

**Wakefield Municipal Gas and Light
Department**

Board of Commissioners



May 13, 2025

<p style="text-align: center;"><u>NOTICE OF MEETING</u> <u>WAKEFIELD MUNICIPAL LIGHT & GAS DEPARTMENT</u> <u>BOARD OF COMMISSIONERS</u></p>
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DATE: May 13, 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/meeting/register/U_tB7v9GSySYTMr_Gljm5g

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

May 13, 2025
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 April 8, 2025 Minutes
- D. **Old Business**
 - 1 Project Updates
 - A. Energy Park – Financing
 - 2 Commercial Time of Use EV Rate – Discussion
- E. **New Business**
 - 1 Town Administrator Maio's Retirement Celebration
 - 2 MMWEC Annual Meeting – Review of key topics discussed
 - 3 Electric Bus/Vehicle Fleets in Wakefield
 - 4 Board Reorganization
- F. **Any other matter not reasonably anticipated by the Chair**
- G. **Executive Session**
 - 1 Collective Bargaining Update
- H. **Adjournment**

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



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

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

April 8, 2025

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
Jeff Morris, IT Manager
Joe Collins, Business Analyst
Olivia Hayes, Business Analyst
Vinnie McMahon, Senior System Engineer
Abder Chlih, System Engineer
Sylvia Vaccaro, Minute Secretary

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:

None

COMMISSIONERS REMARKS:

Commr. Kallay noted that at the recent meeting of the Massachusetts Light Commissioners Association (MLCA) there were two presentations. The first was about the Clean Heat Standard. The representatives from State walked through the key elements of the policy and answered questions. The second was about water source heat pump technology that has better peak shifting capabilities. Commr. Warchol inquired how many other municipal Commissions have submitted letters to the State about their opposition to the Clean Heat Standard. Pete stated that 13 municipal Commissions have written letters. Commr. Kallay noted that the next MLCA meetings will be held on April 24 and May 29, 2025.

TOWN COUNCIL LIASON:

Not present.

Public Comments

None

SECRETARY'S REPORT

Approval of March 4, 2025, minutes was before the Board for approval. Commr. Daly provided an additional edit.

A motion to accept the March 4, 2025, minutes as amended was made by Commr. Boettcher and seconded by Commr. Prifti.

Vote: The motion was approved unanimously 5-0.

Electric Department Annual Report – Vinnie McMahon, Senior System Engineer and Abder Chlih, System Engineer. Paul Redmond was not able to join the meeting due to a family issue.

Vinnie reviewed both the completed and ongoing projects for the electric division with the Board.

2024 Engineering and Substations Review

- Burns Sub soil remediation Completed – Work on the park will be completed this Spring
- Solar on 480 North Ave – Complete
- Beebe Sub Relay Upgrade – Complete
- Circuit 1380 UG feeder replacement – 35% complete
- 115kV line traps installed at Beebe Sub
- Load balanced 13.8kV circuits
- Energy Park engineering and site clearing – Complete
- 200 Quannapowitt Pkwy – 50% complete

2024 Construction Review

- Installed 800' of conduit on Hemlock Rd
- Upgraded 1/3 of Circuit 1380
- Aging pole replacement program and Hurricane Preparation
- Added Reclosers and switches
- Continued Open Wire Secondary Replacements Transformer Load Management

Energy Park – 2025 Objectives

- Conduit/foundations will be installed winter 2025
- Battery storage system to be online by June 1st
- Generator equipment delivery Q3/Q4 2025
- Underground cable installation to both schools may start in Q4 2025

Installing two solar arrays

- 450 kW - WMHS
- 360 kW - NEMT spring
- Plans are nearly complete and will go out for bid in May.
- Construction intended for summer 2026
- In-depth coordination required with the school's construction and architecture teams to ensure the schools are truly solar-ready

Hemlock Rd Reconductor

- Install 1500' of 477mcm spacer cable from Farm St to the Energy Park
- A second feed will be installed later, likely in late 2025 or 2026
- Install temporary recloser for battery storage system (BESS) protection
Increased cable size will accommodate the demand created by the BESS and the two new schools

Kimball Lane Fiber Optic Upgrade

- State Electric installed fiber through Lynnfield with Peabody Light's permission Greatly increased reliability and security for our critical gas substation
- Managing our own fiber optic records now – not reliant on contractor
- Plan to apply for a grant to build out our system physically and move to an enterprise fiber management software

Beebe Substation Upgrades

- Upgraded transformer protection in 2024 in preparation for growing DER connected to Beebe Sub
- In 2025, we are updating the load tap changer controls to allow for remote 5% voltage reduction
- This spring, we will swap circuits 0007 and 0012 to help spread out our future DER between Bus 1 and Bus 2.

200 Quannapowitt Pkwy

- 440 Apartment units, all electric with heat pumps and EV chargers
- Conduit installation nearly complete
- Cable scheduled to be installed spring 2025
- This includes OH to UG conversion of Quannapowitt Parkway on the Lowell St side

Lowell St Reconductor

- Install 2400' of 477mcm spacer cable to replace older existing cable
- Temporarily moved all customers on this section to another feeder
- Result will be increased utilization of an underloaded circuit from Beebe to feed 200 Quannapowitt Parkway (expected load of 2MW)

ArcGIS Electric Vehicle Charger & Heat Pump Layers- Abder Chlih, System Engineer

Abder explained to the Board that EVs and heat pumps have been integrated into the GIS system, to better manage load and plan for future demand.

Tracks adoption of electric vehicle chargers in Wakefield

- Perform analysis to manage increasing load/demand
- Check capacity to add additional EV chargers or heat pumps to existing transformers
- Helps identify quickly growing areas for electric vehicle

Analysis Example

- This crib Has 4 EV chargers
- 37.5 kVA (156.25A)
- 1/o secondary cable (260 A)

Essential Gas Pipe Network Data Management in ArcGIS Safety is a top priority for our gas utility, so we ensure our assets are up to date.

- Improve and update ArcGIS Pipeline Referencing to extensions and services.
- Keep the gas GIS database current to meet the 60-day DPU requirement

Old Business

Project Updates

Energy Park

Pete explained that the Battery Energy Storage System (BESS) at the Energy Park is still on schedule to be operational in June. Dave said that the generator and radiator foundation will be completed in June also, with the switchgear foundation being completed in July.

