

**Wakefield Municipal Gas and Light
Department**

Board of Commissioners



September 7, 2022

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

DATE: September 7, 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=V1c1QURhcW50Q1VBTUxRQ3dDVExJT09>

Meeting ID: 811 0918 1927
Passcode: 156964

Dial in: 646 876 9923

Meeting ID: 811 0918 1927
Passcode: 156964

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**

**September 7, 2022
AGENDA
6:30 PM**

- A. Call to Order**
- B. Opening Remarks**
 - Chair's Remarks – Jennifer Kallay
 - Commissioners Reports
 - Town Council Liaison Comments
 - Public Comments
- C. Secretary's Report**
 - 1 Approval of July 13, 2022 Minutes
- D. Old Business**
 - 1 Project Updates
 - i Northeast Tech/Wakefield HS Energy Park
 - ii 4 KV Project – Burns Substation
 - 2 Electric Vehicle Programs – Vinnie McMahon and Joe Collins
 - 3 Board meeting agendas and format
- E. New Business**
 - 1 ARPA Funds - Proposal for Low Income Energy Efficiency Incentive Program
 - 2 Mid-year review of Goals and Objectives
- F. Any other matter not reasonably anticipated by the Chair**
- G. Executive Session- NEMT Financials and Personnel Conduct issue**
- H. Adjournment**



WMGLD
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Tel. (781) 246-6363 Fax (781) 246-0419

Peter D. Dion, General Manager

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

WAKEFIELD MUNICIPAL GAS & LIGHT DEPARTMENT

BOARD OF GAS & LIGHT COMMISSIONERS MEETING

July 13, 2022

IN ATTENDANCE:

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

Peter Dion, General Manager, WMGLD

Dave Polson, Engineering and Operations Manager
Mark Cousins, Finance Manager
Vinnie McMahon, Senior Engineer
Sylvia Vaccaro, Office Manager

PLACE: ZOOM MEETING

CALL TO ORDER:

Commr. Kallay called the meeting to order at 6:30 p.m. and informed the Board the meeting is being recorded.

CHAIR REMARKS: None

COMMISSIONER REMARKS:

Commr. Warchol stated that he met with Pete, Dave, and representatives from Voltrek regarding how multi-families will be able to accommodate EV charging in the future. He noted that multi-unit properties are faced with more challenges than single family residences. There are questions such as who would pay for the preliminary work that needs to be completed, how the chargers would be metered, and if there is grant money available for these types of projects. Commr. Warchol explained that he would like WMGLD to assist and guide these ratepayers on the best practices for EV installation. He also mentioned that it would be beneficial if WMGLD would provide an informational session for those who manage multi-unit properties. He said that it may be best if this session was held in October 2022, so that the Board may have discussions around this issue in the September 2022 Board meeting. Commr. Kallay remarked that this item will be added to the September 2022 agenda. Pete noted that WMGLD has contracted Voltrek in an advisory capacity, similar to the role ABODE is serving with heat pumps and Blue Sel is for solar projects. Commr. Boettcher thanked WMGLD for providing additional power to the Farmer's Market enabling them to add more vendors. He mentioned that a ratepayer asked him if it was possible for his WMGLD bill to include usage from across his neighborhood. Pete stated that this may be something that could be added to our website. Mark Cousins noted that he will have the IT Manager look into this.

TOWN COUNCIL LIASON COMMENTS: Not present

PUBLIC COMMENTS: Not present

SECRETARY'S REPORT

Approval of the minutes included in the Board book from the June 1, 2022, meeting was before the board for approval.

A motion was made by Commr. Warchol to approve the June 1, 2022, minutes as presented and seconded by Commr. Prifti.

Roll Call Vote: Commr. Boettcher Aye

Commr. Courcy	Aye
Commr. Kallay	Aye
Commr. Prifti	Aye
Commr. Warchol	Aye

The motion was approved unanimously 5-0.

**OLD BUSINESS:
Project Updates**

A motion was made by Commr. Courcy to move out of order the General Manager's contract discussion and was seconded by Commr. Warchol.

Roll Call Vote:

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

The motion was approved unanimously 5-0.

General Manager's Contract

Pete stated that he met with Commr. Kallay and Commr. Courcy to discuss his 2022 raise and an extension of his contract. Based on the discussion of the General Manager's position relative to the market and taking in consideration the two WMGLD associations agreements a 5.25% raise retroactive to January 1, 2022, was discussed. He mentioned that it was decided to put off his raise and ultimately Mark Cousins' and Dave Polson's raises because they were in contract negotiations with the Employees and Supervisor's Associations. Commr. Kallay noted that the 5.25% raise is in line with the other raises for 2022.

A motion to approve a 5.25% raise for the General Manager retroactive to January 1, 2022 was made by Commr. Courcy and seconded by Commr. Boettcher.

Roll Call Vote:

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

The motion was approved unanimously 5-0.

Discussion continued on a proposed extension to the General Manager's contract.

Pete highlighted the proposed changes to the contract.

- Article 3, it was proposed that the term change from 3 years to 5 years beginning January 1, 2023, running until the end of 2027.
- Also in Article 3, would be moving the date to review and agree on Goals and Objectives from January to March 15th. This would allow for all numbers from the prior year to be finalized and reported to the Board for discussion and resolution over the January, February, and March Board meetings.
- Article 4 would include a new base beginning on January 1, 2023. The new salary would be a 2.75% raise over the 2022 salary that was just approved. This is consistent with the Supervisor's Association contract.
- Article 4 is the longevity payment; it has had two provisions in the past. We are currently under the second provision which is \$10,000. It states you must complete the entire year to achieve this. It is recommended to make \$10,000 the permanent number.
- Article 5 proposes to increase the vacation from four weeks to five weeks.
- Section 5.2 proposes the sick time back be reduced to 25% or one - quarter to be in line with the changes in the Employees and Supervisor's Association agreements.

Pete said there was an appendix to the contract that had generic goals and objectives, it was removed because we now have more defined goals & objectives. . Commr. Warchol stated that back in the 2014-2016 contract there was a notice provision for termination in section 6.2 that the Board would give the General Manager 180 days' notice and the General Manager would give the Board 120 days' notice. He thought that this had been changed so that both parties would be required to give 180 days' notice. He asked if this was a change from the last contract because he thought it was increased in the 2014-2016 contract. Pete stated that he is not

opposed to changing the number to 180 days. It was agreed that 120 days' notice was sufficient.

A motion was made by Commr. Courcy to approve the General Manager's 2023-2027 contract as amended and was seconded by Commr. Boettcher.

Roll Call Vote: Commr. Boettcher Aye
Commr. Courcy Aye
Commr. Kallay Aye
Commr. Prifti Aye
Commr. Warchol Aye

The motion was approved unanimously 5-0.

Proposed Policy for Non-represented Exempt Employees

This proposed policy would specifically apply to both Mark Cousins and Dave Polson, at this time, who are not governed under any contract. It guarantees them the minimum benefits that are provided to the Supervisory Association, in terms of things such as vacation and sick time, especially with the buyback sick time that was instituted this year.. Commr. Boettcher stated that he is in full support of this. Commr. Warchol inquired if this would be a stand-alone policy. Pete noted that it would be incorporated in the handbook as a company policy.

A motion was made Commr. Warchol to approve the exempt employee benefit policy that would be added to the employee handbook and was seconded by Commr. Courcy.

Roll Call Vote: Commr. Boettcher Aye
Commr. Courcy Aye
Commr. Kallay Aye
Commr. Prifti Aye
Commr. Warchol Aye

The motion was approved unanimously 5-0.

Commr. Kallay commented that Pete is a good General Manager and would like to give him an opportunity to comment.

Pete stated that he appreciates the support of the Board for the five-year contract. He stated that he believes we have the resources and the ability to do great things and enjoys coming to work every day. He noted that WMGLD is among the leaders of the municipals in almost every category.

Commr. Boettcher thanked Pete for the work that he and the staff does for the utility and the greater community. Commr. Warchol also thanked Pete for all his work and is very glad to enter this agreement for another five years. Commr. Prifti stated that he looks forward to working with Pete in the future.

Northeast Tech/ Wakefield HS Energy Park

Pete explained that this will be located on Hemlock Rd. between the new Northeast Tech and the new high school. Dave Polson noted that WMGLD's proposal was well received by the Northeast Metro Tech team, and the project is moving forward. He also mentioned that he has had preliminary discussions with the high school about their new building project. Pete said that Atty. Mike McCarthy is working on an action plan for obtaining (potentially a one acre) easement at this location, which will require a vote at town meeting. WMGLD will begin a public education and information program before the town Meeting vote.

Vinnie McMahon explained that the Energy Park promotes electrification and works towards a net-zero 2050. The Northeast Metro Tech (NEMT) and Wakefield high School electric bills will be reduced by WMGLD owned solar arrays. It will allow the Town to apply for potential resiliency grants for emergency centers. It also adds peak shaving capabilities for WMGLD and eliminates the need for diesel generators at both schools. Finally, it provides energy management and environmental education opportunities for NEMT and Wakefield High School students. Vinnie also provided a detailed description of the Energy Park. It will be a microgrid interconnected to WMGLD's electric system, the new NEMT, and the future Wakefield High School. Both schools will be all- electric and will have solar installed on their roofs. NEMT will use natural gas for cooking and lab use. The Energy Park components will consist of two 250kW solar arrays, 5MW (15MWh) battery storage unit, and a 3MW gas generator.

The battery (with the help from generator and solar arrays) will serve as the emergency power source for both schools and can serve as primary power source during extended outages. He noted the key stakeholders as

NEMT Project Team, Town Departments and Committees, Wakefield Memorial High School Design Team, State Legislators and Regulators, Wakefield residents, and NEMT participating communities. Vinnie mentioned that there will be communications and education plans in place to educate the public on decarbonization and the benefits to the community. WMGLD will have meetings with State legislators and regulators as well as providing press releases, info sessions, website updates, and hand out flyers for the general public. Wakefield boards and committees will be regularly updated on the project. Commr. Kallay inquired about the timing of these educational plans and communications. Vinnie responded that the project is still in the early design phase. Commr. Boettcher stated that it is important to bring in the State legislators sooner versus later, so they can be advocates for WMGLD and potentially set aside state money. Pete said that he has had preliminary discussions with Kate, Donald, and Jason and we will notify them once we have the easement. Pete commented that one issue we are having on the regulatory side is that the DOER is in a lame duck mode and that nothing will probably happen as far as support until the changes in January 2023.

Vinnie noted that there are immediate areas of concern such as the obtaining an easement at the November 2022 Town Meeting which will allow WMGLD to build on town owned land. He also noted that WMGLD will have to be cognizant of land conservation and vegetation management issues and be good stewards of the land. The state of Massachusetts will have to grant location for Hemlock Rd. (a state-owned road). Pete stated that one issue that is part of the discussion of the new Wakefield High School is changing the configuration and direction of the road, which may require our main feed off Farm Street to be redirected.

Lastly, Vinnie noted that lead times for the equipment are out from one year to one and a half years, so these will be monitored closely. Commr. Prifti inquired as to who would own the equipment. Pete said that WMGLD would own the solar and the equipment in the yard, however there is the possibility for lease to own, but ultimately, we would own and maintain all of it. Commr. Prifti also asked if the battery would be utilized to shave the peak and if any system upgrades would be required. Pete replied that it would shave the peak and the solar could flow back into the system. Vinnie noted that no system upgrades would be needed because of the proximity to Beebe substation, and it would have a dedicated circuit from Beebe. He said they will rearrange the circuits to handle the load more evenly. Pete also stated that there is a dedicated circuit going down Montrose from the

Wallace substation that will be expanded over to the feed on the other side to handle the load. There will be two distribution circuit feeds from two separate substations fed by different transmission lines. There are four different transmission lines in total. Pete noted that as far as reliability this will be the most premium location not only in Wakefield, but in New England. Commr. Kallay inquired if there is a load management program for commercial buildings. Pete responded that we do not have a program at this time. Vinnie reviewed the timeframe for this project with the Energy Park. Site work will begin in 2023 and the battery system and other equipment will be ordered. The SCADA and microgrid system will be set up in 2024. Testing and commissioning will occur in the Spring of 2025 with NEMT opening in the fall of 2025. The solar work will begin in 2026 after the school is operational. Dave Polson noted that MMWEC is going out to bid for municipals that are interested in battery storage and installation. They offered the following two options: Fixed Capacity or Shared Savings. With Fixed capacity, WMGLD would own the asset and be responsible for the maintenance. Dave mentioned that WMGLD is interested in the Shared Capacity option because we would not own the asset but would share the savings with the school. This would be a lower cost for WMGLD and the school would be responsible for maintaining the asset. The next steps would be a site meeting on July 26, 2022, with a final offer mid August 2022 and execution of the contract in September 2022. Pete noted that the preliminary numbers on the Shared Capacity look beneficial to WMGLD. MMWEC has narrowed the field down to three bidders. Commr. Boettcher inquired if at the end of the long contracts would there be an option for a dollar buy out. Pete noted there would be as well as other options that we will be able to discuss as we move forward. Pete explained that this is a great opportunity for the community. Commr. Kallay inquired if this project would qualify for Clean Peak, Connected Solutions, and SMART for solar. Pete noted that these revenue streams are for the investor-owned utilities. She mentioned that WMGLD is eligible to submit for Municipal Vulnerability Preparedness grants (MVP) and wondered if we had applied for these. Pete noted that we have not yet. Commr. Boettcher asked if the Woodville school would also be able to participate in the Energy Park. Pete said that the school currently has battery lighting and no generator. He said we will have to wait to see exactly where the new high school is going to be built to have a better idea of how we would be able to incorporate the Woodville into the project.

Winter Gas and Electric Supply Forecast

Pete explained that Sprague's forecasted numbers for the coming winter are still very high. He explained we will not have the allocation for capacity for the work done last winter until this August. We will have a better idea on the numbers in October when Sprague presents before the Board. Commr. Prifti inquired as to what the numbers look like. Pete noted that we were at \$9 a DEC and now we are almost at \$20 per DEC. He stated we are hedged to the extent we can be. We are getting additional capacity allocated; it is because the commodity is very expensive. Commr. Boettcher asked if this would trigger us having to use the LNG take again. Pete said it is less about supply and more about the cost of the commodity. Commr. Prifti inquired if we should begin to communicate these cost increases to our customers now, before the winter months. Pete stated that we can start informing our customers in the September/ October timeframe. Commr. Boettcher mentioned that we should inform our Budget customers of the potential increases and let non-budget customers aware of our Budget program. Commr. Kallay stated that we should provide an earlier notice to our customers utilizing Facebook, press releases and our website, as well as publicizing our financing program for energy efficiency upgrades.

New Business

2022 Energy Code Straw Proposal- Commissioner Boettcher

Commr. Boettcher presented information on the Department of Energy Resources (DOER) proposed changes to the Stretch Energy Code. He mentioned that the low hanging fruit is in transportation and buildings, where we have made some progress. He noted that new square footage is increasing by one percent each year. Twenty seven percent of all square footage will be built after 2023, so there is a lot of efficiencies that can be driven by this code. He mentioned that the DOER just opened up this straw proposal for comments until August 12, 2022. He clarified that Wakefield adopted the Green Communities; therefore, we have the Stretch Code. He explained that in 2021, when Massachusetts passed the Climate Act, the DOER was tasked with creating a path for municipalities to achieve these goals. The updated Stretch Code provides this path. DOER is making changes to the Base and Stretch codes. These will automatically be incorporated by Wakefield because we already have adopted the Base and Stretch code. The new specialized Opt-In code will have to be adopted at

Town Meeting as was the Stretch Code. This is where a lot of the efficiencies and path for Municipals to meet the goals of the 2021 Climate Act are included. New buildings are rated on the HERS (Home Energy Rating System) index. The current Stretch Code requires a HERS rating of 55.

The specialized Stretch Code (Net Zero)- Residential provides three paths for compliance:

HERS 45 – All electric home that meets all stretch code efficiency requirements.

HERS 42 – Gas/propane or other fossil fuel must meet all stretch code efficiency requirements, install solar on the roof where feasible, and be electrification ready (pre-wiring for stoves, dryer, hot water, heating)

Passive House – Electric heat or electrification ready

Commr. Boettcher stated that the Commercial Stretch Code follows the Residential Stretch Code with some additional items around curtain walls and improving the building envelope and heat recovery.

