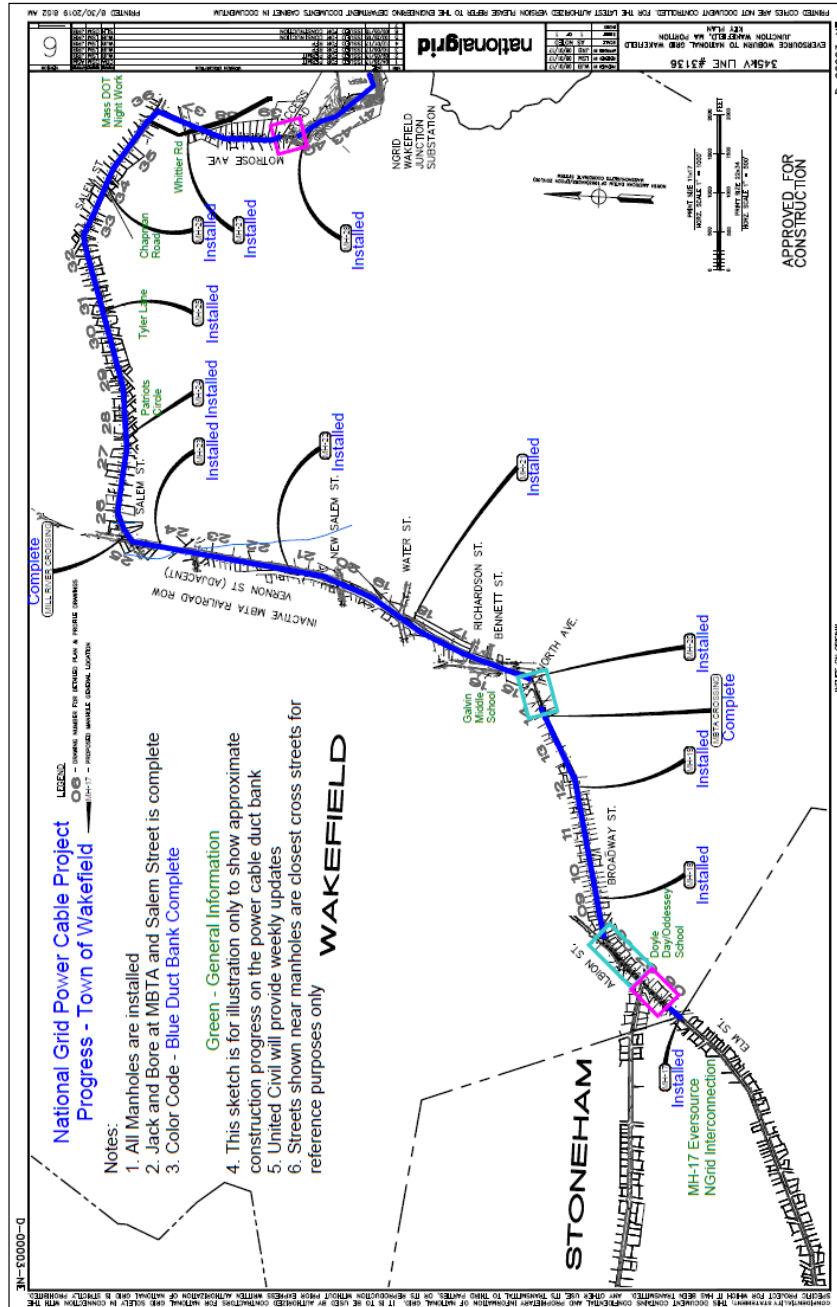
- **North Ave** – Utility Pole relocation in front of the cemetery. Move the poles to the back of the sidewalk to allow for sidewalk construction and bike path.

# NGrid 345kv Project Update NGRID:

## Project Schedule Update

United Civil / NGrid Salem is being tied in this week/next week and are looking to move back to Albion to continue. Working on Montrose removing ledge.

PINK: 2021/2022 Work Zones - Day Work - Albion St. & Montrose Ave. - LEDGE - Winter Months  
 Blue: 2022 Work Zones - Day Work - Broadway St. - Rough Duration 1.5 months - Albion - 3 months



No votes required at this time - Discussion only

## **Payment in Lieu of Taxes**

WMGLD pays the Town of Wakefield an annual Payment in Lieu of Taxes. In 2016, the Town and the Finance Committee asked for a review of the PILOT payment formula and sought to have an understanding of the payment they could anticipate going forward. The WMGLD Board had a study performed by Energy New England which looked at the PILOT payment formulas used by many of the municipal electric departments and the various amounts paid. The study showed the Wakefield was among the highest in terms of cents per kwh and in terms of overall dollar amount contributed. The Board also recognized the need to provide the Town with an expected amount for planning purposes. The Board also recognized that the amount paid to date was a combination of methods and that it would be best set a fixed amount at its current FY2016 level and increase the amount annually by 1.5% for the next 5 years. The 1.5% was used as proxy for anticipated growth. It was also noted that the Department would be assuming risk that sales would continue to grow and the Town would continually see an increase in the annual payment. Considering that there was no way to predict Covid and its impacts, the department has not seen the anticipated growth.

The Municipal Electric Association of Massachusetts commissioned its own study of PILOT payments in all 40 municipalities last year. The results were consistent with the ENE study of 2016 in terms of our cents per kwh and overall dollar contributions.

It is important to consider the other significant contributions the Department makes to the Town each year such as the installation of EV chargers, the installation of solar on the water department roof and the significant unplanned upgrades on Albion Street over the past three years.

The Department is recommending that the Board vote to continue the PILOT payment formula growing the amount by 1.5% for an additional five years through FY2027.

Additional information requested last month has been included in this package. The Board plans to continue this discussion

## **Discussion and Possible vote**

**Winter Gas and Electric Supply**

Per our discussions with Sprague and MMWEC over the past two months, winter commodity prices have been higher than prior years and volatile. There has been significant increases in market commodity costs this month. Our has limited our exposure but our overall fuel costs have been increased. Staff will continue to monitor and adjust the fuel charge and the cost of gas charge if necessary.

**No votes required at this time - Discussion**

**Off Shore Wind – MMWEC Project 2021A**

The Mayflower Wind project that has been discussed with MMWEC, has cleared the State's bid solicitation. There will be a portion of that project that will be made available to WMGLD. The project is not expected to be in service until 2026. MMWEC is currently analyzing the results and will be making recommendations to each system that is interested in participating later in February. WMGLD has expressed interest in this project. MMWEC is also continuing discussion with other off shore wind manufacturers about potential future projects and partnerships.

**No votes required at this time - Discussion**

**Executive Session.** Collective Bargaining

# **APPENDICIES**

**Wakefield Municipal Gas and Light Department  
Comparative Balance Sheet - Electric Fund**

|                                     | 11/30/2021                            | 11/30/2021                            |  |
|-------------------------------------|---------------------------------------|---------------------------------------|--|
| <b>ASSETS</b>                       |                                       |                                       |  |
| Sinking Fund - Self Insurance       | \$ 179,845.74                         | \$ 180,059.14                         |  |
| Depreciation Fund                   | 182,832.80                            | 182,969.97                            |  |
| Consumer Deposits                   | 878,560.64                            | 883,300.82                            |  |
| <b>Total Investments</b>            | <b><u>1,241,239.18</u></b>            | <b><u>1,246,329.93</u></b>            |  |
| Operating Cash                      | 13,521,823.32                         | 13,648,498.55                         |  |
| Depreciation Fund                   | 2,721.94                              | 2,723.22                              |  |
| Consumer Deposits                   | 300,981.25                            | 276,911.07                            |  |
| Petty Cash                          | 525.00                                | 525.00                                |  |
| <b>Total Cash</b>                   | <b><u>13,826,051.51</u></b>           | <b><u>13,928,657.84</u></b>           |  |
| Accounts Receivable-Rates           | 3,234,305.99                          | 3,360,805.23                          |  |
| Accounts Receivable-Other           | 2,086,356.40                          | 1,633,644.35                          |  |
| Inventory                           | 683,559.37                            | 659,808.90                            |  |
| Prepayments Miscellaneous           | 930,313.73                            | 878,056.89                            |  |
| Prepayments Power                   | 3,689,858.70                          | 4,288,082.08                          |  |
| Other Deferred Debits               | 1,124,487.19                          | 992,177.19                            |  |
| <b>Total Other Assets</b>           | <b><u>11,748,881.38</u></b>           | <b><u>11,812,574.64</u></b>           |  |
| <b>Total Current Assets</b>         | <b>26,816,172.07</b>                  | <b>26,987,562.41</b>                  |  |
| Distribution Plant                  | 20,197,806.31                         | 19,484,237.63                         |  |
| General Plant                       | 1,564,216.35                          | 1,367,923.30                          |  |
| <b>Net Fixed Assets</b>             | <b><u>21,762,022.66</u></b>           | <b><u>20,852,160.93</u></b>           |  |
| <b>Total Assets</b>                 | <b><u><u>\$ 48,578,194.73</u></u></b> | <b><u><u>\$ 47,839,723.34</u></u></b> |  |
| <b>LIABILITIES AND EQUITY</b>       |                                       |                                       |  |
| Accounts Payable                    | \$ (17,656.39)                        | \$ 99,278.39                          |  |
| Consumer Deposits                   | 1,179,541.89                          | 1,160,211.89                          |  |
| Other Accrued Liabilities           | 18,158.65                             | 3,849.90                              |  |
| Reserve for Uncollectable Accounts  | 218,397.21                            | 127,607.01                            |  |
| <b>Total Current Liabilities</b>    | <b><u>1,398,441.36</u></b>            | <b><u>1,390,947.19</u></b>            |  |
| Compensated Absences                | 467,256.96                            | 429,177.54                            |  |
| MMWEC Pooled Loan Debt              | 13,053,541.86                         | 11,053,411.84                         |  |
| OPEB Liability                      | 1,936,702.25                          | 1,231,362.25                          |  |
| Pension Liability                   | 7,743,000.00                          | 7,743,000.00                          |  |
| <b>Total Long Term Liabilities</b>  | <b><u>23,200,501.07</u></b>           | <b><u>20,456,951.63</u></b>           |  |
| <b>Total Liabilities</b>            | <b>24,598,942.43</b>                  | <b>21,847,898.82</b>                  |  |
| Retained Earnings                   | 10,396,846.32                         | 11,438,502.40                         |  |
| Year to Date Income                 | 1,645,165.20                          | 1,353,407.94                          |  |
| Sinking Fund Reserve-Self Ins       | 179,845.74                            | 180,059.14                            |  |
| Contribution in Aid of Construction | 3,705,337.66                          | 3,705,337.66                          |  |
| Investment in Fixed Assets          | 8,052,057.38                          | 9,314,517.38                          |  |
| <b>Total Equity</b>                 | <b><u>23,979,252.30</u></b>           | <b><u>25,991,824.52</u></b>           |  |
| <b>Total Liabilities and Equity</b> | <b><u><u>\$ 48,578,194.73</u></u></b> | <b><u><u>\$ 47,839,723.34</u></u></b> |  |

