

**Wakefield Municipal Gas and Light  
Department**

**Board of Commissioners**



**January 22, 2025**

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

**DATE:** January 22, 2025  
**CALL TO ORDER:** 6:30 P.M.  
**LOCATION:** 480 North Ave, Wakefield, MA 01880

This meeting will be in person at 480 North Ave in Wakefield. The public is **NOT** required to physically attend this meeting. 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

**Register for the Zoom Meeting**

<https://us06web.zoom.us/j/89519370746?pwd=7ltryFzcTwVvSfERpuINfJoxLpKh0q.1>

Meeting ID: 895 1937 0746  
Passcode: 354146

**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**

**January 22, 2024  
6:30 PM  
AGENDA**

- A. **Call to Order**
- B. **Opening Remarks**
  - Chair's Remarks – Sharon Daly
  - Commissioners Reports
  - Town Council Liaison Comments
  - Public Comments
- C. **Secretary's Report**
  - 1 Approval of December 12, 2024 Minutes
- D. **Old Business**
  - 1 Project Updates
    - A. Energy Park
  - 2 Clean Heat Standard and Decarbonization Clearinghouse
- E. **New Business**
  - 1 Commercial Time of Use EV Rate - Discussion
- F. **Any other matter not reasonably anticipated by the Chair**
- G **Executive Session – Collective Bargaining**
- F. **Adjournment**

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



Peter D. Dion, General Manager

Sharon Daly, Chair  
Thomas Boettcher,  
Secretary  
Jennifer Kallay  
Elton Prifti  
John J. Warchol

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

**December 12, 2024**

### **IN ATTENDANCE:**

Comms., Chair Sharon Daly  
Thomas Boettcher, Secretary  
Jennifer Kallay  
Elton Prifti  
Jack Warchol

Peter Dion, General Manager  
Mark Cousins, Finance Manager  
Dave Polson, Engineering and Operations Manager  
Joe Collins, Business Analyst - Energy Services  
Jeff Morris, IT Manager

Ron Decurzio, MMWEC  
Tom Barry, MMWEC  
Jeff Bourgoin, MMWEC

### **Members of the Public**

John Sofia, 6 Whittmore Terrace  
Gary Schettini, 81 Chestnut Street  
Nathan Schimmoller, 14 Wakefield Avenue

### **PLACE:**

**480 North Ave., Wakefield, MA  
& ZOOM MEETING**

## **CALL TO ORDER:**

Commr. Daly called the meeting to order at 6:30 pm and advised the meeting was being recorded.

## **CHAIR REMARKS:**

Commr. Daly asked Pete Dion for an update on yesterday's storm. Pete noted that there were no outage and that the only a couple of tree issues.

## **COMMISSIONERS REMARKS:**

Commr. Kallay informed the Board that the Environmental Sustainability Committee heard about the GO program, a new Energy Efficiency program targeting Commercial & Industrial (C & I) customers administered by MMWEC, and would like to have WMGLD attend their January meeting to discuss potential opportunities to promote the programs. Commr. Boettcher mentioned that the Business Development planning team inquired about the C & I programs as well. Pete stated that currently WMGLD is targeting large existing C & I customers with a focus on reducing the gas peak. He stated that the GO program is open to all C & I customers.

## **TOWN COUNCIL LIASON:**

Not present

## **Public Comments**

John Sofia, 6 Whittmore Terrace commented that there has been gas main replacement work on his street and a pile of sticky stone material was left in the front of his house. This material is getting on people's feet thereby tracking it into their homes, getting on people's vehicles and causing a mess. He spoke to Jim Brown, who said that the material was cold patch, which was a temporary repair, and the permanent repair would be made next week. Mr. Sofia said that this does not seem like proper procedure. Pete explained this was the normal work flow. Pete stated that the binder is usually used as temporary repair, and he will talk to Jim Brown in the morning. Commr. Warchol asked for the customer to follow up with the Board. Commr. Daly requested the customer to send pictures.

Gary Schettini, 81 Chestnut Street (at the corner of Chestnut Street and Whittmore Terrace) said the concrete cutter contractor failed to flush the sidewalk down after it was cut and as a result it stained his driveway. He mentioned that Paul Roberston from WMGLD came out to power wash his driveway, but ever since this work started, he has pounds of sand in his driveway that he must shovel. Pete said he will investigate this issue and have it resolved this week.

## SECRETARY'S REPORT

Approval of November 6, 2024, minutes was before the Board for approval. Commrs. Daly and Warchol provided revisions.

**A motion** to approve the November 6, 2024, minutes as amended was made by Commr. Warchol and seconded by Commr. Boettcher.

**Vote:** The motion was approved unanimously 4-0.  
Commr. Prifti abstained as he was not in attendance for the last month's meeting.

### Electric Supply Update – Tom Barry MMWEC

Tom Barry provided a quick market recap and spoke about WMGLD's power supply. He stated that the mild winter led to fairly mild power prices. The daily liquidation price for June was \$45 per MWh, July was \$60 and August peak prices were around \$41. He provided a graph that illustrated power prices over the past 5 years, from 2021 after COVID, prices began to escalate up to 2022 mainly because of the Federal stimulus and growing consumption. The geopolitical events, mainly in the Ukraine, caused fragile markets to experience higher pricing. Since 2022 there has been a slowdown brought on by increased production in natural gas and slowing of consumption, as well as there being a better handle on some of those geopolitical risks that we experienced between 2020 and 2022. Tom noted that if Wakefield were to hedge power in January 2025 it would be around \$113.

He mentioned that the load forecast for Wakefield in 2024 was 172,442 MWh and for 2028 it is 180,641 MWh. Commr. Prifti questioned if the load forecast took into consideration electrification because it only shows a 4.6 % growth over 5 years. Jeff Bourgoine from MMWEC said that the load forecast is consistent with what ISO-NE is forecasting for the Massachusetts region. Tom reviewed Wakefield's power sources with the Board, including nuclear, hydro, wind, solar, and fossil fuel resources. Currently WMGLD is hedged for 2024 at a price of \$62.89 with an open position on the spot market of around 32,000 MWh at a current price of around \$51.98. He mentioned that WMGLD has done a tremendous job each year working towards the non-carbon emitting benchmark goals for 2030 and 2050. This does not include the retirement of certain renewable energy credits (RECs). At year end WMGLD's fuel mix will be at 54% non-carbon emitting. In 2029 WMGLD is entering into an additional contract with the Seabrook nuclear power plant so there will be a large leap pushing our non-carbon emitting supply to almost 70%.

Commr. Daly requested moving New Business item Gas Pricing and Bill Format out of order. Commr. Warchol made a motion to take the New Business item out of order and address it now seconded by Commr. Prifti.

**Vote:** The motion was approved unanimously 5-0.

## **New Business**

### **Gas Pricing and Bill Format Discussion**

Nathan Schimmoller, 14 Wakefield Avenue requested that WMGLD's bill be more transparent. He inquired as to what is included in the gas supply charge. He stated that he had a previous conversation with Pete, Mark Cousins and Joe Collins back in March of 2023 about WMGLD's gas rates. He said that he is comparing WMGLD's supply and delivery charges to investor owned utilities (IOUs) (e.g., National Grid) and in doing so has noted that WMGLD's supply charge is higher than IOUs. Pete noted that the only true comparison is the total combined rate. Pete explained the following WMGLD gas charges as follows:

- Customer charge- Metering, billing charge and front office
- Delivery charge- Operation, maintenance and construction of gas infrastructure
- Cost of Gas- Comprised of cost of gas commodity, transportation costs and capacity costs

WMGLD is an all-requirement customer of Sprague. WMGLD typically draws 85% of gas from the Tennessee Gas pipeline owned by Kinder Morgan and 15% from National Grid which makes up WMGLD's cost of gas. Nathan stated that WMGLD's supply charge was the same as the IOU's supply charge. Pete said that the IOUs have a Revenue Decoupling charge and a Distribution Adjustment charge that are included in their delivery charges, which is different from WMGLD. The Revenue Decoupling charge trues up any over or under collection from the previous year, and includes a supply component. The Distribution Adjustment charge, which is for recollection of bad debt, also includes a supply component. So, an IOU's supply charges cannot be compared directly to WMGLD's supply charge.

Mark mentioned that IOUs lock in their gas supply for 6 months at a time and can defer costs out 2 years whereas WMGLD pays as they go. Nathan also inquired why WMGLD bills show gas by volume and not in therms as the IOU bills do. Pete explained that gas is metered in volume, cubic feet (CCF). The IOUs show a conversion of CCFs to therms on the bill. Nathan inquired as to why WMGLD does not leverage the Algonquin Gas transmission pipeline and Maritime's Northeast pipeline. Pete noted that it is extremely expensive to tie into those transmission lines and they are not physically close enough to WMGLD's service territory. Nathan also commented that the upcoming fuel charge should not be located under historical rates. Pete agreed and will change how the upcoming fuel charge is presented charge. A section explaining the conversion of CCFs to therms will also be added to the website.

## **WMGLD IT Department Updates – Jeff Morris**

Jeff informed the Board that the IT department has determined that the Easton Utilities' Customer portal design is not a good fit for WMGLD. He told the Board that WMGLD has signed a contract with SilverBlaze. It has a reasonable subscription price and is partnered with Cogsdale and Invoice Cloud so integration should be seamless. It is extremely user friendly and has many account features for our customers. They also have informational videos tailored to specific customers. For example, how to read your bill, use your portal, and conservation. He said that in November he put up a brief customer survey about the WMGLD website and gathered some valuable information. Part of the survey asked participants if they would be interested in participating in a focus group. Twenty-eight people have signed up for the focus group. Pete said the goal is to receive more actionable items for building a new version of our website. Commr. Kallay inquired if the Board should take the survey. Pete said they absolutely can, but he would like the role of WMGLD staff and Board members at the focus group sessions to be observers. Jeff said his focus this year has been on cyber security. The following have been installed to assist with cyber security:

- Avanan has been installed for greater email filtering.
- Symbol Security is part of our improved personnel awareness, which has monthly and quarterly videos.
- DNSFilter has been installed which blocks unauthorized websites and typesquatting.
- Kaseya RMM/Endpoint Management is another cyber security tool that has been installed this year that allows for remote management of endpoints, controlling and scheduling patches and updates.

He also noted that the Outage Management System (OMS) is currently being updated.

Jeff mentioned he worked with Utility Services of Vermont to rewrite IT policies. Fiber is currently being installed at Kimball Lane. Jeff stated that in 2025 we will install card readers on all doors along with cameras that give access to IT assets.

## **Old Business**

### **Project Updates**

#### **Energy Park**

Pete said that site work is underway. The retaining wall has been installed. Preliminary site work will be completed soon. The battery foundations should be started next month weather permitting.

#### **Other Projects**



Pete noted that the reforestation of Maple Way is completed with the planting of over 100 trees and Burns Park on Ballster Street is under construction and will be completed in the Spring.

Pete mentioned that in Wakefield right now there are 640 residential apartment units under construction. Dave Poulson said that he is in conversation with the Building Department about new construction and what procedures we can use to ensure compliance with the new Specialized Energy Building Code that Wakefield has adopted. He

### **Clean Heat Standard and Decarbonization Clearinghouse**

Pete said that WMGLD has completed an analysis to understand the financial impact if WMGLD is forced to comply with the Clean Heat Standard. He noted that we are opposed to this because it infringes on local control. He stated that municipal utility opposition on this continues to grow. Pete went on explain that even though Mass Save has higher rebates for electrification they have only converted 1.1% of their customers to heat pumps, whereas WMGLD in half the amount of time has converted 2.3% of its customers to heat pumps. There are more effective policies that can be used such as instituting a moratorium on fossil fuel installations on new multi-families, instituting stricter building codes, and instituting point of sale modification codes. Commr. Warchol commented that he is not in favor of the Clean Heat Standard and Decarbonization Clearinghouse. Commr. Boettcher stated that the Board knows their customer best. Commr. Prifti asked if Pete will draft a letter to the Legislators sharing our concerns. Joe said that if we are required to match the Mass Save rebates it would have a direct impact on our rates. WMGLD would be impacted twice under the Clean Heat Standard, as both a gas and light utility. We would have to increase our rates by \$0.005 per kWh in 2026 increasing to over \$0.03 per kWh by 2029. Discussion ensued.

### **2025 Energy Efficiency Programs**

Pete said we did not change anything based on the budget that was approved last month. Commr. Boettcher inquired if there could be tiered rebates for anyone installing a heat pump clothes dryer and for those converting from a gas clothes dryer to an electric clothes dryer. The Board reviewed the Energy Efficiency appliances and equipment program.

### **Any other matter not reasonably anticipated by the Board.**

The Board reviewed the potential 2025 Board dates and adjustments were made to the January and May dates.