Commr. Kallay commented that the code essentially makes it economically more attractive for developers to pursue the electrification route. Pete asked if this would apply to public buildings and schools. Commr. Boettcher stated that it would and noted that the Wakefield High School design team is designing to the base code and would assume NEMT is as well. Commr. Kallay queried if it would apply to any size public building. Commr. Boettcher replied that there are different classifications based on size and designation of the building as well as thresholds that have to be met within the code. He indicated that in some cases, such as large offices, it will cost about 4% less to build to code with a 31% reduction in greenhouse gases. They are adding in the new Appendix G which has additional commercial requirements around air tightness, ventilation, and Thermal Energy Demand Intensity (TEDI). They are also adding requirements for EV ready and EV available parking spaces. The straw proposal should be finalized and ratified by December of this year, so potentially it could be voted on at Town meeting next Spring. Pete asked if we would be required to move to the Opt-in Code as part of Green Communities. Commr. Boettcher replied that, if you are a Stretch Code Community you are automatically moved into the

new updates once ratified. Commr. Kallay mentioned that perhaps WMGLD requirements may not have to be as robust because the Stretch Code maybe taking care of this. Pete mentioned that we have been seeing a lag on the school building requirements, therefore, taking action on this level has a far greater impact than any small thing we could do at an incentive and rebate level.

Discussion Topics for Upcoming Board Meetings

Commr. Kallay opened the floor to topics for the Board Meeting agendas for the remainder of the year. Commr. Prifti inquired if there were any items from the Strategic Planning session that need to be reviewed. He suggested reviewing inventory management and supply chain issues. Pete explained that Sara Ericksen will be attending the September/ October 2022 meeting and can discuss these concerns. Commr. Prifti inquired if WMGLD should be meeting with any other Town departments that may be converting to electrification to assist them in this process as well as providing inventory information to WMGLD. Commr Kallay said the only building scheduled for electrification is the Woodville School.

Commr. Boettcher inquired about the timeframe for the online billing system, Mark said it is scheduled for the Fall. Commr. Boettcher asked for an update on the pilot program for pole top solar. Pete said that there has not been any further progress on this project. Commr. Boettcher inquired if we wanted to add a solar assist heat pump water heater (European rated) to our existing heat pump water heater rebate. He also mentioned including induction stoves with the possibility of eliminating some current offerings. Pete pointed out that we will review our current Energy Efficiency Program and present to the Board during the November 2022 meeting and will review the suggested additions. Jeff Morris IT Manager will present in September/October meeting.

Commr. Kallay requested that there is a conversation about the grant pipeline replacement in the Environmental Justice (EJ) area if WMGLD is awarded the funding then what would happen to those funds that were originally allocated to that project. She inquired if those original funds may be used to help folks of lower income in other ways. Pete explained that

the application is due by July 22, 2022, and Raven thinks we will hear in October.

The Board agreed that the January 2023 Board meeting would be the most opportune time to hold the Strategic Planning session. The January meeting has been rescheduled to January 23, 2023. Commr. Prifti questioned if it was time to revisit in person meetings or continue with remote meetings. Pete said the provision that allowed this change ends on July 15, 2022. We will have to see what the extension of provision looks like. Pete noted that COVID is still around and that two people are absent this week from WMGLD. The remote meetings have been a good format for the public. Commr. Boettcher stated that he would like to see the remote format still available to the public.

Commr. Kallay inquired if the Board was interested in going into Executive session for the purpose of reviewing the NEMT financials. Pete explained that these are just preliminary numbers and will update the board with any changes.

Commr. Kallay asked how many hours the generator would have to run to receive this level of revenue. Pete stated this was based on 100 hours. Commr. Boettcher then asked if part of the 100-hour calculation is for emergency preparedness versus peak shaving. Pete explained that the hours are for all.

Commr. Kallay stated that she has several questions and inquired if it is possible to contemplate these questions until September's Board meeting. Pete advised the Board that when he has more information, he will provide an updated version of the financials ahead of the September Board meeting.

Commr. Boettcher suggested moving the Executive session to the beginning of the September Board meeting, to allow more time for review and comments. Commr. Kallay requested that Pete walk the Board thru each line item.

Any other matter not anticipated by the Chair

None

Executive Session- NEMT Financials and General Manager’s Contract if necessary

Not necessary

A motion to adjourn was made at 8:50 pm by Commr. Boettcher and seconded by Commr. Prifti.

Roll Call Vote:

Commr. Boettcher	Aye
Commr. Courcy	Abstaining
Commr. Kallay	Aye
Commr. Prifti	Aye
Commr. Warchol	Aye

The motion was approved unanimously 4-0.



JULY 2022 WMGLD COMMISSIONER'S DASHBOARD

	Outages (Elec)	
	SAIFI	CAIDI
May	0.45	50
Jun	0.48	53
Jul	0.43	55
Cal YTD	0.44	51

	FYTD WMGLD Generation - July		
	Salem St.	Battery	Total
RNS Benefit	\$ 30,109	\$ 29,868	\$ 59,978
Capacity Benefit	90,360	86,483	176,843
Debt Service	(53,151)	(20,539)	(73,690)
Net Benefit	\$ 67,319	\$ 95,812	\$ 163,131

	CYTD Pipe Replacement	
	Replaced	System Total
4"	3,175	172,951
6"	10	155,001
8"	-	82,139

CONSERVATION BUDGET		
YTD FY22 Conservation Revenue Billed	\$	50,077
YTD FY22 Paid out to Customers:		
30 Appliances & Thermostats	\$	(1,846)
3 Air Sealing (insulation/windows)		(3,500)
14 Heating & Cooling		(10,085)
1 Residential Solar		(12,000)
20 Cordless Yard Equipment	\$	(3,569)

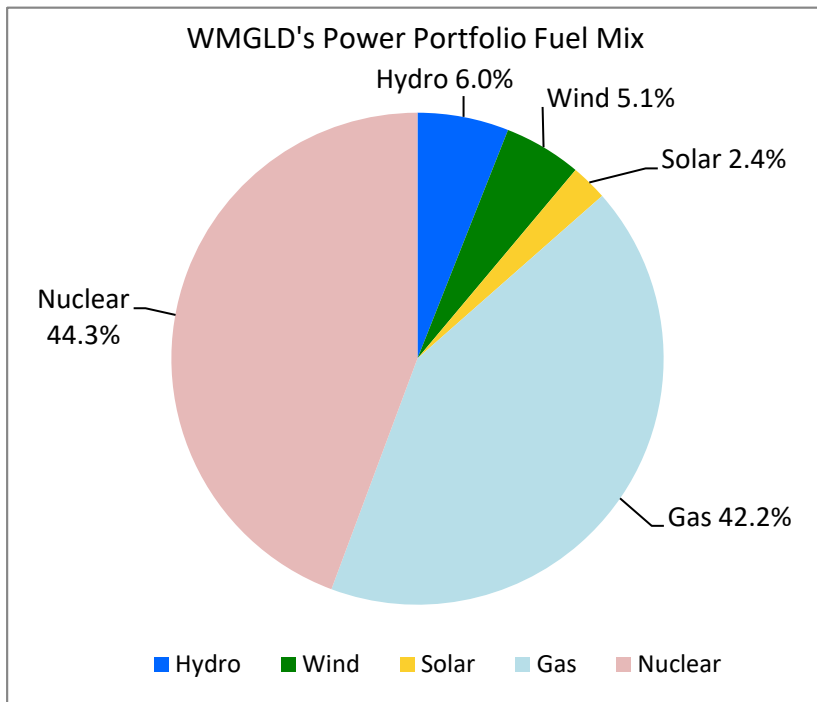
	New Services on the System	
	Electric	Gas
May	4	-
Jun	2	3
July	2	1

	Jul	CYTD
GREEN CHOICE RATE		
Green Choice Revenues	\$ 990	\$ 6,033
Kwh billed on GC Rate	53,927	318,036
Number of Customers		84

	Solar Generation 77 Customers	
	Generated	Back to WMGLD
CYTD	1,252,958	491,316
Comm'l	7,562,160	1,632,600
Res	1,881,278	1,215,621
Inception	9,443,438	2,740,205

Natural Gas Peak Usage	
Current Year Peak (Nov '21 → May '22)	1,308,885 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
May	32.9 Mw	29.3 Mw
Jun	43.9 Mw	31.7 Mw
Jul	38.4 Mw	40.8 Mw

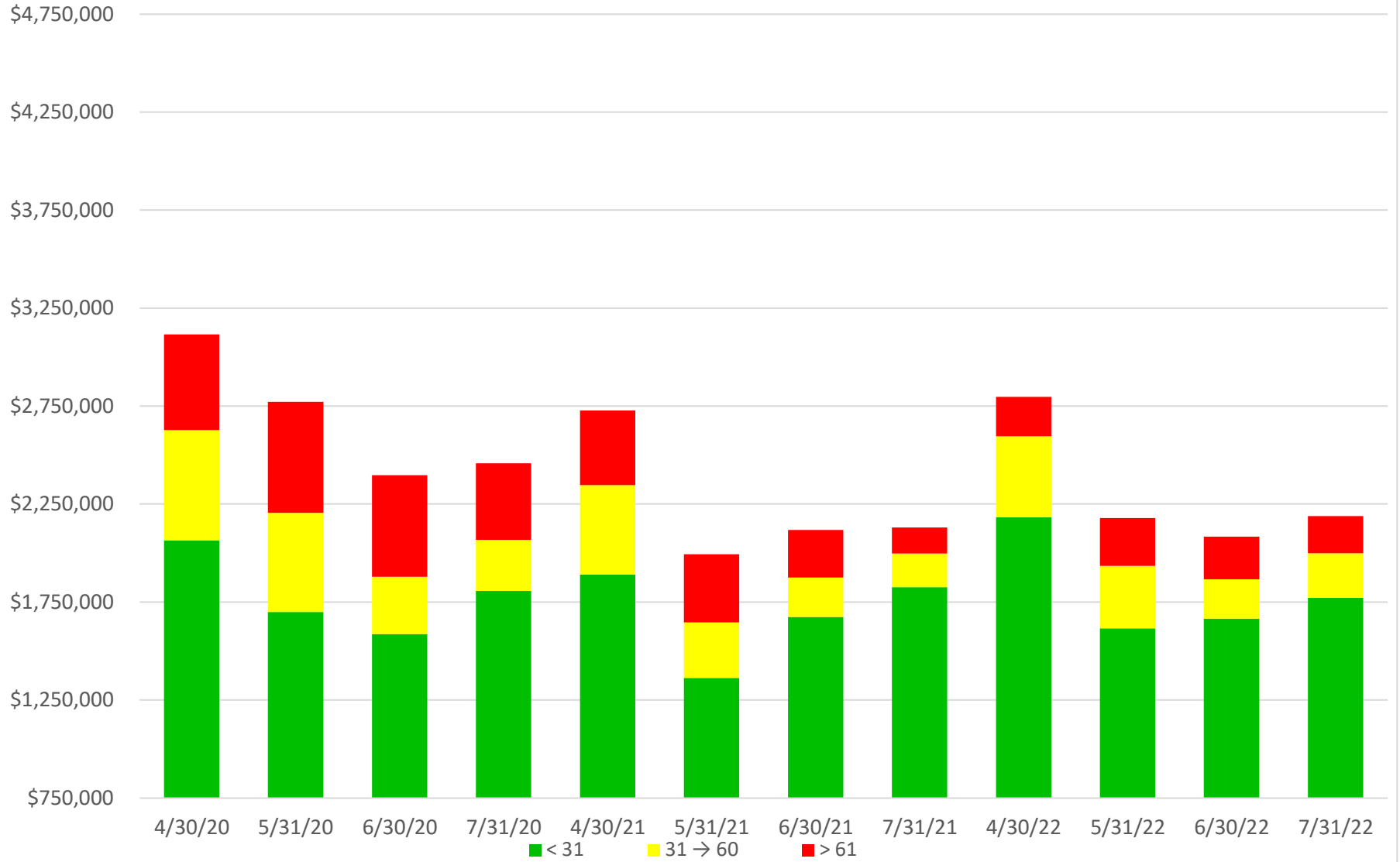


Summer YTD Peak	
Date	Peak (Mw)
6/30/21	43.9 Mw
7/21/22	40.8 Mw

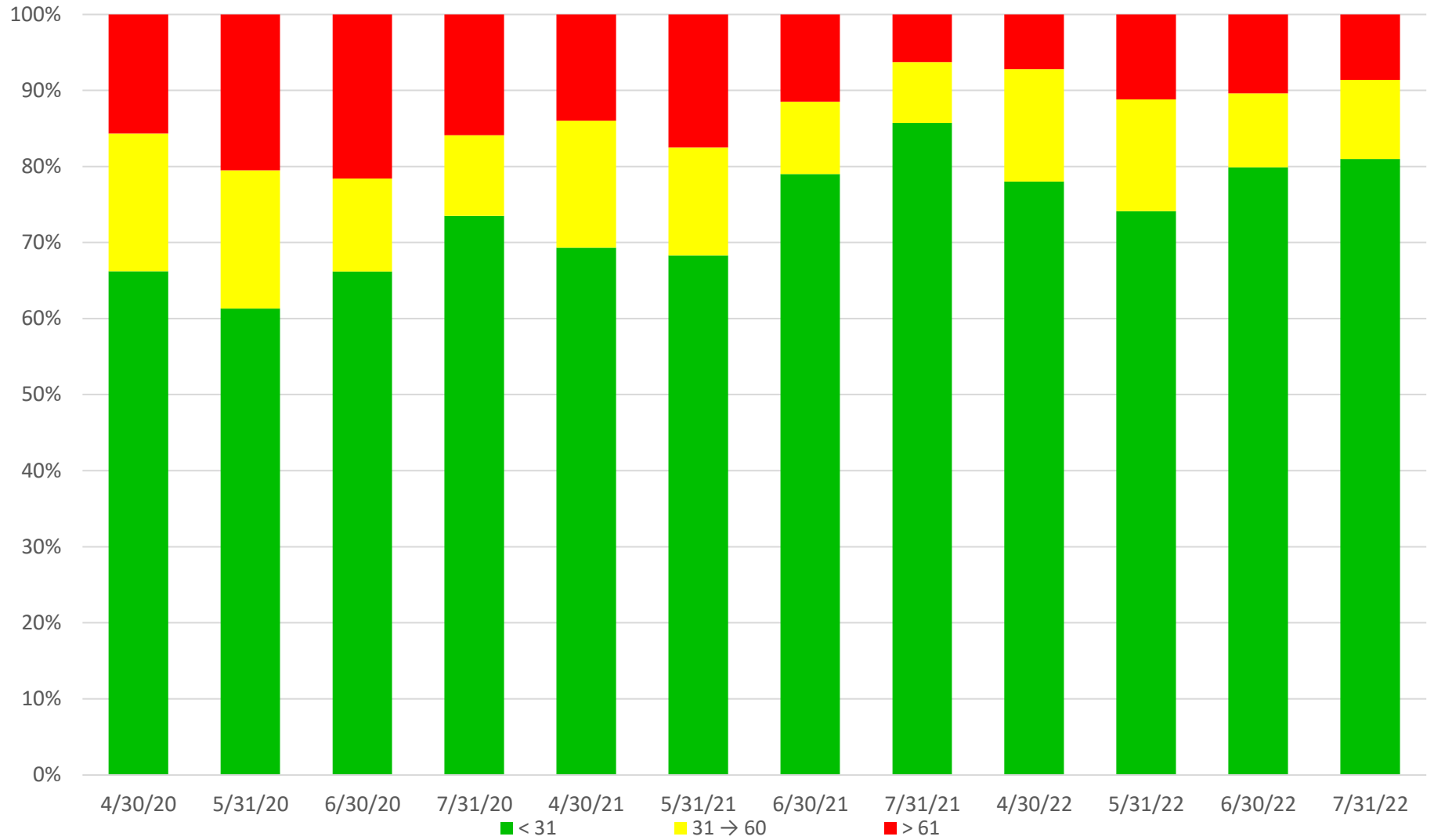
Winter YTD Peak	
Date	Peak (Mw)
1/29/21	28.0 Mw
2/1/22	29.2 Mw