**Wakefield Municipal Gas and Light Department**  
**Income Statement - Electric Fund**  
**For the Five Months Ending, November 30, 2021**

|  | CURRENT MONTH        |                        | YEAR TO DATE           |                        |
|--|----------------------|------------------------|------------------------|------------------------|
|  | FY 2021              | FY 2022                | FY 2021                | FY 2022                |
| <b>Energy Revenue (Net of Discounts)</b> |                      |                        |                        |                        |
| Residential Sales                        | \$ 900,036.46        | \$ 946,767.12          | \$ 6,217,837.37        | \$ 6,119,053.63        |
| Commercial Sales                         | 857,097.45           | 890,601.66             | 4,731,473.88           | 4,830,911.56           |
| Street Lighting                          | 15,678.00            | 15,678.00              | 78,385.00              | 78,385.00              |
| Municipal Sales                          | 87,139.61            | 105,814.92             | 446,188.80             | 546,834.40             |
| Private Area Lighting                    | 7,363.00             | 7,374.00               | 36,852.63              | 36,818.30              |
| Green Choice Revenue                     | -                    | 805.98                 | -                      | 2,952.09               |
| <b>Total Energy Revenue</b>              | <b>1,867,314.52</b>  | <b>1,967,041.68</b>    | <b>11,510,737.68</b>   | <b>11,614,954.98</b>   |
| <b>Other Revenues</b>                    |                      |                        |                        |                        |
| Unbilled Revenue                         | -                    | -                      | -                      | -                      |
| Interest Income-Consumer Deposits        | 449.03               | 263.58                 | 2,666.34               | 1,717.59               |
| Interest Income-Depreciation Fund        | 11.39                | 11.34                  | 58.04                  | 58.01                  |
| Interest Income-Self Ins Sinking Fund    | 26.97                | 15.04                  | 196.04                 | 72.49                  |
| Interest Income-MMWEC                    | 3,435.24             | 274.87                 | 6,707.11               | (349.85)               |
| Income ( Exp ) - Merchandise & Jobbing   | (35,608.88)          | 159,410.35             | (61,033.54)            | 133,859.13             |
| Other Revenues                           | (460.71)             | 200.00                 | 69.54                  | 300.00                 |
| Sales Tax                                | 46,788.76            | 47,321.44              | 263,528.54             | 257,659.86             |
| Conservation Charge                      | 7,705.12             | 15,010.34              | 50,589.74              | 84,725.22              |
| Reconnect Fees                           | -                    | 150.00                 | 350.00                 | 1,400.00               |
| Comcast & RCN Pole Fees                  | -                    | 16,316.35              | 69,501.20              | 16,316.35              |
| Insurance Reimbursements                 | -                    | -                      | -                      | 3,056.41               |
| Other Electric Revenue                   | 410.00               | 1,354.33               | 885.05                 | 7,759.35               |
| <b>Total Other Revenue</b>               | <b>22,756.92</b>     | <b>240,327.64</b>      | <b>333,518.06</b>      | <b>506,574.56</b>      |
| <b>Total Revenue</b>                     | <b>1,890,071.44</b>  | <b>2,207,369.32</b>    | <b>11,844,255.74</b>   | <b>12,121,529.54</b>   |
| <b>Power Costs</b>                       |                      |                        |                        |                        |
| Purchased Power                          | (938,754.74)         | (936,069.25)           | (5,826,684.89)         | (6,157,396.67)         |
| Power Expense Generation                 | (9,873.85)           | (8,553.05)             | (50,449.29)            | (43,878.42)            |
| Power Expense Battery                    | (6,939.67)           | (6,496.46)             | (35,060.27)            | (32,856.15)            |
| <b>Total Power Costs</b>                 | <b>(955,568.26)</b>  | <b>(951,118.76)</b>    | <b>(5,912,194.45)</b>  | <b>(6,234,131.24)</b>  |
| <b>Gross Profit</b>                      | <b>\$ 934,503.18</b> | <b>\$ 1,256,250.56</b> | <b>\$ 5,932,061.29</b> | <b>\$ 5,887,398.30</b> |
| <b>Operating Expenses</b>                |                      |                        |                        |                        |
| <b>Miscellaneous Operating Expenses</b>  |                      |                        |                        |                        |
| Depreciation Expense                     | (240,435.59)         | (240,062.49)           | (1,202,177.95)         | (1,200,312.45)         |
| Sales Tax                                | (46,788.76)          | (47,321.44)            | (263,528.54)           | (257,659.86)           |
| Interest Expense-Consumer Deposits       | (2,016.18)           | (368.02)               | (10,045.49)            | (1,874.72)             |
| Interest Expense-MMWEC                   | (19,972.22)          | (19,877.40)            | (104,586.22)           | (97,065.07)            |
| <b>Total Misc Operating Expenses</b>     | <b>(309,212.75)</b>  | <b>(307,629.35)</b>    | <b>(1,580,338.20)</b>  | <b>(1,556,912.10)</b>  |
| <b>Distribution Expenses</b>             |                      |                        |                        |                        |
| Operations Supervision and Engineering   | (9,144.77)           | (14,112.04)            | (71,532.48)            | (108,900.77)           |
| Operations Labor                         | 446.47               | 16,228.32              | 5,570.95               | 79,204.38              |
| Substation Salaries and Expense          | (47,307.70)          | (41,952.86)            | (216,019.95)           | (267,891.06)           |
| Customer Installation Expenses           | 2.55                 | (596.13)               | (20,775.65)            | (3,037.86)             |
| Miscellaneous Distribution Expenses      | (52,786.57)          | (49,905.30)            | (269,099.73)           | (253,923.38)           |
| <b>Total Distribution Expenses</b>       | <b>(108,790.02)</b>  | <b>(90,338.01)</b>     | <b>(571,856.86)</b>    | <b>(554,548.69)</b>    |

**Wakefield Municipal Gas and Light Department**  
**Income Statement - Electric Fund**  
**For the Five Months Ending, November 30, 2021**

|  | CURRENT MONTH        |                      | YEAR TO DATE           |                        |
|--|----------------------|----------------------|------------------------|------------------------|
|  | FY 2021              | FY 2022              | FY 2021                | FY 2022                |
| <b>Maintenance Expenses</b>                |                      |                      |                        |                        |
| Maintenance Supervision and Engineering    | (18,640.09)          | (16,988.80)          | (82,840.85)            | (86,642.88)            |
| Maintenance of Station Equipment           | (183.75)             | -                    | (1,534.84)             | (172.50)               |
| Maintenance of Other Equipment             | -                    | -                    | (3,877.02)             | (942.44)               |
| Maintenance of Overhead Lines              | (46,759.18)          | (111,951.07)         | (249,400.55)           | (497,263.34)           |
| Maintenance of Underground Lines           | -                    | -                    | (8,081.63)             | (2,220.25)             |
| Maintenance of Line Transformers           | -                    | -                    | -                      | (5,630.00)             |
| Maintenance of Street Lighting             | -                    | -                    | (201.25)               | (476.28)               |
| Maintenance of Meters                      | 2.55                 | (596.13)             | 722.35                 | (3,037.86)             |
| Maintenance of Other Distribution Plant    | (4,982.84)           | (1,391.39)           | (21,103.96)            | (6,604.08)             |
| <b>Total Maintenance Expenses</b>          | <b>(70,563.31)</b>   | <b>(130,927.39)</b>  | <b>(366,317.75)</b>    | <b>(602,989.63)</b>    |
| <b>Customer Account Expense</b>            |                      |                      |                        |                        |
| Meter Reading Expense                      | (3,587.44)           | (3,331.84)           | (40,957.98)            | (16,664.19)            |
| Customer Records & Collection Exp          | (53,868.44)          | (50,115.92)          | (268,939.06)           | (287,393.96)           |
| <b>Total Customer Account Exp</b>          | <b>(57,455.88)</b>   | <b>(53,447.76)</b>   | <b>(309,897.04)</b>    | <b>(304,058.15)</b>    |
| <b>Administrative and General Expenses</b> |                      |                      |                        |                        |
| Community Relations & Advertising          | (6,752.71)           | (15,879.11)          | (7,151.71)             | (20,911.82)            |
| Administrative Salaries and Expense        | (16,043.28)          | (14,393.76)          | (76,960.23)            | (79,460.91)            |
| Business Mgr and Accting Salaries and Exp  | (14,291.39)          | (12,177.19)          | (68,924.91)            | (89,188.39)            |
| MIS Salaries and Expense                   | (1,398.75)           | (59,143.22)          | (95,863.60)            | (155,336.27)           |
| Outside Services                           | (3,750.00)           | -                    | (16,125.00)            | (15,750.00)            |
| Conservation & Rebates                     | (16,030.85)          | (26,585.86)          | (93,382.61)            | (134,457.25)           |
| Property Insurance                         | (5,375.08)           | (4,707.42)           | (26,875.44)            | (23,537.06)            |
| Injuries and Damages                       | (5,052.48)           | (2,087.76)           | (23,720.38)            | (27,174.80)            |
| Employee Pensions and Benefits             | (152,794.52)         | (133,104.80)         | (737,569.43)           | (642,199.90)           |
| Miscellaneous General Expenses             | (4,847.32)           | (770.60)             | (33,467.88)            | (6,854.84)             |
| Maintenance of General Plant               | (20,322.98)          | (2,631.75)           | (54,711.06)            | (50,271.71)            |
| <b>Total Admin &amp; General Expenses</b>  | <b>(246,659.36)</b>  | <b>(271,481.47)</b>  | <b>(1,234,752.25)</b>  | <b>(1,245,142.95)</b>  |
| <b>Net Income (Loss) Before Surplus</b>    |                      |                      |                        |                        |
| <b>Adjustments</b>                         | <b>\$ 141,821.86</b> | <b>\$ 402,426.58</b> | <b>\$ 1,868,899.19</b> | <b>\$ 1,623,746.78</b> |
| <b>Surplus Adjustments</b>                 |                      |                      |                        |                        |
| <b>Additions</b>                           |                      |                      |                        |                        |
| Sale of Scrap                              | 17,018.70            | -                    | 17,018.70              | 20,936.76              |
| MMWEC Refund                               | -                    | -                    | 46,343.35              | -                      |
| <b>Total Additions to Surplus</b>          | <b>17,018.70</b>     | <b>-</b>             | <b>63,362.05</b>       | <b>20,936.76</b>       |
| <b>Subtractions</b>                        |                      |                      |                        |                        |
| Interest on Sinking Fund                   | 26.97                | 15.04                | 196.04                 | 72.49                  |
| Payment in Lieu of Taxes                   | 57,380.00            | 58,240.63            | 286,900.00             | 291,203.11             |
| Plant Removal Costs                        | -                    | -                    | -                      | -                      |
| <b>Total Subtractions from Surplus</b>     | <b>57,406.97</b>     | <b>58,255.67</b>     | <b>287,096.04</b>      | <b>291,275.60</b>      |
| <b>Net Income (Loss)</b>                   | <b>\$ 101,433.59</b> | <b>\$ 344,170.91</b> | <b>\$ 1,645,165.20</b> | <b>\$ 1,353,407.94</b> |