Cyber Security - Recent Local Issues – Jeff Morris

Jeff informed the Board that in 2023 Littleton Light & Water was hacked by a Chinese state sponsored group called Volt Typhoon. This entity was on their system for 300 days. This information was just made public a month ago. Jeff also mentioned that MMWEC was hit with ransomware attack earlier this year. He said that as soon as we found out, we disabled their VPN connection to our system. Once their system was verified as clean we reestablished their connection to our system. Jeff explained that hackers are not looking for simple information any longer. They lay in wait because they are not sure what they have hacked into, so they try to determine what you do and how much you are worth to them. Jeff said that during March, we had 3 company-wide classes on cyber-security. Utility Services of Vermont had already been scheduled to host cyber-security tabletop exercises and they put our policies to the test with only minor tweaks being suggested. Jeff also mentioned that an external vulnerability test was performed, and we did very well due to the fact that our public-facing website is hosted by a third party that specializes in maintaining the security that keeps the bad actors out. The good news is that there is very little information about WMGLD out there on the dark web.

Large Building Energy Reporting (LBER) Update

Pete stated that the original list of 146 large buildings in Wakefield is down to 136, however the data quality has not improved. Olivia Hayes said that a lot of the building owners have not claimed their buildings, so the owners listed are not correct; there are also duplicate data and incorrect square footage. Olivia noted that she joined an info session for public entities through the Massachusetts Department of Energy Resources (DOER) today, but they still did not have answers to a lot of the questions asked. Pete explained that MEAM nominated a committee to directly work with the State including Joe Sollecito, Michel Cloutier and himself to represent the municipalities. They met today to discuss the concerns and provided the representative for the DOER with a red line of the regulations that would be acceptable to the municipal electric departments. He stated that they expressed their concern that the State is taking a law that excludes municipalities and is now trying to make them part of it through regulations. Pete

stated that we requested a hold on this requirement pending the revision of this regulation. Pete noted that they discussed their willingness to help the State obtain the data they need, and possible ways to do so, but not through regulations. He said that lead counsel, Ben Dobbs, has all the information, and we are hoping to meet again in the next two weeks. Pete said that the subcommittee made it very clear that we will sue over this issue if we are forced to.

Commercial Electric Vehicle Time-of-Use Rate – Discussion

Joe Collins reviewed the draft tariff for the proposed Commercial Electric Vehicle Time-of-Use (TOU) rate included in the Board book. Rate A (not for resale) is intended for commercial fleet charging. It is similar to WMGLD's residential Electric Vehicle Meter Time-of-Use Rate (EVM-TOU – MDPU No. 81), but it has a different base rate structure (commercial instead of residential). Rate B is (for resale) is intended for public EV charging. Rate B will operate under the Power Rate C (MDPU No. 78) structure with modifications to the Customer Charge, Energy Charge, and Demand Charge. For this rate, the off-peak discount and on-peak premium are related to the Energy Charge defined in Power Rate C. Pete mentioned that there is one landscaper that has an EV fleet that would benefit from this rate. Mark Cousins noted that it is harder to shape and change behavior for on-peak charging for resale. Language in the tariff was left the same to allow for flexibility in the future. Edits to the rate will be made for the next Board meeting and the Board will potentially host the public hearing for the new proposed rate at the June meeting.

General Manager 2025 Goals

Pete reviewed the language for the 2025 goals and modifications were made.

A motion to adopt the 2025 goals as amended in tonight's discussion was made by Commr. Warchol and seconded by Commr. Kallay

Vote: The motion was approved unanimously 5-0.

New Business

Potential Impact of Tariffs on Energy Supply, Materials and Equipment and Contingency Planning

Pete shared a presentation from MMWEC meetings on March 17, 2025. The New-England-Independent System Operator (ISO-NE) began collecting a little bit more from us in the March bill. According to our analysis increasing our fuel charge by half a cent would cover ISO-NE's increase for now. Pete mentioned that the situation is changing daily but there have not been any notifications of price increases on Energy Park components. However, it is likely that solar panels could

be impacted by tariffs as most solar panels are from China. On the gas side, we have a layering strategy for procuring gas supply, where we buy 25% for the next year and 25% for the following year. Our procurement this year was almost 10% higher than last year's forward price. Last year we budgeted \$7.93, and it came in at \$8.57.

Any other matter not reasonably anticipated by the Board.

Executive Session if necessary

A motion to go into Executive Session was made by Commr. Boettcher at 9:11pm to discuss labor negotiations and management performance and to come out of Executive Session to inform management staff of findings and to adjourn was seconded by Commr. Prifti.

Vote: The motion was approved unanimously 5-0.

A motion to come out of Executive session and back into General session to adjourn was made by Commr. Warchol at 9:22 pm and seconded by Commr. Prifti.

Vote: The motion was approved unanimously 5-0.



MARCH 2025 WMGLD COMMISSIONER'S DASHBOARD

	Outages (Elec)	
	SAIFI	CAIDI
Jan	0.10	51
Feb	0.20	52
Mar	0.10	46
Cal YTD	0.13	50

	CYTD Pipe Replacement	
	Replaced	System Total
4"	-	168,742
6"	-	160,403
8"	-	87,774

	New Services on the System	
	Electric	Gas
Jan	2	-
Feb	4	-
Mar	2	1

Solar Generation 125 Customers		
	Generated	Back to WMGLD
CYTD	264,356	84,960
Comm'l	11,584,615	2,709,022
Res	4,206,510	2,502,444
Inception	15,791,125	5,211,466

	Monthly & Annual Peaks	
	Prior Year	Current Year
Jan	26.5 Mw	29.2 Mw
Feb	25.4 Mw	27.5 Mw
Mar	22.4 Mw	25.1 Mw