All Time Peak	
Date	Peak (Mw)
1/2/14	36.5 Mw
8/2/06	50.7 Mw

Receivables Aging - As of July 31, 2022



Receivables Aging - As of July 31, 2022



		RAW DATA - RECEIVABLES GRAPHS				RAW DATA - RECEIVABLES GRAPHS			
		4/30/22		5/31/22		6/30/22		7/31/22	
< 31		\$2,181,701	78.0%	\$1,615,321	74.2%	\$1,665,155	79.9%	\$1,770,829	80.9%
31 → 60		413,669	14.8%	319,406	14.7%	201,306	9.7%	228,263	10.4%
> 61		201,749	7.2%	243,144	11.2%	217,516	10.4%	188,960	8.6%
Total		\$2,797,120	25.7	\$2,177,871	25.8	\$2,083,976	25.1	\$2,188,051	25.8

		4/30/21		5/31/21		6/30/21		7/31/21	
< 31		\$1,889,746	69.3%	\$1,362,000	68.3%	\$1,673,904	79.0%	\$1,825,927	85.7%
31 → 60		456,451	16.7%	283,499	14.2%	200,696	9.5%	171,261	8.0%
> 61		380,915	14.0%	348,628	17.5%	242,608	11.5%	133,225	6.3%
Total		\$2,727,112	22.3	\$1,994,127	17.7	\$2,117,208	19.6	\$2,130,413	20.2

		4/30/20		5/31/20		6/30/20		7/31/20	
< 31		\$2,797,449	74.0%	\$1,698,882	61.3%	\$1,586,577	66.2%	\$1,806,083	73.5%
31 → 60		728,941	19.3%	505,584	18.2%	292,435	12.2%	260,495	10.6%
> 61		253,236	6.7%	566,939	20.5%	517,823	21.6%	390,947	15.9%
Total		\$3,779,626	28.2	\$2,771,405	24.0	\$2,396,835	22.0	\$2,457,525	23.1

Notes: Gross Receivables from customer accounts are aged at month-end.
 At 7/31/22, the >61 day balance of \$188,960 was analyzed in detail - results include 85 unique accounts which make up \$124,345 of the \$243,145 balance with >61 day account balances ranging from \$500 to \$21,414
 DSO Ratio is also presented in **RED**

		REVENUES	REVENUES	REVENUES	REVENUES	REVENUES	REVENUES
		4/30/22	5/31/22	6/30/22	7/31/22	4/30/21	5/31/21
ELECTRIC		2,122,944	1,851,536	2,255,378	2,619,435	1,917,393	1,715,983
GAS		1,145,919	677,120	304,228	250,512	892,185	543,699
TOTAL		\$3,268,862	\$2,528,656	\$2,559,607	\$2,869,946	\$2,809,578	\$2,259,682

		REVENUES	REVENUES	REVENUES	REVENUES	REVENUES	REVENUES
		4/30/20	5/31/20	6/30/20	7/31/20	4/30/21	5/31/21
ELECTRIC		2,244,545	1,805,315	1,982,953	2,513,139	1,917,393	1,715,983
GAS		1,706,790	652,296	314,787	211,699	892,185	543,699
TOTAL		\$3,951,335	\$2,457,611	\$2,297,740	\$2,724,838	\$2,809,578	\$2,259,682

Wakefield Municipal Gas & Light Department
Customer Issues Log

Date	Issue	Resolution
March 17, 2022	Customer on Shumway contacted the WMGLD re: neighborhood notification process for gas main work	Resolution via several methods of communication including in-person conversations, phone calls and emails. Customer was reassured that construction communication would be revised going forward
February 8, 2022	Customer contacted both the DPU and local legislative offices re: collections, payment assistance and protection from service termination	Phone discussion with DPU, exchanged emails with office of Sen Lewis, two phone discussions directly with customer as well as a follow-up letter explaining billing, collections and service termination process.
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

COMMISSIONER REQUESTS LOG	Requested By	Request Date	Completion Date	NOTES
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 Svsytem (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 statatement development	JK	7/15/20	9/2/20	
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	2/2/22	
DPW Water Dept Solar - add number of kWh produced & monetary value of production = TB Excel Sheet	JK	1/5/22	2/2/22	
Add % column to Monthly Consumption for comparison	TB	1/5/22	2/2/22	
Marketing refresh for EE incentives / Green Choice Rate	TB	2/2/22	In progress	Updates for November Meeting
Charge Point settings to include popular times on App	TB	2/2/22	2/25/22	
2022 General Manager Goals	JK, PC	3/2/22	4/6/22	
Expand upon Special Financing on our website in regards to EE programs	TB	5/11/22	5/25/22	
Board Agenda Planning for the remainder of the year	JK	6/1/22	9/7/22	


Electric Vehicle Public Charging Stations

Dashboard – August 2022


EV Charging Stations				
Utility Billing and Town Revenue				
Aug-22				
Locations	Utility Billing	KWh	Town Revenue From Charge Point	KWh
Vets Field	\$73.95	360	\$81.71	360
Civic Center	\$6.65	37	\$8.30	37
Public Parking Lot	\$393.26	2130	\$557.72	2122
Totals	\$473.86	2527	\$647.73	2519

Environment
Lifetime

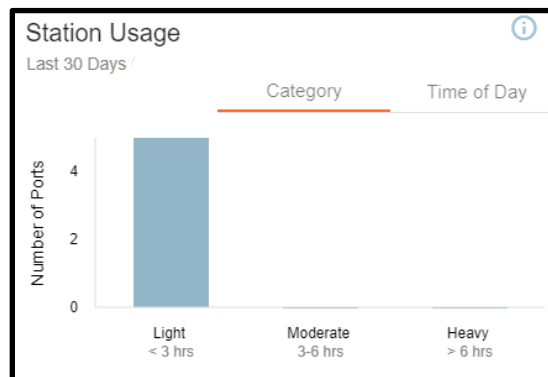
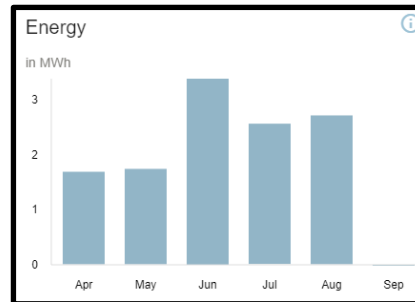
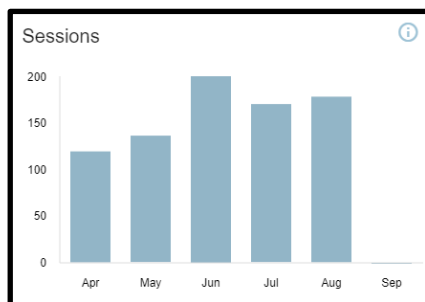
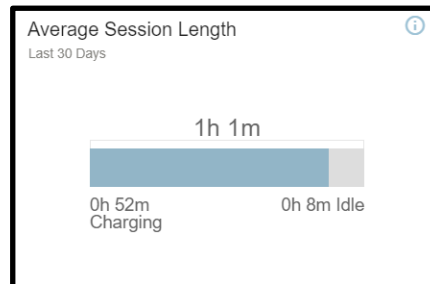
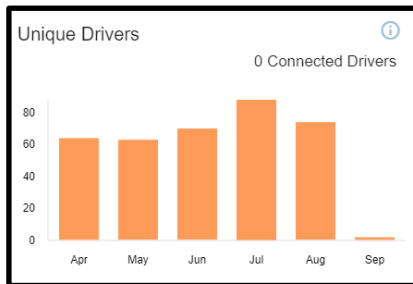
Here's how EV charging has helped:



You've avoided 26,908kg greenhouse gas emissions



That's like planting 690 trees and letting them grow for 10 years





WMGLD Monitors August 2022 Summary

WMGLD Fleet Overview

Monitors dpolson@wmgld.com


16 Total	0 Not Sharing Data	0 Offline <small>(for 10 minutes or more)</small>	1 Uninstalled
0 Solar	0 Generator	1 400A	1 Dedicated Circuit

Status	Job ID	Serial Number	Install Date	Address	Production (Yesterday)	Consumption (Yesterday)
UP		N006000968	06/07/2021		---	32.16 kWh
UP		N145021052	06/16/2022		---	32.82 kWh
UP		N124030199	12/27/2021		---	37.93 kWh
UP		N032000433	11/07/2020		---	35.16 kWh
UP		N140020352	02/22/2022		---	15.51 kWh
UP		N040002162	01/06/2021		---	46.38 kWh
UP		N033000569	11/02/2020		---	5.73 kWh
UP		N042030177	05/15/2021		---	60.20 kWh
UP		N034000045	11/02/2020		---	8.20 kWh
UP		N011000399	02/22/2022		---	45.80 kWh
UP		N136020041	01/14/2022		---	40.55 kWh
UP		N038001783	01/10/2021		---	22.01 kWh
UP		N033000112	10/29/2020		---	34.93 kWh
UP		N041002835	11/11/2020		---	9.13 kWh
UP		N034000028	11/03/2020		---	43.43 kWh
PENDING		N035000244	---		---	---

DPW Solar – Water Department Building

August 2022

Wakefield DPW Building | Peak Power: 20 kWp





by BlueSel Home Solar
www.BlueSel.com

System Performance

Current Power 6.75 kW	Energy today 43.24 kWh	Energy this month 43.24 kWh	Lifetime energy 65.54 MWh
---------------------------------	----------------------------------	---------------------------------------	-------------------------------------

Environmental Benefits

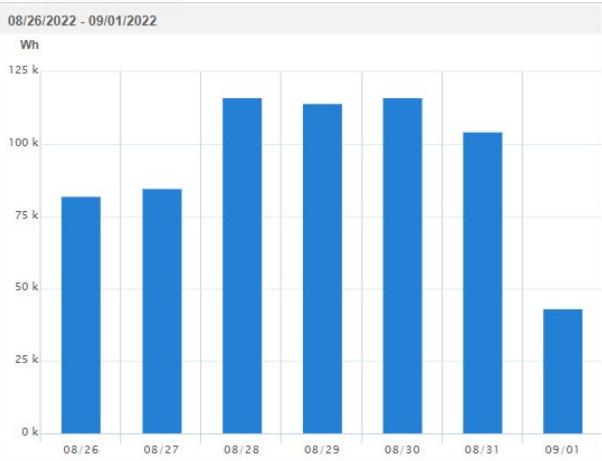

CO2 Emission Saved
101,493.47 lb



Equivalent Trees Planted
766.87

Power and Energy

Energy in the past 7 days

08/26/2022 - 09/01/2022







www.bluesel.com

System Performance

Current Power 6.75 kW	Energy today 43.24 kWh	Energy this month 43.24 kWh	Lifetime energy 65.54 MWh
---------------------------------	----------------------------------	---------------------------------------	-------------------------------------

Environmental Benefits



CO2 Emission Saved
101,493.47 lb



Equivalent Trees Planted
766.87

Power and Energy

Power Today


09/01/2022






Sunny
76 °F
Feels like 76 °F
Wind WNW 5 MPH
Humidity 43 %
Sunrise at 06:09
Sunset at 19:18

Thursday




79 - 54 °F
Mostly Sunny

Friday



73 - 55 °F
Sunny

Saturday



79 - 63 °F
Partly Cloudy

General Manager's Report

The following is the General Managers Report for September, 2021

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**
- **99 Water St** – 5 Residential Apartments – **Permitting Phase**
- **596 North Ave** – 38 Residential Apartments – **Permitting Phase**
- **610 Salem St** – 20 Residential units – **Working**
- **200 Quannapowitt** – 440 Apartments / 3 buildings / parking garage – **Permitting and Planning Phase**
 - **Building Demolition/Disconnect** - Q3/Q4 2022
 - **Temporary Power** - Q2/2023
 - **Permanent Power** – 2024/2025
 - **Full Occupancy:** Q3 2025
- **Foundry Street phase 2** – 58 unit condo complex and commercial space – **Working**
- **Albion St @ Lake St.** - 9 unit apartment building – **Planning stage**
- **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 was completed in the Spring. Services and tie overs were completed on Montrose and the upper section of Main St near Honey Dew. Service and tie overs will begin this month on Emerson and Cedar Streets and continue through the rest of the year.
- Gas main installation and service tie overs on Church St will begin in October.
- 769 meters have been replaced so far this year with a target of 1091 for the year.

- There are currently 2033 inside gas services and 3089 outside services. 67 services have been moved outside this year.
- Leaks Class 1 – 0* Class 2 – 0 Class 3 –57
*(1 - Class 1 Leak this month)

Financial Reports

Monthly Financials for through June and Consumption Reports through July are enclosed.

Project Updates

COVID 19

We are following all CDC guidelines and all employees have take home tests to be able to test in the morning if the wake up feeling ill. We have had cases but have avoided cross contamination.

Solar Projects:

- 480 North Ave. (228.76 kW DC total) – Finalizing the Contract waiting on Ameresco's legal (supply chain issues with material)
 - Building system – 108 kW DC
 - Community Solar – 120 kW DC
- 1 Wakefield Ave –re-bidding Q1 of 2023
 - Building system – 33 kW DC
- DPW Water Dept Solar Project 29.28 kW DC – Installation completed
Town's IT to establish internet connection for WMGLD Dashboard

Pole replacements:

- 7 of 7 High Priority Poles replaced – **COMPLETED 3/30/2022**
- Replacing Priority Poles 15 of 17 completed - **(Working)**
- Verizon replaced 58 Poles WMGLD crews have completed 37 transfers – **Working**

4kv to 13.8kv conversions:

- West Water St, Main St., Richardson and Foster St area (ckt 397-02) – converting from 4kv 397-02 to 13.8kv - 1302 / 0005 – **(Completed)**
- Albion, Lake, Maple, Chestnut & Gould from 4kv to 13.8kv (ckt 397-02 to 1301) new 13.8kv cable installed on Maple and Lake St to extend 0005 – **(Scheduled 9/1/2022)**
- 397-04 Ballister St area convert to 1301/0005 – **(Completed)**.
- Burns Substation conversion from 4kv to 13.8kv – **Estimated Completion 2022**
- Converting portions of ckt 9 on Water to ckt 443-W32 – **(Working)**

Vegetation:

- Private property tree planting program – 50 trees a combination of utility friendly and shade trees.
- Area 3 cycle trim completed, hazard tree removals 19 completed

Substations:

- Beebe Substation, replace DC batteries and add a redundant DC system second set of batteries arrived in August as planned , prep work has been completed - **(Working)**

EV Chargers:

- **Fleet Charges for WMGLD vehicles** – (2) level 2 charges and (1) level 3 charger installed, new electric panel installed, transformer upgrade completed – Charger activations pending MASSEViP grant approval – Expected in September 2022
- **DC Fast Chargers Head of the Lake:** Construction planned for the Fall of 2022
- **Voltrek under contract as an EV Charger consultant as or**

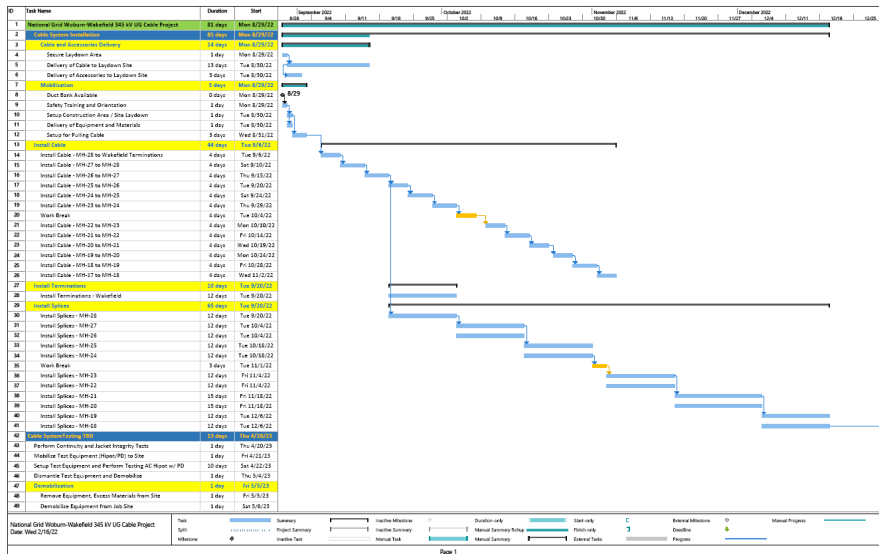
Town Projects:

- **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. Going out to bid to install 14 poles. Once poles are installed WMGLD crews will relocate primary, secondaries and services to the new poles. Communication Companies will then follow their transfers before the old poles can be removed. Project scheduled to start in the Fall of 2022
- **NEMT, WHS and Energy Park** – Meeting bi-weekly on Energy Park Design and solar layouts for both schools.