**Wakefield Municipal Gas and Light Department  
Comparative Balance Sheet - Gas Fund**

|                                     | 11/30/2021              | 11/30/2021              |
|-------------------------------------|-------------------------|-------------------------|
| <b>ASSETS</b>                       |                         |                         |
| Sinking Fund - Self Insurance       | \$ 179,845.73           | \$ 180,059.14           |
| Consumer Deposits                   | 96,486.83               | 97,013.55               |
| <b>Total Investments</b>            | <b>276,332.56</b>       | <b>277,072.69</b>       |
| Operating Cash                      | (15,528,248.98)         | (17,473,087.04)         |
| Consumer Deposits                   | 197,067.85              | 199,321.13              |
| Petty Cash                          | 175.00                  | 175.00                  |
| <b>Total Cash</b>                   | <b>(15,331,006.13)</b>  | <b>(17,273,590.91)</b>  |
| Accounts Receivable-Rates           | 697,262.81              | 714,135.81              |
| Inventory                           | 435,232.44              | 616,336.36              |
| Prepayments Miscellaneous           | 99,171.40               | 97,925.03               |
| Other Deferred Debits               | 373,195.20              | 349,879.37              |
| <b>Total Other Assets</b>           | <b>1,604,861.85</b>     | <b>1,778,276.57</b>     |
| <b>Total Current Assets</b>         | <b>(13,449,811.72)</b>  | <b>(15,218,241.65)</b>  |
| Distribution Plant                  | 23,737,820.38           | 25,482,652.77           |
| General Plant                       | 479,138.39              | 440,952.53              |
| <b>Net Fixed Assets</b>             | <b>24,216,958.77</b>    | <b>25,923,605.30</b>    |
| <b>Total Assets</b>                 | <b>\$ 10,767,147.05</b> | <b>\$ 10,705,363.65</b> |
| <b>LIABILITIES AND EQUITY</b>       |                         |                         |
| Accounts Payable                    | \$ (52,894.96)          | \$ (46,031.44)          |
| Consumer Deposits                   | 293,554.68              | 296,334.68              |
| Other Accrued Liabilities           | 7,273.94                | 943.44                  |
| Reserve for Uncollectable Accounts  | 218,397.21              | 127,607.01              |
| <b>Total Current Liabilities</b>    | <b>466,330.87</b>       | <b>378,853.69</b>       |
| Compensated Absences                | 267,026.80              | 271,895.82              |
| OPEB Liability                      | 544,080.75              | 308,967.75              |
| Pension Liability                   | 2,581,000.00            | 2,581,000.00            |
| <b>Total Long Term Liabilities</b>  | <b>3,392,107.55</b>     | <b>3,161,863.57</b>     |
| <b>Total Liabilities</b>            | <b>3,858,438.42</b>     | <b>3,540,717.26</b>     |
| Retained Earnings                   | (16,102,248.00)         | (17,120,848.96)         |
| Year to Date Income ( Loss )        | (934,910.77)            | (1,298,407.46)          |
| Sinking Fund Reserve-Self Ins       | 179,845.73              | 180,059.14              |
| Contribution in Aid of Construction | 13,600.00               | 13,600.00               |
| Investment in Fixed Assets          | 23,752,421.67           | 25,390,243.67           |
| <b>Total Equity</b>                 | <b>6,908,708.63</b>     | <b>7,164,646.39</b>     |
| <b>Total Liabilities and Equity</b> | <b>\$ 10,767,147.05</b> | <b>\$ 10,705,363.65</b> |

**Wakefield Municipal Gas and Light Department**  
**Income Statement - Gas Fund**  
**For the Five Months Ending, November 30, 2021**

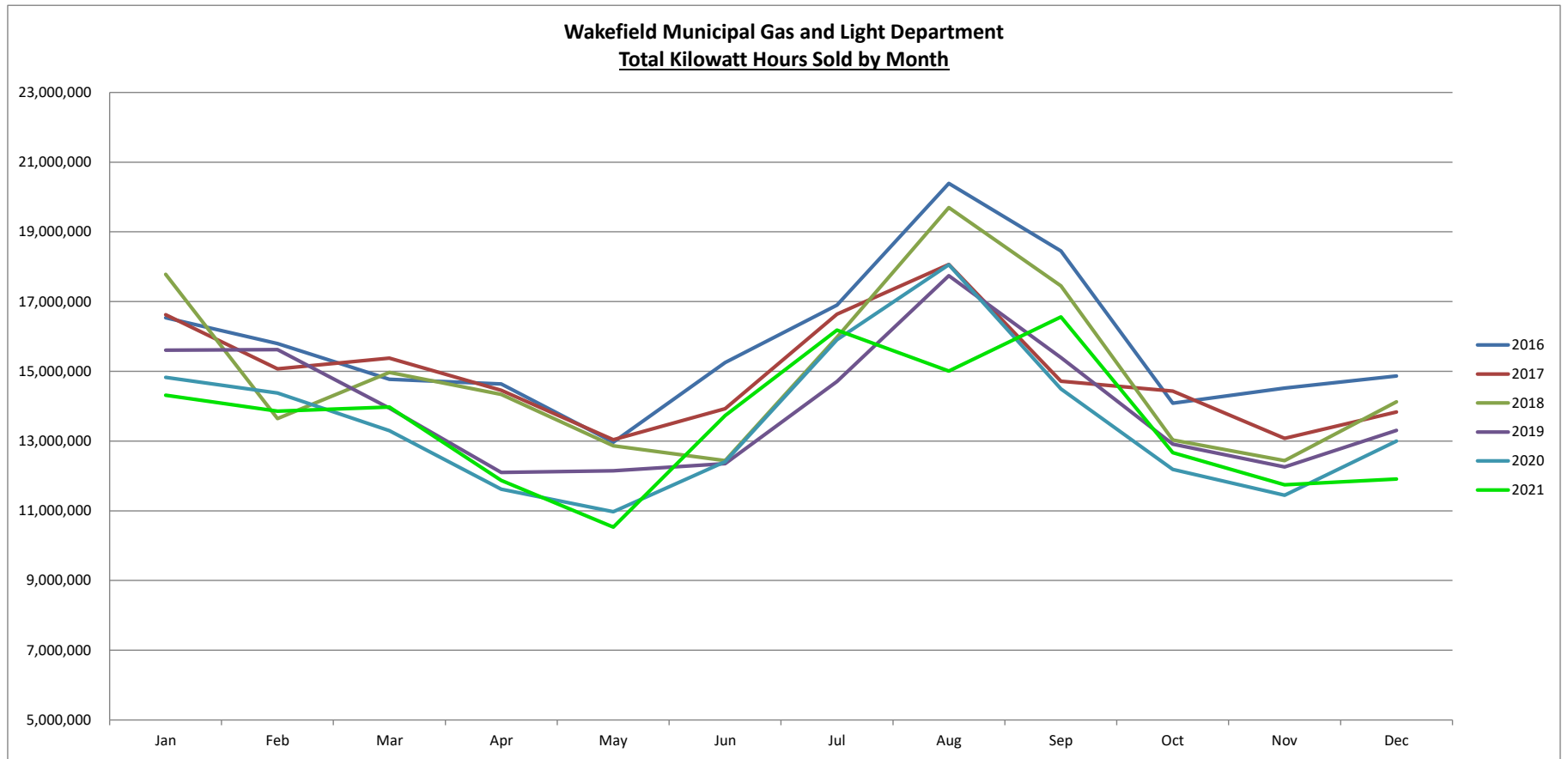
|  | CURRENT MONTH        |                      | YEAR TO DATE         |                       |
|--|----------------------|----------------------|----------------------|-----------------------|
|  | FY 2021              | FY 2022              | FY 2021              | FY 2022               |
| <b>Energy Revenue (Net of Discounts)</b>   |                      |                      |                      |                       |
| Residential Sales                          | \$460,777.27         | \$458,053.41         | \$1,149,005.79       | \$1,128,074.17        |
| Commercial Sales                           | 127,908.52           | 125,703.46           | 328,093.45           | 354,983.84            |
| Municipal Sales                            | 66,027.87            | 63,496.37            | 98,949.38            | 84,185.48             |
| <b>Total Energy Revenue</b>                | <b>654,713.66</b>    | <b>647,253.24</b>    | <b>1,576,048.62</b>  | <b>1,567,243.49</b>   |
| <b>Other Revenues</b>                      |                      |                      |                      |                       |
| Unbilled Revenue                           | -                    | -                    | -                    | -                     |
| Interest Income-Consumer Deposits          | 49.89                | 29.30                | 296.29               | 190.87                |
| Interest Income-Self Ins Sinking Fund      | 26.96                | 15.04                | 196.02               | 72.50                 |
| Income from Merchandise & Jobbing          | (4,962.49)           | 2,161.18             | 44,130.86            | 7,161.18              |
| Special Gas Charges                        | 74.03                | 350.60               | 724.63               | 350.60                |
| Sales Tax                                  | 6,002.90             | 5,195.93             | 16,077.66            | 15,745.26             |
| Reconnect Fees                             | -                    | -                    | -                    | -                     |
| Insurance Reimbursements                   | -                    | -                    | -                    | -                     |
| Other Gas Revenue                          | -                    | 74.03                | (119.30)             | 789.68                |
| <b>Total Other Revenue</b>                 | <b>1,191.29</b>      | <b>7,826.08</b>      | <b>61,306.16</b>     | <b>24,310.09</b>      |
| <b>Total Revenue</b>                       | <b>655,904.95</b>    | <b>655,079.32</b>    | <b>1,637,354.78</b>  | <b>1,591,553.58</b>   |
| <b>Gas Purchased</b>                       | <b>(366,334.22)</b>  | <b>(495,150.74)</b>  | <b>(838,095.37)</b>  | <b>(1,099,606.45)</b> |
| <b>Gross Profit</b>                        | <b>\$ 289,570.73</b> | <b>\$ 159,928.58</b> | <b>\$ 799,259.41</b> | <b>\$ 491,947.13</b>  |
| <b>Operating Expenses</b>                  |                      |                      |                      |                       |
| <b>Miscellaneous Operating Expenses</b>    |                      |                      |                      |                       |
| Depreciation Expense                       | (156,760.47)         | (163,872.56)         | (783,802.35)         | (819,362.80)          |
| Sales Tax                                  | (6,002.90)           | (5,195.93)           | (16,077.66)          | (15,745.26)           |
| Interest Expense-Consumer Deposits         | (504.04)             | (92.01)              | (2,511.37)           | (468.68)              |
| <b>Total Misc Operating Expenses</b>       | <b>(163,267.41)</b>  | <b>(169,160.50)</b>  | <b>(802,391.38)</b>  | <b>(835,576.74)</b>   |
| <b>Distribution Expenses</b>               |                      |                      |                      |                       |
| Operations Supervision and Engineering     | (15,845.35)          | (21,525.97)          | (79,516.16)          | (103,733.46)          |
| Station Labor and Expenses                 | (14,625.26)          | (18,150.05)          | (75,427.78)          | (79,680.90)           |
| Mains and Service                          | 4,674.37             | 4,369.94             | (17,756.11)          | 41,503.18             |
| Customer Installation Expenses             | (6,016.65)           | (21,508.33)          | (47,011.68)          | (96,134.87)           |
| Miscellaneous Plant Expenses               | (2,022.02)           | (1,844.19)           | (49,097.48)          | (28,987.28)           |
| <b>Total Distribution Expenses</b>         | <b>(33,834.91)</b>   | <b>(58,658.60)</b>   | <b>(268,809.21)</b>  | <b>(267,033.33)</b>   |
| <b>Maintenance Expenses</b>                |                      |                      |                      |                       |
| Maintenance of Mains                       | (27,800.29)          | (77,483.78)          | (110,899.98)         | (220,114.15)          |
| Maintenance of Meters and House Regulators | (31.00)              | -                    | (5,343.21)           | (3,822.00)            |
| Maintenance of Other Equipment             | (683.64)             | -                    | (17,938.15)          | (6,712.16)            |
| <b>Total Maintenance Expenses</b>          | <b>(28,514.93)</b>   | <b>(77,483.78)</b>   | <b>(134,181.34)</b>  | <b>(230,648.31)</b>   |
| <b>Customer Account Expense</b>            |                      |                      |                      |                       |
| Meter Reading Expense                      | (1,195.81)           | (1,110.60)           | (13,652.65)          | (6,650.07)            |
| Customer Record and Collection Expenses    | (19,954.65)          | (16,705.27)          | (98,755.76)          | (95,474.46)           |
| <b>Total Customer Account Expenses</b>     | <b>(21,150.46)</b>   | <b>(17,815.87)</b>   | <b>(112,408.41)</b>  | <b>(102,124.53)</b>   |