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

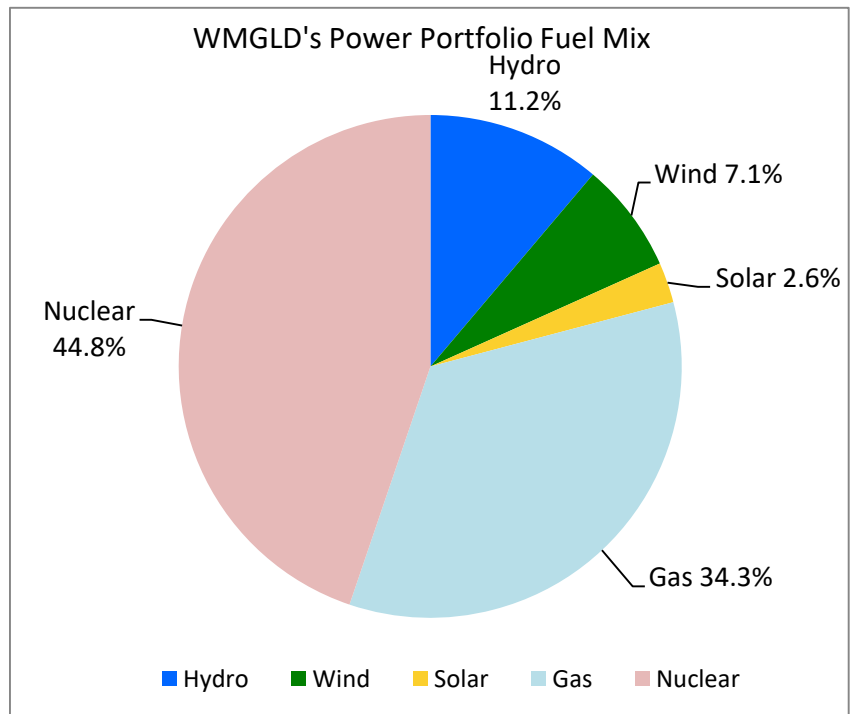
Winter YTD Peak	
1/7/24	1/20/25
26.5 Mw	29.2 Mw

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

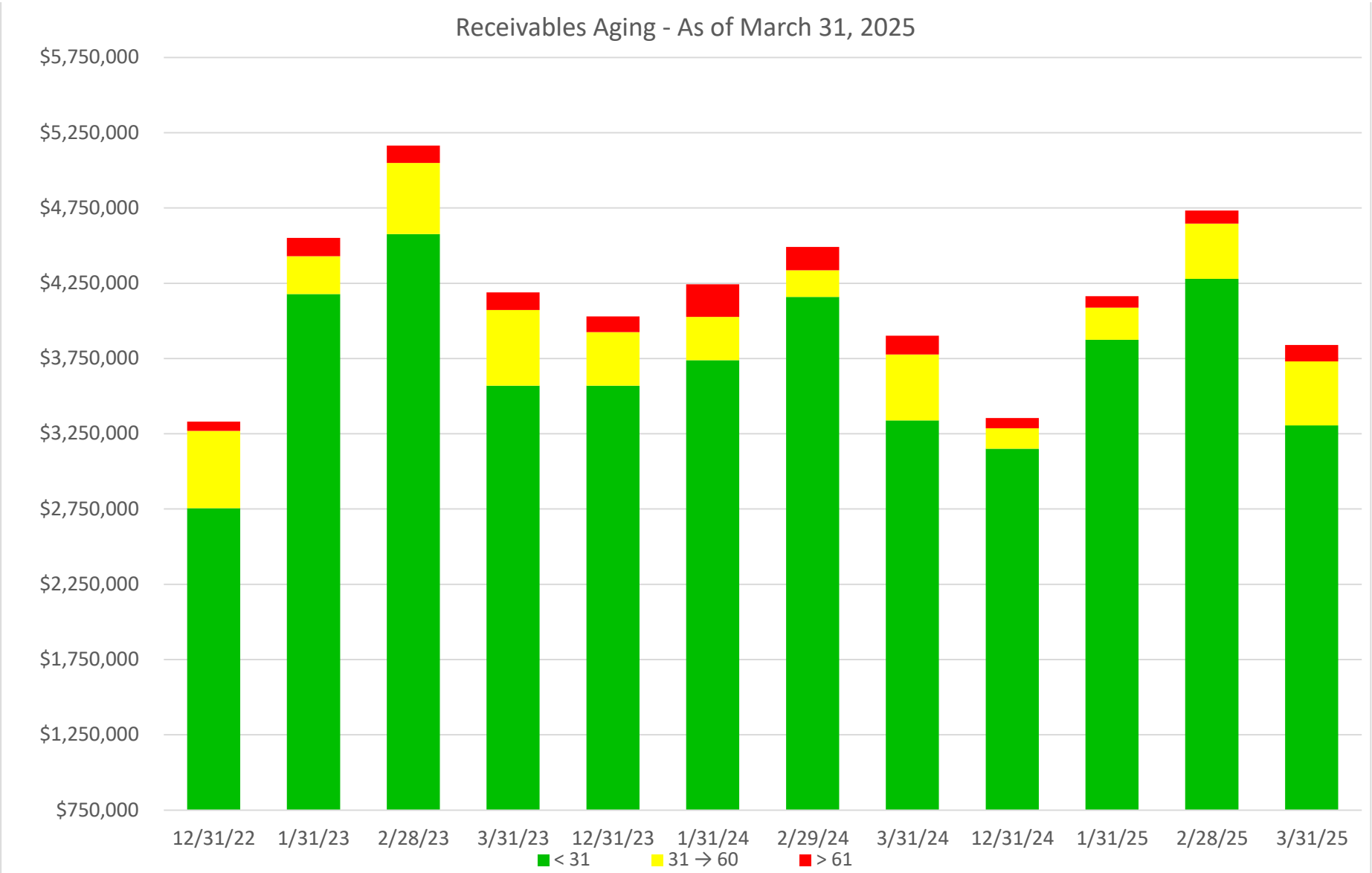
CONSERVATION BUDGET		
YTD FY25 Conservation Revenue Billed	\$	593,248
YTD FY25 Paid out to Customers:		
318 Appliances & Thermostats	\$	(23,462)
53 Air Sealing (insulation/windows)		(47,985)
78 Heating & Cooling		(145,508)
10 Residential Solar		(49,540)
72 Cordless Yard Equipment	\$	(4,365)

GREEN CHOICE RATE	Mar	CYTD
Green Choice Revenues	\$ 1,135	\$ 4,074
KwH billed on GC Rate	65,734	230,951
Number of Customers		107

Natural Gas Peak Usage	
Current Year Peak (Nov '24 → May '25)	1,274,416 CCF
Prior Year Peak (Nov '23 → May '24)	1,069,156 CCF
All-Time Peak - Jan '18	1,370,554 CCF



Receivables Aging - As of March 31, 2025



Electric Vehicle Charging Stations

Dashboard – April 2025

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)