NGrid 345kv Project Update NGRID:

Project Schedule Update

- Civil work completed week of 9/2/2022
- Cable installation scheduled to start the week of 9/6/2022



i. Energy Park –

Preliminary discussions with both school design teams and building committees has been very positive. Application for an easement will be part of the November Town Meeting Warrant. Preliminary site layouts are being modified and a rendering is being created. Next steps will include a presentation to the Town Council and an on line Question and Answer session for the public.

ii. Burns Substation -

All 4 KV load from the Burns Substation has been converted to 13.8 KV and the station has been deenergized. Work over the next several months will include draining and removal of the transformers and installation reclosures on the former station feeders and splitting of the loaded served in the area to enhance reliability and improve redundancy.

No votes required at this time - Discussion only

**Board of Commissioners
September 7, 2022
Agenda Item No. D-2**

Electric Vehicle Strategy

A discussion of our current Electric Vehicle charger offering and a proposed expansion into a Time of Use Rate offering and expansion of our consultative support to existing multifamily properties.

Discussion and possible vote may be required

**Board of Commissioners
September 7, 2022
Agenda Item No. D-3**

Board Meeting Topics

An updated summary of Board Topics for the next several months based on the ideas and discussions from our last Board meeting and a discussion of Board meeting logistics going forward.

No votes required at this time - Discussion only

**Board of Commissioners
September 7, 2022
Agenda Item No. E-1**

ARPA Funds – Proposal for Enhanced Low Income and Renter Energy Efficiency Programs

The Town is accepting proposals for the use of some ARPA funds available to the Town. The Department has created a proposal for the use of a small portion of the funds to enhance rebates for Lower Income customers and an expanded home energy audit for renters.

Discussion and possible vote may be required

**Board of Commissioners
September 7, 2022
Agenda Item No. E-2**

Staff will review the 2022 Goals and Objectives and the status as of mid-year.

No votes required at this time - Discussion only

Executive Session –

Energy Park Financials and Personnel Incident and any other item not previously anticipated.

APPENDICIES

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

	6/30/2021	6/30/2022	
ASSETS			
Sinking Fund - Self Insurance	\$ 179,986.65	\$ 180,564.35	
Depreciation Fund	182,912.46	183,264.07	
Consumer Deposits	881,583.23	885,861.79	
Total Investments	<u>1,244,482.34</u>	<u>1,249,690.21</u>	
Operating Cash	13,425,140.88	13,174,512.97	
Depreciation Fund	2,722.72	2,726.92	
Consumer Deposits	338,230.66	327,710.10	
Petty Cash	525.00	525.00	
Total Cash	<u>13,766,619.26</u>	<u>13,505,474.99</u>	
Accounts Receivable-Rates	3,556,508.86	3,409,036.90	
Accounts Receivable-Other	1,729,844.93	1,531,760.56	
Inventory	590,238.14	555,441.60	
Prepayments Miscellaneous	648,496.56	607,983.11	
Prepayments Power	3,990,913.10	4,387,822.55	
Other Deferred Debits	621,474.00	621,474.00	
Total Other Assets	<u>11,137,475.59</u>	<u>11,113,518.72</u>	
Total Current Assets	26,148,577.19	25,868,683.92	
Distribution Plant	19,734,482.46	19,574,449.82	
General Plant	1,432,688.90	1,589,920.45	
Net Fixed Assets	<u>21,167,171.36</u>	<u>21,164,370.27</u>	
Total Assets	<u><u>\$ 47,315,748.55</u></u>	<u><u>\$ 47,033,054.19</u></u>	
LIABILITIES AND EQUITY			
Accounts Payable	\$ 299,975.67	\$ 256,994.48	
Consumer Deposits	1,219,813.89	1,213,571.89	
Other Accrued Liabilities	113,564.37	129,822.69	
Reserve for Uncollectable Accounts	127,607.01	106,502.84	
Total Current Liabilities	<u>1,760,960.94</u>	<u>1,706,891.90</u>	
Compensated Absences	429,177.54	406,034.46	
MMWEC Pooled Loan Debt	11,852,653.73	9,912,806.48	
OPEB Liability	1,231,362.25	1,231,362.25	
Pension Liability	7,083,750.00	7,083,750.00	
Total Long Term Liabilities	<u>20,596,943.52</u>	<u>18,633,953.19</u>	
Total Liabilities	22,357,904.46	20,340,845.09	
Retained Earnings	9,134,386.32	11,758,002.40	
Year to Date Income	2,623,616.08	1,733,787.31	
Sinking Fund Reserve-Self Ins	179,986.65	180,564.35	
Contribution in Aid of Construction	3,705,337.66	3,705,337.66	
Investment in Fixed Assets	9,314,517.38	9,314,517.38	
Total Equity	<u>24,957,844.09</u>	<u>26,692,209.10</u>	
Total Liabilities and Equity	<u><u>\$ 47,315,748.55</u></u>	<u><u>\$ 47,033,054.19</u></u>	

Wakefield Municipal Gas and Light Department
Income Statement - Electric Division
For the Twelve Months Ending, June 30, 2022

	CURRENT MONTH		YEAR TO DATE	
	FY 2021	FY 2022	FY 2021	FY 2022
Energy Revenue (Net of Discounts)				
Residential Sales	\$ 1,096,238.44	\$ 1,139,401.81	\$ 13,593,576.34	\$ 14,068,226.49
Commercial Sales	943,567.50	978,318.90	11,194,557.41	11,722,072.17
Street Lighting	15,678.00	15,678.00	188,131.00	188,131.00
Municipal Sales	110,240.33	113,903.59	1,088,707.60	1,288,720.11
Private Area Lighting	7,400.47	7,337.00	88,606.30	88,381.54
Green Choice Revenue	-	739.03	-	8,863.76
Total Energy Revenue	2,173,124.74	2,255,378.33	26,153,578.65	27,364,395.07
Other Revenues				
Unbilled Revenue	84,176.86	(33,583.31)	84,176.86	(33,583.31)
Interest Income-Consumer Deposits	437.55	756.22	5,688.93	4,278.56
Interest Income-Depreciation Fund	11.39	229.02	138.48	355.81
Interest Income-Self Ins Sinking Fund	14.02	191.54	336.95	577.70
Interest Income-MMWEC	(178.92)	(3,507.73)	9,949.06	(32,871.61)
Income (Exp) - Merchandise & Jobbing	(20,855.68)	(3,817.42)	(207,420.19)	63,347.44
Other Revenues	(306.96)	-	(6,183.52)	700.00
Sales Tax	50,884.55	51,100.23	608,641.24	606,235.17
Conservation Charge	16,214.68	41,893.90	155,095.52	353,182.34
Reconnect Fees	550.00	150.00	1,350.00	2,475.00
Comcast & RCN Pole Fees	54,877.11	29,532.00	175,125.98	255,746.43
Insurance Reimbursements	-	-	13,718.95	26,289.46
Other Electric Revenue	118,808.00	21,606.03	131,017.23	35,201.75
Total Other Revenue	304,632.60	104,550.48	971,635.49	1,281,934.74
Total Revenue	2,477,757.34	2,359,928.81	27,125,214.14	28,646,329.81
Power Costs				
Purchased Power	(1,291,267.31)	(1,259,529.31)	(13,757,633.02)	(15,337,137.32)
Power Expense Generation	(9,108.24)	(7,763.96)	(116,511.50)	(100,601.34)
Power Expense Battery	(6,682.88)	(6,231.21)	(82,613.57)	(77,273.24)
Total Power Costs	(1,307,058.43)	(1,273,524.48)	(13,956,758.09)	(15,515,011.90)
Gross Profit	\$ 1,170,698.91	\$ 1,086,404.33	\$ 13,168,456.05	\$ 13,131,317.91
Operating Expenses				
Miscellaneous Operating Expenses				
Depreciation Expense	(240,062.49)	(244,141.65)	(2,882,988.16)	(2,905,224.87)
Sales Tax	(50,884.55)	(51,100.23)	(608,641.24)	(606,235.17)
Interest Expense-Consumer Deposits	(382.79)	(1,040.90)	(14,342.85)	(8,323.74)
Interest Expense-MMWEC	(18,611.31)	(17,103.28)	(249,922.08)	(227,683.19)
Total Misc Operating Expenses	(309,941.14)	(313,386.06)	(3,755,894.33)	(3,747,466.97)
Distribution Expenses				
Supervision and Engineering	(56,819.44)	(18,341.80)	(252,580.38)	(260,068.30)
Operations Labor	5,944.21	21,601.95	44,684.22	197,658.65
Substation Salaries and Expense	(167,822.71)	(79,023.06)	(749,055.27)	(692,547.33)
Customer Installation Expenses	309.53	(1,072.31)	(20,681.44)	(7,525.24)
Distribution Operations Expense	(48,826.30)	(53,624.49)	(637,451.90)	(648,223.93)
Total Distribution Expenses	(267,214.71)	(130,459.71)	(1,615,084.77)	(1,410,706.15)

Wakefield Municipal Gas and Light Department
Income Statement - Electric Division
For the Twelve Months Ending, June 30, 2022

	CURRENT MONTH		YEAR TO DATE	
	FY 2021	FY 2022	FY 2021	FY 2022
Maintenance Expenses				
Supervision and Engineering	(35,439.06)	(24,633.76)	(233,972.36)	(226,500.07)
Maintenance of Station Equipment	-	(55.96)	(1,755.26)	(1,101.94)
Maintenance of Other Equipment	-	(3,395.00)	(6,919.02)	(4,337.44)
Maintenance of Overhead Lines	(38,520.48)	(152,060.48)	(722,720.69)	(1,431,703.23)
Maintenance of Underground Lines	(1,155.00)	(448.53)	(16,595.48)	(2,668.78)
Maintenance of Line Transformers	-	-	(12,414.06)	(5,630.00)
Maintenance of Street Lighting	-	-	(201.25)	(476.28)
Maintenance of Meters	(5,190.47)	(1,072.31)	(5,740.97)	(7,525.24)
Maintenance of Distribution Plant	(5,466.28)	(2,293.87)	(52,136.69)	(16,878.59)
Total Maintenance Expenses	(85,771.29)	(183,959.91)	(1,052,455.78)	(1,696,821.57)
Customer Account Expense				
Meter Reading Expense	(4,327.19)	(4,440.64)	(68,923.42)	(42,537.19)
Customer Records & Collection Exp	(100,312.73)	(89,533.17)	(745,099.89)	(784,981.68)
Total Customer Account Exp	(104,639.92)	(93,973.81)	(814,023.31)	(827,518.87)
Administrative and General Expenses				
Community Relations & Advertising	(10,522.71)	(21,208.26)	(54,351.43)	(80,610.33)
Administrative Salaries and Expense	(24,788.92)	(19,665.81)	(218,228.99)	(205,486.32)
Business Mgr and Accting Salaries and Exp	(18,639.27)	(16,906.15)	(177,665.11)	(204,440.56)
MIS Salaries and Expense	(7,323.72)	(43,593.24)	(161,611.09)	(333,797.65)
Outside Services	-	-	(20,250.00)	(20,625.00)
Conservation & Rebates	(27,879.45)	(59,895.98)	(303,143.43)	(452,564.00)
Property Insurance	(5,375.08)	(4,707.42)	(64,501.00)	(56,489.00)
Injuries and Damages	(3,436.04)	(6,319.52)	(19,398.95)	(77,499.48)
Employee Pensions and Benefits	749,457.70	(114,667.65)	(839,175.22)	(1,522,978.64)
General Administrative Expense	(132,136.59)	(129,534.64)	(203,386.13)	(159,118.83)
Maintenance of General Plant	(9,233.17)	(8,331.53)	(136,122.96)	(87,747.82)
Total Admin & General Expenses	510,122.75	(424,830.20)	(2,197,834.31)	(3,201,357.63)
Net Income (Loss) Before Surplus Adjustments	\$ 913,254.60	\$ (60,205.36)	\$ 3,733,163.55	\$ 2,247,446.72
Surplus Adjustments				
Additions				
Sale of Scrap	-	4,375.00	43,507.60	47,460.39
MMWEC Refund	-	374,857.80	46,343.35	374,857.80
Total Additions to Surplus	-	379,232.80	89,850.95	422,318.19
Subtractions				
Interest on Sinking Fund	14.02	191.54	336.95	577.70
Payment in Lieu of Taxes	57,380.00	58,240.63	688,560.00	698,887.52
Plant Removal Costs	156,835.76	184,137.00	510,501.47	236,512.38
Total Subtractions from Surplus	214,229.78	242,569.17	1,199,398.42	935,977.60
Net Income (Loss)	\$ 699,024.82	\$ 76,458.27	\$ 2,623,616.08	\$ 1,733,787.31

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

	6/30/2021	6/30/2022
ASSETS		
Sinking Fund - Self Insurance	\$ 179,986.64	\$ 180,564.34
Consumer Deposits	96,822.68	97,298.14
Total Investments	276,809.32	277,862.48
Operating Cash	(15,139,882.74)	(17,175,211.94)
Consumer Deposits	198,410.00	209,421.54
Petty Cash	175.00	175.00
Total Cash	(14,941,297.74)	(16,965,615.40)
Accounts Receivable-Rates	560,894.38	634,584.17
Inventory	485,511.81	552,853.40
Prepayments Miscellaneous	25,765.52	25,861.05
Other Deferred Debits	207,159.00	207,159.00
Total Other Assets	1,279,330.71	1,420,457.62
Total Current Assets	(13,385,157.71)	(15,267,295.30)
Distribution Plant	24,940,032.90	25,510,324.03
General Plant	450,210.38	461,073.59
Net Fixed Assets	25,390,243.28	25,971,397.62
Total Assets	\$ 12,005,085.57	\$ 10,704,102.32
LIABILITIES AND EQUITY		
Accounts Payable	\$ 16,612.67	\$ 20,863.22
Consumer Deposits	295,232.68	306,719.68
Other Accrued Liabilities	54,038.29	63,516.44
Reserve for Uncollectable Accounts	127,607.01	106,502.84
Total Current Liabilities	493,490.65	497,602.18
Compensated Absences	271,895.82	250,058.31
OPEB Liability	308,967.75	308,967.75
Pension Liability	2,361,250.00	2,361,250.00
Total Long Term Liabilities	2,942,113.57	2,920,276.06
Total Liabilities	3,435,604.22	3,417,878.24
Retained Earnings	(17,740,070.00)	(17,014,348.96)
Year to Date Income (Loss)	725,721.04	(1,283,788.37)
Sinking Fund Reserve-Self Ins	179,986.64	180,517.74
Contribution in Aid of Construction	13,600.00	13,600.00
Investment in Fixed Assets	25,390,243.67	25,390,243.67
Total Equity	8,569,481.35	7,286,224.08
Total Liabilities and Equity	\$ 12,005,085.57	\$ 10,704,102.32

Wakefield Municipal Gas and Light Department
Income Statement - Gas Division
For the Twelve Months Ending, June 30, 2022