### **Executive Session if necessary**

### **Adjournment**

**A motion** to adjourn was made at 9:37 pm by Commr. Prifti and seconded by Commr.

**Vote:** The motion was approved unanimously 5-0.

DRAFT



NOVEMBER 2024 WMGLD COMMISSIONER'S DASHBOARD

	Outages ( Elec )	
	SAIFI	CAIDI
Sep	0.48	54
Oct	0.49	56
Nov	0.40	57
Cal YTD	0.52	53

	CYTD Pipe Replacement	
	Replaced	System Total
4"	5,998	167,530
6"	20	157,903
8"	-	87,774

	New Services on the System	
	Electric	Gas
Sep	5	5
Oct	7	4
Nov	3	1

	Solar Generation 125 Customers	
	Generated	Back to WMGLD
CYTD	2,429,891	1,022,482
Comm'l	11,419,581	2,693,907
Res	4,012,835	2,395,220
Inception	15,432,416	5,089,127

	Monthly & Annual Peaks	
	Prior Year	Current Year
Sep	39.3 Mw	25.8 Mw
Oct	25.1 Mw	21.1 Mw
Nov	23.5 Mw	22.2 Mw

Summer YTD Peak	
9/7/23	6/20/24
39.3 Mw	41.2 Mw

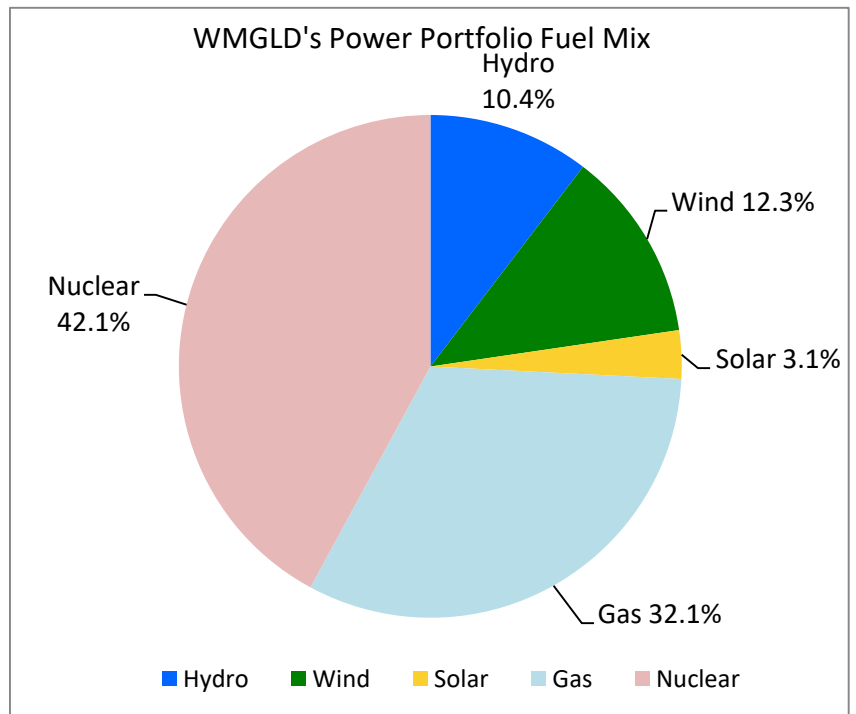
Winter YTD Peak	
2/3/23	1/7/24
27.7 Mw	26.5 Mw

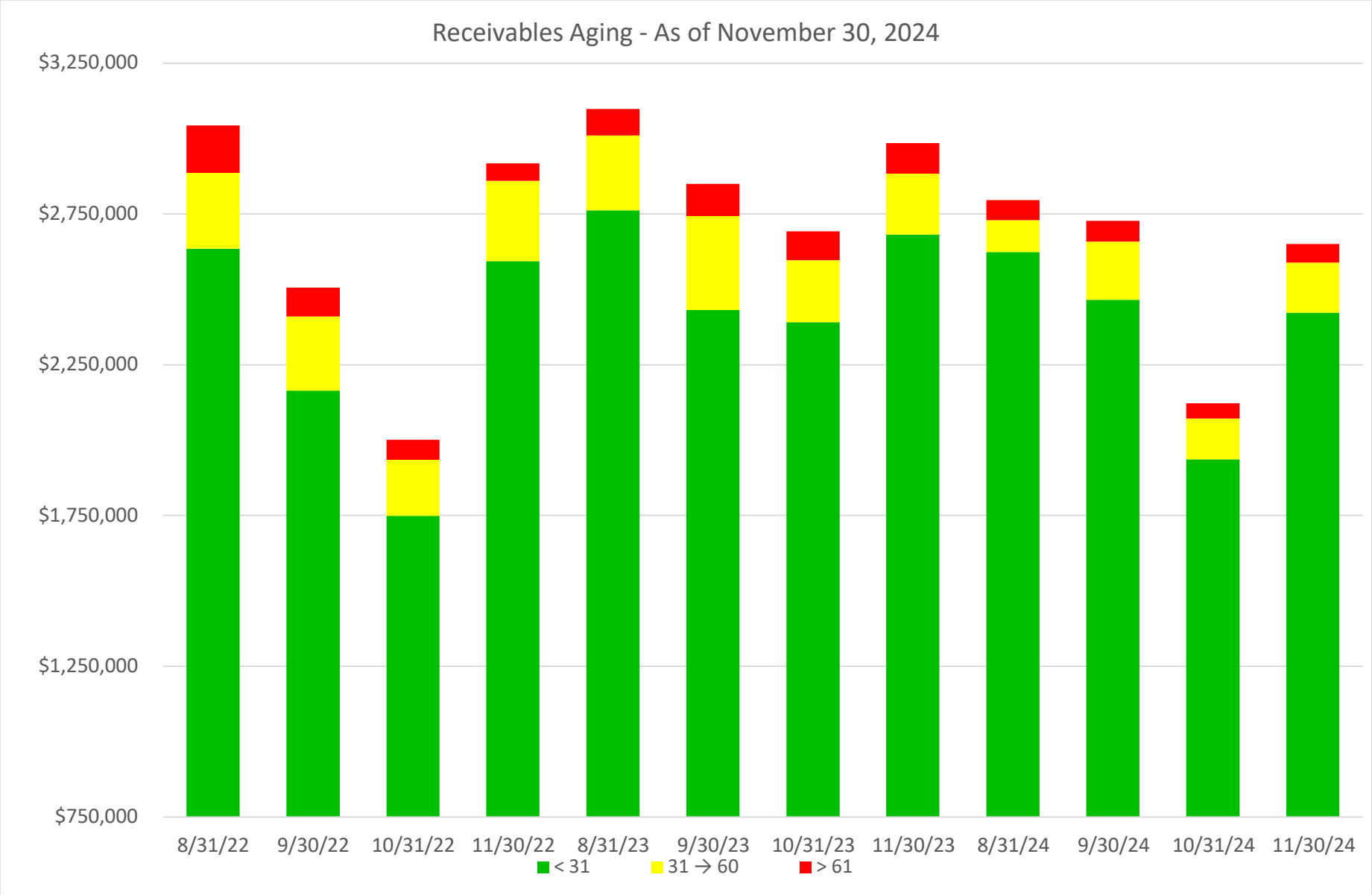
All Time Peak	
1/2/14	8/2/06
36.5 Mw	50.7 Mw

CONSERVATION BUDGET		
YTD FY25 Conservation Revenue Billed	\$	317,898
YTD FY25 Paid out to Customers:		
166 Appliances & Thermostats	\$	(11,154)
17 Air Sealing ( insulation/windows )		(14,877)
35 Heating & Cooling		(51,863)
7 Residential Solar		(37,604)
53 Cordless Yard Equipment	\$	(2,975)

GREEN CHOICE RATE	Nov	CYTD
Green Choice Revenues	\$ 936	\$ 12,982
KwH billed on GC Rate	51,042	707,845
Number of Customers		107

Natural Gas Peak Usage	
Current Year Peak ( Nov '23 → May '24 )	1,069,156 CCF
Prior Year Peak ( Nov '22 → May '23 )	1,001,593 CCF
All-Time Peak - Jan '18	1,370,554 CCF





# Electric Vehicle Charging Stations

## Dashboard – December 2024

Lincoln St. - level 3 (1 plug)

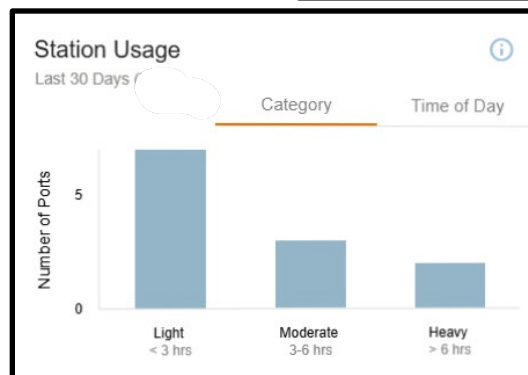
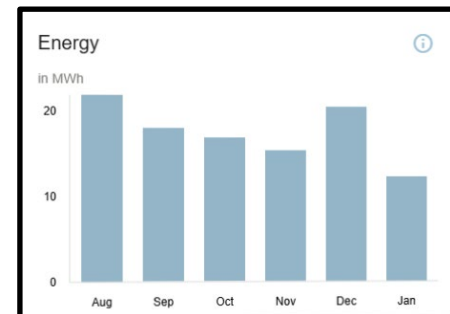
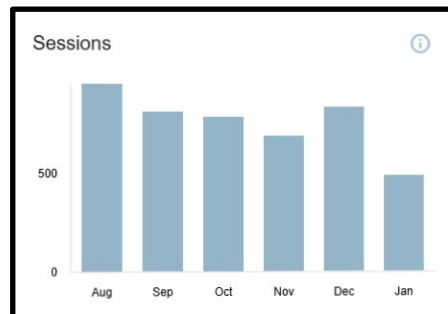
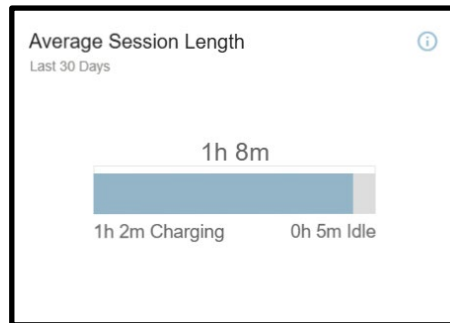
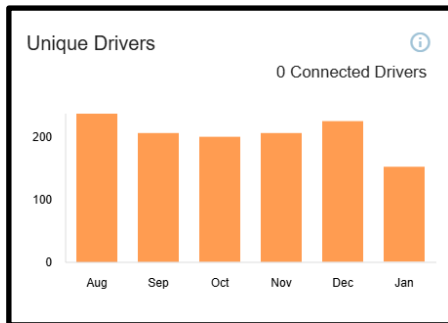
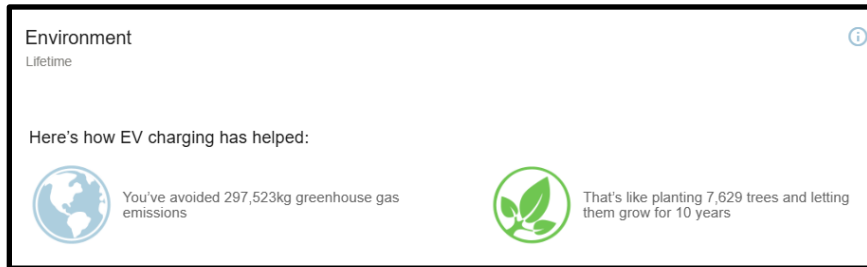
Civic Center – Level 2 (2 plugs)

Vets Field – Level 2 (2 plugs)

Quannapowitt Pkwy @ Lowell St – Level 3 (2 plugs)

North Ave Garage – level 2 (4 plugs)

North Ave Garage – level 3 (1 plug)



EV Charging Stations				
Utility Billing and Town Revenue				
Dec-24				
Locations	Utility Billing	KWh	Town Revenue From Charge Point	KWh
Vets Field	\$217.07	1013	\$225.75	1003
Civic Center	\$140.27	637	\$143.37	637
Public Parking Lot	\$900.23	4339	\$1,490.81	4141
<b>Totals</b>	<b>\$1,257.57</b>	<b>5989</b>	<b>\$1,859.93</b>	<b>5781</b>
EV Charging Stations				
Usage and Revenue				
Dec-24				
Locations			Revenue From Charge Point	KWh
Quannapowitt			\$5,304.99	13517

## COMMISSIONER REQUESTS LOG

	Requested By	Request Date	Completion Date
Create Separate Rates Tab on Website	JW, TB	3/8/23	3/29/23
Share Community Solar Design Spreadsheet	JW, TB	6/21/23	7/7/23
Presentation on ISO-NE Load Shedding Requirements	JW	9/6/23	In progress
Update Community Solar Powerpoint	JW, SD, TB	12/6/23	12/28/23
Update Grant Summary Sheet to Include Matching Funds	EP, JK	6/17/24	6/26/24
Update service form and renter deposit obligation clarity	JW	7/17/24	8/28/24
Review of renter deposit requirement	JW, JK	7/17/24	10/2/24

### Wakefield Municipal Gas & Light Department Customer Issues Log

Date	Issue	Resolution
December 12, 2024	Customer from Whittemore Terrace expressed concern with temporary binder left in front of his driveway in relation to the gas main replacement project underway in the area. Additionally a customer on Chestnut St. relayed to WMGLD that debris from the project was funneling down to his house.	WMGLD resolved the binder issue promptly, both with a temporary and long-term resolution in the days following the customer expressing his concern. WMGLD relayed to both customers that project work in that area would be concluding soon.
November 22, 2024	Customer reached out to Board of Commissioners to express the desire to change gas utility bill structure to mirror Investor Owned Utilities bills and had questions about how gas rates are derived	WMGLD management referred customer to November 2024 board meeting with our gas supplier. Customer attended December meeting where questions were answered. WMGLD improved clarity of rates on the website following the December meeting.
November 4, 2024	Customer that was delinquent on utility payments contacted WMGLD and the Board of Commissioners with disapproval with the possibility of being shutoff and questioned the notification process.	WMGLD followed all appropriate shutoff notification procedures to the customer. Ultimately, WMGLD made the decision to delay the shutoff to this customer as they work to pay off their delinquent balance.
January 26, 2024	Customer expressed disapproval that gas could not be brought to her house. Customer has indicated an interest in joining WMGLD board meetings to learn more about why she cannot receive gas.	WMGLD has informed the customer that no new gas lines are being installed. The policy is in line with state and local decarbonization goals. WMGLD will answer any questions the customer has in open session.
April 5, 2023	Customer on Gumwood joined board meeting in regards to opposing an additional potential streetlight desired by customer who reached out in November 29, 2022 customer issue.	WMGLD informed customer that streetlight placement must be dealt with through the town, and that WMGLD has added LED lights to brighten current streetlighting on Gumwood.
February 15, 2023	Customer contacted board of commissioners and WMGLD management with concerns about increase in natural gas prices.	WMGLD met with the customer to discuss the driving factors that lead to gas supply rate. In addition, referred customer to November 2022 board meeting with our gas supplier.