Environment

Lifetime

Here's how EV charging has helped:



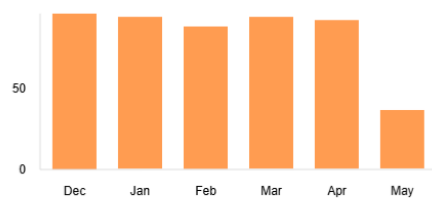
You've avoided 132,066kg greenhouse gas emissions



That's like planting 3,386 trees and letting them grow for 10 years

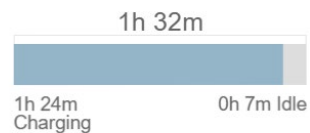
Unique Drivers

0 Connected Drivers

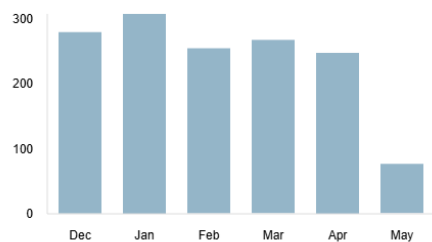


Average Session Length

Last 30 Days

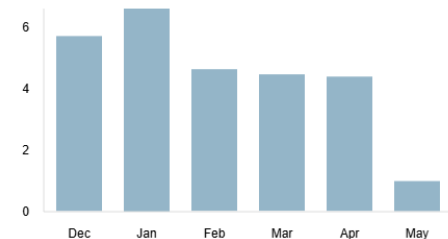


Sessions



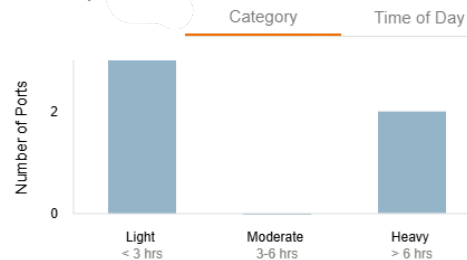
Energy

in MWh



Station Usage

Last 30 Days



EV Charging Stations				
Utility Billing and Town Revenue				
Apr-25				
Locations	Utility Billing	KWh	Town Revenue From Charge Point	KWh
Vets Field	\$153.03	675	\$176.29	675
Civic Center	\$121.50	552	\$119.25	552
Public Parking Lot	\$676.29	3162	\$728.60	3241
Totals	\$950.82	4389	\$1,024.14	4468
EV Charging Stations				
Usage and Revenue				
Apr-25				
Locations			Revenue From Charge Point	KWh
Quannapowitt			\$5,972.51	15498

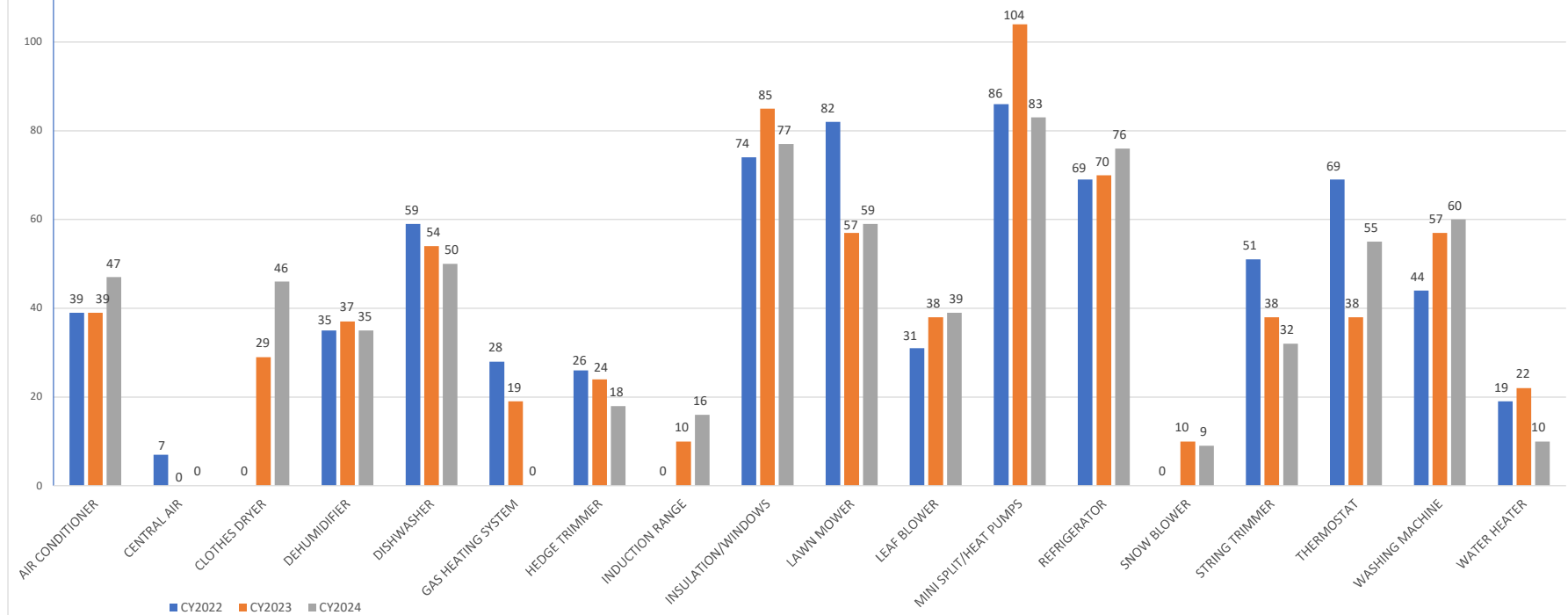
COMMISSIONER REQUESTS LOG

	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.