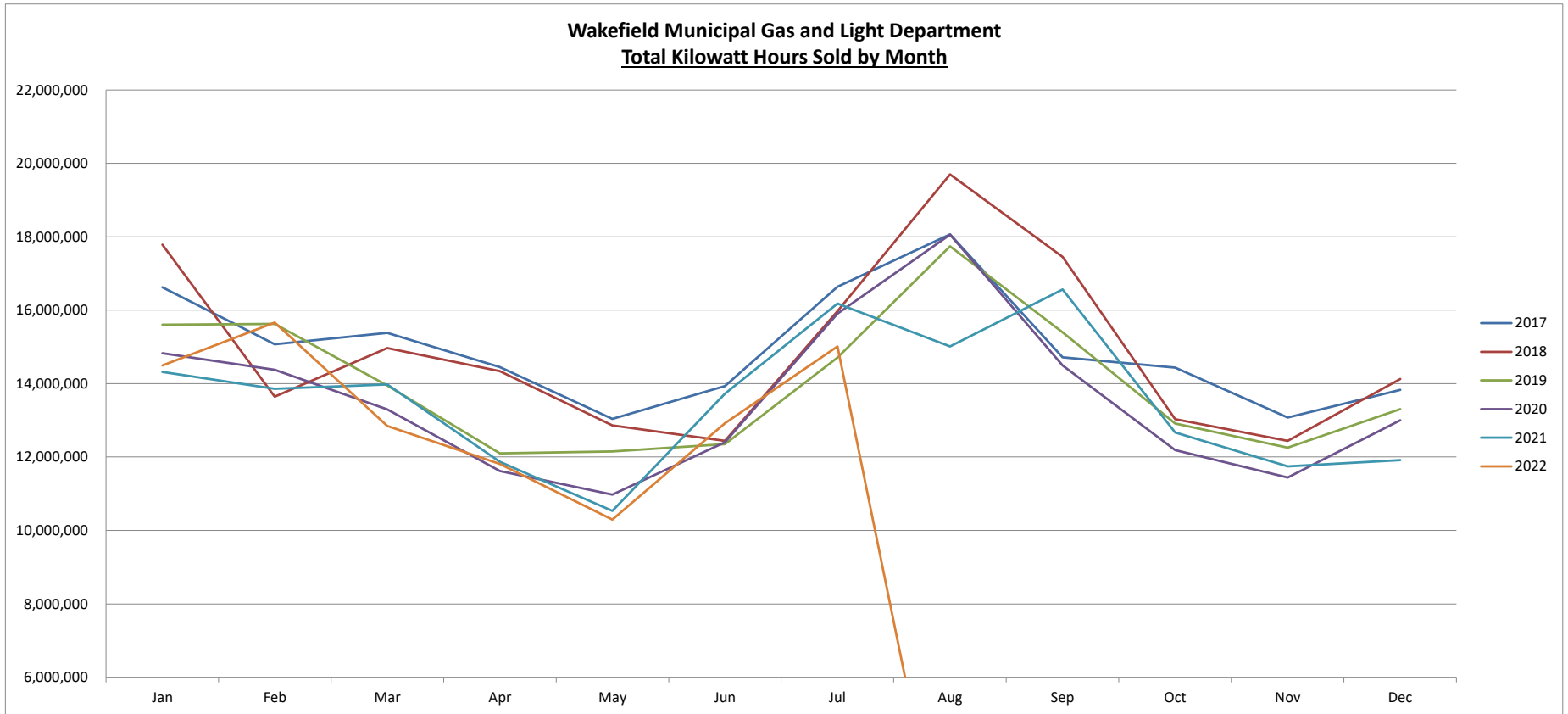
	CURRENT MONTH		YEAR TO DATE	
	FY 2021	FY 2022	FY 2021	FY 2022
Energy Revenue (Net of Discounts)				
Residential Sales	\$234,209.28	\$223,163.63	\$6,799,292.02	\$7,893,826.94
Commercial Sales	73,967.94	75,390.08	2,061,823.13	2,353,069.70
Municipal Sales	9,019.76	5,674.53	726,583.56	809,321.20
Total Energy Revenue	317,196.98	304,228.24	9,587,698.71	11,056,217.84
Other Revenues				
Unbilled Revenue	12,583.42	21,903.98	12,583.42	21,903.98
Interest Income-Consumer Deposits	48.62	84.03	632.14	444.11
Interest Income-Self Ins Sinking Fund	14.01	191.54	336.93	655.65
Income from Merchandise & Jobbing	2,616.20	375.30	40,276.81	13,145.47
Special Gas Charges	-	-	3,622.60	350.60
Sales Tax	3,452.16	3,263.19	98,066.53	101,645.91
Reconnect Fees	-	-	50.00	-
Insurance Reimbursements	-	-	-	-
Other Gas Revenue	136,874.86	21,104.17	144,018.16	55,396.27
Total Other Revenue	155,589.27	46,922.21	299,586.59	193,541.99
Total Revenue	472,786.25	351,150.45	9,887,285.30	11,249,759.83
Gas Purchased	(125,048.17)	(218,612.71)	(4,765,675.95)	(6,921,345.14)
Gross Profit	\$ 347,738.08	\$ 132,537.74	\$ 5,121,609.35	\$ 4,328,414.69
Operating Expenses				
Miscellaneous Operating Expenses				
Depreciation Expense	(163,872.56)	(172,822.89)	(1,923,797.80)	(2,020,172.63)
Sales Tax	(3,452.16)	(3,263.19)	(98,066.53)	(101,645.91)
Interest Expense-Consumer Deposits	(95.70)	(276.69)	(3,585.71)	(2,212.64)
Total Misc Operating Expenses	(167,420.42)	(176,362.77)	(2,025,450.04)	(2,124,031.18)
Distribution Expenses				
Supervision and Engineering	(48,432.30)	(14,048.83)	(261,396.83)	(232,416.03)
Station Labor and Expenses	(15,789.72)	(20,888.81)	(182,970.61)	(215,843.45)
Mains and Service	11,009.93	12,112.44	(29,407.93)	60,906.11
Customer Installation Expenses	(6,505.22)	(21,019.47)	(108,352.21)	(264,501.55)
Miscellaneous Plant Expenses	(36,853.09)	(1,394.24)	(109,922.72)	(79,107.21)
Total Distribution Expenses	(96,570.40)	(45,238.91)	(692,050.30)	(730,962.13)
Maintenance Expenses				
Maintenance of Mains	(21,706.49)	(45,621.88)	(299,740.45)	(571,840.09)
Maintenance of Meters and House Regulators	(3,050.00)	-	(19,936.63)	(11,079.77)
Maintenance of Distribution Plant	(4,493.10)	(32,039.85)	(29,198.62)	(51,344.23)
Total Maintenance Expenses	(29,249.59)	(77,661.73)	(348,875.70)	(634,264.09)
Customer Account Expense				
Meter Reading Expense	(2,575.91)	(1,480.20)	(24,107.97)	(15,274.30)
Customer Record and Collection Expenses	(36,437.55)	(29,837.37)	(269,303.57)	(274,011.56)
Total Customer Account Expenses	(39,013.46)	(31,317.57)	(293,411.54)	(289,285.86)

Wakefield Municipal Gas and Light Department
Income Statement - Gas Division
For the Twelve Months Ending, June 30, 2022

	CURRENT MONTH		YEAR TO DATE	
	FY 2021	FY 2022	FY 2021	FY 2022
Administrative and General Expenses				
Advertising	(3,507.56)	-	(9,032.12)	(7,253.94)
Administrative Salaries and Expense	(8,062.97)	(6,303.51)	(70,342.95)	(63,778.63)
Business Mgr and Accting Salaries and Exp	(5,780.68)	(5,235.15)	(59,169.94)	(63,259.60)
MIS Salaries and Expense	(2,441.24)	(14,531.06)	(53,870.34)	(111,265.75)
Outside Services	-	-	(14,156.07)	(7,716.59)
Property Insurance	(329.08)	(288.17)	(3,949.00)	(3,458.00)
Injuries and Damages	(704.17)	(5,416.51)	(13,120.07)	(30,128.73)
Employee Pensions and Benefits	276,954.67	(17,237.96)	(152,009.81)	(299,282.94)
General Administrative Expense	17,573.92	(102,829.08)	(24,871.92)	(118,376.27)
Maintenance of General Plant	(1,745.77)	(2,777.18)	(25,685.68)	(29,249.29)
Total Admin & General Expenses	271,957.12	(154,618.62)	(426,207.90)	(733,769.74)
Net Income (Loss) Before Surplus Adjustments				
Adjustments	\$287,441.33	(\$352,661.86)	\$1,335,613.87	(\$183,898.31)
Surplus Adjustments				
Additions	-	-	-	-
Subtractions				
Interest on Sinking Fund	14.01	191.54	336.93	577.70
Payment in Lieu of Taxes	19,126.67	19,413.54	229,520.00	232,962.48
Plant Removal Costs	173,131.27	194,415.97	380,035.90	866,349.88
Total Subtractions from Surplus	192,271.95	214,021.05	609,892.83	1,099,890.06
Net Income (Loss)	\$95,169.38	(\$566,682.91)	\$725,721.04	(\$1,283,788.37)

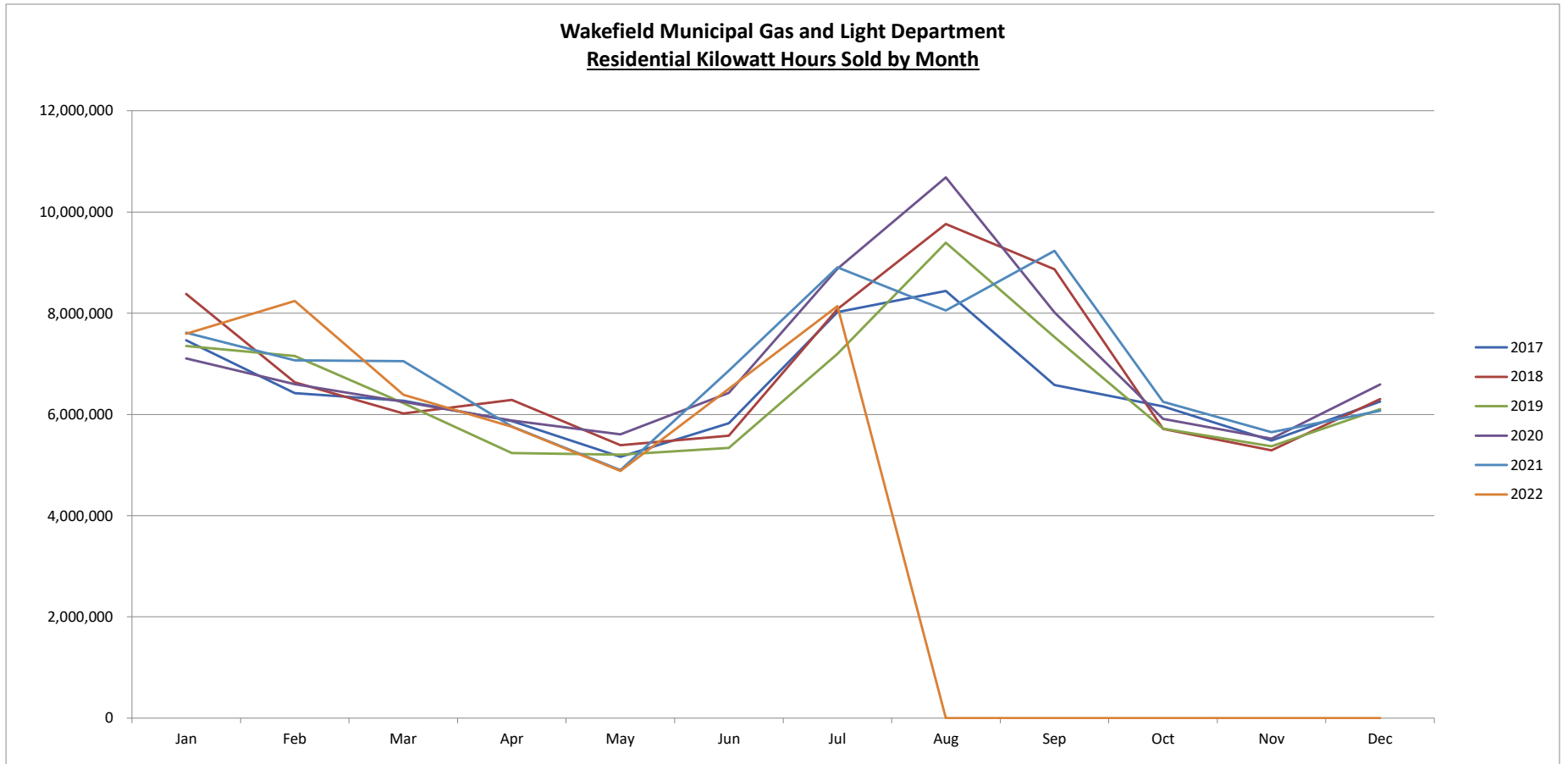
**Wakefield Municipal Gas and Light Department
Total Kilowatt Hours Sold by Month**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year to Date Thru Jun	Annual Total	Increase (Decrease)
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	88,493,415	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	86,035,428	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	81,773,898	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	77,506,672	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	78,283,676	162,369,791	(0.1%)
2022	14,493,854	15,665,202	12,846,264	11,814,998	10,293,528	12,923,009	15,012,617	0	0	0	0	0	78,036,855	93,049,472	(42.7%)



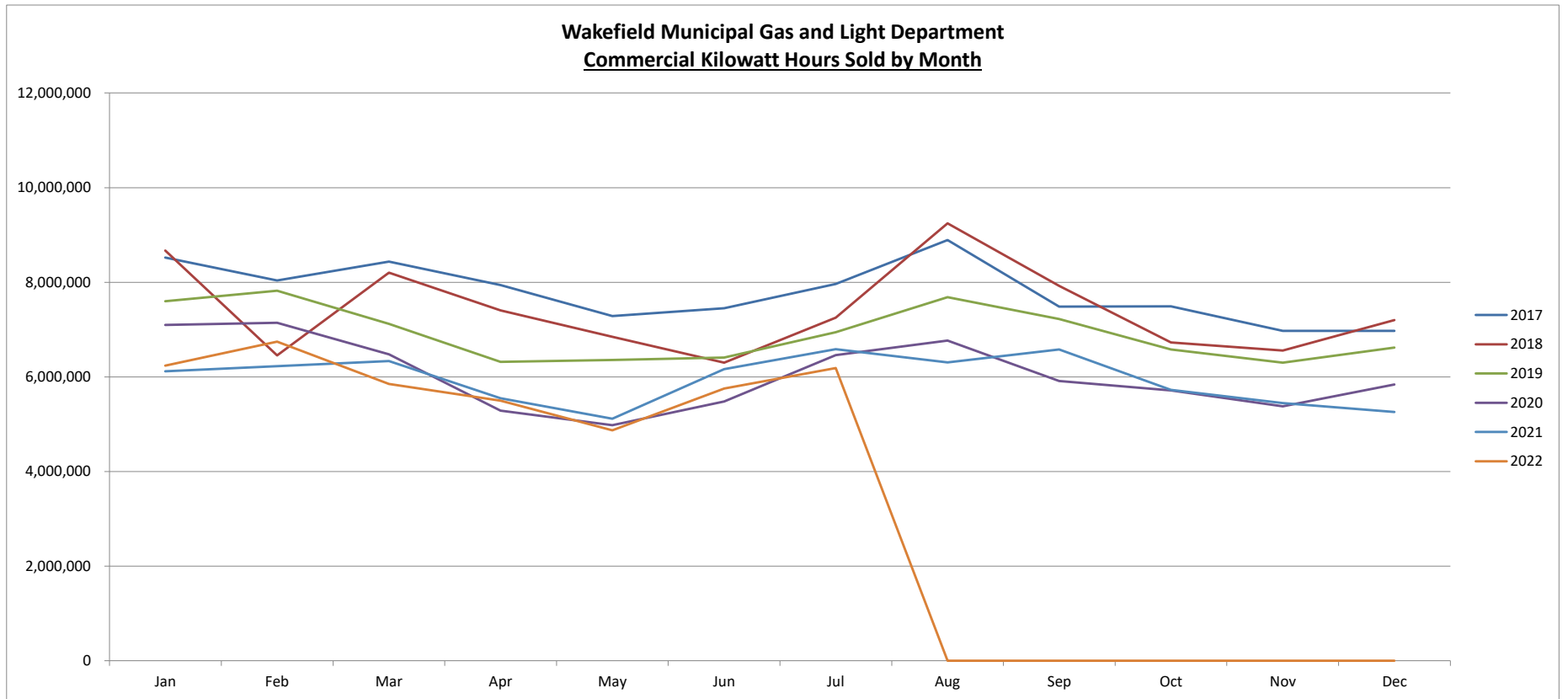
**Wakefield Municipal Gas and Light Department
Residential Kilowatt Hours Sold by Month**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year to Date Thru Jul	Annual Total	Increase (Decrease)
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	45,041,609	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	46,379,938	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	43,717,583	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	46,750,327	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	48,167,515	83,431,829	(0.1%)
2022	7,593,321	8,241,588	6,390,739	5,758,708	4,881,603	6,505,372	8,141,235	0	0	0	0	0	47,512,566	47,512,566	(43.1%)