**Wakefield Municipal Gas and Light Department**  
**Income Statement - Gas Fund**  
**For the Five Months Ending, November 30, 2021**

|  | CURRENT MONTH        |                       | YEAR TO DATE          |                         |
|--|----------------------|-----------------------|-----------------------|-------------------------|
|  | FY 2021              | FY 2022               | FY 2021               | FY 2022                 |
| <b>Administrative and General Expenses</b> |                      |                       |                       |                         |
| Advertising                                | (1,086.15)           | (2,310.82)            | (1,307.15)            | (2,310.82)              |
| Administrative Salaries and Expense        | (5,147.74)           | (4,597.90)            | (24,653.38)           | (23,494.23)             |
| Business Mgr and Accting Salaries and Exp  | (5,140.05)           | (3,674.10)            | (23,769.21)           | (27,648.88)             |
| MIS Salaries and Expense                   | (466.25)             | (19,714.40)           | (31,954.53)           | (51,778.70)             |
| Outside Services                           | (1,250.00)           | -                     | (6,975.00)            | (5,250.00)              |
| Property Insurance                         | (329.08)             | (288.17)              | (1,645.44)            | (1,440.81)              |
| Injuries and Damages                       | (1,936.70)           | (1,321.23)            | (7,215.69)            | (10,768.73)             |
| Employee Pensions and Benefits             | (40,442.76)          | (31,191.10)           | (200,553.11)          | (117,377.74)            |
| Miscellaneous General Expenses             | (328.65)             | (182.62)              | (12,185.03)           | (1,004.33)              |
| Maintenance of General Plant               | (2,575.20)           | (877.25)              | (10,291.97)           | (16,757.24)             |
| <b>Total Admin &amp; General Expenses</b>  | <b>(58,702.58)</b>   | <b>(64,157.59)</b>    | <b>(320,550.51)</b>   | <b>(257,831.48)</b>     |
| <b>Net Income (Loss) Before Surplus</b>    |                      |                       |                       |                         |
| <b>Adjustments</b>                         | <b>(\$15,899.56)</b> | <b>(\$227,347.76)</b> | <b>(\$839,081.44)</b> | <b>(\$1,201,267.26)</b> |
| <b>Surplus Adjustments</b>                 |                      |                       |                       |                         |
| <b>Additions</b>                           | -                    | -                     | -                     | -                       |
| <b>Subtractions</b>                        |                      |                       |                       |                         |
| Interest on sinking fund investment        | 26.96                | 15.04                 | 196.02                | 72.50                   |
| Payment in Lieu of Taxes                   | 19,126.67            | 19,413.54             | 95,633.31             | 97,067.70               |
| Plant Removal Costs                        | -                    | -                     | -                     | -                       |
| <b>Total Subtractions from Surplus</b>     | <b>19,153.63</b>     | <b>19,428.58</b>      | <b>95,829.33</b>      | <b>97,140.20</b>        |
| <b>Net Income (Loss)</b>                   | <b>(\$35,053.19)</b> | <b>(\$246,776.34)</b> | <b>(\$934,910.77)</b> | <b>(\$1,298,407.46)</b> |

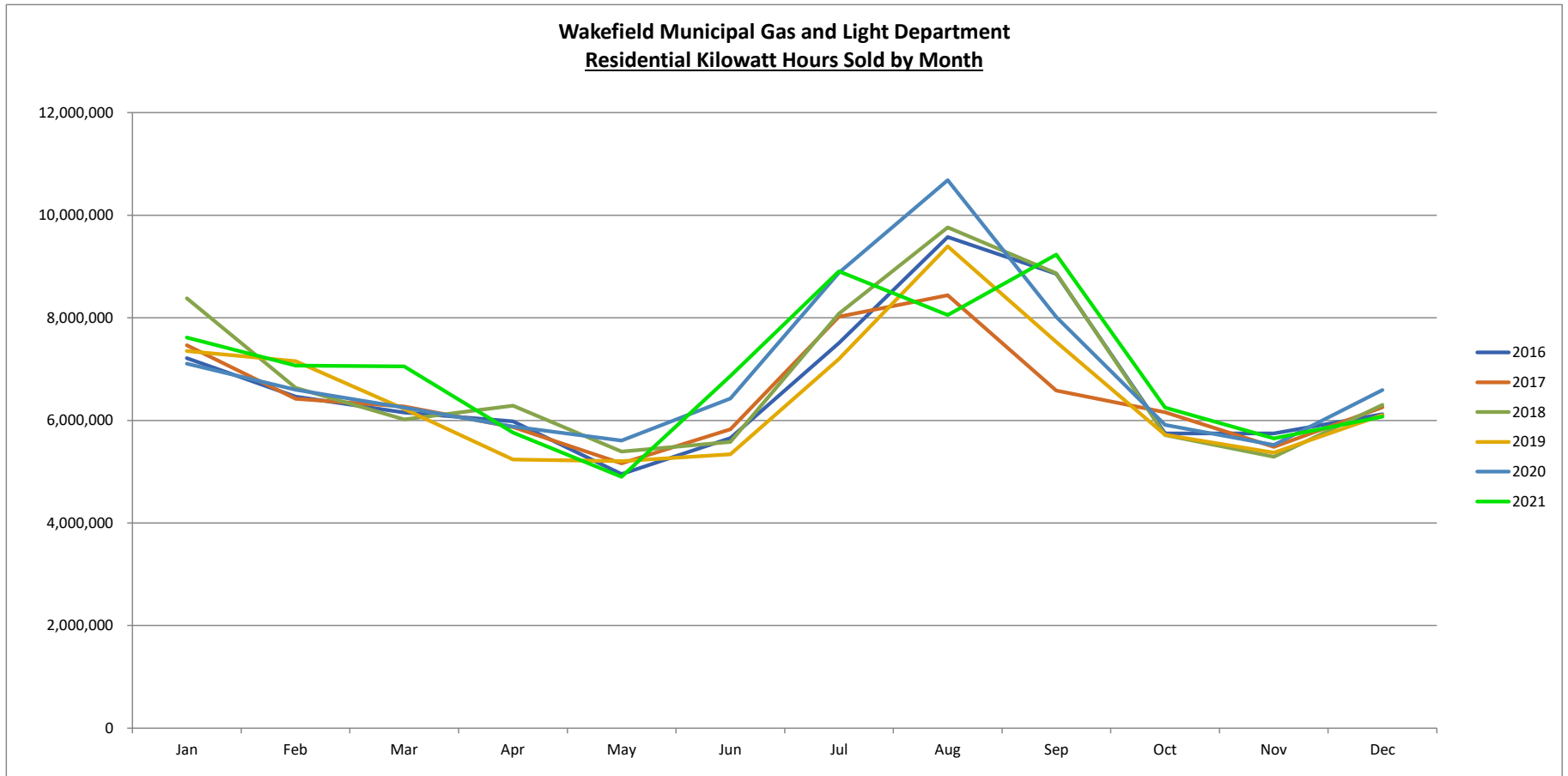
**Wakefield Municipal Gas and Light Department**  
**Total Kilowatt Hours Sold by Month**