CY2021 - CY2024 Rebates and Incentives Captured



Rebate/Incentive	CY2019	CY2020	CY2021	CY2022	CY2023	CY2024	Rebate/Incentive	CY2019	CY2020	CY2021	CY2022	CY2023	CY2024
AIR CONDITIONER	9.2%	8.6%	12.6%	5.4%	5.3%	6.6%	AIR CONDITIONER	\$ 1,250	\$ 1,500	\$ 2,500	\$ 1,950	\$ 1,950	\$ 2,350
CENTRAL AIR	3.4%	4.0%	3.0%	1.0%	0.0%	0.0%	CENTRAL AIR	\$ 800	\$ 1,400	\$ 1,300	\$ 700	\$ -	\$ -
CLOTHES DRYER	0.0%	0.0%	0.0%	0.0%	4.0%	6.5%	CLOTHES DRYER	\$ -	\$ -	\$ -	\$ -	\$ 1,450	\$ 2,300
DEHUMIDIFIER	1.9%	6.6%	6.1%	4.9%	5.1%	4.9%	DEHUMIDIFIER	\$ 225	\$ 1,150	\$ 1,200	\$ 1,650	\$ 1,850	\$ 1,750
DISHWASHER	18.7%	13.2%	10.1%	8.2%	7.4%	6.9%	DISHWASHER	\$ 2,550	\$ 1,300	\$ 1,025	\$ 1,550	\$ 1,350	\$ 1,250
HEATING SYSTEM	5.3%	4.9%	3.8%	3.9%	2.6%	0.0%	HEATING SYSTEM	\$ 4,250	\$ 8,000	\$ 8,000	\$ 14,500	\$ 9,500	\$ -
HEDGE TRIMMER	0.0%	0.0%	0.0%	3.6%	3.3%	2.5%	HEDGE TRIMMER	\$ -	\$ -	\$ -	\$ 645	\$ 944	\$ 720
INDUCTION RANGE	0.0%	0.0%	0.0%	0.0%	1.4%	2.3%	INDUCTION RANGE	\$ -	\$ -	\$ -	\$ -	\$ 950	\$ 4,000
INSULATION/WINDOWS	10.3%	10.3%	9.6%	10.3%	11.6%	10.8%	INSULATION/WINDOWS	\$ 7,944	\$ 32,861	\$ 37,550	\$ 74,499	\$ 88,838	\$ 88,976
LAWN MOWER	0.0%	0.0%	0.0%	11.4%	7.8%	8.3%	LAWN MOWER	\$ -	\$ -	\$ -	\$ 7,984	\$ 5,650	\$ 5,900
LEAF BLOWER	0.0%	0.0%	0.0%	4.3%	5.2%	5.5%	LEAF BLOWER	\$ -	\$ -	\$ -	\$ 850	\$ 950	\$ 975
MINI SPLIT/HEAT PUMPS	0.0%	9.2%	12.1%	12.0%	14.2%	11.7%	MINI SPLIT/HEAT PUMPS	\$ -	\$ 33,000	\$ 51,930	\$ 103,828	\$ 136,685	\$ 117,456
REFRIGERATOR	17.2%	13.8%	15.4%	9.6%	9.6%	10.7%	REFRIGERATOR	\$ 2,250	\$ 2,400	\$ 3,050	\$ 3,450	\$ 3,500	\$ 3,800
SNOW BLOWER	0.0%	0.0%	0.0%	0.0%	1.4%	1.3%	SNOW BLOWER	\$ -	\$ -	\$ -	\$ -	\$ 995	\$ 732
STRING TRIMMER	0.0%	0.0%	0.0%	7.1%	5.2%	4.5%	STRING TRIMMER	\$ -	\$ -	\$ -	\$ 1,275	\$ 950	\$ 800
THERMOSTAT	6.1%	13.5%	7.6%	9.6%	5.2%	7.7%	THERMOSTAT	\$ 550	\$ 4,979	\$ 2,952	\$ 6,743	\$ 3,412	\$ 4,747
WASHING MACHINE	19.5%	12.6%	15.7%	6.1%	7.8%	8.4%	WASHING MACHINE	\$ 2,550	\$ 2,200	\$ 3,100	\$ 2,200	\$ 2,850	\$ 3,000
WATER HEATER	8.4%	3.2%	4.0%	2.6%	3.0%	1.4%	WATER HEATER	\$ 1,975	\$ 1,100	\$ 1,600	\$ 2,300	\$ 5,000	\$ 4,600
Totals							Totals	\$ 24,344	\$ 89,890	\$ 114,207	\$ 224,123	\$ 266,824	\$ 243,356

WMGLD Estimated Appliance Rebate Savings (CY2024)

Appliance	Estimated 5-Yr Savings (kWh)	Avg kWh Savings/\$ Spent (5-yr)	Estimated CO2 Emissions Impact (t CO2/5-Yr)	Avg t CO2 Emissions Impact/\$ Spent (5-yr)
Air Conditioner	43,626	18.56	(3.44)	(0.07)
Clothes Dryer	28,290	12.30	(1.10)	(0.02)
Dehumidifier	26,260	15.01	(1.66)	(0.05)
Dishwasher	30,034	24.03	(1.20)	(0.02)
Induction Range**	35,500	8.88	(16.32)	(1.02)
Refrigerator	62,454	16.44	(37.54)	(0.49)
Washing Machine	89,775	32.65	(90.75)	(1.59)
Water Heater**	117,600	24.00	(62.37)	(2.84)

**Any gas saving converted to kWh for ease of comparison

WMGLD Estimated Thermostat Rebate Savings (CY2024)

Rebate/Incentive Item	Estimated 5-Yr Energy Savings	Avg Energy Savings/\$ Spent (5-yr)	Estimated CO2 Emissions Impact (t CO2/5-Yr)	Avg t CO2 Emissions Impact/\$ Spent (5-yr)
Thermostat (Electric - kWh)	11,284	258.95	(6.06)	(2.02)
Thermostat (Gas - CCF)	17,857	2762.08	(107.14)	(3.35)
Thermostat (Oil - Gallon)	497	172.63	(39.78)	(19.89)

WMGLD Estimated Cordless Yard Equipment Rebate Emissions Savings (CY2024)

Rebate/Incentive Item	Estimated CO2 Emissions Impact (t CO2/5-Yr)	Avg t CO2 Emissions Impact/\$ Spent (5-yr)
Hedge Trimmer	(8.90)	(0.49)
Lawn Mower	(43.80)	(0.74)
Leaf Blower	(19.28)	(0.49)
Snow Blower	(5.58)	(0.62)
String Trimmer	(15.82)	(0.49)