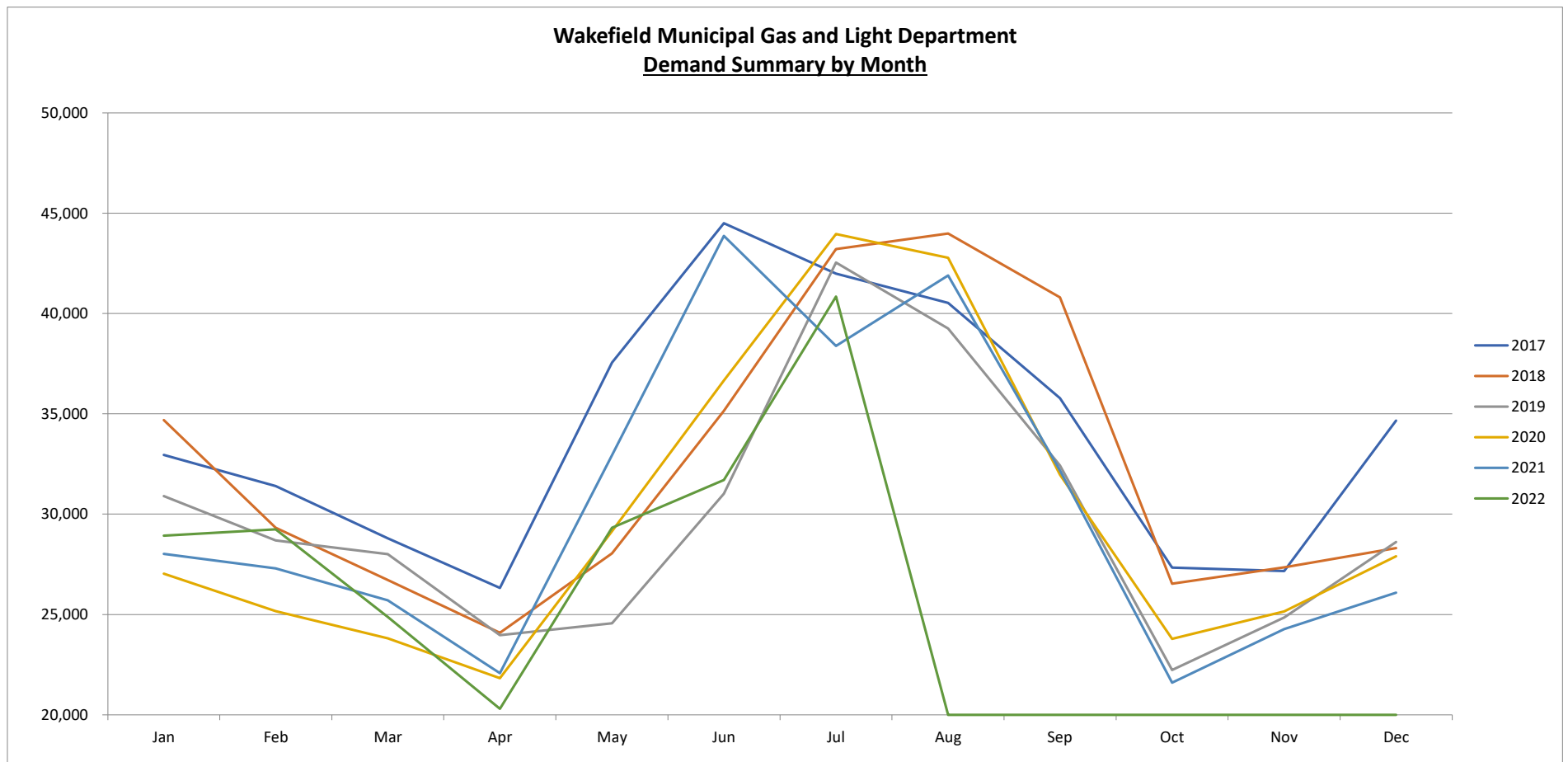
**Wakefield Municipal Gas and Light Department
Commercial Kilowatt Hours Sold by Month**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year to Date Thru Jul	Annual Total	Increase (Decrease)
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	47,679,332	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	43,886,890	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	41,633,201	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	36,470,030	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	35,514,359	71,426,297	(1.5%)
2022	6,238,141	6,742,653	5,854,894	5,498,413	4,871,350	5,757,270	6,186,887	0	0	0	0	0	34,962,721	41,149,608	(42.4%)



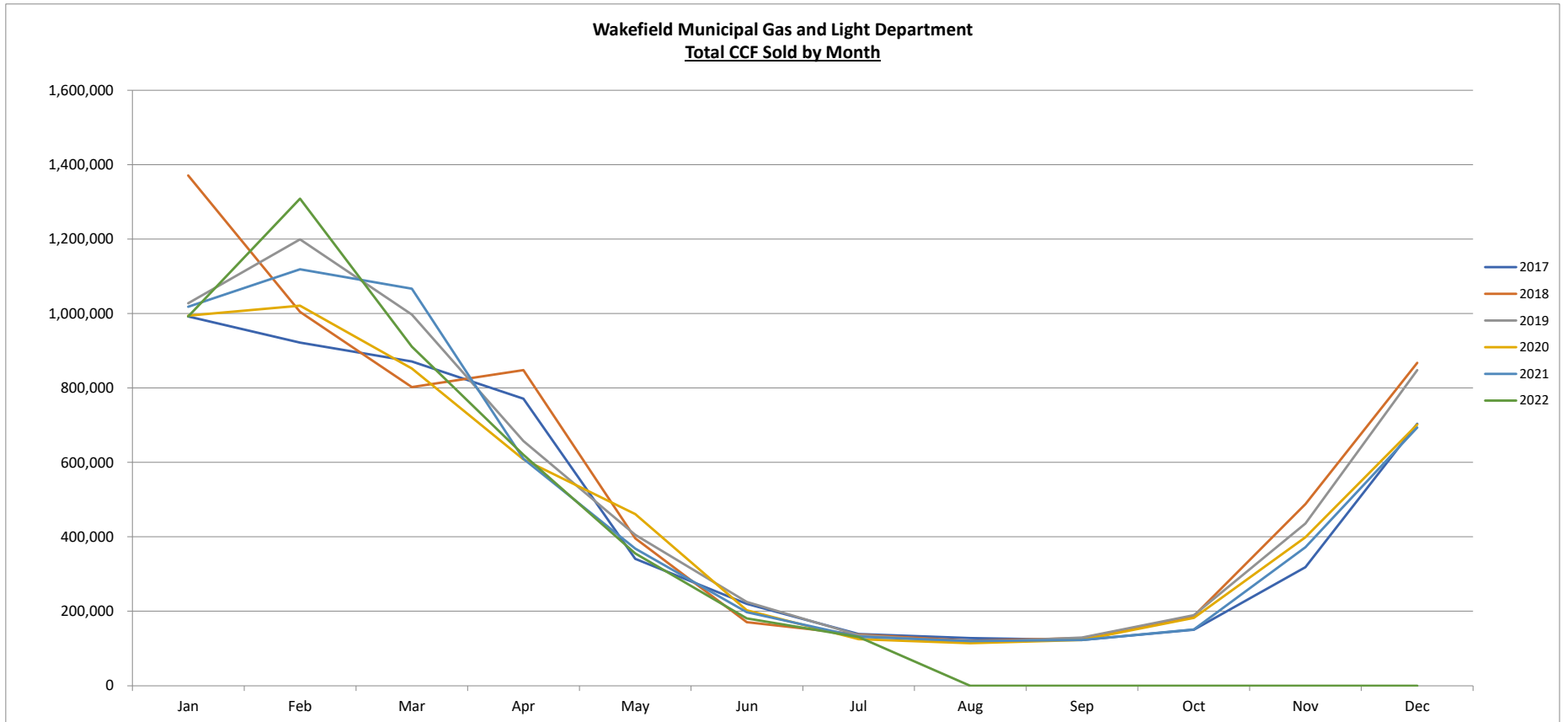
**Wakefield Municipal Gas and Light Department
Demand Summary by Month**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Peak	Increase (Decrease)
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	47,999	5.6%
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	44,504	(7.3%)
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	43,982	(1.2%)
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	42,538	(3.3%)
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	43,966	3.4%
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	43,864	(0.2%)
2022	28,929	29,248	24,881	20,295	29,315	31,702	40,840	20,000	20,000	20,000	20,000	20,000	29,248	(33.3%)



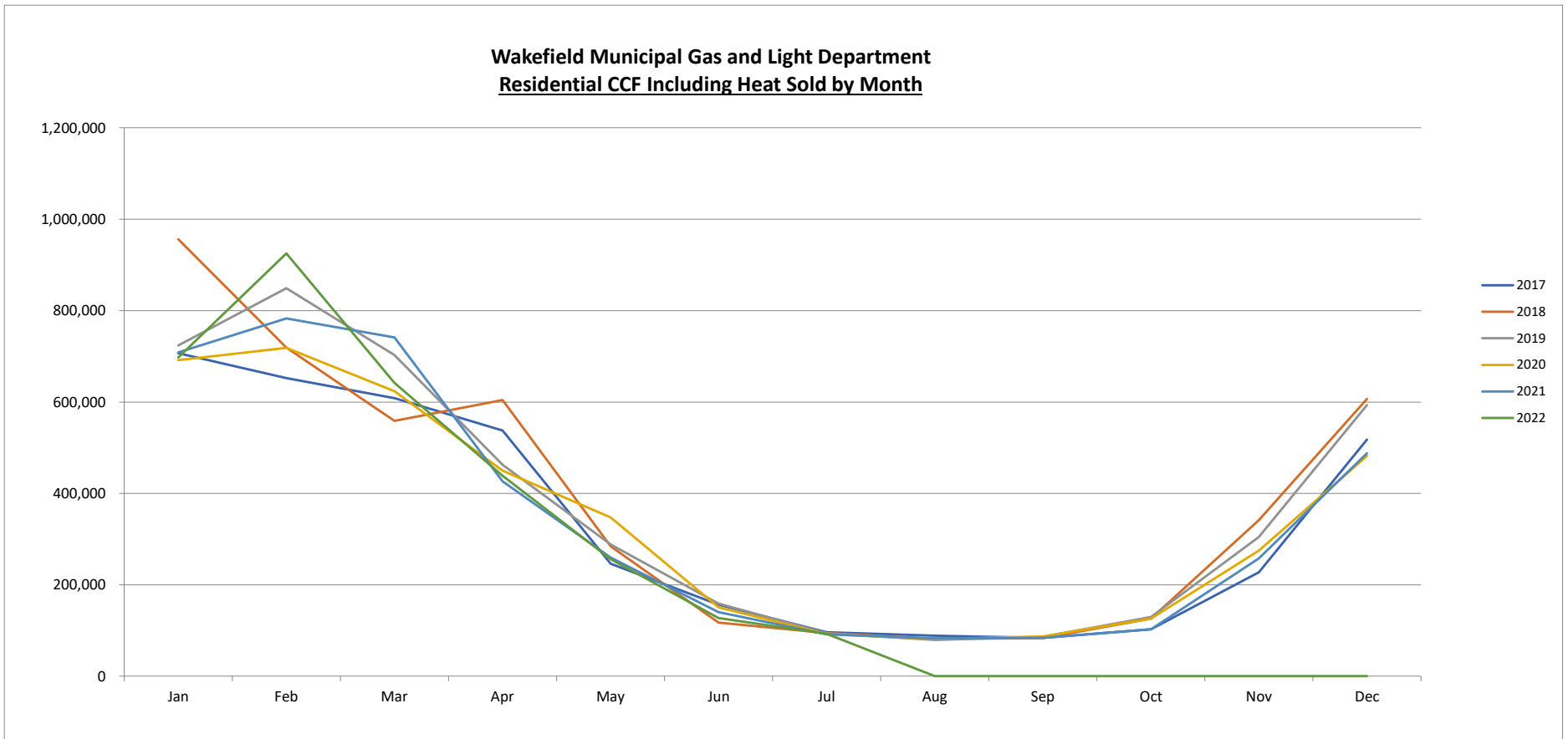
**Wakefield Municipal Gas and Light Department
Total CCF Sold by Month**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year to Date Thru Jul	Annual Total	Increase (Decrease)
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	4,255,618	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	4,729,076	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	4,647,427	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	4,264,704	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	4,510,336	5,969,294	3.2%
2022	992,152	1,308,855	910,767	620,801	355,552	180,737	130,599	0	0	0	0	0	4,499,463	4,499,463	(24.6%)



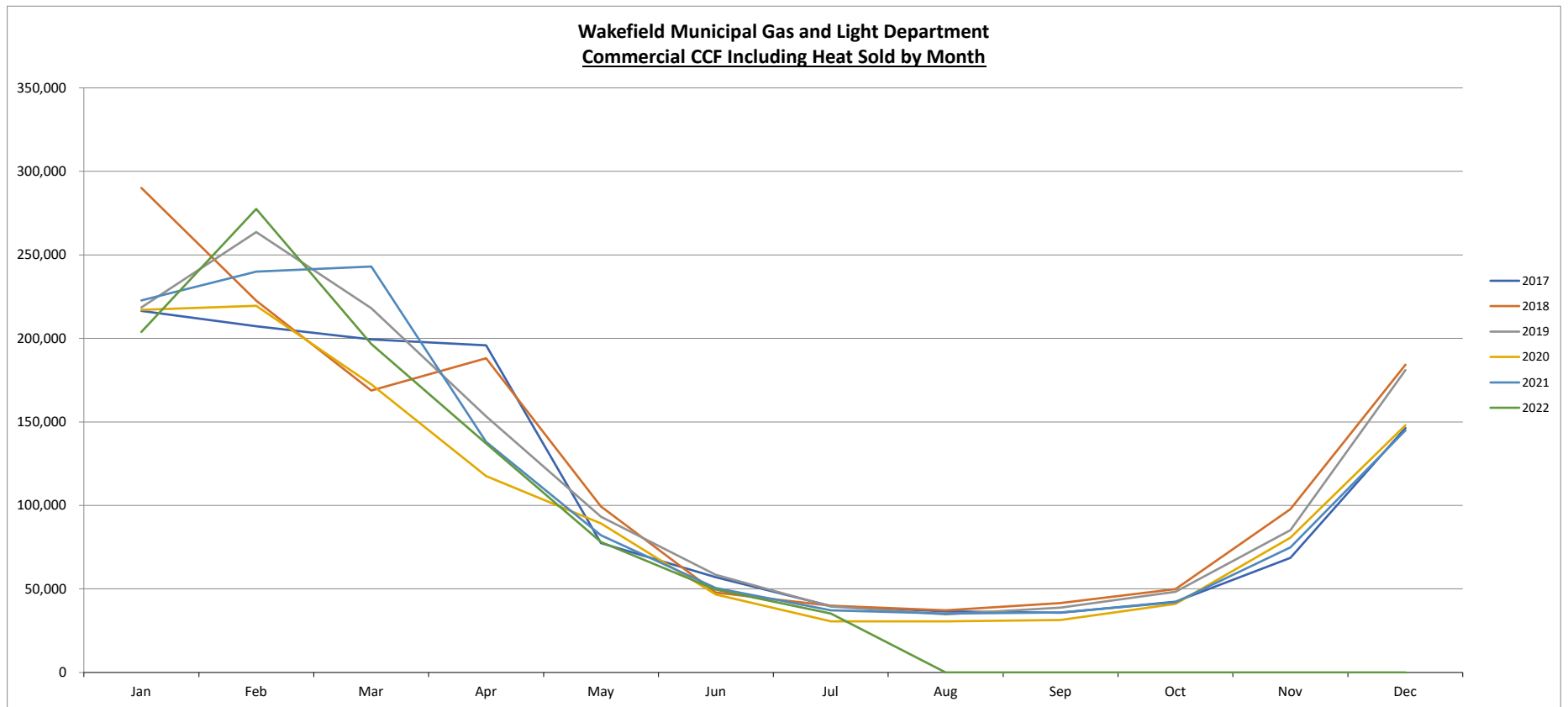
**Wakefield Municipal Gas and Light Department
Residential CCF Including Heat Sold by Month**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year to Date Thru Jul	Annual Total	Increase (Decrease)
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	3,004,525	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	3,334,293	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	3,279,307	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	3,073,651	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	3,151,524	4,166,568	1.0%
2022	697,657	925,120	641,778	439,000	256,048	127,240	92,908	0	0	0	0	0	3,179,751	3,179,751	(23.7%)