|      | Jan        | Feb        | Mar        | Apr        | May        | Jun        | Jul        | Aug        | Sep        | Oct        | Nov        | Dec        | Year to Date<br>Thru Dec | Annual<br>Total | Increase<br>(Decrease) |
|------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------------------|-----------------|------------------------|
| 2015 | 18,740,892 | 17,690,022 | 16,080,730 | 15,466,811 | 14,598,701 | 14,223,390 | 17,889,206 | 18,246,969 | 20,317,312 | 14,434,902 | 13,189,867 | 14,852,037 | 195,730,839              | 195,730,839     | 4.3%                   |
| 2016 | 16,533,974 | 15,797,950 | 14,772,758 | 14,634,278 | 12,966,436 | 15,255,131 | 16,901,222 | 20,390,535 | 18,447,864 | 14,084,731 | 14,517,900 | 14,862,522 | 189,165,301              | 189,165,301     | (3.4%)                 |
| 2017 | 16,621,327 | 15,070,229 | 15,380,671 | 14,453,301 | 13,037,016 | 13,930,871 | 16,639,208 | 18,069,872 | 14,713,966 | 14,432,674 | 13,077,414 | 13,830,767 | 179,257,316              | 179,257,316     | (5.2%)                 |
| 2018 | 17,781,658 | 13,643,198 | 14,968,016 | 14,337,800 | 12,863,470 | 12,441,286 | 15,974,013 | 19,698,047 | 17,452,170 | 13,030,487 | 12,439,795 | 14,124,456 | 178,754,396              | 178,754,396     | (0.3%)                 |
| 2019 | 15,603,457 | 15,622,295 | 13,945,735 | 12,101,427 | 12,149,665 | 12,351,319 | 14,712,024 | 17,745,521 | 15,394,404 | 12,913,523 | 12,257,655 | 13,307,183 | 168,104,208              | 168,104,208     | (6.0%)                 |
| 2020 | 14,828,122 | 14,373,838 | 13,299,621 | 11,620,258 | 10,978,443 | 12,406,390 | 15,909,116 | 18,062,379 | 14,494,332 | 12,189,623 | 11,444,845 | 12,998,123 | 162,605,090              | 162,605,090     | (3.3%)                 |
| 2021 | 14,315,035 | 13,860,939 | 13,975,661 | 11,872,008 | 10,531,822 | 13,728,211 | 16,181,525 | 15,008,717 | 16,563,996 | 12,671,184 | 11,747,642 | 11,913,051 | 162,369,791              | 162,369,791     | (0.1%)                 |



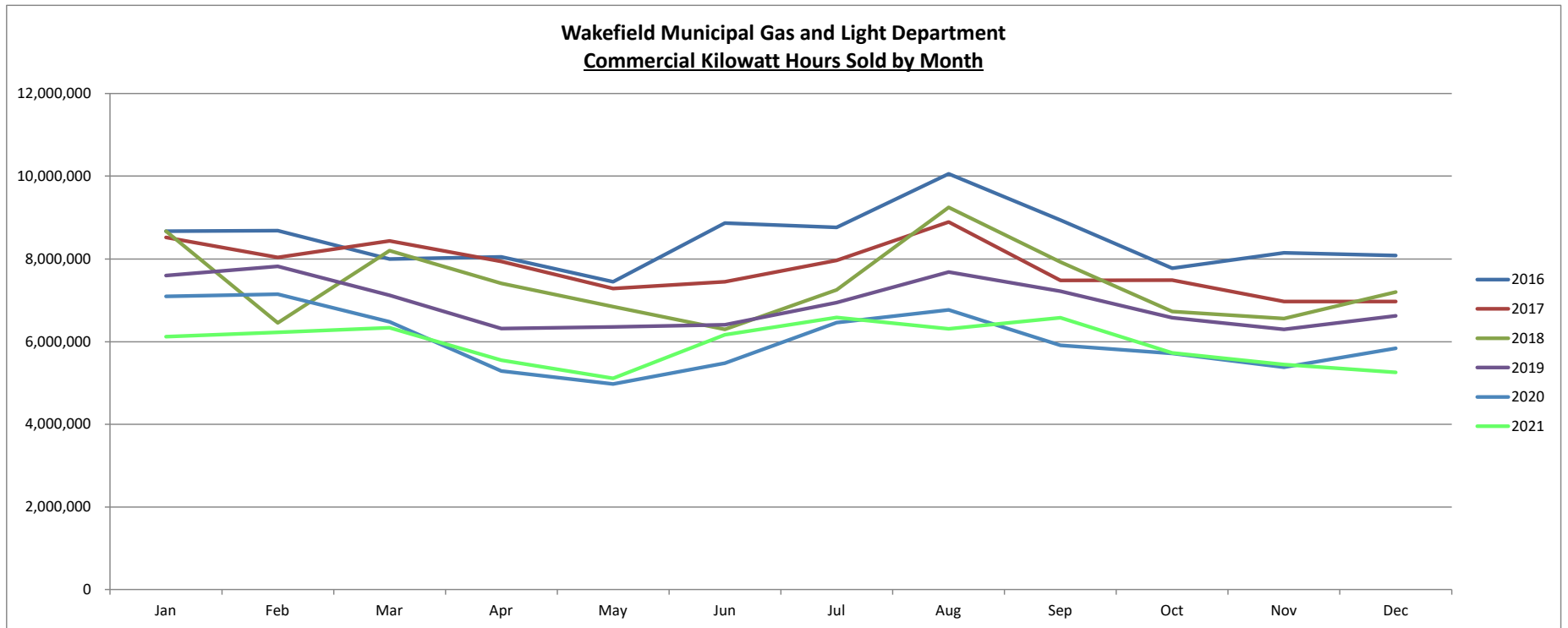
**Wakefield Municipal Gas and Light Department  
Residential Kilowatt Hours Sold by Month**

|      | Jan       | Feb       | Mar       | Apr       | May       | Jun       | Jul       | Aug        | Sep       | Oct       | Nov       | Dec       | Year to Date<br>Thru Dec | Annual<br>Total | Increase<br>(Decrease) |
|------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|-----------|-----------|-----------|-----------|--------------------------|-----------------|------------------------|
| 2015 | 8,178,424 | 7,676,232 | 6,887,656 | 6,114,348 | 5,604,983 | 5,522,641 | 7,546,631 | 8,356,952  | 9,266,873 | 6,082,228 | 5,246,984 | 5,899,584 | 82,383,536               | 82,383,536      | 2.5%                   |
| 2016 | 7,213,246 | 6,462,572 | 6,152,141 | 5,983,207 | 4,954,943 | 5,656,308 | 7,510,425 | 9,575,466  | 8,857,734 | 5,745,728 | 5,748,680 | 6,120,760 | 79,981,210               | 79,981,210      | (2.9%)                 |
| 2017 | 7,467,150 | 6,424,129 | 6,270,260 | 5,869,151 | 5,160,098 | 5,826,264 | 8,024,557 | 8,439,346  | 6,581,965 | 6,158,377 | 5,483,264 | 6,253,864 | 77,958,425               | 77,958,425      | (2.5%)                 |
| 2018 | 8,381,831 | 6,634,709 | 6,019,617 | 6,286,768 | 5,394,451 | 5,580,611 | 8,081,951 | 9,761,016  | 8,872,178 | 5,715,595 | 5,291,009 | 6,301,934 | 82,321,670               | 82,321,670      | 5.6%                   |
| 2019 | 7,355,946 | 7,154,845 | 6,221,898 | 5,239,541 | 5,205,792 | 5,339,985 | 7,199,576 | 9,395,819  | 7,528,296 | 5,721,653 | 5,370,353 | 6,105,033 | 77,838,737               | 77,838,737      | (5.4%)                 |
| 2020 | 7,106,825 | 6,598,732 | 6,252,606 | 5,879,621 | 5,608,073 | 6,424,574 | 8,879,896 | 10,682,850 | 8,020,241 | 5,915,271 | 5,522,660 | 6,595,284 | 83,486,633               | 83,486,633      | 7.3%                   |
| 2021 | 7,615,309 | 7,068,224 | 7,051,410 | 5,762,053 | 4,899,949 | 6,865,329 | 8,905,241 | 8,053,329  | 9,234,642 | 6,252,471 | 5,651,391 | 6,072,481 | 83,431,829               | 83,431,829      | (0.1%)                 |



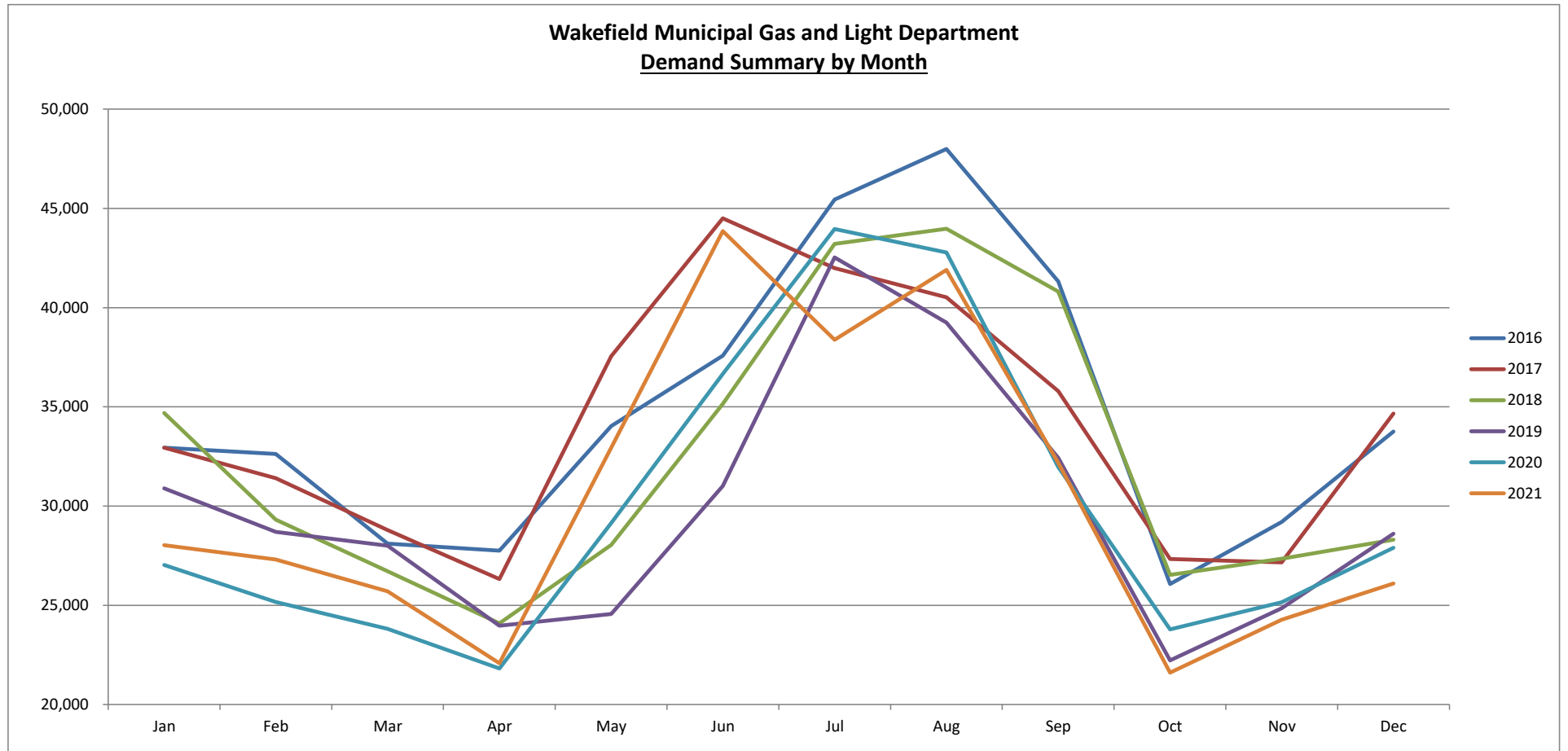
**Wakefield Municipal Gas and Light Department  
Commercial Kilowatt Hours Sold by Month**