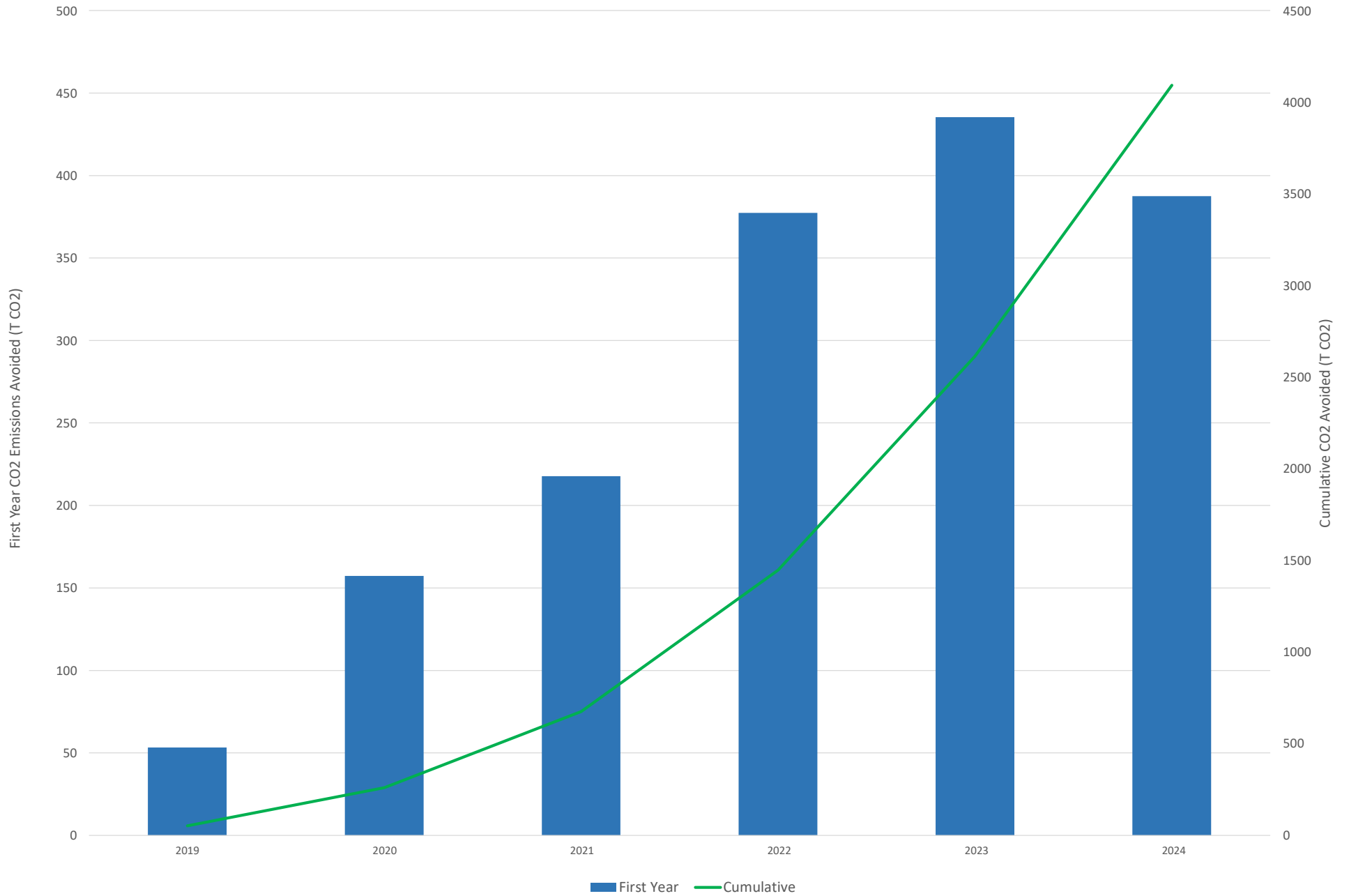
Heat Pump Rebate Growth (Decline in % of Fossil Fuel Rebates)

Year	Gas Heating Systems	Percentage of Total Rebates	Heat Pumps	Percentage of Total Rebates
2019	13	5.1%	-	-
2020	19	4.6%	36	8.7%
2021	15	3.8%	48	12.1%
2022	28	3.9%	86	12.0%
2023	19	2.6%	104	14.2%
2024	0	0.0%	83	11.7%

Heat Pump Estimated CO2 Avoidance

Estimated CO2 Emissions Impact (t CO2/5-Yr)	Avg t CO2 Emissions Impact/\$ Spent (5-yr)
-	-
(377.53)	(11.80)
(503.38)	(10.49)
(1503.56)	(17.48)
(1836.44)	(17.66)
(1538.90)	(18.54)

WMGLD Rebate Programs Estimated Cumulative Carbon Emissions Savings (Base Year- 2019)



General Manager's Report

The following is the General Managers Report for May, 2025

Engineering and Operations Report

Major New Customer Projects:

Working:

- **198 Albion Street** – 10 units – ***Working***
- **596 North Ave** – 30 units - ***Working***
- **405 Main Street** – Commercial - ***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** – **Complete**
 - **Site contractor Installing 6 MHs, 3200' of ductback, 2 switch bases and 4 transformer foundations** - **Complete**
 - **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
 - **4 transformers, 2 switches and 3200' of cable installed and spliced**
 - **Building #1 scheduled to be energized on May 8, 2025.**
- **596 North Ave** – 38 Residential Apartments – **Working**

Permitting:

- **10 Broadway St.** - 124 Residential apartments – **Permitting Stage**
- **46 Crescent St.** - 56 Residential units – **Permitting Stage**

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

Gas Department

- PHMSA grant related work is complete. Main and service replacement was completed on Collins Road, Harrison Ave, Essex St and Norway Street. Work is underway on Pitman Ave and Arundel Ave.
- 549 meters were replaced so far this year with a target of 1069 for the year.
- There are currently 1676 inside gas services and 3533 outside services. 45 services have been moved outside this year so far.
- Leaks Class 1 – 0* Class 2 – 0 Class 3 –13.

Financial Reports

Monthly Financials for through February and Consumption Reports through April are enclosed.