## General Manager's Report

The following is the General Managers Report for January, 2025

### Engineering and Operations Report

#### Major New Customer Projects

##### Working:

- **610 Salem St.** – New 34 unit apartment building – Working
- **404 Lowell St.** – 8 Residential units – Working
- **330 Salem St.** – 19 Residential units – Working
- **200 Quannapowitt** – 440 Apartments / 3 buildings / parking garage – Working
  - **Building Demolition/Disconnect** – Q2- 2023 (Complete)
  - **WMGLD installing conduit on QP to meet customer installed MH** – Working
  - **Site contractor Installing 6 MHs, 3200' of ductback, 2 switch bases and 4 transformer foundations** - Working
  - **4 Transformers set in-place**
  - **Temporary Power (construction)** – Q2/2024 (COMPLETED 5/23/2024)
  - **Permanent Power** \* meeting scheduled with developer to discuss revised dates.
    - **Building 1** – 8/1/2025 64 units
    - **Building 3a** – 1/26/2026 160 units and garage
    - **Building 3b** – 4/20/2026 130 units
    - **Building 2** – 7/22/2026 86 units
  - **Full Occupancy:** Q3 2026
- **62 Foundry Street phase 2** – 55 unit condo complex and commercial space – Working
- **596 North Ave** – 38 Residential Apartments – Working
- **100 Nahant St** – 100 Units

##### Permitting:

- **97-99 Water St** – 5 Residential Apartments – Permitting Phase – ON HOLD
- **10 Broadway St.** - 124 Residential apartments – Permitting Stage
- **46 Crescent St.** - 56 Residential units – Permitting Stage
- **184 Water St** – 8 Residential units and commercial – Permitting

##### Planning:

- **369 – 371 Main St** – 20 residential apartments and rehab of the existing commercial space (former Santander Bank – on-hold)
- **460-472 Main St** – 16 residential apartments and commercial space (former Molise Building)



- **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**
- **525-527 Salem St** – New 22-unit building – **On-Hold**
- **32 Nahant St** – 32 Units

## **Gas Department**

- There is no longer any cast iron on the WMGLD Gas system. PHMSA grant related work is on going. All main work will be completed in January and service will continue in to February. Main and service replacement continues on Curtis Street.
- 1,150 meters were replaced so far this year with a target of 1150 for the year.
- There are currently 1715 inside gas services and 3490 outside services. 131 services have been moved outside this year.
- Leaks    Class 1 – 0\*    Class 2 – 0    Class 3 –12

## **Financial Reports**

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

## Project Updates

- Bill H3995 – update: Signed by the Governor on November 14, 2023 – **COMPLETE**
- Town Council meeting – **12/11 to sign easement**
- Conservation Commission - **accepted easement on 1/2/2023**
- Generator Bid: **Awarded**
- Switchgear Bid: **Awarded**
- Padmount switches : **Awarded**
- Finalizing the operating plan, design and engineering documents – **Working**
- Battery vendor Delorean/Lightshift and MMWEC contract language – **COMPLETED**
- DPW Storm Water Advisory Board – **Approval letter received 5/1/2024**
- Site Clearing – **(COMPLETED)**
- Site Work Scheduled Q4 2024, equipment foundations, manholes, ductbank, fencing –**removing ledge, site drainage and retaining wall. – WORKING**
- Battery Installation scheduled to start Q1/Q2 2025 - Lighshift mobilized – **WORKING**

## **NEMT:**

- Meeting as needed with the NEMT design team and OPMs
- Poles and associated wire relocated to facilitate the construction of the access road – **COMPLETED**
- Temporary Services provided for construction trailers – **COMPLETED**
- Finalized the permanent utility service design – **COMPLETED**
- Solar design- working with Neo and NEMT design team – 99% **Completed**
- Procurement process for long lead time items – (3) Transformers – **Received & Tested - Complete**
- Temporary construction power – **Completed**
- Permanent power -**January 2026**
- Occupancy - **September 2026**
- Electric Service – Hemlock Road ductbank from Energy Park to point of interconnection – **Working**

## **WMHS:**

- Meetings held bi-weekly with the WMHS design team and OPMs – On-going
- Working with design team on permanent power design – **Complete**
- Solar design- working with Zapotec Energy and WMHS design team – **Completed**
- Procurement process for long lead time items – (3) Transformers – **Received and tested – COMPLETE**
- Temporary service for construction of the new building – **Completed**
- Permanent and emergency power for testing and commissioning: **2026**
- Substantial completion / occupancy: **Students and Staff January 2027**
- Electric Service – Hemlock Road ductbank from Energy Park to point of interconnection – **Working**

### **Major Projects:**

#### **Solar Projects:**

- 480 North Ave. – **COMPLETE**

#### **Convert remaining 2 MAT type enclosures to Padmount or OH construction**

- Lowell at Vernon – Customer moved outage scheduled May 20<sup>th</sup> – **COMPLETE**
- 50 Audubon Rd - - scheduled Q3 2024 – **COMPLETE**

#### **Electric Meter Inspections - Progress**

- Residential – in progress 12,660 of 13,754 meters inspected, 92.0% complete
  - 2393 had missing or cut seals - 20% (list has been provided to Building Dept.)
  - 2039 have been re-inspected and new seals installed
  - 1 theft of current found
  - 1 meter & socket that needed immediate attention.
  - 4 customer services found in poor condition – pictures and information provided to wiring inspector and homeowner contacted
- Commercial – CT Testing: 92 of 149 locations inspected and tested, 61.7% completed

#### **Pole replacements:**

- Verizon replacing Poles & WMGLD crews transferring – On-going

#### **Vegetation:**

- Tree Trimming for 2024 scheduled to start February 2024 – Area 1 (East side / Montrose Area) – **Completed**
- Residential Tree Planting Program (Utility Friendly and Shade Trees) - 54 Residents signed-up – **Completed**

- Public Tree Planting Program (Utility Friendly Trees) – 50 Trees Planted – **Completed**
- Maple Way – Reforestation – 96 Trees Planted – **Completed**
- **Total of 200 Trees planted in 2024**

#### **Substations:**

- **Beebe Substation** – Relay upgrades on main breakers and NGrid communications project - **Working**
- **Burns Station** – Remove remaining equipment (**COMPLETED**) and site remediation – **Completed**

#### **Town Projects:**

- **Vets Field Lighting** – Upgrade lighting at Vets field with LED fixtures and install secondary cable – **2024**

#### **Summer Preparation, Monitoring & Load Balancing:**

- Distribution transformer additions and replacements based on transformer load management – 15 locations identified – **COMPLETED**

#### **Hurricane Preparation / Survey:**

- Overheat circuit patrols: Evaluating wire, equipment, hardware, poles and vegetation – corrective action scheduled as needed – **Completed**
- **Padmount Transformer and Switch Maintenance:**
- As needed repairing rust, rot and repainting - **Completed**
- **IR Survey OH Distribution System & Substation Yard:**
- Survey scheduled for August 14 & 15<sup>th</sup> - **COMPLETED**
- Follow-up corrective action – to be planned & scheduled once survey is complete

### **Information for Discussion**

**Board of Commissioners  
January 22, 2025  
Agenda Item No D-2**

### **DEP Regulations on the Clean Heat Standard, Decarbonization Clearinghouse and Impacts on Public Power**

Discussion of Board strategy in response to State efforts to regulate municipal power including the large building reporting requirements, the clean heat standard and the decarbonization clearing house.

### **Information for Discussion**

**Board of Commissioners  
January 22, 2025  
Agenda Item No. E-1**

**Commercial Electric Vehicle Time of Use Rate**

Discussion of data and framework for a Commercial Electric Vehicle Time of Use Rate. Once the details of a new rate are finalized, we will schedule a public hearing on the new rate at a future meeting. Information is included in the Board package.

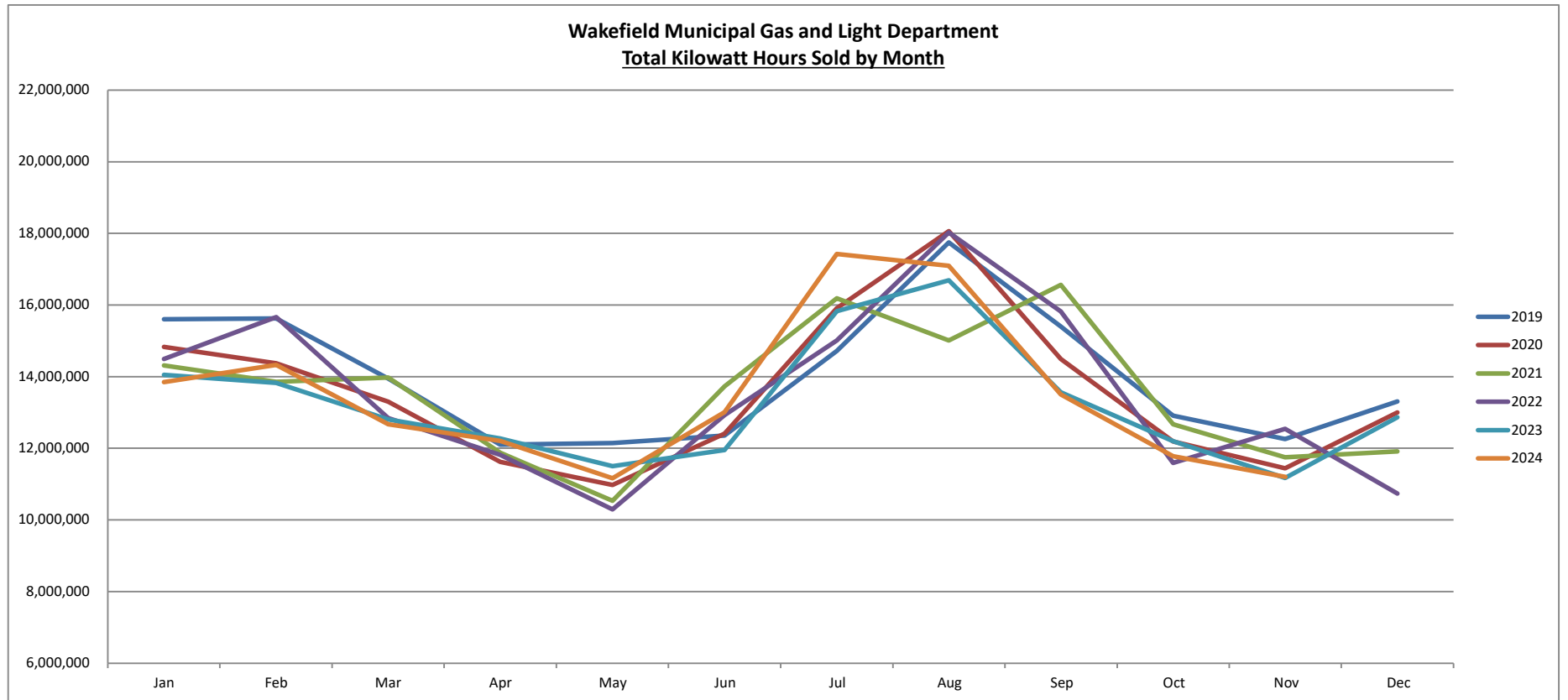
**Information for Discussion**

**Executive Session- Collective Bargaining**

# APPENDICIES

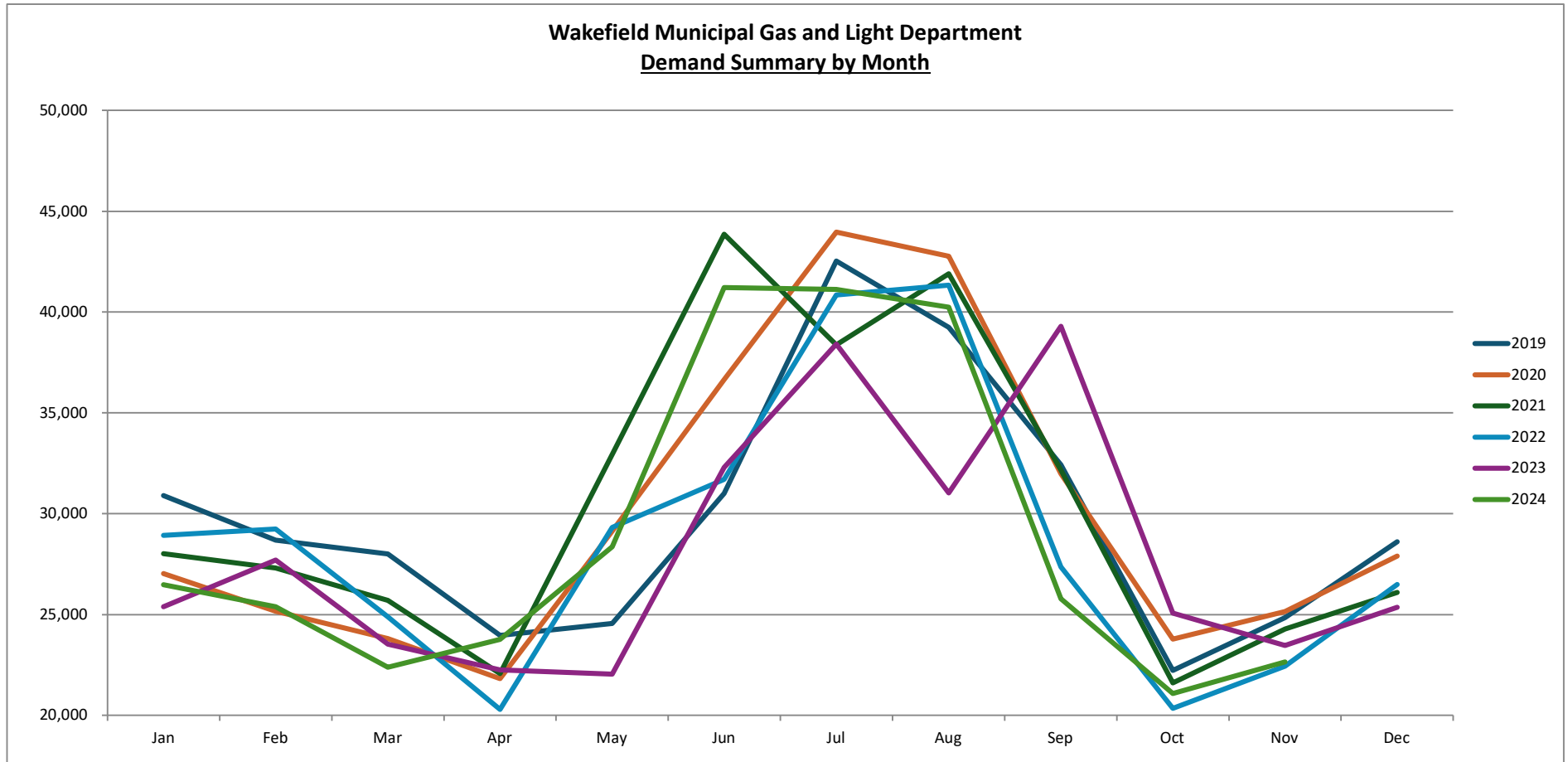
**Wakefield Municipal Gas and Light Department**  
**Total Kilowatt Hours Sold by Month**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year to Date Thru Nov	Annual Total	Increase (Decrease)
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	154,797,025	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	149,606,967	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	150,456,740	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	18,027,075	15,822,886	11,590,549	12,547,838	10,732,987	151,037,820	161,770,807	(0.4%)
2023	14,045,840	13,821,742	12,806,211	12,275,410	11,500,963	11,949,119	15,829,221	16,686,719	13,562,408	12,197,234	11,171,431	12,868,832	145,846,298	158,715,130	(1.9%)
2024	13,850,212	14,323,389	12,666,211	12,206,533	11,166,537	13,006,783	17,427,201	17,094,908	13,501,647	11,779,714	11,203,525		148,226,660	148,226,660	(6.6%)