**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 Thru Jul	Annual Total	Increase (Decrease)
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	992,998	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	1,056,671	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	1,045,049	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	892,907	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	1,013,757	1,346,833	10.0%
2022	203,942	277,504	196,732	136,989	78,164	49,638	35,317	0	0	0	0	0	978,287	978,287	(27.4%)



WMGLD Electric Vehicle Strategy 2022

Presented By:

Joe Collins – Business Analyst

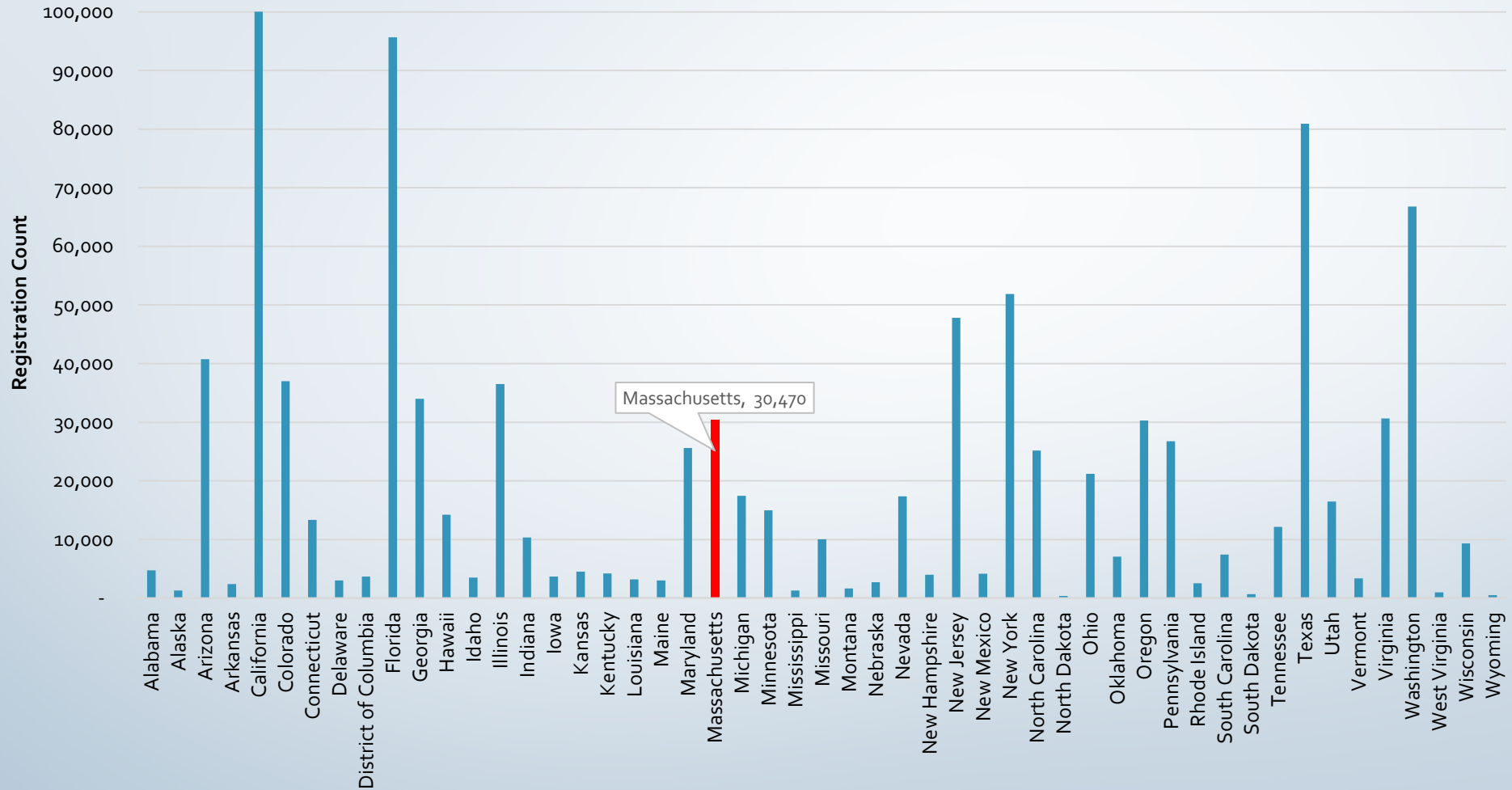
Vinnie McMahon – Senior System Engineer

9/7/2022

WAKEFIELD MUNICIPAL GAS AND LIGHT DEPARTMENT

Electric Vehicles By the Numbers

All-Electric Vehicle Registrations by State (Updated June 2022)



- #12 in all-electric vehicle registrations
- Massachusetts has committed to 750,000 electric vehicles by 2030

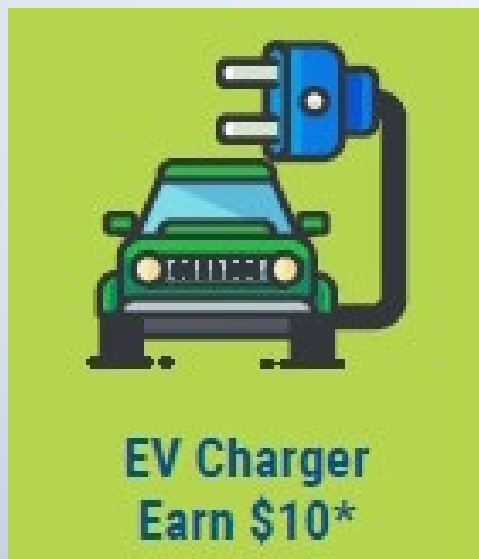
Immediate Impact of Electrification

- Transformer loads will increase; we monitor these loads consistently and address overloaded transformers.
- Higher quantity of transformers needed during a time where new transformers have a lead time of nearly 3 years.
- An electric vehicle fleet in Wakefield, such as the Post Office, could have a large impact on a circuit. Very large fleets could prompt circuit rearrangements.

Future Impact of Electric Vehicles

- Electric vehicles will raise summer and winter load. Charging speeds will increase over time, furthering this increase in load
- Air source heat pumps will decrease summer load slightly, but greatly increase winter load
- Load projections show WMGLD circuits and substations are built to accept this load increase
- WMGLD could become winter peaking in 20-25 years

Current Programs



EV Charger Program	Rebate Amount	Requirements
EV (Non-Hybrid)	Free - Up to \$650 Value	100% EV
Plug-In-Hybrid 18KW Battery	\$300	18 KW
Plug-In-Hybrid 9KW Battery	\$200	9KW

- 54 WMGLD customers have received a free Level 2 Charger from this program
- 16 customers have completed the 3-year period
- 3 customers moved out before the period ended
- Connected Homes
 - Goal is to move EV customers to this program

Enhancing our Programs

- How do we reach customers who have chargers?
- Moving customers over to Connected Homes after 3-year charging agreement
- Customers can still charge during peak with Connected Homes (would forego \$10 incentive for that month)
- Connected Homes requires ongoing administrative work by MMWEC and WMGLD Staff

New EV Charging Program

- Incentivize residential customers to install separate EV charger meter
- All new construction should be "EV Ready" - Install Separate Meter for EV charger
- Implement Time-Of-Use rates
 - **\$0.05 per kWh reduction** off the energy charge for off-peak charging
 - **500% increase** of per kWh energy charge for on-peak charging (\$0.454 per kWh using current energy charge)
 - **3-Year minimum** for using this rate structure
- WMGLD to offer up to \$1,250 value toward a new EV charger meter
 - \$600 incentive, plus free \$650 Level 2 Charger
 - \$1,000 incentive option for those who already have a Level 2 Charger

Charging Program Customer Payback

- Program will offer customers a **6-year payback**
 - Based on 2,656 kWh annual average for home EV charger usage (*Lincoln Electric Case Study 2022*)
 - Study revealed that higher range vehicle owners may use up to 4,500+ kWh for EV charging (reduces payback to **3.5 years**)

Customer (Level 2 Charger)	
New EV Charger Meter	\$ 2,000
WMGLD Incentives (one-time)	\$ (1,250)
Rate Savings	\$ (0.05)
kWh Break Even	15,000 kWh
Payback Period	5.6 years

Benefits of Separate EV Charger Meter Program

- Customer savings on monthly energy bill
- \$0.03 per mile EV charging cost with new rate (\$0.14 per mile for ICE with current gas prices)
- Supports WMGLD load management and monitoring
- WMGLD avoided transmission and capacity costs through peak reduction
- Easily accessible charging data

Small Multifamily EV Charging

- There is not a one-size-fits-all approach to these multifamily scenarios
- Consulting Agreement with Voltrek
- Voltrek to assist customers in arriving at the best solution tailored to their specific needs
- Offer new rate structure

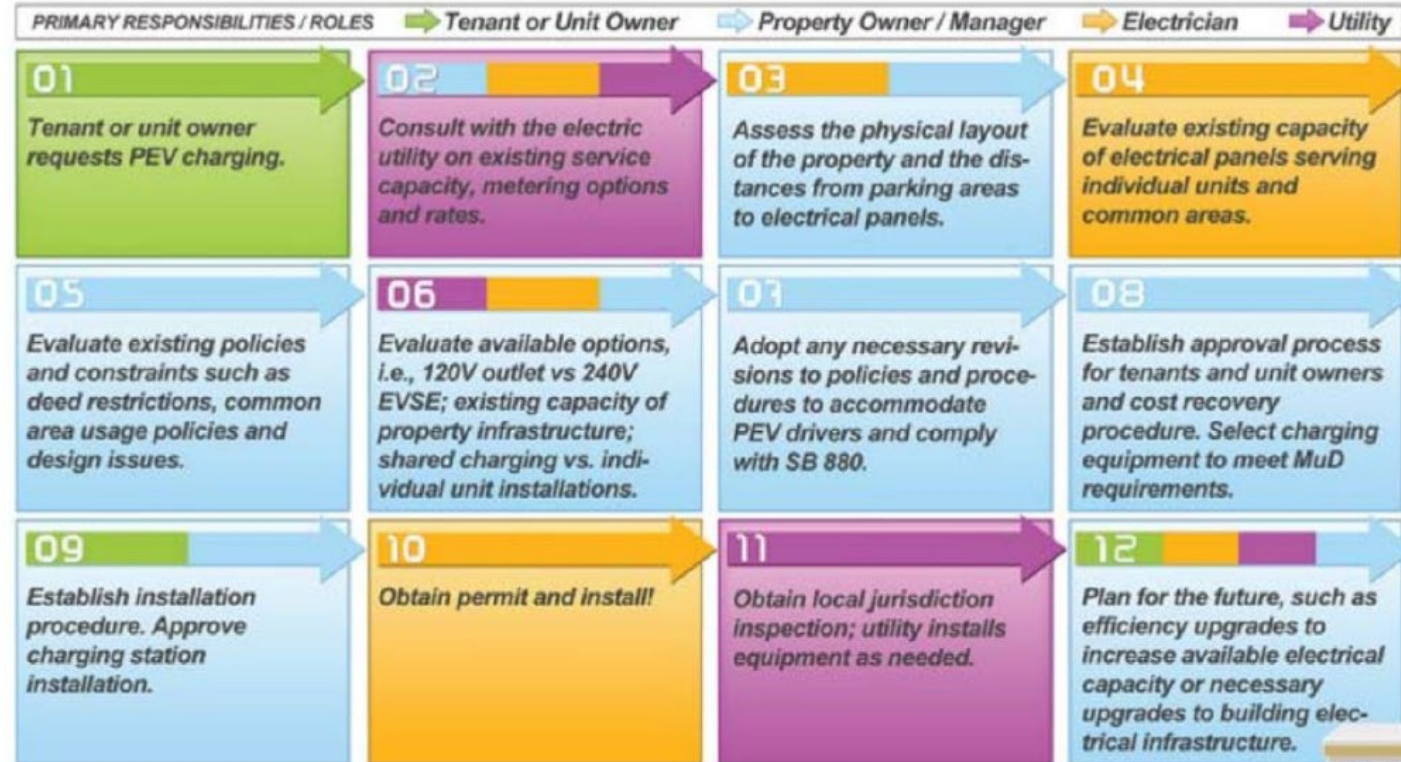


Multifamily EV Charging Continued

MULTI-UNIT DWELLINGS CHARGING INSTALLATION GUIDE

For Property Owners, Property Management Companies, Tenant Associations and Home Owner Associations

Property owners benefit from installing charging through environmental leadership, attracting residents and enhancing property desirability.



MULTI-UNIT DWELLING PEV DRIVERS START CHARGING



Figure 3.2. Typical PEV charging station installation process flow in MuDs.
Source: California Plug-In Electric Vehicle Collaborative. Original source materials developed by San Diego Gas & Electric and Sacramento Municipal Utility District for the Electric Power Research Institute.



Questions?

Wakefield Municipal Gas and Light Board Meeting Topics

September-	Staff Presentations – Electric Vehicles and ARPA Fund Programs Mid year review of Goals and Objectives
October -	Staff Presentation (Facilities/Procurement) Supply Chain Annual Gas Supply Presentation (Sprague) Preliminary Discussion of 2023 EE Offerings
November-	Audit Presentation (Melanson) Capital and Expense Budgets Annual Electric Supply Presentation (MMWEC)
December-	Staff Presentation (IT)
January-	Strategic Planning Session
February -	Staff Presentation (Gas or Electric) Year End Review New year Goals and Objectives
March-	Staff Presentation (Gas or Electric) Year End Review New year Goals and Objectives
April-	Staff Presentation (Customer Service, IT or Facilities/Procurement)
May-	Board Reorganization
June-	
July-	
September -	Staff Presentation (Customer Service, IT or Facilities/Procurement) Mid year review of Goals and Objectives
October -	Staff Presentation (Customer Service, IT or Facilities/Procurement) Annual Gas Supply Presentation (Sprague)
November-	Audit Presentation (Melanson) Capital and Expense Budgets Annual Electric Supply Presentation (MMWEC)
December-	

ARPA Fund Application (Low-Income Energy Efficiency Program)

ARPA Fund Utilization

- Program is designed to target customers economically affected by COVID-19 public health crisis
- Makes additional funds available to those most impacted by the pandemic through improved accessibility to home efficiency projects and upgrades
- Targeted relief is designed to assist homeowners and renters

Low-income Homeowners

Program Description:

- Double stated rebates for Heat Pumps and Weatherization/Air sealing improvements
 - ARPA money will be utilized to fund the increase (WMGLD funds the original rebate amount)
- Double rebates on Solar Panel installation increasing the total offer from **\$1.25 per watt to \$2.50 per watt**
 - ARPA money will be utilized to fund the increase (WMGLD funds the original \$1.25 per watt)
- Offer **0% interest loans (up to 10-year loans)** through an approved bank for large scale Heat Pump, Weatherization/Air Sealing and Solar Panel projects (loan principal of up to **\$20,000**)
- Increase total rebate cap from \$2,500 to **\$5,000**

Requirements/Eligibility:

- Eligibility is based on a maximum gross annual income not to **exceed 60% of the Estimated State Median Income** (this measure is standardized and included in other low-income assistance programs)
- Loans will be entered into by the homeowner in the homeowner's name from an approved bank
- WMGLD will pay the interest portion of the loan through an arrangement with the approved bank
- Customers **must** be in good standing to take advantage of this program
- Programs will be on a first come first serve basis until **ARPA** funds have been expended

Enhanced Renter Energy Audit

Program Description:

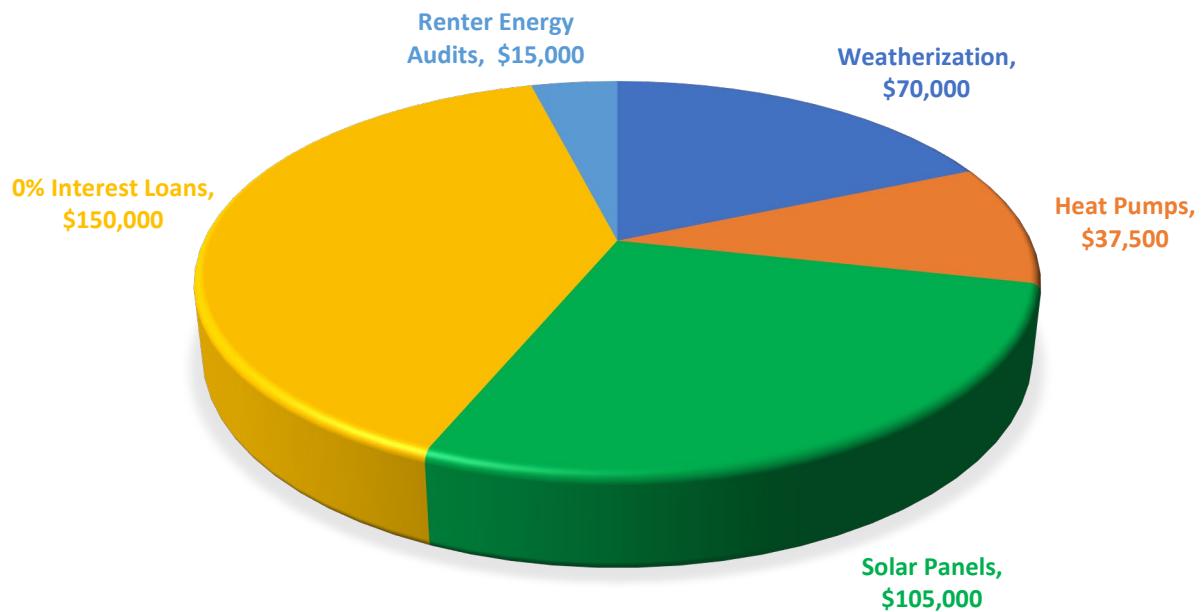
- Tailored energy audit to renters
- Include non-invasive energy efficient kits with each audit, including LED light bulbs, adhesive door sweeps, foam outlet gaskets, etc.