|      | Jan       | Feb       | Mar       | Apr       | May       | Jun       | Jul       | Aug        | Sep        | Oct       | Nov       | Dec       | Year to Date<br>Thru Dec | Annual<br>Total | Increase<br>(Decrease) |
|------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|------------|-----------|-----------|-----------|--------------------------|-----------------|------------------------|
| 2015 | 9,967,369 | 9,469,303 | 8,613,429 | 8,821,582 | 8,262,753 | 8,094,609 | 9,621,561 | 9,232,271  | 10,201,316 | 7,791,890 | 7,309,757 | 8,355,668 | 105,741,508              | 105,741,508     | 5.7%                   |
| 2016 | 8,673,865 | 8,689,011 | 7,999,923 | 8,051,075 | 7,445,033 | 8,872,760 | 8,766,522 | 10,055,972 | 8,941,165  | 7,779,242 | 8,150,450 | 8,087,516 | 101,512,534              | 101,512,534     | (4.0%)                 |
| 2017 | 8,523,398 | 8,036,867 | 8,440,054 | 7,944,183 | 7,284,920 | 7,449,910 | 7,967,311 | 8,893,548  | 7,485,167  | 7,489,927 | 6,972,575 | 6,974,940 | 93,462,800               | 93,462,800      | (7.9%)                 |
| 2018 | 8,672,072 | 6,454,777 | 8,202,783 | 7,408,045 | 6,850,856 | 6,298,357 | 7,254,302 | 9,246,878  | 7,926,678  | 6,730,578 | 6,558,328 | 7,202,785 | 88,806,439               | 88,806,439      | (5.0%)                 |
| 2019 | 7,598,845 | 7,821,861 | 7,121,215 | 6,321,095 | 6,359,892 | 6,410,293 | 6,948,166 | 7,687,622  | 7,224,317  | 6,582,051 | 6,298,066 | 6,622,414 | 82,995,837               | 82,995,837      | (6.5%)                 |
| 2020 | 7,099,814 | 7,145,647 | 6,479,516 | 5,287,598 | 4,976,694 | 5,480,761 | 6,462,708 | 6,769,061  | 5,912,086  | 5,713,612 | 5,380,420 | 5,840,667 | 72,548,584               | 72,548,584      | (12.6%)                |
| 2021 | 6,120,226 | 6,226,617 | 6,338,424 | 5,549,735 | 5,114,423 | 6,164,934 | 6,586,022 | 6,310,111  | 6,582,920  | 5,727,081 | 5,444,897 | 5,260,907 | 71,426,297               | 71,426,297      | (1.5%)                 |



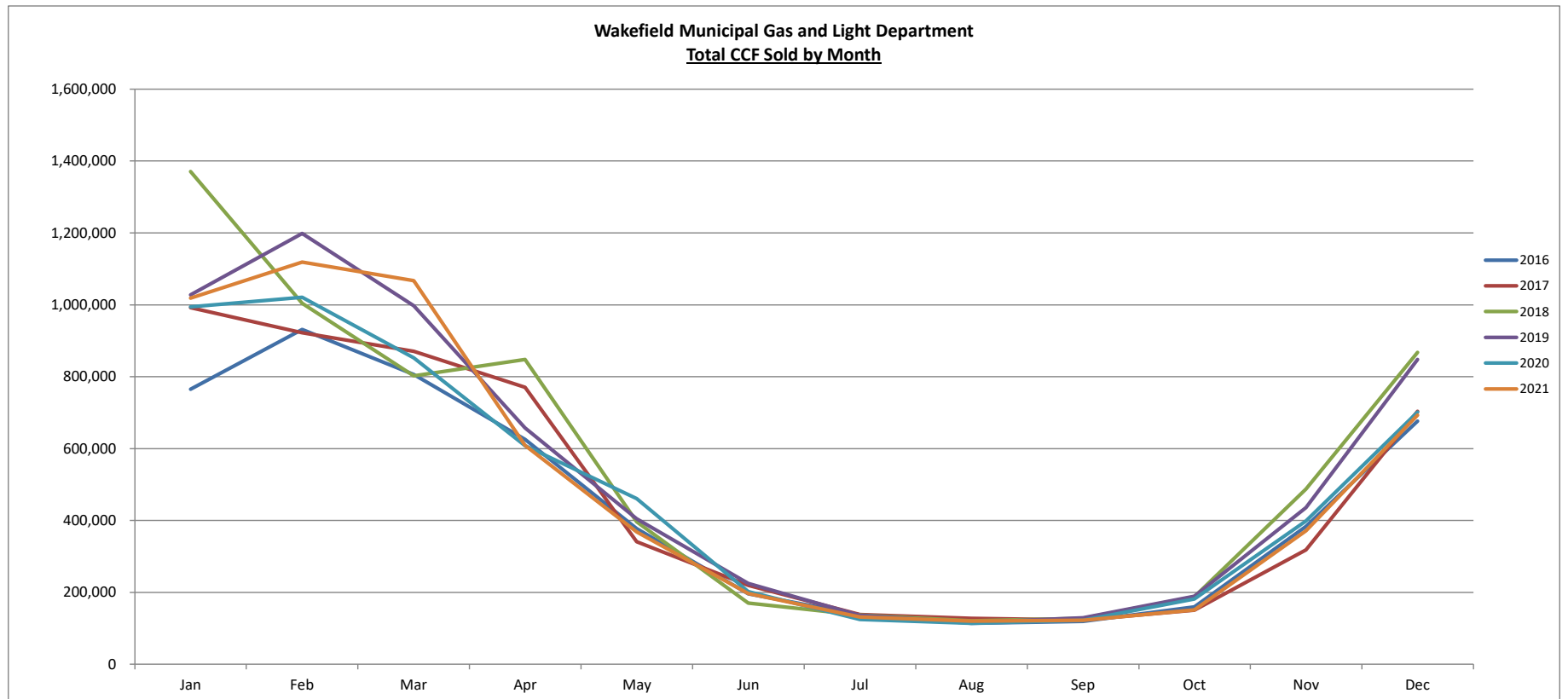
**Wakefield Municipal Gas and Light Department  
Demand Summary by Month**

|      | Jan    | Feb    | Mar    | Apr    | May    | Jun    | Jul    | Aug    | Sep    | Oct    | Nov    | Dec    |
|------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 2016 | 32,943 | 32,626 | 28,103 | 27,751 | 34,030 | 37,581 | 45,442 | 47,999 | 41,318 | 26,069 | 29,200 | 33,750 |
| 2017 | 32,945 | 31,399 | 28,795 | 26,326 | 37,549 | 44,504 | 41,984 | 40,522 | 35,784 | 27,334 | 27,166 | 34,658 |
| 2018 | 34,692 | 29,316 | 26,712 | 24,091 | 28,039 | 35,145 | 43,210 | 43,982 | 40,807 | 26,527 | 27,350 | 28,308 |
| 2019 | 30,896 | 28,694 | 28,005 | 23,973 | 24,561 | 31,013 | 42,538 | 39,245 | 32,423 | 22,226 | 24,847 | 28,610 |
| 2020 | 27,031 | 25,166 | 23,806 | 21,823 | 29,147 | 36,658 | 43,966 | 42,773 | 31,971 | 23,789 | 25,149 | 27,898 |
| 2021 | 28,023 | 27,300 | 25,704 | 22,075 | 32,944 | 43,864 | 38,381 | 41,900 | 32,172 | 21,605 | 24,276 | 26,091 |