Project Updates

Energy Park

- 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.**
 - Manholes installation complete
 - Conduit installation underway
- Battery Installation scheduled to start Q1/Q2 2025 - Lightshift – **WORKING**
- Batteries installed on 4/23/2025
- Site station service transformer energized - 5/2/2025
- 480v service to BESS energized on 5/2/2025
- BESS hot commissioning started on 5/7/2025
- BESS inverters scheduled to be delivered and installed on 5/9/2025
- BESS 13.8kv interconnection schedule – Late May for testing
- BESS scheduled to be online June 2025
- NEMT and WMHS Solar design finalized on 4/22/2025
- NEMT and WMHS Solar bid package available on 5/12/2025

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 –100% **Completed**
- Procurement process for long lead time items – (3) Transformers – **Installed April 2025**
- 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:

Electric Meter Inspections - Progress

- Residential – in progress 13,662 of 13,805 meters inspected, 99.0% 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 2025 scheduled to start February 2024 – Area 3 (West side / Prospect Area) – **Completed**
- Residential Tree Planting Program (Utility Friendly and Shade Trees) – Fall 2025 planting
- Public Tree Planting Program (Utility Friendly Trees) –Fall 2025 planting
- Maple Way – Reforestation – 96 Trees Planted – **Completed**

Substations:

- Wallace and Beebe Testing (transformers and breakers) – May/June

Town Projects:

- **Vets Field Lighting** – Upgrade lighting at Vets field with LED fixtures and install secondary cable –**2025**

Summer Preparation, Monitoring & Load Balancing:

- Distribution transformer additions and replacements based on transformer load management – May/June

Hurricane Preparation / Survey:

- Overheat circuit patrols: Evaluating wire, equipment, hardware, poles and vegetation – May/June

IR Survey OH Distribution System & Substation Yard:

- Survey scheduled May/June

Burns Park:

- Site work in progress

Information for Discussion

**Board of Commissioners
May 13, 2025
Agenda Item No D-2**

Commercial Time of Use EV Rate

The Board will continue discussion of a Commercial Time of Use EV rate.

Information for Discussion

**Board of Commissioners
May 13, 2025
Agenda Item No E-1**

Town Administrator Maio's Retirement Celebration

On Sunday June 1st we are invited express their gratitude for Steve Maio's contributions to the Town of Wakefield in a display that shows the organizations role in the community while celebrating Steve Maio's seventeen years of service to the Town.

Information for Discussion

**Board of Commissioners
May 13, 2025
Agenda Item No E-2**

MMWEC Annual Meeting

The Board will discuss topics discussed at the MMWEC Annual meeting held on April 30 and May 1 at Endicott College in Beverly.

Information for Discussion

**Board of Commissioners
May 13, 2025
Agenda Item No. E-3**

Electric Bus/Vehicle Fleets in Wakefield

Commissioner Kallay is scheduling a meeting between Highland Fleets, WMGLD, the School Department/Committee, and Wakefield's economic development office to discuss opportunities around electric bus/vehicle fleets in Wakefield.

Information for Discussion

**Board of Commissioners
May 13, 2025
Agenda Item No. E-4**

Board Reorganization

Following the Town's annual election, the Board of Commissioners typically elects new officers for the coming year.

Information for Discussion and Vote

Executive Session- Collective Bargaining Update

APPENDICIES

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

	2/29/2024	2/28/2025
ASSETS		
Sinking Fund - Self Insurance	\$ 194,992.95	\$ 205,331.27
Depreciation Fund	189,319.15	194,106.74
Consumer Deposits	944,262.04	995,102.77
Total Investments	<u>1,328,574.14</u>	<u>1,394,540.78</u>
Operating Cash	19,274,018.99	19,059,951.42
Depreciation Fund	2,817.08	2,888.34
Consumer Deposits	319,219.14	359,763.41
Petty Cash	525.00	525.00
Total Cash	<u>19,596,580.21</u>	<u>19,423,128.17</u>
Accounts Receivable-Rates	4,261,126.94	4,494,862.54
Accounts Receivable-Other	1,222,976.88	1,303,705.28
Inventory	986,797.88	1,233,493.61
Prepayments Other	811,616.84	779,042.29
Prepayments Power	4,848,319.85	4,898,431.17
Other Deferred Debits	1,936,025.94	2,555,813.59
Total Other Assets	<u>14,066,864.33</u>	<u>15,265,348.48</u>
Total Current Assets	34,992,018.68	36,083,017.43
Distribution Plant	18,699,110.40	21,537,214.49
General Plant	1,515,548.68	1,584,618.85
Net Fixed Assets	<u>20,214,659.08</u>	<u>23,121,833.34</u>
Total Assets	<u>\$ 55,206,677.76</u>	<u>\$ 59,204,850.77</u>
LIABILITIES AND EQUITY		
Accounts Payable	\$ 107,166.63	\$ 113,955.68
Consumer Deposits	1,263,481.18	1,354,866.18
Other Accrued Liabilities	9,360.49	7,329.39
Reserve for Uncollectable Accounts	96,530.56	93,373.36
Total Current Liabilities	<u>1,476,538.86</u>	<u>1,569,524.61</u>
Compensated Absences	371,881.39	391,167.51
MMWEC Pooled Loan Debt	7,824,502.05	6,872,926.68
OPEB Liability	302,334.00	975,204.00
Pension Liability	7,528,500.00	6,772,500.00
Total Long Term Liabilities	<u>16,027,217.44</u>	<u>15,011,798.19</u>
Total Liabilities	17,503,756.30	16,581,322.80
Retained Earnings	14,970,237.70	23,085,662.39
Year to Date Income	6,726,916.77	2,577,221.27
Sinking Fund Reserve-Self Ins	194,992.95	205,331.27
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
Total Equity	<u>37,702,921.46</u>	<u>42,623,527.97</u>
Total Liabilities and Equity	<u>\$ 55,206,677.76</u>	<u>\$ 59,204,850.77</u>

Wakefield Municipal Gas and Light Department
Budget vs Actual - Electric Division
For the Eight Months Ending, February 28, 2025