**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)
2019	30,896	28,694	28,005	23,973	24,561	31,013	<b>42,538</b>	39,245	32,423	22,226	24,847	28,610	<b>42,538</b>	(3.3%)
2020	27,031	25,166	23,806	21,823	29,147	36,658	<b>43,966</b>	42,773	31,971	23,789	25,149	27,898	<b>43,966</b>	3.4%
2021	28,023	27,300	25,704	22,075	32,944	<b>43,864</b>	38,381	41,900	32,172	21,605	24,276	26,091	<b>43,864</b>	(0.2%)
2022	28,929	29,248	24,881	20,295	29,315	31,702	40,840	<b>41,328</b>	27,367	20,345	22,445	26,493	<b>41,328</b>	(5.8%)
2023	25,385	27,704	23,537	22,260	22,042	32,290	38,405	31,029	<b>39,294</b>	25,065	23,470	25,351	<b>39,294</b>	(4.9%)
2024	26,477	25,385	22,394	23,772	28,360	<b>41,221</b>	41,126	40,235	25,788	21,084	22,646		<b>41,221</b>	4.9%

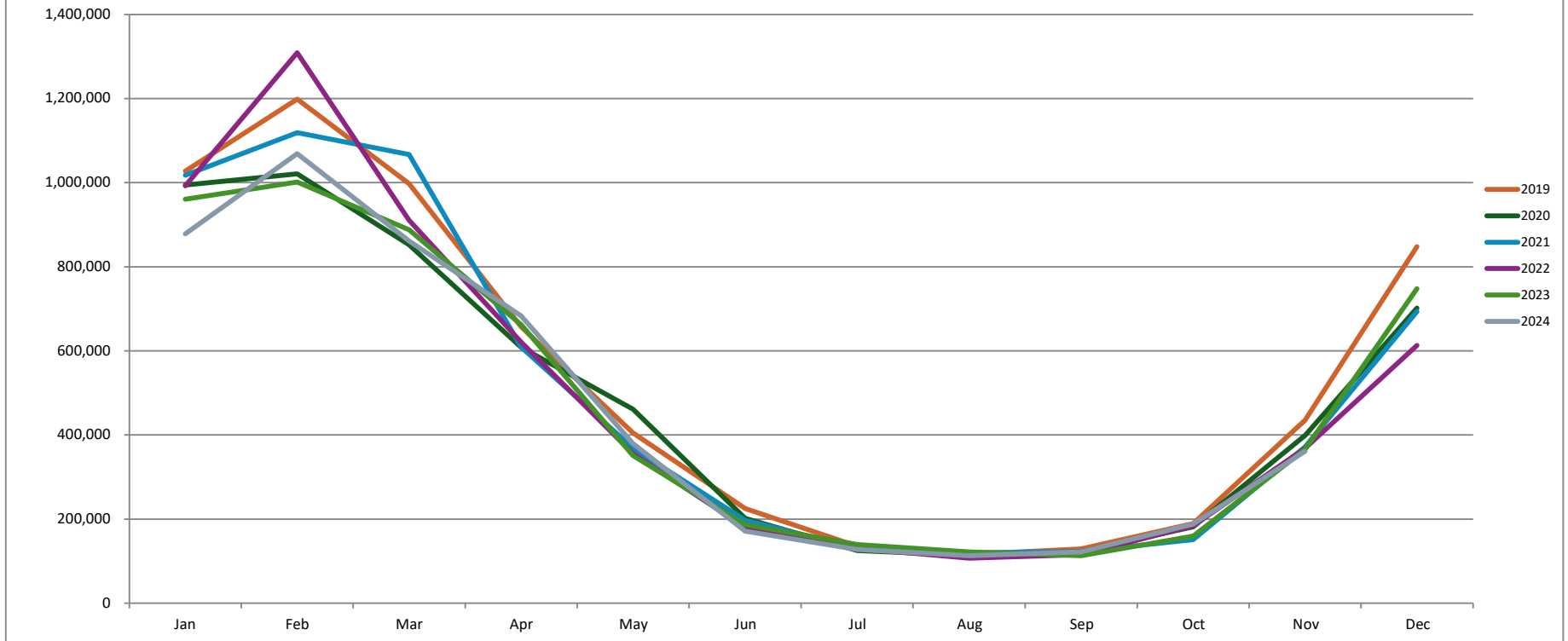




**Wakefield Municipal Gas and Light Department**  
**Total CCF Sold by Month**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year to Date Thru Nov	Annual Total	Increase (Decrease)
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	5,518,120	6,365,939	(2.4%)
2020	994,568	1,020,971	852,440	608,122	461,181	202,283	125,139	113,927	122,475	182,071	398,894	701,805	5,082,071	5,783,876	(9.1%)
2021	1,018,323	1,118,751	1,067,083	609,268	368,207	197,298	131,406	120,133	122,771	151,033	371,698	693,323	5,275,971	5,969,294	3.2%
2022	992,152	1,308,855	910,767	620,801	355,552	180,737	130,599	107,477	115,762	184,235	368,178	612,837	5,275,115	5,887,952	(1.4%)
2023	961,207	1,001,593	887,721	662,622	351,528	186,758	139,576	121,858	112,906	159,667	365,980	748,461	4,951,416	5,699,877	(3.2%)
2024	878,703	1,069,156	861,771	682,896	379,922	171,265	127,938	113,034	122,123	188,241	361,413		4,956,462	4,956,462	(13.0%)

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



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

	10/31/2023	10/31/2024
<b>ASSETS</b>		
Sinking Fund - Self Insurance	\$ 191,410.24	\$ 202,205.43
Depreciation Fund	187,758.24	192,519.51
Consumer Deposits	927,651.79	978,130.69
<b>Total Investments</b>	<b><u>1,306,820.27</u></b>	<b><u>1,372,855.63</u></b>
Operating Cash	17,115,350.55	21,223,923.45
Depreciation Fund	2,793.86	2,864.72
Consumer Deposits	299,587.89	363,035.49
Petty Cash	525.00	525.00
<b>Total Cash</b>	<b><u>17,418,257.30</u></b>	<b><u>21,590,348.66</u></b>
Accounts Receivable-Rates	4,002,307.88	3,548,741.95
Accounts Receivable-Other	1,222,976.88	1,303,705.28
Inventory	848,940.13	1,111,561.43
Prepayments Other	1,058,571.18	1,042,501.94
Prepayments Power	4,845,987.36	4,953,570.32
Other Deferred Debits	1,975,434.72	3,264,277.31
<b>Total Other Assets</b>	<b><u>13,954,218.15</u></b>	<b><u>15,224,358.23</u></b>
<b>Total Current Assets</b>	<b>32,679,295.72</b>	<b>38,187,562.52</b>
Distribution Plant	18,813,847.08	19,991,994.83
General Plant	1,536,934.87	1,410,826.56
<b>Net Fixed Assets</b>	<b><u>20,350,781.95</u></b>	<b><u>21,402,821.39</u></b>
<b>Total Assets</b>	<b><u>\$ 53,030,077.67</u></b>	<b><u>\$ 59,590,383.91</u></b>
<b>LIABILITIES AND EQUITY</b>		
Accounts Payable	\$ 59,977.31	\$ 41,756.08
Consumer Deposits	1,227,239.68	1,341,166.18
Other Accrued Liabilities	25,594.58	53,563.52
Reserve for Uncollectable Accounts	96,530.56	93,373.36
<b>Total Current Liabilities</b>	<b><u>1,409,342.13</u></b>	<b><u>1,529,859.14</u></b>
Compensated Absences	371,881.39	391,167.51
MMWEC Pooled Loan Debt	8,135,115.96	7,193,441.93
OPEB Liability	302,334.00	975,204.00
Pension Liability	7,528,500.00	7,528,500.00
<b>Total Long Term Liabilities</b>	<b><u>16,337,831.35</u></b>	<b><u>16,088,313.44</u></b>
<b>Total Liabilities</b>	<b>17,747,173.48</b>	<b>17,618,172.58</b>
Retained Earnings	14,970,237.70	22,772,912.39
Year to Date Income	4,310,482.21	2,241,780.47
Sinking Fund Reserve-Self Ins	191,410.24	202,205.43
Contribution in Aid of Construction	3,705,337.66	3,705,337.66
Investment in Fixed Assets	12,105,436.38	13,049,975.38
<b>Total Equity</b>	<b><u>35,282,904.19</u></b>	<b><u>41,972,211.33</u></b>
<b>Total Liabilities and Equity</b>	<b><u>\$ 53,030,077.67</u></b>	<b><u>\$ 59,590,383.91</u></b>

**Wakefield Municipal Gas and Light Department**  
**Budget vs Actual - Electric Division**  
**For the Three Months Ending, October 31, 2024**

	CURRENT MONTH	YEAR TO DATE		
	FY 2025	FY 2024	FY 2025	YTD Budget
<b>Energy Revenue (Net of Discounts)</b>				
Residential Sales	\$ 1,177,288.72	\$ 6,780,032.98	\$ 6,485,721.90	\$ 5,157,000.00
Commercial Sales	1,032,951.15	5,126,029.48	4,599,892.74	4,182,000.00
Street Lighting	15,678.00	62,707.00	62,707.00	62,712.00
Municipal Sales	122,925.51	584,356.94	552,260.42	475,000.00
Private Area Lighting	7,466.00	29,568.13	29,920.14	29,660.00
Green Choice Revenue	968.30	4,760.80	5,213.72	-
<b>Total Energy Revenue</b>	<b>2,357,277.68</b>	<b>12,587,455.33</b>	<b>11,735,715.92</b>	<b>9,906,372.00</b>
<b>Other Revenues</b>				
Unbilled Revenue	-	-	-	-
Interest Income-Consumer Deposits	4,250.24	18,039.47	17,251.80	33,332.00
Interest Income-Depreciation Fund	413.98	1,596.91	1,637.81	-
Interest Income-Self Ins Sinking Fund	858.28	3,519.26	3,593.27	-
Interest Income-MMWEC	5,432.51	22,144.66	45,033.96	-
Income ( Exp ) - Merchandise & Jobbing	(125,969.93)	251,795.28	(277,163.81)	33,332.00
Other Revenues-Temp Services	-	700.00	300.00	332.00
Sales Tax	55,519.58	278,236.67	247,425.46	250,000.00
Conservation Charge	50,810.51	254,423.34	269,780.93	250,468.00
Reconnect Fees	350.00	750.00	1,050.00	1,000.00
Comcast & RCN Pole Fees	23,209.46	38,433.38	36,685.18	46,668.00
Insurance Reimbursements	5,815.63	3,071.41	5,815.63	-
EV Chargers	4,535.03	10,658.89	14,757.32	-
Other Electric Revenue	13,407.78	55,478.58	62,931.21	76,332.00
<b>Total Other Revenue</b>	<b>38,633.07</b>	<b>938,847.85</b>	<b>429,098.76</b>	<b>691,464.00</b>
<b>Total Revenue</b>	<b>2,395,910.75</b>	<b>13,526,303.18</b>	<b>12,164,814.68</b>	<b>10,597,836.00</b>
<b>Power Costs</b>				
Purchased Power	(1,188,011.11)	(5,200,071.32)	(5,914,476.07)	(5,733,000.00)
Power Expense Generation	(1,535.25)	(8,368.56)	(6,392.03)	(172,816.00)
Power Expense Battery	(5,118.60)	(22,661.91)	(20,721.18)	(84,244.00)
<b>Total Power Costs</b>	<b>(1,194,664.96)</b>	<b>(5,231,101.79)</b>	<b>(5,941,589.28)</b>	<b>(5,990,060.00)</b>
<b>Gross Profit</b>	<b>\$ 1,201,245.79</b>	<b>\$ 8,295,201.39</b>	<b>\$ 6,223,225.40</b>	<b>\$ 4,607,776.00</b>
<b>Operating Expenses</b>				
<b>Miscellaneous Operating Expenses</b>				
Depreciation Expense	(199,186.90)	(758,117.32)	(796,747.60)	(796,908.00)
Sales Tax	(55,515.55)	(279,941.36)	(247,421.43)	(253,000.00)
Interest Expense-Consumer Deposits	(5,687.78)	(11,416.84)	(22,657.30)	(12,000.00)
Interest Expense-Sub + MMWEC	(12,524.79)	(56,727.58)	(50,846.55)	(48,836.00)
<b>Total Misc Operating Expenses</b>	<b>(272,915.02)</b>	<b>(1,106,203.10)</b>	<b>(1,117,672.88)</b>	<b>(1,110,744.00)</b>
<b>Distribution Expenses</b>				
Supervision and Engineering	(24,538.18)	(84,066.31)	(99,435.24)	(98,332.00)
Substation Salaries and Expense	(60,841.29)	(242,777.98)	(232,338.47)	(256,668.00)
Customer Installation Expenses	(718.13)	(2,343.86)	(2,883.45)	(4,000.00)
Distribution Operations Expense	(73,822.83)	(210,044.89)	(261,095.52)	(266,668.00)
<b>Total Distribution Expenses</b>	<b>(159,920.43)</b>	<b>(539,233.04)</b>	<b>(595,752.68)</b>	<b>(625,668.00)</b>