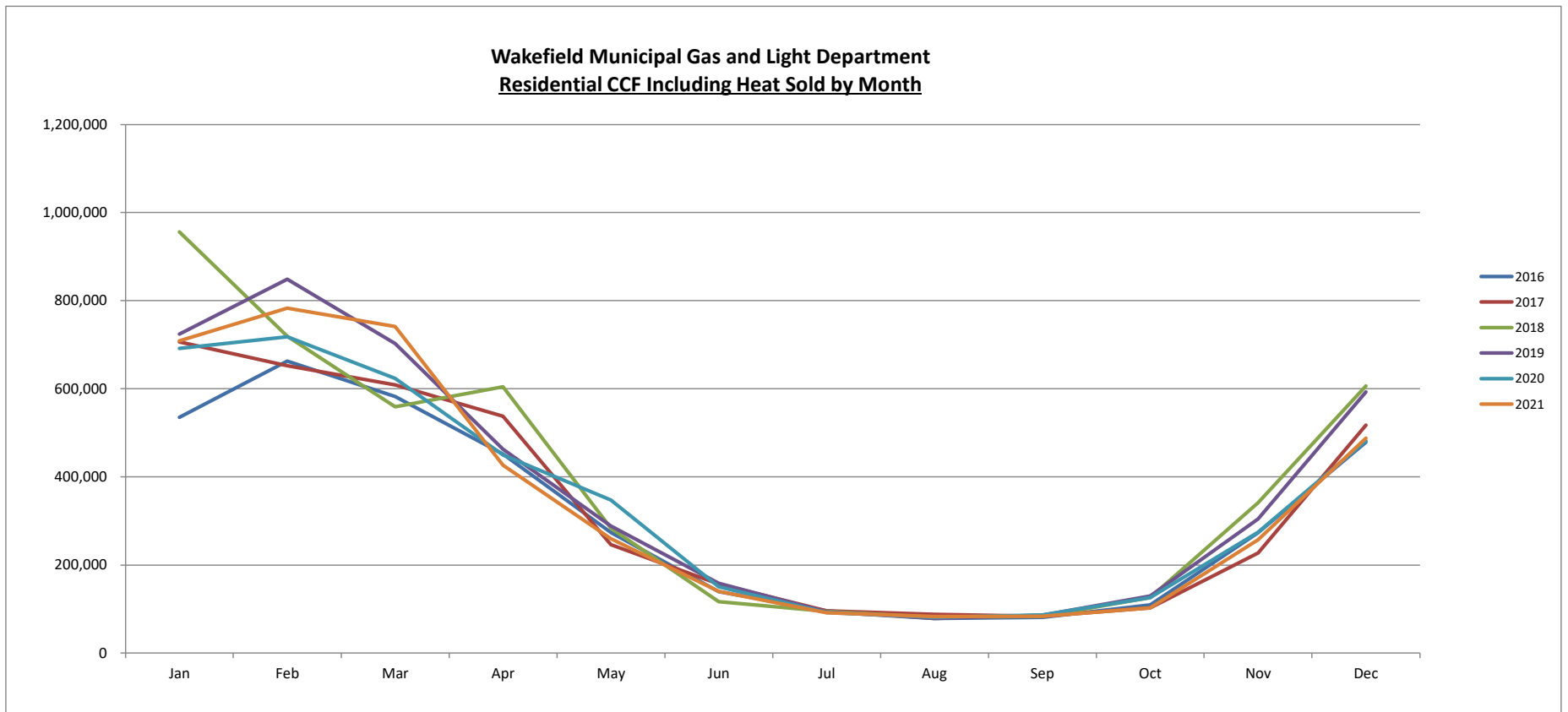
**Wakefield Municipal Gas and Light Department  
Total CCF Sold by Month**

|      | Jan       | Feb       | Mar       | Apr     | May     | Jun     | Jul     | Aug     | Sep     | Oct     | Nov     | Dec     | Year to Date<br>Thru Dec | Annual<br>Total | Increase<br>(Decrease) |
|------|-----------|-----------|-----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--------------------------|-----------------|------------------------|
| 2015 | 1,009,763 | 1,262,240 | 1,132,746 | 790,303 | 376,704 | 162,785 | 143,849 | 113,013 | 124,003 | 165,477 | 321,060 | 533,054 | 6,134,997                | 6,134,997       | 1.2%                   |
| 2016 | 765,531   | 931,089   | 806,477   | 625,895 | 377,396 | 196,282 | 137,576 | 114,295 | 119,858 | 159,642 | 383,967 | 676,788 | 5,294,796                | 5,294,796       | (13.7%)                |
| 2017 | 992,147   | 922,194   | 871,001   | 770,881 | 341,035 | 219,847 | 138,513 | 127,619 | 122,846 | 150,433 | 318,338 | 704,061 | 5,678,915                | 5,678,915       | 7.3%                   |
| 2018 | 1,370,550 | 1,004,477 | 802,171   | 848,137 | 396,183 | 170,309 | 137,249 | 120,845 | 127,950 | 187,532 | 487,660 | 867,528 | 6,520,591                | 6,520,591       | 14.8%                  |
| 2019 | 1,027,554 | 1,198,806 | 997,533   | 657,267 | 405,201 | 224,983 | 136,083 | 116,142 | 129,215 | 189,712 | 435,624 | 847,819 | 6,365,939                | 6,365,939       | (2.4%)                 |
| 2020 | 994,568   | 1,020,971 | 852,440   | 608,122 | 461,181 | 202,283 | 125,139 | 113,927 | 122,475 | 182,071 | 398,894 | 701,805 | 5,783,876                | 5,783,876       | (9.1%)                 |
| 2021 | 1,018,323 | 1,118,751 | 1,067,083 | 609,268 | 368,207 | 197,298 | 131,406 | 120,133 | 122,771 | 151,033 | 371,698 | 693,323 | 5,969,294                | 5,969,294       | 3.2%                   |



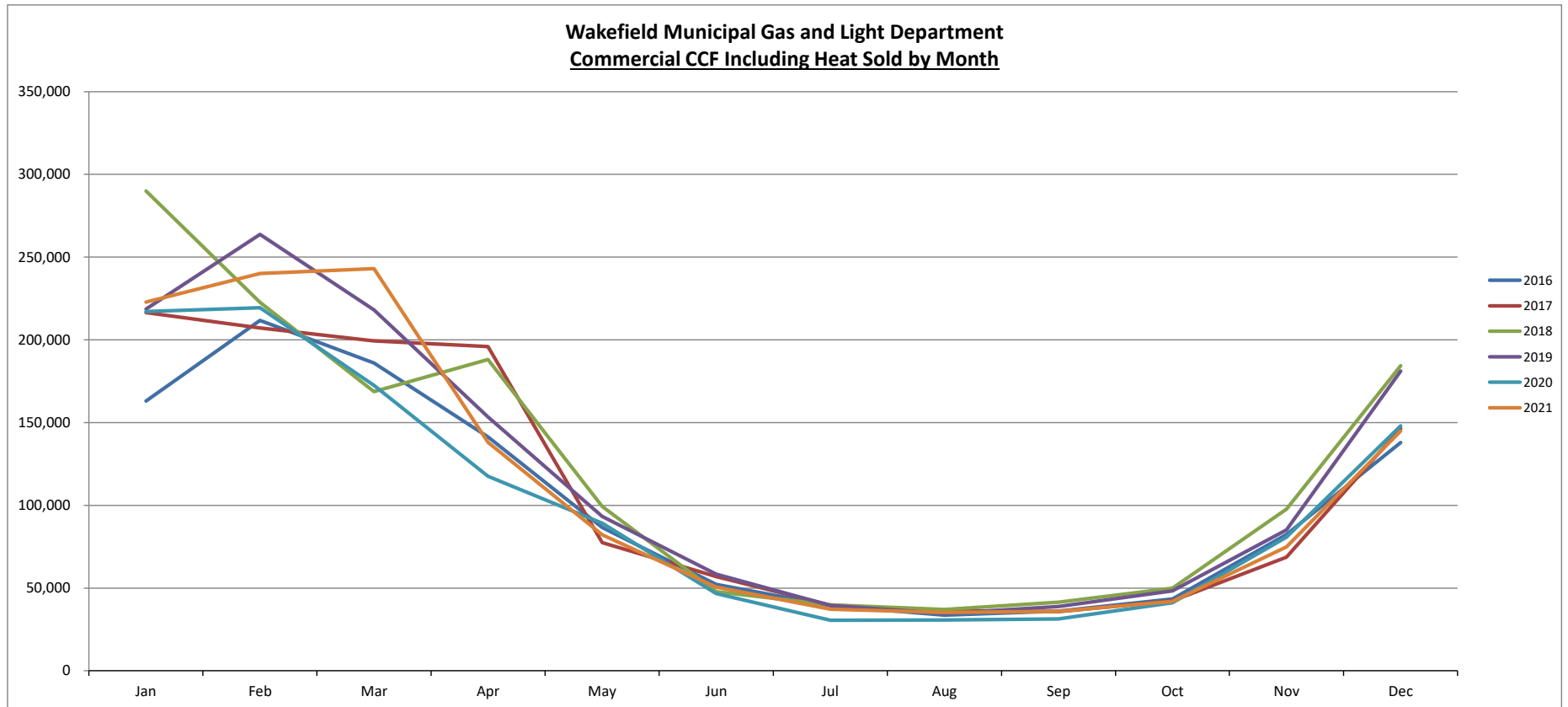
**Wakefield Municipal Gas and Light Department  
Residential CCF Including Heat Sold by Month**

|      | Jan     | Feb     | Mar     | Apr     | May     | Jun     | Jul     | Aug    | Sep    | Oct     | Nov     | Dec     | Year to Date<br>Thru Dec | Annual<br>Total | Increase<br>(Decrease) |
|------|---------|---------|---------|---------|---------|---------|---------|--------|--------|---------|---------|---------|--------------------------|-----------------|------------------------|
| 2015 | 709,258 | 882,366 | 804,314 | 567,283 | 271,108 | 114,243 | 102,782 | 78,644 | 86,567 | 113,195 | 226,095 | 377,416 | 3,955,855                | 4,333,271       | 1.9%                   |
| 2016 | 535,549 | 662,659 | 582,337 | 451,806 | 273,729 | 139,457 | 95,766  | 78,465 | 81,548 | 109,253 | 273,630 | 478,948 | 3,284,199                | 3,763,147       | (13.2%)                |
| 2017 | 706,641 | 652,293 | 608,703 | 537,827 | 246,194 | 156,746 | 96,121  | 88,308 | 83,699 | 102,620 | 227,364 | 517,605 | 3,506,516                | 4,024,121       | 6.9%                   |
| 2018 | 955,996 | 719,247 | 559,069 | 604,296 | 284,006 | 117,101 | 94,578  | 81,483 | 83,489 | 126,051 | 341,704 | 606,524 | 3,967,020                | 4,573,544       | 13.7%                  |
| 2019 | 723,933 | 849,023 | 702,875 | 462,667 | 288,440 | 158,602 | 93,767  | 78,965 | 86,479 | 129,638 | 304,511 | 593,201 | 3,878,900                | 4,472,101       | (2.2%)                 |
| 2020 | 691,648 | 718,153 | 623,618 | 449,871 | 347,517 | 150,699 | 92,145  | 81,363 | 86,869 | 126,324 | 274,836 | 481,957 | 3,643,043                | 4,125,000       | (7.8%)                 |
| 2021 | 708,777 | 783,101 | 741,456 | 426,617 | 259,753 | 140,299 | 91,521  | 82,849 | 83,867 | 102,659 | 257,514 | 488,155 | 4,166,568                | 4,166,568       | 1.0%                   |