Requirements/Eligibility:

- All renters have access to the program
- Limit of one kit per customer per year

Program Budget

1. **Enhanced Weatherization**
 - Estimated +/- 20 projects
 - \$3,500 increase value per project
 - **\$70,000 for Weatherization**
2. **Heat Pump Installation**
 - Estimated +/- 30 projects
 - Increase from \$500 per ton to \$1,000 per ton
 - **\$37,500 for Heat Pumps/Mini Splits**
3. **Solar Panel Installation**
 - Estimated +/- 10 projects
 - Increase from \$1.25 per watt to \$2.50 per watt
 - **\$105,000 for Solar Panels**
4. **0% Interest Loans on Energy Efficiency Improvements**
 - Estimated +/- 30 loans
 - **\$150,000 for interest on loans**
5. **Renter Energy Audits**
 - Estimated +/- 200 renter audits
 - Increased cost of \$75 per audit
 - **\$15,000 for Renter Energy Audits**



Total Program Budget: \$377,500



**2022 Performance Goals & Evaluation
Peter Dion, General Manager**

Section A: Employee Information		
Peter Dion	General Manager	Performance Period: 2022

General Manager Signature: _____

Board Signature: _____

Date: _____

Section B.1: Performance Goals – Safety (16.67%)			
Goals & Objectives (What)	Measures (How/When/Metric)	Evaluation	Rating (1 to 5)
1. Reduce Lost Time Accidents	Upper Limit 3 max - YE	1 YTD	
2. Reduce Responsible Motor Vehicle Accidents	a. Major (\geq \$2,500 per incident): Upper Limit 2 max – YE	0 YTD	
	b. Minor ($<$ \$2,500 per incident): Upper Limit 3 max – YE	0 YTD	
3. Reduce Personal Injuries	Upper Limit 5 max – YE	0 YTD	
4. Train Employees	Identify and conduct another all employee-based class focused on incidence-based experience - YE	Customer focused training to be scheduled in the Fall	
5. Respond to COVID-19, as needed	Limit exposures and virus spread	Managing impacts – limiting spread as cases have developed	



2022 Performance Goals & Evaluation

Peter Dion, General Manager

Section B.2: Performance Goals – Operational (16.67%)			
Goals & Objectives (What)	Measures (How/When/Metric)	Evaluation	Rating (1 to 5)
1. Minimize Electric System Average Interruption Frequency (SAIFI)	Exceed Wakefield Average SAIFI < 0.8 - YE	0.45 YTD	
2. Minimize Electric Customer Average Interruption Duration (CAIDI)	Exceed Industry Average CAIDI < 60 minutes - YE	55 min YTD	
3. Deliver Capital Projects On Time and On Budget	a. Electric: Complete Capital Plan– YE	Community Solar, MAT Transformer replacement and Foundry Streetlighting project and Cir 9 conversion will stretch in to 2023 as well as the new HVAC system at Beebe substation. New work has included pole relocation project on North Ave, Energy Park and public chargers at the head of the lake	
	b. Gas: Complete Capital Plan– YE	Cutovers on main installed this year will stretch in to 2023 due to expanded work requested by the town for paving on Montrose and Broadway areas	
4. Deliver Operation and Maintenance Services On Time and On Budget	a. Electric: Complete O&M (Distribution and Substation) Inspection Program and Address Items –YE	On going and on schedule	
	b. Electric: Complete Vegetation Management Plan – Q2	Completed in Q2	
	c. Gas: Move 100 inside services outside - YE	On Target	
	d. Gas: Complete Class 2 leak repairs per required targets – YE	Currently no Class 2 leaks	
	e. Gas: Reduce Class 3 leaks to 60 by YE	On Target	



2022 Performance Goals & Evaluation
Peter Dion, General Manager

Section B.3: Performance Goals – Customer Service (16.67%)			
Goals & Objectives (What)	Measures (How/When/Metric)	Evaluation	Rating (1 to 5)
1. Increase Awareness of Energy Programs through Improved Marketing and Outreach	A. Develop marketing and promotional materials for all rebate incentive programs	Refreshed and updated and lawn equipment program added	
	B. Provide annual cost and energy savings data and all rebate and incentive programs	To be done at year end	
B. Provide Customer Service, Education, and Outreach	a. Hold two topic-specific forums annually to educate and collect feedback from customers on new technologies, solutions, and program offerings	Connected Homes Coming this Fall Review of WMGLD Programs EV Programs Energy Park Information sessions	
	b. Educate customers on heating and transportation electrification options and costs, with a focus on providing customers with information on fossil fuel supply and cost issues stemming from energy market instabilities	On going	
	c. Engage Abode (on heat pumps) and an EV solutions provider to provide technical assistance direct to customers	Abode and Voltrek under contract to provide technical support and guidance	



2022 Performance Goals & Evaluation
Peter Dion, General Manager

Section B.4: Performance Goals – Financial (16.67%)			
Goals & Objectives (What)	Measures (How/When/Metric)	Evaluation	Rating (1 to 5)
1. Prudent O&M Spending	a. Budget to actual – YE	On track – To be presented at year end	
	b. Overtime (excluding Mutual Aid) < 19% of payroll - YE	On Target	
2. Prudent Capital Spending	Budget to actual – YE	On track – To be presented at year end	
3. Annual Audit Performance	a. Positive position – No deficiencies	On Target	
	b. Work towards 3 months of cash on hand	Behind target due to increased commodity costs	
4. Long-Term Capital Planning	Maintain a three-year capital investment plan	On going – To be presented in the Fall	
5. Manage account receivable growth due to COVID-19 and fossil fuel security and cost increases due to energy market instabilities	Review detailed data with the Board and develop a plan to address any issues	On going monitoring and reported monthly to the Board	
6. Manage Power Supply to minimize impacts of energy market instabilities	Manage WMGLD power supply costs	Gas strategy with supply balance Electric layered purchasing strategy with MMWEC	
	Reduce WMGLD dependence on gasoline and diesel fuels in Company vehicle operations	GM Vehicle, Gas Service van, Substation vehicle Plant wired with Level 2 and 3 chargers – some grant support Awaiting Supervisor pick up and Bucket truck to arrive	
	Assess and communicate impacts of increasing fossil fuel costs on customer rates and bills and mitigation options	Press release on commodity costs	



2022 Performance Goals & Evaluation
Peter Dion, General Manager

Section B.5: Performance Goals – Environmental (16.67%)			
Goals & Objectives (What)	Measures (How/When/Metric)	Evaluation	Rating (1 to 5)
1. Comply with Environmental Legislation	a. Continually strive to incorporate non-carbon emitting resources, as a percentage of annual MWh sales	On target to exceed 51% non carbon emitting for 2022	
2. Support installation of non-carbon emitting resources	a. Install, design an effective program for, and subscribe customers for the community shared solar project	On going and behind schedule due to contract and supply chain issues	
	b. Support DPW in installing solar on municipal buildings	Completed and in service	
	c. Develop a proposal for the board on how to initiate a Residential and Small Commercial battery incentives	Working with MMWEC	
3. Support decarbonization of the heating and transportation sectors	a. Support adoption of efficient electric heat pump systems through website updates, incentives, contractor and customer materials and education, community coaches	On going and effective market penetration - 58 rebates YTD	
	b. Support electric vehicle adoption through incentives for at home chargers, public chargers, and hare information on dealer rebates on vehicles, and test drive events.	On going but limited EV supply chain	
	c. Support the Town and project engineers to reduce carbon emissions in WMHS and NEMT school building projects	Energy Park Project	
	d. Support the Town on new building code development and adoption including stretch energy, EV-ready, solar-ready, and net zero	On going	
	e. Support the Town on implementation of the Green Communities Energy Reduction Plan	Supporting town efforts – Application submitted	



2022 Performance Goals & Evaluation
Peter Dion, General Manager

Section B.6: Performance Goals – Leadership (16.67%)			
Goals & Objectives (What)	Measures (How/When/Metric)	Evaluation	Rating (1 to 5)
1. Communicate with and Represent the Board	a. Provide regular updates to the Board on discussions with partners (e.g., customers, governmental entities, regulators, trade associations, and other communities)	On going	
	b. Solicit and provide Board feedback to partners (e.g., see list above)	On going	
2. Data Development	Develop performance dashboards to establish metrics, enable comparisons of metrics for various initiatives, and inform decision-making	On going	
3. Strategic Planning	Conduct session(s) with the Board on the next phase of strategic planning	January 2022	
4. Improve communication with Town Departments, Committees and Boards	a. Notify Board Chair of requests pertaining to Town Committees or Boards and coordinate a plan of action with the Board	On going	
	b. Coordinate effectively with DPW per Memorandum of Understanding	On going- Adapting to changing plans of the town - Montrose, Grafton, Curve	
	c. Partner with others to research and share information about energy sector initiatives and policies in other communities	Energy Park APPA grant for education. MMWEC, MEAM and NEPPA meetings	
5. Staff Development	a. Develop staff capabilities through Board presentations on projects or efforts	On going	
Major Items Not Covered			



**2022 Performance Goals & Evaluation
Peter Dion, General Manager**

Evaluation Summary

Rating:

B.1 – Safety (1 to 5): ___ * 3.334 = ___% (max 16.67%)
B.2 – Operational (1 to 5): ___ * 3.334 = ___% (max 16.67%)
B.3 – Customer Service (1 to 5): ___ * 3.334 = ___% (max 16.67%)
B.4 – Financial (1 to 5): ___ * 3.334 = ___% (max 16.67%)
B.5 – Environmental (1 to 5): ___ * 3.334 = ___% (max 16.67%)
B.6 – Leadership (1 to 5): ___ * 3.334 = ___% (max 16.67%)

Total Rating (out of 100%): _____ %
Total Incentive (out of 6%): _____ %

Comments

Will the future be cool?

The recent advice from the Wakefield Municipal Gas & Light Department on ways people can help to avoid overloading the electrical grid during a heat wave makes a lot of good sense. But it also makes us wonder what the future holds as we move further and further away from reliable fossil fuels and toward less dependable renewable sources of energy.

With high temperatures expected to continue through the week, the Wakefield Municipal Gas & Light Department is asking customers to reduce the electrical load during peak times by reducing or rescheduling the use of electricity whenever possible.

WMGLD customers can do their part by reducing their energy consumption, especially between the hours of 4 p.m. and 9 p.m.:

- Run appliances such as washing machines, dryers, ovens, and dishwashers in the early morning or late at night.
- Use a microwave to cook, or a barbecue outside, if possible.
- Set your air conditioner thermostat no lower than 78 degrees. Each degree lower increases cooling costs by 6 percent.
- If you have a room air-conditioner, close off the rooms not being used; if you have central air, close the vents in unused rooms.
- Turn off lights and other appliances, using a timer to turn them on as necessary.
- Keep cool with fans, air conditioning, and cool baths or showers. You can make your own air conditioner by placing a bowl of ice in front of a fan and letting it blow on you.
- When the temperature cools and you can open the windows, remember that window fans work best when blowing air out, so put your fan on the sunny side of the house and let it pull out the hot air while pulling cool air from open windows on the shady side.
- Keep shades or curtains pulled on the sunny side of the house.

WMGLD advice on ways to beat the heat

WAKEFIELD - With high temperatures expected to continue through the week, the Wakefield Municipal Gas & Light Department is asking customers to reduce the electrical load during peak times by reducing or rescheduling the use of electricity whenever possible.

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- Keep shades or curtains pulled on the sunny side of the house.

When the temperatures and humidity levels are high:

- Remember to keep hydrated by drinking cool, nonalcoholic beverages.

- Dress in light, loose, cotton clothing. Natural fabrics like cotton are much cooler than most synthetics and loose fitting clothes allow air to circulate, keeping you cooler.

- Avoid strenuous activity during the day. Stay indoors in a cool environment if possible.

- Check on the elderly. Their bodies don't adjust as well as younger people to sudden changes in temperature.

It's also important to protect appliances and electronics from voltage instability caused by brownouts, lightning strikes, momentary power fluctuations and/or storm-related blackouts: Using Uninterruptible Power Supply (UPS) systems, surge protectors, and surge suppressors will best protect this equipment. These protection devices can be purchased locally.

"Even when the region is not in a heat wave, customers should continue to conserve electricity throughout the summer," WMGLD General Manager Pete Dion said. "We're doing our part by monitoring the electrical load, but we need your help."

General Manager Dion also encourages customers to sign up for the WMGLD's Connected Homes Program which helps the department better manage its

electric load, reduce costs and keep rates low. WMGLD customers who enroll in the Connected Homes program utilize the technology of their smart appliances and devices and agree to allow the department to make brief, limited adjustments to their devices during times of peak electric demand, such as temporarily reducing the charging rate of an electric vehicle during peak hours. Smart devices that may be enrolled through the WMGLD Connected Homes program include home batteries that store electricity, electric vehicle chargers, electric hot water heaters and mini-split controllers.

"If we all do our part and practice energy conservation, we can all stay cool during periods of high temperatures and humidity," he concluded.

For additional information about energy conservation and the Connected Homes Program, visit the WMGLD website, www.wmgld.com, or check out the WMGLD page on Facebook for any heat-related updates.

The power of trees

NANCY WEBSTER, center, joined Wakefield Municipal Gas & Light Department General Manager Pete Dion, left, and arborist Brett Riley as they admired the native Sweetbay magnolia tree that was planted in her neighbor's yard on Newell Road as part of the WMGLD's tree planting initiative. Nancy and her neighbor were among the local residents who received a utility-friendly tree through the program that WMGLD developed to support the American Public Power Association (APPA) "Tree Power Initiative" and Arbor Day Foundation's "The Power of Trees." In addition to the residential tree planting program, the WMGLD will also plant an additional 50 trees along public ways this fall through its existing tree planting program, "the right tree in the right place". The WMGLD has already planted nearly 200 utility-friendly trees under or near power lines on several streets to replace ones that have either been damaged or felled by winds and storms or removed as part of the proactive line maintenance and annual vegetation management program. This integrated approach combines planned trimming, hazard tree removals, and progressive tree planting, and ensures that the right tree is selected and planted in the right location to minimize vegetation conflicts.