**Wakefield Municipal Gas and Light Department**  
**Budget vs Actual - Electric Division**  
**For the Three Months Ending, October 31, 2024**

	CURRENT MONTH	YEAR TO DATE		
	FY 2025	FY 2024	FY 2025	YTD Budget
<b>Maintenance Expenses</b>				
Supervision and Engineering	(19,272.00)	(81,383.21)	(80,549.60)	(91,668.00)
Maintenance of Station Equipment	-	-	-	(4,000.00)
Maintenance of Other Equipment	-	(217.50)	-	-
Maintenance of Overhead Lines	(84,860.00)	(402,475.57)	(448,550.08)	(566,668.00)
Maintenance of Underground Lines	-	-	(3,599.35)	(4,000.00)
Maintenance of Line Transformers	-	-	-	(3,332.00)
Maintenance of Street Lighting	-	-	-	(1,668.00)
Maintenance of Meters	(1,129.57)	(34,759.86)	(3,294.89)	(16,668.00)
Maintenance of Distribution Plant	(1,436.25)	(5,008.72)	(5,934.87)	(8,000.00)
<b>Total Maintenance Expenses</b>	<b>(106,697.82)</b>	<b>(523,844.86)</b>	<b>(541,928.79)</b>	<b>(696,004.00)</b>
<b>Customer Account Expense</b>				
Meter Reading Expense	(4,901.99)	(16,556.47)	(17,336.65)	(18,000.00)
Customer Records & Collection Exp	(81,709.30)	(314,105.38)	(304,904.07)	(360,000.00)
<b>Total Customer Account Exp</b>	<b>(86,611.29)</b>	<b>(330,661.85)</b>	<b>(322,240.72)</b>	<b>(378,000.00)</b>
<b>Administrative and General Expenses</b>				
Community Relations & Advertising	(26,632.34)	(36,933.80)	(36,936.44)	(36,668.00)
Administrative Salaries and Expense	(17,591.59)	(79,750.79)	(72,615.62)	(88,332.00)
Business Mgr, Office Salaries & Exp	(14,781.76)	(55,785.38)	(59,523.98)	(73,332.00)
MIS Salaries and Expense	(43,495.90)	(178,154.32)	(157,093.58)	(141,668.00)
Outside Services	(11,250.00)	-	(18,450.00)	-
Conservation & Rebates	(49,306.55)	(288,382.75)	(200,857.39)	250,468.00
Property & Liability Insurance, Damages	(11,806.74)	(50,101.42)	(47,401.92)	(48,332.00)
Employee Pensions and Benefits	(133,415.33)	(519,357.73)	(515,494.41)	(466,668.00)
General Administrative Expense	(172.13)	(14,377.77)	(14,588.72)	(120,000.00)
Maintenance of General Plant	(14,573.72)	(28,814.08)	(83,375.17)	(36,668.00)
<b>Total Admin &amp; General Expenses</b>	<b>(323,026.06)</b>	<b>(1,251,658.04)</b>	<b>(1,206,337.23)</b>	<b>(761,200.00)</b>
<b>Net Income (Loss) Before Surplus Adjustments</b>	<b>\$252,075.17</b>	<b>\$4,543,600.50</b>	<b>\$2,439,293.10</b>	<b>\$1,036,160.00</b>
<b>Surplus Adjustments</b>				
<b>Additions</b>				
Sale of Scrap	13,849.49	10,404.63	49,684.64	6,668.00
MMWEC Refund	-	-	-	-
<b>Total Additions to Surplus</b>	<b>13,849.49</b>	<b>10,404.63</b>	<b>49,684.64</b>	<b>6,668.00</b>
<b>Subtractions</b>				
Interest on Sinking Fund	858.28	3,519.26	3,593.27	2,668.00
Payment in Lieu of Taxes	60,901.00	240,003.66	243,604.00	243,604.00
Plant Removal Costs	-	-	-	46,668.00
<b>Total Subtractions from Surplus</b>	<b>61,759.28</b>	<b>243,522.92</b>	<b>247,197.27</b>	<b>292,940.00</b>
<b>Net Income (Loss)</b>	<b>\$ 204,165.38</b>	<b>\$ 4,310,482.21</b>	<b>\$ 2,241,780.47</b>	<b>\$ 749,888.00</b>

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


	10/31/2023	10/31/2024
<b>ASSETS</b>		
Sinking Fund - Self Insurance	\$ 191,410.23	\$ 202,205.43
Consumer Deposits	107,745.67	120,365.41
<b>Total Investments</b>	<b>299,155.90</b>	<b>322,570.84</b>
Operating Cash	(21,676,931.89)	(23,926,704.13)
Consumer Deposits	208,047.83	217,601.59
Petty Cash	175.00	175.00
<b>Total Cash</b>	<b>(21,468,709.06)</b>	<b>(23,708,927.54)</b>
Accounts Receivable-Rates	630,824.64	512,923.49
Inventory	804,128.72	823,511.83
Prepayments Miscellaneous	181,673.54	188,463.16
Other Deferred Debits	653,619.97	995,921.25
<b>Total Other Assets</b>	<b>2,270,246.87</b>	<b>2,520,819.73</b>
<b>Total Current Assets</b>	<b>(18,899,306.29)</b>	<b>(20,865,536.97)</b>
Distribution Plant	25,603,037.12	27,330,084.69
General Plant	630,169.99	641,657.65
<b>Net Fixed Assets</b>	<b>26,233,207.11</b>	<b>27,971,742.34</b>
<b>Total Assets</b>	<b>\$ 7,333,900.82</b>	<b>\$ 7,106,205.37</b>
<b>LIABILITIES AND EQUITY</b>		
Accounts Payable	\$ (42,624.13)	\$ (62,820.33)
Consumer Deposits	315,793.50	337,967.00
Other Accrued Liabilities	6,946.49	15,164.03
Reserve for Uncollectable Accounts	96,530.56	93,373.36
<b>Total Current Liabilities</b>	<b>376,646.42</b>	<b>383,684.06</b>
Compensated Absences	206,684.73	239,196.95
OPEB Liability	100,778.00	325,068.00
Pension Liability	2,509,500.00	2,509,500.00
<b>Total Long Term Liabilities</b>	<b>2,816,962.73</b>	<b>3,073,764.95</b>
<b>Total Liabilities</b>	<b>3,193,609.15</b>	<b>3,457,449.01</b>
Retained Earnings	(21,449,604.81)	(22,498,089.53)
Year to Date Income ( Loss )	(860,329.82)	(1,113,397.21)
Sinking Fund Reserve-Self Ins	191,363.63	202,205.43
Contribution in Aid of Construction	13,600.00	13,600.00
Investment in Fixed Assets	26,245,262.67	27,044,437.67
<b>Total Equity</b>	<b>4,140,291.67</b>	<b>3,648,756.36</b>
<b>Total Liabilities and Equity</b>	<b>\$ 7,333,900.82</b>	<b>\$ 7,106,205.37</b>

**Wakefield Municipal Gas and Light Department**  
**Income Statement - Gas Division**  
**For the Three Months Ending, October 31, 2024**

	CURRENT MONTH	YEAR TO DATE		
	FY 2025	FY 2024	FY 2025	YTD Budget
<b>Energy Revenue (Net of Discounts)</b>				
Residential Sales	\$ 253,948.11	\$ 945,831.74	\$ 809,606.86	\$ 1,065,000.00
Commercial Sales	76,525.52	307,710.82	249,792.94	289,000.00
Municipal Sales	30,558.40	38,123.09	48,026.83	103,000.00
<b>Total Energy Revenue</b>	<b>361,032.03</b>	<b>1,291,665.65</b>	<b>1,107,426.63</b>	<b>1,457,000.00</b>
<b>Other Revenues</b>				
Unbilled Revenue	-	-	-	-
Interest Income-Consumer Deposits	1,062.56	4,509.89	4,312.95	6,668.00
Interest Income-Self Ins Sinking Fund	858.28	3,519.26	3,593.27	-
Income from Merchandise & Jobbing	-	11,000.00	4,000.00	8,332.00
Special Gas Charges	1,095.34	4,000.00	1,095.34	3,332.00
Sales Tax	3,591.30	16,293.01	12,347.79	36,668.00
Reconnect Fees	-	-	50.00	-
Insurance Reimbursements	-	-	-	-
Other Gas Revenue	4,220.34	31,888.09	14,719.93	41,668.00
<b>Total Other Revenue</b>	<b>10,827.82</b>	<b>71,210.25</b>	<b>40,119.28</b>	<b>96,668.00</b>
<b>Total Revenue</b>	<b>371,859.85</b>	<b>1,362,875.90</b>	<b>1,147,545.91</b>	<b>1,553,668.00</b>
<b>Cost of Gas Purchased</b>	<b>(200,605.29)</b>	<b>(604,963.00)</b>	<b>(612,842.17)</b>	<b>(848,000.00)</b>
<b>Gross Profit</b>	<b>\$ 171,254.56</b>	<b>\$ 757,912.90</b>	<b>\$ 534,703.74</b>	<b>\$ 705,668.00</b>
<b>Operating Expenses</b>				
<b>Miscellaneous Operating Expenses</b>				
Depreciation Expense	(181,271.51)	(720,284.44)	(725,086.04)	(725,000.00)
Sales Tax	(3,590.90)	(15,770.47)	(12,347.39)	(36,668.00)
Interest Expense-Consumer Deposits	(1,421.95)	(2,854.21)	(5,664.33)	(3,332.00)
<b>Total Misc Operating Expenses</b>	<b>(186,284.36)</b>	<b>(738,909.12)</b>	<b>(743,097.76)</b>	<b>(765,000.00)</b>
<b>Distribution Expenses</b>				
Supervision and Engineering	(21,558.65)	(100,757.21)	(93,490.72)	(106,668.00)
Station Labor and Expenses	(23,407.49)	(71,099.08)	(73,879.33)	(80,000.00)
Mains and Service	(2,319.34)	26,476.36	(12,627.02)	(20,000.00)
Customer Installation Expenses	(19,993.00)	(70,905.37)	(82,015.41)	(80,000.00)
Miscellaneous Plant Expenses	(1,779.78)	(59,204.70)	(26,819.06)	(33,332.00)
<b>Total Distribution Expenses</b>	<b>(69,058.26)</b>	<b>(275,490.00)</b>	<b>(288,831.54)</b>	<b>(320,000.00)</b>
<b>Maintenance Expenses</b>				
Maintenance of Mains	(35,724.69)	(154,002.19)	(156,123.45)	(196,668.00)
Maint of Meters and House Regulators	-	(7,427.88)	(5,184.00)	(10,000.00)
Maintenance of Distribution Plant	(3,847.60)	(29,636.86)	(8,250.97)	(13,332.00)
<b>Total Maintenance Expenses</b>	<b>(39,572.29)</b>	<b>(191,066.93)</b>	<b>(169,558.42)</b>	<b>(220,000.00)</b>
<b>Customer Account Expense</b>				
Meter Reading Expense	(1,633.99)	(5,518.76)	(5,778.88)	(6,668.00)
Customer Record and Collection Expenses	(27,229.32)	(104,703.82)	(102,666.22)	(120,000.00)
<b>Total Customer Account Expenses</b>	<b>(28,863.31)</b>	<b>(110,222.58)</b>	<b>(108,445.10)</b>	<b>(126,668.00)</b>

**Wakefield Municipal Gas and Light Department**  
**Income Statement - Gas Division**  
**For the Three Months Ending, October 31, 2024**

	CURRENT MONTH	YEAR TO DATE		
	FY 2025	FY 2024	FY 2025	YTD Budget
<b>Administrative and General Expenses</b>				
Community Relations & Advertising	(8,529.62)	(6,657.65)	(11,654.41)	(6,668.00)
Administrative Salaries and Expense	(5,003.20)	(25,157.78)	(22,676.19)	(26,668.00)
Business Mgr, Office Salaries & Exp	(2,880.23)	(16,951.10)	(17,850.24)	(20,000.00)
MIS Salaries and Expense	(14,498.62)	(59,384.74)	(52,364.50)	(53,332.00)
Outside Services	(8,047.57)	(2,775.25)	(13,420.60)	(12,000.00)
Property & Liability Insurance, Damages	(2,432.71)	(10,520.72)	(12,030.82)	(12,668.00)
Employee Pensions and Benefits	(27,268.56)	(86,797.16)	(88,725.87)	(120,000.00)
General Administrative Expense	(5,660.81)	(1,184.32)	(6,859.49)	(33,332.00)
Maintenance of General Plant	(4,857.92)	(9,604.77)	(27,791.74)	(14,668.00)
<b>Total Admin &amp; General Expenses</b>	<b>(79,179.24)</b>	<b>(219,033.49)</b>	<b>(253,373.86)</b>	<b>(299,336.00)</b>
<b>Net Income (Loss) Before Surplus Adjustments</b>	<b>(\$231,702.90)</b>	<b>(\$776,809.22)</b>	<b>(\$1,028,602.94)</b>	<b>(\$1,025,336.00)</b>
<b>Surplus Adjustments</b>				
<b>Additions</b>	-	-	-	-
<b>Subtractions</b>	-	-	-	-
Interest on Sinking Fund	858.28	3,519.26	3,593.27	2,668.00
Payment in Lieu of Taxes	20,300.25	80,001.34	81,201.00	81,200.00
Plant Removal Costs	-	-	-	25,000.00
<b>Total Subtractions from Surplus</b>	<b>21,158.53</b>	<b>83,520.60</b>	<b>84,794.27</b>	<b>108,868.00</b>
<b>Net Income (Loss)</b>	<b>(\$252,861.43)</b>	<b>(\$860,329.82)</b>	<b>(\$1,113,397.21)</b>	<b>(\$1,134,204.00)</b>