**Wakefield Municipal Gas and Light Department  
Commercial CCF Including Heat Sold by Month**

|      | Jan     | Feb     | Mar     | Apr     | May    | Jun    | Jul    | Aug    | Sep    | Oct    | Nov    | Dec     | Year to Date<br>Thru Dec | Annual<br>Total | Increase<br>(Decrease) |
|------|---------|---------|---------|---------|--------|--------|--------|--------|--------|--------|--------|---------|--------------------------|-----------------|------------------------|
| 2015 | 211,670 | 280,348 | 255,703 | 184,532 | 88,149 | 42,594 | 37,791 | 32,329 | 34,412 | 42,841 | 69,578 | 114,429 | 1,279,947                | 1,394,376       | (3.1%)                 |
| 2016 | 163,042 | 211,741 | 186,069 | 141,396 | 86,581 | 52,156 | 39,363 | 33,659 | 36,024 | 43,452 | 82,379 | 138,006 | 1,075,862                | 1,213,868       | (12.9%)                |
| 2017 | 216,460 | 207,247 | 199,361 | 195,882 | 77,406 | 56,935 | 39,707 | 36,467 | 35,684 | 42,359 | 68,622 | 146,446 | 1,176,130                | 1,322,576       | 9.0%                   |
| 2018 | 290,000 | 222,668 | 168,757 | 188,150 | 99,393 | 47,799 | 39,904 | 37,080 | 41,507 | 49,921 | 97,681 | 184,325 | 1,282,860                | 1,467,185       | 10.9%                  |
| 2019 | 218,646 | 263,667 | 218,111 | 153,398 | 93,310 | 58,477 | 39,440 | 34,670 | 38,851 | 48,314 | 85,137 | 181,045 | 1,252,021                | 1,433,066       | (2.3%)                 |
| 2020 | 217,069 | 219,428 | 172,432 | 117,609 | 89,169 | 46,614 | 30,586 | 30,645 | 31,361 | 41,120 | 80,742 | 148,067 | 1,076,775                | 1,224,842       | (14.5%)                |
| 2021 | 222,839 | 240,034 | 243,002 | 138,014 | 82,144 | 50,536 | 37,188 | 35,214 | 35,946 | 42,039 | 74,865 | 145,012 | 1,346,833                | 1,346,833       | 10.0%                  |



# HISTORICAL PILOT ANALYSIS & 5 YEAR PLAN

## HISTORICAL PILOT ANALYSIS

|               | ACTUAL<br>PILOT | kWh<br>Sold        | Sales<br>Increase<br>( Decrease ) | ¢ / kWh         |                          |                  |
|---------------|-----------------|--------------------|-----------------------------------|-----------------|--------------------------|------------------|
| CY2010        | 778,936         | 184,322,356        | 100.0%                            | 0.004226        |                          |                  |
| CY2011        | 789,135         | 185,823,717        | 0.8%                              | 0.004247        |                          |                  |
| CY2012        | 798,367         | 186,167,473        | 0.2%                              | 0.004288        |                          |                  |
| CY2013        | 809,087         | 186,599,758        | 0.2%                              | 0.004336        |                          |                  |
| CY2014        | 820,255         | 187,723,570        | 0.6%                              | 0.004369        |                          |                  |
| CY2015        | 825,000         | 195,730,839        | 4.3%                              | 0.004215        |                          |                  |
| <b>CY2016</b> | <b>850,000</b>  | <b>189,165,301</b> | <b>(3.4%)</b>                     | <b>0.004493</b> |                          |                  |
| CY2017        | 865,000         | 179,257,316        | (5.2%)                            | 0.004825        |                          |                  |
| CY2018        | 877,975         | 178,754,396        | (0.3%)                            | 0.004912        |                          |                  |
| CY2019        | 891,145         | 168,104,211        | (6.0%)                            | 0.005301        |                          |                  |
| CY2020        | 904,512         | 162,605,090        | (3.3%)                            | 0.005563        |                          |                  |
| CY2021        | 918,080         | 162,369,791        | (0.1%)                            | 0.005654        |                          |                  |
| CY2022        | 931,850         | 164,805,000 est.   | 1.5%                              | 0.005654        |                          |                  |
|               |                 |                    |                                   |                 | PILOT<br>AT BASE<br>YEAR | Difference       |
|               |                 |                    |                                   |                 | <b>0.0045</b>            |                  |
|               |                 |                    |                                   |                 | Base Year \$ 851,244     | \$ 1,244         |
|               |                 |                    |                                   |                 | 806,658                  | (58,342)         |
|               |                 |                    |                                   |                 | 804,395                  | (73,580)         |
|               |                 |                    |                                   |                 | 756,469                  | (134,676)        |
|               |                 |                    |                                   |                 | 731,723                  | (172,789)        |
|               |                 |                    |                                   |                 | 730,664                  | (187,416)        |
|               |                 |                    |                                   |                 | 741,623                  | (190,227)        |
|               |                 |                    |                                   |                 | <b>TOTAL</b>             | <b>(815,786)</b> |

| FIVE YEAR PILOT THROUGH FY 2027 |                   |           |                       |
|---------------------------------|-------------------|-----------|-----------------------|
| FISCAL<br>YEAR                  | PROPOSED<br>PILOT | ESCALATOR | ANNUAL<br>\$ INCREASE |
| 2023                            | 945,828           | 1.5%      | \$ 13,978             |
| 2024                            | 960,015           | 1.5%      | \$ 14,187             |
| 2025                            | 974,415           | 1.5%      | \$ 14,400             |
| 2026                            | 989,032           | 1.5%      | \$ 14,616             |
| 2027                            | 1,003,867         | 1.5%      | \$ 14,835             |

# Ken Chase honored for 42 years of service

## North Ave. solar project to be named for longtime WMGLD commissioner

WAKEFIELD – The Wakefield Municipal Gas & Light Department (WMGLD) recently recognized former Commissioner Ken Chase for his 42 years of service to the WMGLD and the Board of Light Commissioners. The longtime commissioner, who chose not to run for re-election in the April 2021 election, has the distinction of being among the longest-serving municipal light commissioners in Massachusetts as well as being among the long-serving WMGLD commissioners in the department's 127-year history.

Board Chair Thomas Boettcher presented the former commissioner with a plaque commemorating his years of service to the Town of Wakefield and the WMGLD. His presentation also included the an-



**THE WAKEFIELD MUNICIPAL GAS & LIGHT DEPARTMENT (WMGLD) Board of Light Commission honored former Commissioner Ken Chase (third from left) with a plaque in recognition of his 42 years of service to the Board and the Town of Wakefield. The longtime Commissioner was honored by family members, invited guests, state and local officials, WMGLD employees, and fellow Commissioners, including (from left to right) Commissioner Jack Warchol, State Representative Donald Wong, former Commissioner Chase, Board of Light Commission chair Thomas Boettcher, WMGLD General Manager Pete Dion, Commissioner Philip Courcy, Commissioner Jennifer Kallay, and Board of Light Commission Secretary Elton Prifti.**

ing, and IT solutions to streamline internal processes and controls. He has long been recognized as a fiscal watchdog for the department, ensuring that the WMGLD employs best practices in all its financial reporting and decision-making. Ken also served for many years as the Board's liaison for the WMGLD's historical calendar.

In recognition of his significant contributions to the WMGLD and the municipal electric industry, Ken was the recipient of the prestigious Commissioner Service Award from the Northeast Public Power Association (NEPPA) in 2019, an award he was nominated for by his fellow Commissioners. Professionally, Ken was associated with Commonwealth Energy Systems, now Eversource, where he managed accounting divisions and special projects. He is a lifelong resident of Wakefield, where he is actively involved in the community as a member of both the Wakefield Elks and Knights of Co-

eral sports teams.

"The Wakefield Municipal Gas and Light Department, and the Town of Wakefield certainly owe a debt of gratitude to Ken Chase for his 40-plus years of exemplary service as an elected member of the Board of Light Commissioners," WMGLD General Manager Pete Dion said on behalf of the Board and WMGLD employees.

"He has been a key member not only of the WMGLD Board, but also to the New England municipal electric industry. We wish him and Nancyellen good health and happiness in their future endeavors."

the upper two floors (with four residential units) were pulled back from the street to provide the necessary distance from the wires.

McGrail and architect Robert Paccione reviewed the new design showing renderings and architectural plans. The ground level retail space remains close to the sidewalk, but the second story is pushed back and the third story is pushed back even more to obtain the necessary clearance for the wires.

The elevator shaft had to be moved to the back of the building and the vestibule/mechanical room for the elevator will protrude out 10 feet from the building on the ground level, according to the latest plan.

Seven, off-street parking spaces are provided (one over the existing six).

McGrail said that his client will reroute an "ancient" drainage pipe that now runs up

building, averting issues when that inevitably fails.

McGrail said will provide all around the building. When the hearing to the public, Edwards the proper Ave. (directly by Water St. project was concerned size of the building on the view of his building. He concerned about the ground level Street and Wakefield Avenue) in the rear as we noise from the rooftop mechanical

proposed building.

Fulcinitti said that the elevator would be a traction style model rather than hydraulic and shouldn't present much of a noise problem. He also maintained that the rooftop mechanical units wouldn't make much noise. Still, Kirby asked for some sound mitigation panels to be installed.

Several other neighbors on Wakefield Avenue spoke in favor of the new project, calling it a "huge improvement" over what's there now that will "add value to the neighborhood."

A few details remain to be addressed, but McGrail was asked to bring a set of draft conditions for the board to consider at the next meeting.

The hearing was continued to the ZBA's Jan. 26 meeting.

# Water Street project redesigned

By MARK SARDELLA

WAKEFIELD — A small mixed-use development proposed at 97-99 Water St. (the corner of Water Street and Wakefield Avenue) appears closer to approval by the Zoning Board of Appeals after incorporating some changes requested by the Wakefield Municipal Gas & Light Department.

Representing developer Saverio Fulcinitti, attorney Brian McGrail reminded the board that his client

had been close to obtaining ZBA approval of the original project when the WMGLD pointed out the building as designed would be too close to the utility wires along Water Street. The WMGLD requires a minimum distance of 10 feet between a building and the utility wires along a street.

McGrail said that the building had to be redesigned, retaining the ground floor retail space but

ARTIST'S RENDERING of the mixed use building proposed for 97-99 Water St.



THIS STRUCTURE at the corner of Water Street and Wakefield Avenue would be replaced by a mixed-use building with ground-level retail and four upper level residential units. (Mark Sardella Photo)