# **WMGLD**

## **Innovation, Decarbonization, Resiliency, Reliability, Education and Training**

Date: 1/14/2025



# AGENDA

- Introductions
- Existing Beebe Battery Storage System
- WMGLD Energy Park Project
- Resiliency, Reliability, Decarbonization & Education and work force development
- Round table discussion and questions

# Wakefield Municipal Gas and Electric Department

- 42 Employees
- Providing Electric and Gas to the residents of Wakefield
- Operates under a 5 person Town Elected Board of Commissioners
- Electric system
  - 13,443 Electric Customers (11,695 residential)
  - Supply – 4-115Kv transmission lines from NGrid
  - 2 Substations
  - Distribution system 13.8kv
- Gas System
  - 7,319 Gas Customers (7,201 residential)

# WMGLD's Beebe Substation Battery Energy Storage System (BESS)

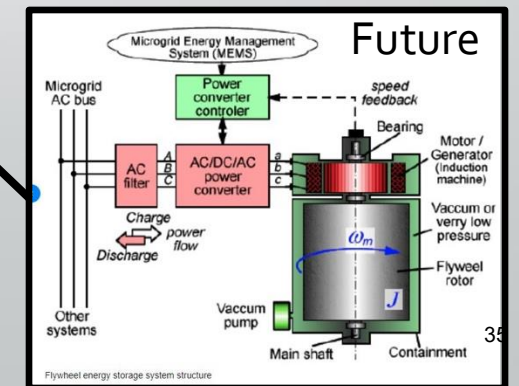
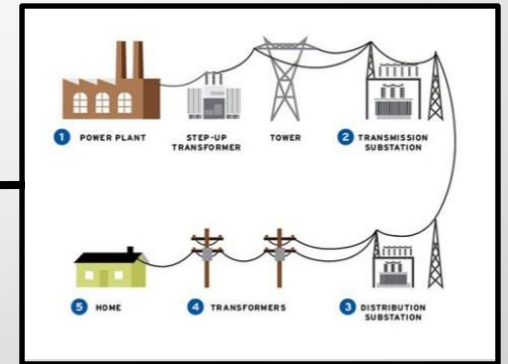
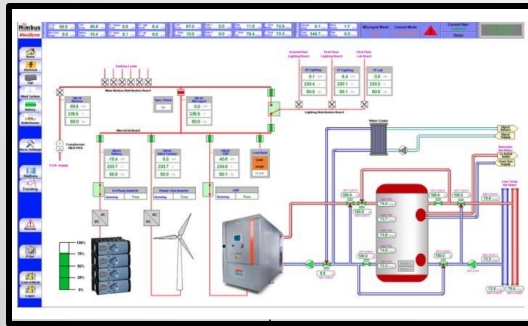


## Project Summary

- Installed in 2019
- 3MW / 5MWh
- \$800k funding from MA DOER / MassCEC-ACES Energy Storage Grant Program
- Installed Project Cost of \$2.4M
- Charged during Solar Hours
- Discharged during monthly and annual during system peaks between +/- 3p- 9p



# Energy Park started as a concept in 2021



# What is the Energy Park?

- The Energy Park will be a microgrid interconnected to WMGLD's electric system, the new Northeast Metro Tech (NEMT), and the new Wakefield High School (WHS)
- Both schools will have:
  - All-electric heating and cooling
  - Roof-mounted solar arrays owned by WMGLD
  - 5 electric vehicle charging stations at each school (2 EV connections per station)
- The Energy Park site, located on Hemlock Rd in Wakefield, between the two new schools and will include:
  - 5Mw / 20MWh BESS replacing two diesel generators
  - 2.5 MW natural gas generator
  - Switchgear to enable the entire site to function as a microgrid
  - Roof mounted solar NEMT 397 kWDC & WMHS 496 kWDC
- The battery (with help from generator and solar arrays) will serve as the emergency power source for both schools and can serve as the primary power source during a rare extended outage
- The battery and generator will provide Peak Shaving benefits for the ratepayers





## Energy Park at Hemlock Road







# Energy Park Progress



Cleared Lot – 10/23/2024



Ledge Removal – 11/20/2024



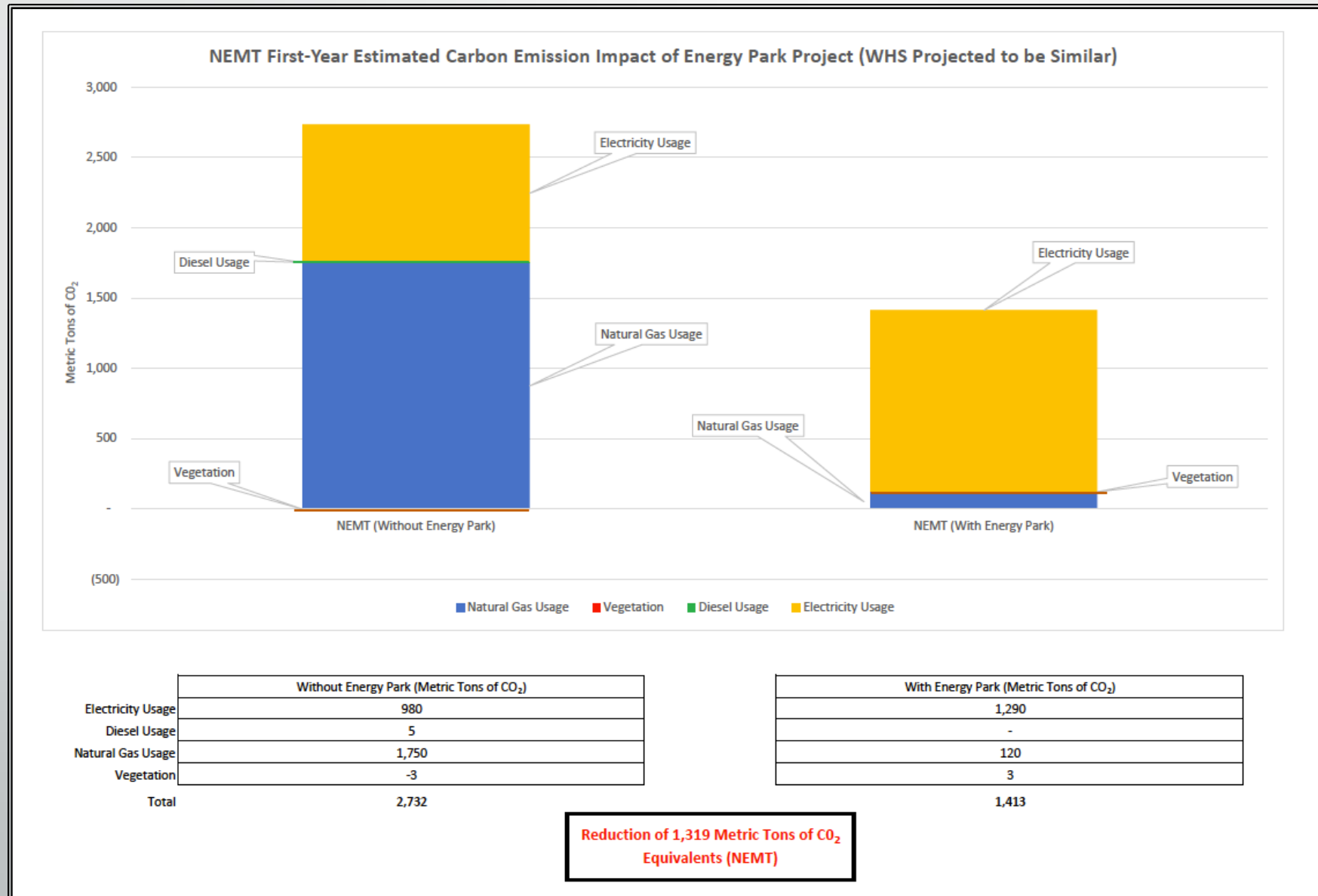
Laying Corner Stone – 12/6/2024



Completed Wall – 12/10/2024



# Promotes electrification, reduces carbon emissions moves towards the State's net-zero 2050 goal



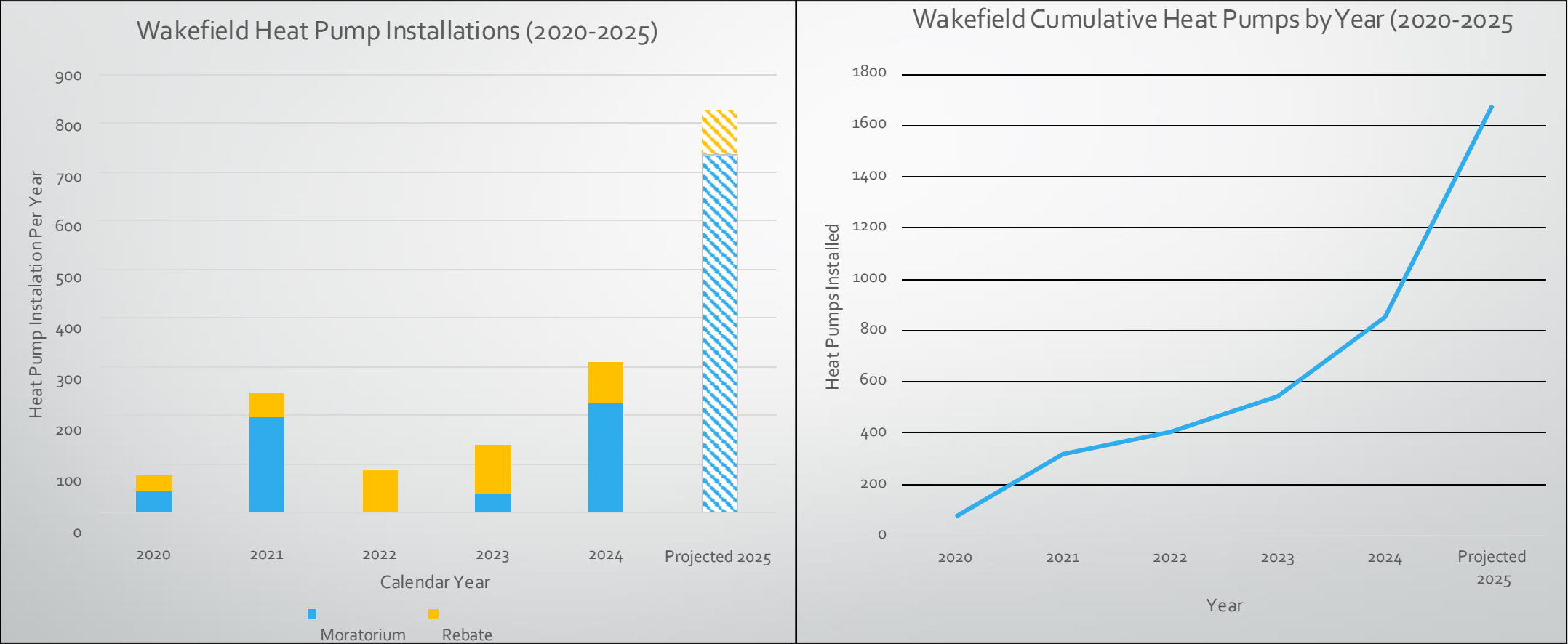
# Resiliency & Reliability

- The Energy Park and associated projects Increases the electric distribution system capacity to support:
  - Electrification
  - Resiliency
  - Reliability

# Decarbonization

- Wakefield Memorial High School is our top gas user. With the construction of the new high school, they will be going all electric.
- WMGLD worked with Wakefield Memorial High School (WMHS) & Northeast MetroTech (NEMT) to replace emergency diesel generators with battery storage at the WMGLD Energy Park.
- WMGLD offers commercial audits, through CET, to identify ways to lower gas usage. Once measures are identified, WMGLD has prescriptive lighting and HVAC rebate programs, as well as custom retrofit rebates.
- Residential audits are performed through Next Zero and can identify measures homeowners can take to make their residences more efficient. WMGLD has an extensive rebate program, including incentives to replace fossil fuels.
- **In 2018, WMGLD instituted a moratorium that restricts new multifamily construction from having gas.**

# Heat Pump Installations



## 2023 Heat Pumps

MLP	Heat Pumps Installed	HP per 1,000 HH	2023 Wx Projects	Wx per 1,000 HH	Median Household Income
Wakefield	139	11.9	85	7.27	\$125,592

## 2024 Heat Pumps

MLP	Heat Pumps Installed	HP per 1,000 HH	2023 Wx Projects	Wx per 1,000 HH	Median Household Income
Wakefield	308	26.3	77	6.58	\$125,592

## Total Heat Pumps 2020-2024

MLP	Heat Pumps Installed	HP per 1,000 HH	2023 Wx Projects	Wx per 1,000 HH	Median Household Income
Wakefield	851	72.8	337	28.8	\$125,592

# Work Force Development and Training

- The goal is to promote new clean energy technology, energy management, utility management and provide exposure to careers in the electric utility industry or related fields.
- Partnership with local Vocational schools, technical schools and universities have yielded  $\frac{1}{4}$  of our work force in the past 8 years
- Early career line workers are involved and engaged with the innovative work associated with the Energy Park.
- The Energy Park provides a learning lab creating an educational environment for current and future employees, NEMT vocational co-op students, and WMHS students in STEM programs for the foreseeable future.

# Electric Vehicles and Chargers

- Town owns and manages public chargers
  - 3 – level 3 chargers
  - 2 – Level 2 chargers (4 plugs)
- Grant funding provided for 2 of the level 3 chargers Lowell St rotary of Rt 128
- 6 – Level 2 fleet chargers
- 1 – level 3 fleet charger

# Rebates and Incentives at a Glance

Rebate/Incentive	Rebates Given (\$)					Rebate/Incentive	Rebates Given(#)			
	CY2020	CY2021	CY2022	CY2023	CY2024		CY2020	CY2021	CY2022	CY2023
AIR CONDITIONER	\$ 1,500	\$ 2,500	\$ 1,950	\$ 1,950	\$ 2,350	AIR CONDITIONER	30	50	39	39
CENTRAL AIR	\$ 1,400	\$ 1,300	\$ 700	\$ -	\$ -	CENTRAL AIR	14	12	7	-
CLOTHES DRYER	\$ -	\$ -	\$ -	\$ 1,450	\$ 2,300	CLOTHES DRYER	-	-	-	29
DEHUMIDIFIER	\$ 1,150	\$ 1,200	\$ 1,650	\$ 1,850	\$ 1,750	DEHUMIDIFIER	23	24	35	37
DISHWASHER	\$ 1,300	\$ 1,025	\$ 1,550	\$ 1,350	\$ 1,250	DISHWASHER	46	40	59	54
HEATING SYSTEM	\$ 8,000	\$ 8,000	\$ 14,500	\$ 9,500	\$ -	HEATING SYSTEM	17	15	28	19
HEDGE TRIMMER	\$ -	\$ -	\$ 645	\$ 944	\$ 720	HEDGE TRIMMER	-	-	26	24
INDUCTION RANGE	\$ -	\$ -	\$ -	\$ 950	\$ 4,000	INDUCTION RANGE	-	-	-	10
INSULATION/WINDOWS	\$ 32,861	\$ 37,550	\$ 74,499	\$ 88,838	\$ 88,976	INSULATION/WINDOWS	36	38	74	85
LAWN MOWER	\$ -	\$ -	\$ 7,984	\$ 5,650	\$ 5,900	LAWN MOWER	-	-	82	57
LEAF BLOWER	\$ -	\$ -	\$ 850	\$ 950	\$ 975	LEAF BLOWER	-	-	31	38
MINI SPLIT/HEAT PUMPS	\$ 33,000	\$ 51,930	\$ 103,828	\$ 136,685	\$ 117,456	MINI SPLIT/HEAT PUMPS	32	48	86	104
REFRIGERATOR	\$ 2,400	\$ 3,050	\$ 3,450	\$ 3,500	\$ 3,800	REFRIGERATOR	48	61	69	70
SNOW BLOWER	\$ -	\$ -	\$ -	\$ 995	\$ 732	SNOW BLOWER	-	-	-	10
STRING TRIMMER	\$ -	\$ -	\$ 1,275	\$ 950	\$ 800	STRING TRIMMER	-	-	51	38
THERMOSTAT	\$ 4,979	\$ 2,952	\$ 6,743	\$ 3,412	\$ 4,747	THERMOSTAT	47	30	69	38
WASHING MACHINE	\$ 2,200	\$ 3,100	\$ 2,200	\$ 2,850	\$ 3,000	WASHING MACHINE	44	62	44	57
WATER HEATER	\$ 1,100	\$ 1,600	\$ 2,300	\$ 5,000	\$ 4,600	WATER HEATER	11	16	19	22
<b>Totals</b>	<b>\$ 89,890</b>	<b>\$ 114,207</b>	<b>\$ 224,123</b>	<b>\$ 266,824</b>	<b>\$ 243,356</b>	<b>Totals</b>	<b>348</b>	<b>396</b>	<b>719</b>	<b>731</b>

## Additional Program Info

- Since WMGLD solar program began, there have been 125 rooftop solar installations as of December 2024 – has generated over 15,400 MWh of electricity
- Introduced EV TOU and Community Solar Program in 2023 and 2024 respectively





## **Areas of Concern**

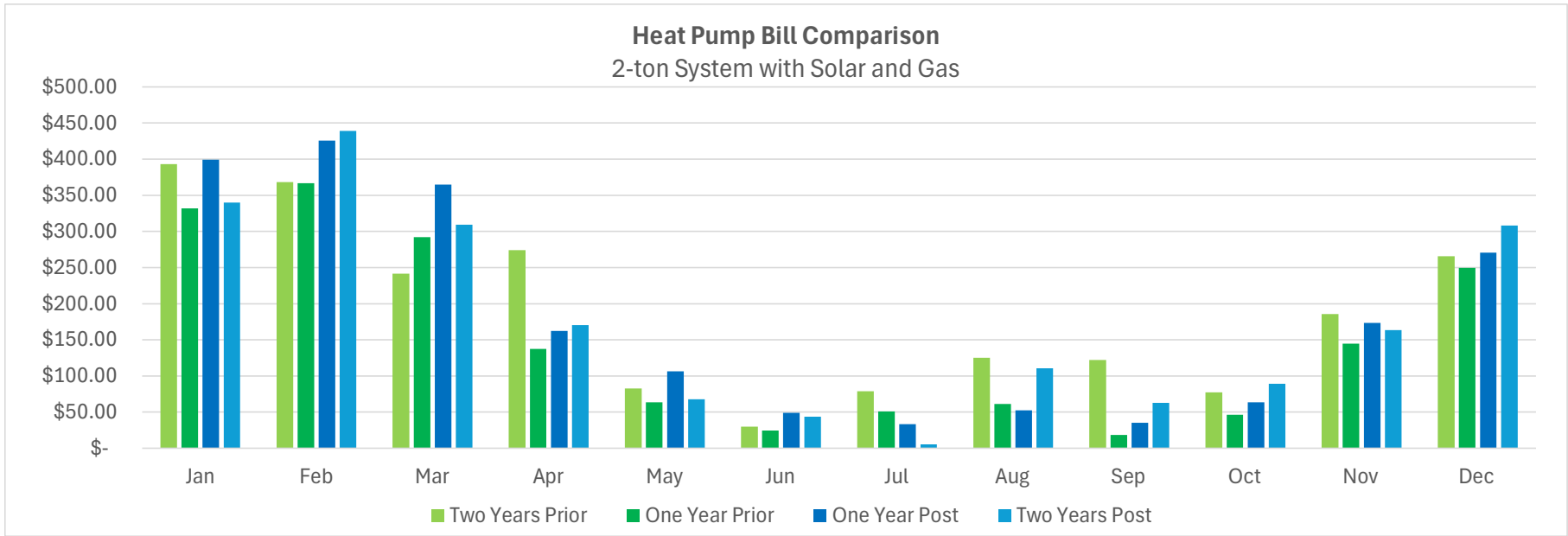
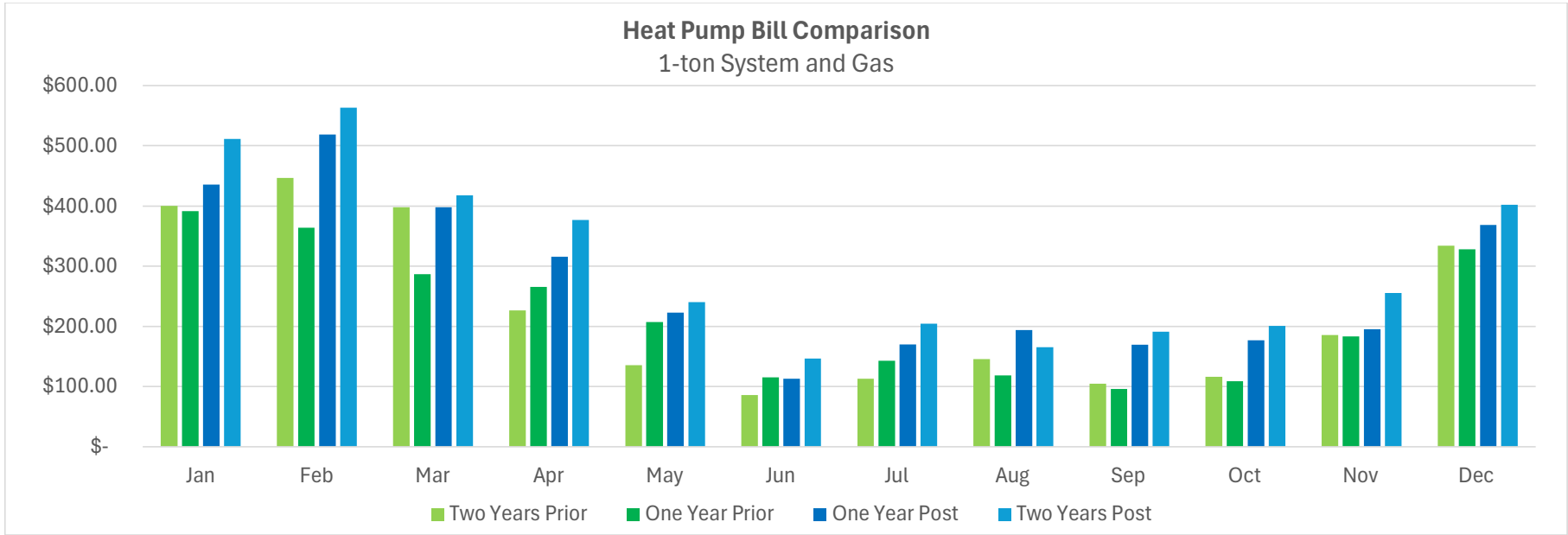
Local Control

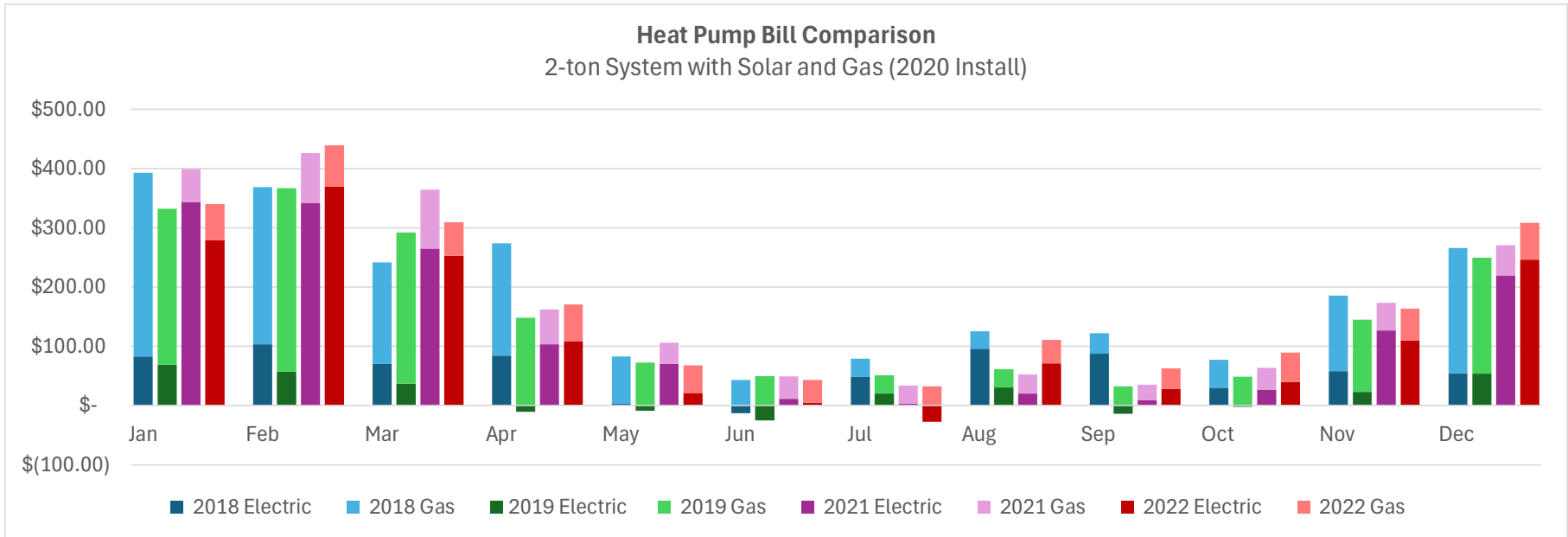
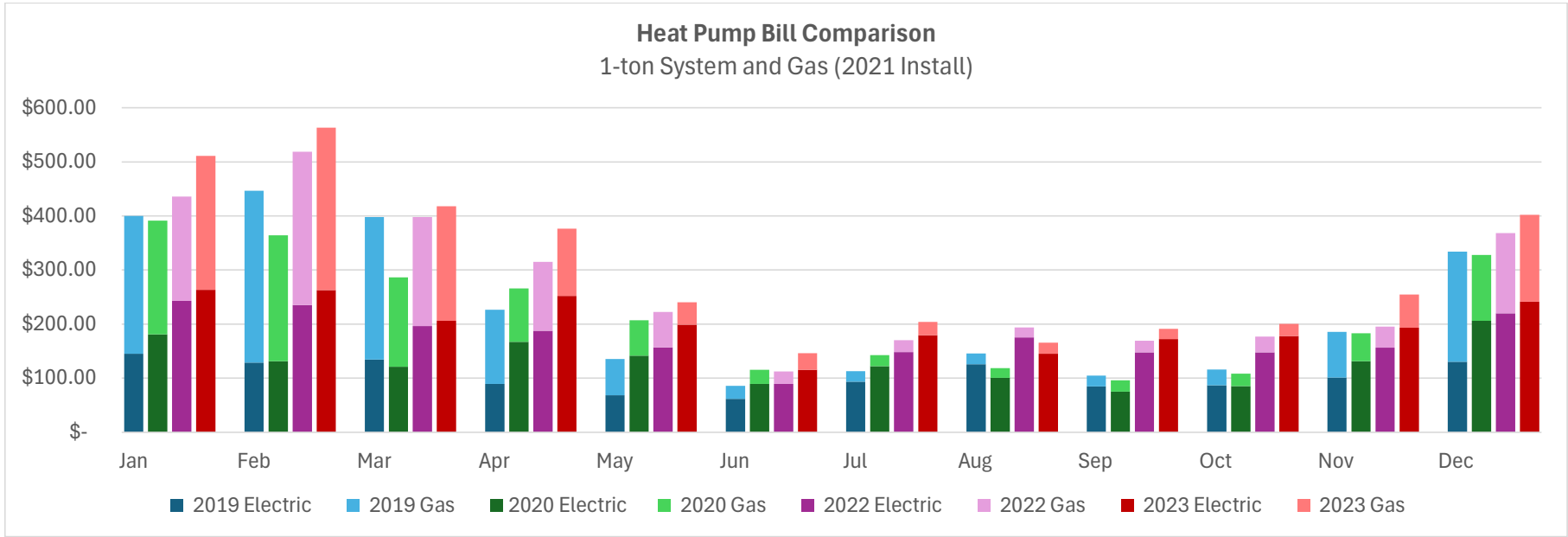
Reliability

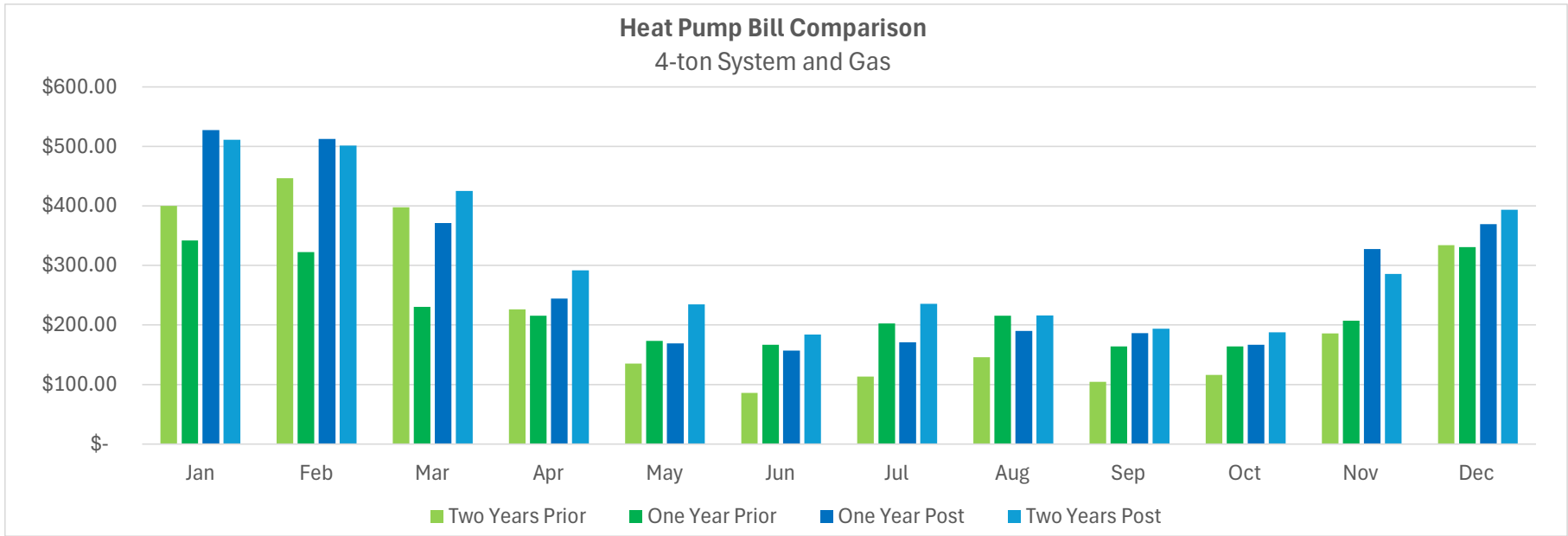
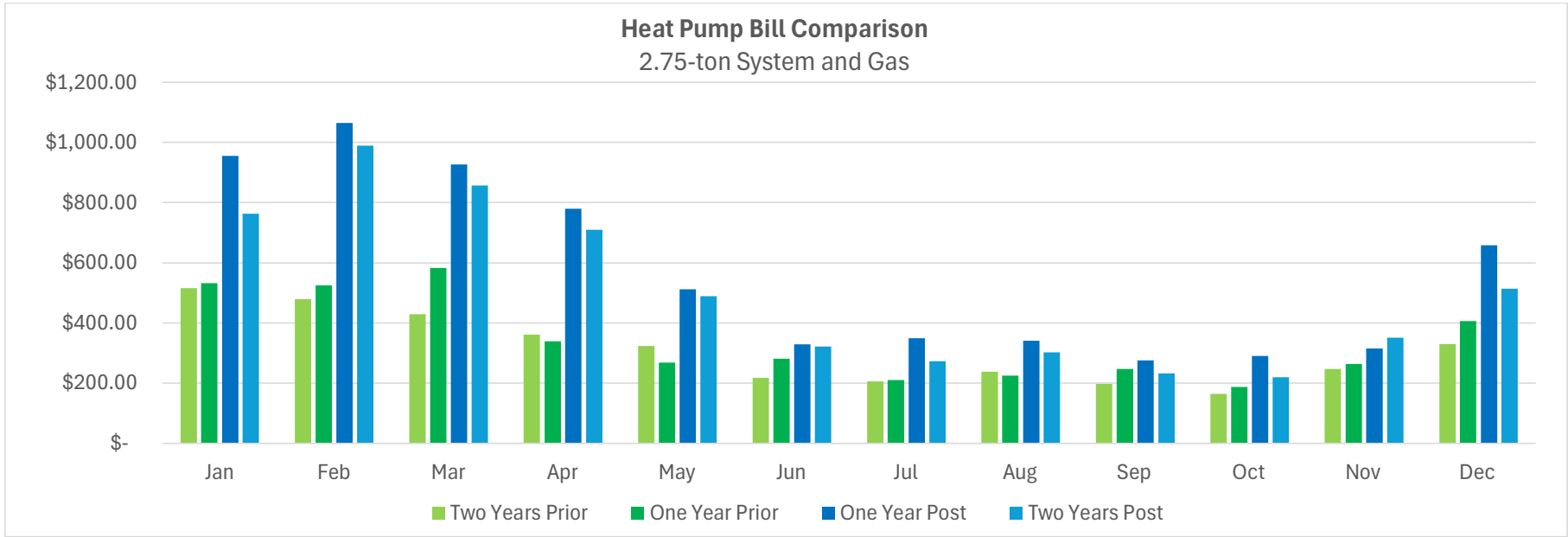
Cost/Rates

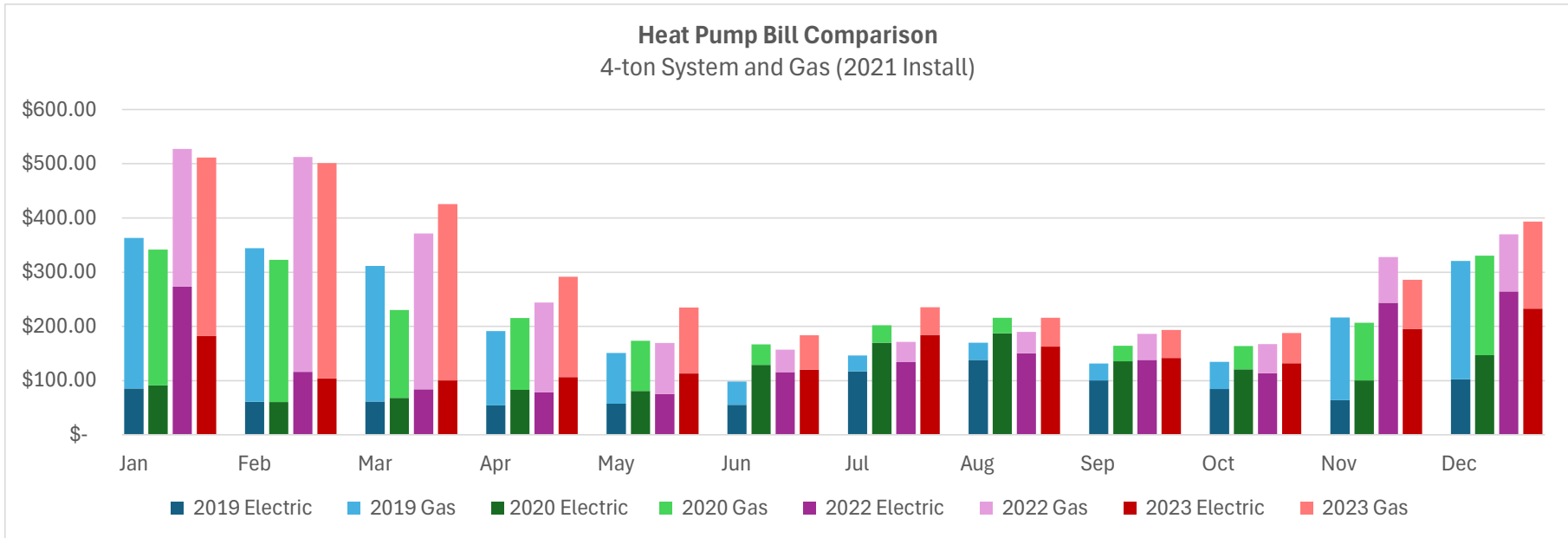
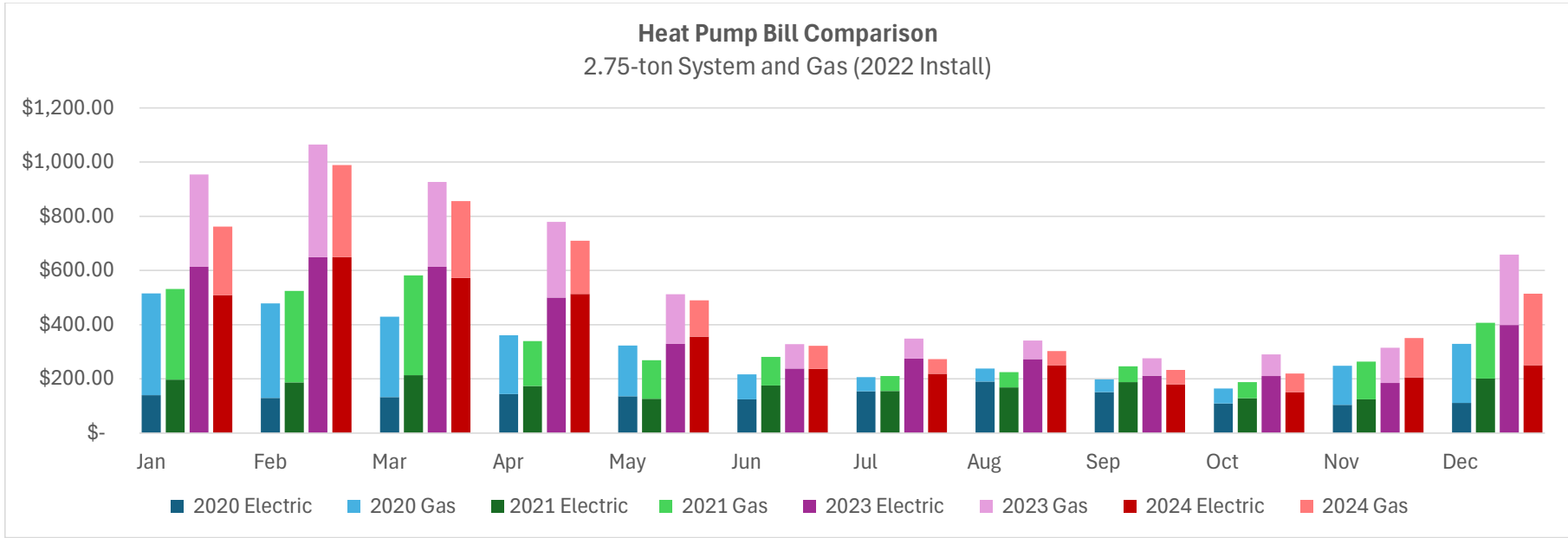


# Questions









# DRAFT Commercial Electric Vehicle Time-of-Use Rate

Charger Assumption: Two DC Fast Chargers @ 150KW

## Commercial Energy Charge (Fixed Portion)

			Regular		TOU-Off		TOU-ON
300	Capacity for Scenarios (KW)	Small Commercial Customer	\$ 0.0956	\$	0.0456	\$	0.1831
		Large Commercial Customer	\$ 0.0928	\$	0.0428	\$	0.1803

Charging kWh Usage Per Year: 291,116.35 Annual DC Fast Charger Usage (Two Chargers)

	Current	TOU Impact
Off-Peak	66%	75%
On-Peak	34%	25%

### DC Fast Charger Scenario - Behavior Change

#### Customer Rate Impact

Rate Savings	\$ (0.0500)
Peak Time Premium	\$ 0.0875

#### WMGLD Impact

Loss of Revenue	\$ (10,916.86)
Added Revenue	\$ 6,368.17
Avoided Costs	\$ 5,125.19
	\$ 576.50 1st Year Cumulative

Loss of Revenue	\$ (10,916.86)
Added Revenue	\$ 6,368.17
Avoided Costs	\$ 5,704.34
	\$ 1,732.15 2nd Year Cumulative

Loss of Revenue	\$ (10,916.86)
Added Revenue	\$ 6,368.17
Avoided Costs	\$ 5,704.34
	\$ 2,887.80 3rd Year Cumulative

### DC Fast Charger Scenario - Moderate Change

#### Customer Rate Impact

Rate Savings	\$ (0.0500)
Peak Time Premium	\$ 0.0875

#### WMGLD Impact

Loss of Revenue	\$ (10,261.85)
Added Revenue	\$ 7,514.44
Avoided Costs	\$ 2,562.60
	\$ (184.81) 1st Year Cumulative

Loss of Revenue	\$ (10,261.85)
Added Revenue	\$ 7,514.44
Avoided Costs	\$ 2,852.17
	\$ (80.05) 2nd Year Cumulative

Loss of Revenue	\$ (10,261.85)
Added Revenue	\$ 7,514.44
Avoided Costs	\$ 2,852.17
	\$ 24.71 3rd Year Cumulative

### DC Fast Charger Scenario - No Behavior Change

#### Customer Rate Impact

Rate Savings	\$ (0.0500)
Peak Time Premium	\$ 0.0875

#### WMGLD Impact

Loss of Revenue	\$ (9,606.84)
Added Revenue	\$ 8,660.71
Avoided Costs	\$ -
	\$ (946.13) 1st Year Cumulative

Loss of Revenue	\$ (9,606.84)
Added Revenue	\$ 8,660.71
Avoided Costs	\$ -
	\$ (1,892.26) 2nd Year Cumulative

Loss of Revenue	\$ (9,606.84)
Added Revenue	\$ 8,660.71
Avoided Costs	\$ -
	\$ (2,838.38) 3rd Year Cumulative