	CURRENT MONTH	YEAR TO DATE		
	FY 2025	FY 2024	FY 2025	YTD Budget
Energy Revenue (Net of Discounts)				
Residential Sales	\$ 1,739,365.23	\$ 12,604,567.79	\$ 12,414,377.10	\$ 10,832,000.00
Commercial Sales	1,313,262.24	10,063,312.79	9,257,607.48	8,787,000.00
Street Lighting	15,678.00	125,419.00	125,419.00	125,419.00
Municipal Sales	131,049.63	1,133,863.15	1,059,300.53	999,000.00
Private Area Lighting	7,466.00	59,760.53	59,758.14	59,340.00
Green Choice Revenue	1,503.89	9,424.44	10,359.31	-
Total Energy Revenue	3,208,324.99	23,996,347.70	22,926,821.56	20,802,759.00
Other Revenues				
Unbilled Revenue	-	-	-	-
Interest Income-Consumer Deposits	4,168.85	34,649.72	34,223.88	66,668.00
Interest Income-Depreciation Fund	377.08	3,181.04	3,248.66	-
Interest Income-Self Ins Sinking Fund	712.13	7,101.97	6,719.11	-
Interest Income-MMWEC	10,156.05	62,286.89	82,298.09	-
Income (Exp) - Merchandise & Jobbing	(17,136.26)	233,264.09	(637,090.72)	66,668.00
Other Revenues-Temp Services	-	900.00	800.00	668.00
Sales Tax	68,596.15	539,593.51	494,159.57	500,000.00
Conservation Charge	77,410.70	476,281.14	522,203.58	500,936.00
Reconnect Fees	-	1,750.00	1,200.00	2,000.00
Comcast & RCN Pole Fees	13,781.72	90,593.11	79,101.13	93,332.00
Insurance Reimbursements	-	3,071.41	5,815.63	-
EV Chargers	5,732.51	14,116.44	33,596.75	-
Other Electric Revenue	22,255.95	156,872.72	125,642.06	152,668.00
Total Other Revenue	186,054.88	1,623,662.04	751,917.74	1,382,940.00
Total Revenue	3,394,379.87	25,620,009.74	23,678,739.30	22,185,699.00
Power Costs				
Purchased Power	(1,871,836.83)	(10,534,757.43)	(12,324,120.99)	(12,042,000.00)
Power Expense Generation	(1,366.56)	(16,084.90)	(12,111.85)	(345,637.00)
Power Expense Battery	(4,952.68)	(44,683.89)	(40,781.34)	(168,483.00)
Total Power Costs	(1,878,156.07)	(10,595,526.22)	(12,377,014.18)	(12,556,120.00)
Gross Profit	\$ 1,516,223.80	\$ 15,024,483.52	\$ 11,301,725.12	\$ 9,629,579.00
Operating Expenses				
Miscellaneous Operating Expenses				
Depreciation Expense	(253,519.25)	(1,535,549.70)	(1,702,159.71)	(1,593,819.00)
Sales Tax	(82,924.92)	(539,593.51)	(498,136.25)	(531,000.00)
Interest Expense-Consumer Deposits	(5,297.93)	(27,034.58)	(38,859.78)	(24,000.00)
Interest Expense-Sub + MMWEC	(12,022.36)	(111,515.34)	(99,691.28)	(97,677.00)
Total Misc Operating Expenses	(353,764.46)	(2,213,693.13)	(2,338,847.02)	(2,246,496.00)
Distribution Expenses				
Supervision and Engineering	(27,934.44)	(166,499.53)	(221,825.29)	(196,668.00)
Substation Salaries and Expense	(67,179.81)	(504,347.07)	(528,851.46)	(513,332.00)
Customer Installation Expenses	(600.97)	(5,182.23)	(5,812.24)	(8,000.00)
Distribution Operations Expense	(51,390.50)	(443,074.76)	(511,174.21)	(533,332.00)
Total Distribution Expenses	(147,105.72)	(1,119,103.59)	(1,267,663.20)	(1,251,332.00)

Wakefield Municipal Gas and Light Department
Budget vs Actual - Electric Division
For the Eight Months Ending, February 28, 2025

	CURRENT MONTH	YEAR TO DATE		
	FY 2025	FY 2024	FY 2025	YTD Budget
Maintenance Expenses				
Supervision and Engineering	(19,272.00)	(164,818.59)	(167,273.60)	(183,332.00)
Maintenance of Station Equipment	-	-	-	(8,000.00)
Maintenance of Other Equipment	(25.58)	(1,369.15)	(74.08)	-
Maintenance of Overhead Lines	(105,369.74)	(1,053,975.23)	(916,976.11)	(1,133,332.00)
Maintenance of Underground Lines	-	-	(4,174.35)	(8,000.00)
Maintenance of Line Transformers	-	(4,200.00)	-	(6,668.00)
Maintenance of Street Lighting	-	-	-	(3,332.00)
Maintenance of Meters	(600.97)	(72,912.77)	(16,797.83)	(33,332.00)
Maintenance of Distribution Plant	(1,201.94)	(10,685.47)	(12,272.43)	(16,000.00)
Total Maintenance Expenses	(126,470.23)	(1,307,961.21)	(1,117,568.40)	(1,391,996.00)
Customer Account Expense				
Meter Reading Expense	(4,895.21)	(34,235.19)	(39,480.57)	(36,000.00)
Customer Records & Collection Exp	(86,466.94)	(646,437.37)	(675,358.73)	(720,000.00)
Total Customer Account Exp	(91,362.15)	(680,672.56)	(714,839.30)	(756,000.00)
Administrative and General Expenses				
Community Relations & Advertising	(3,507.50)	(76,991.94)	(175,908.58)	(73,332.00)
Administrative Salaries and Expense	(15,674.60)	(155,798.11)	(150,037.63)	(176,668.00)
Business Mgr, Office Salaries & Exp	(9,925.17)	(112,795.84)	(107,545.25)	(146,668.00)
MIS Salaries and Expense	(57,119.91)	(298,700.20)	(328,004.23)	(283,332.00)
Outside Services	-	(16,500.00)	(18,450.00)	-
Conservation & Rebates	(72,967.67)	(583,064.06)	(439,702.67)	500,936.00
Property & Liability Insurance, Damages	(12,108.48)	(87,236.23)	(95,232.38)	(96,668.00)
Employee Pensions and Benefits	(112,822.88)	(979,453.85)	(1,019,636.95)	(933,332.00)
General Administrative Expense	(1,473.59)	(32,991.07)	(49,864.31)	(240,000.00)
Maintenance of General Plant	(6,919.79)	(55,847.63)	(112,041.73)	(73,332.00)
Total Admin & General Expenses	(292,519.59)	(2,399,378.93)	(2,496,423.73)	(1,522,396.00)
Net Income (Loss) Before Surplus				
Adjustments	\$505,001.65	\$7,303,674.10	\$3,366,383.47	\$2,461,359.00
Surplus Adjustments				
Additions				
Sale of Scrap	-	10,404.63	49,684.64	13,332.00
MMWEC Refund	-	-	-	-
Total Additions to Surplus	-	10,404.63	49,684.64	13,332.00
Subtractions				
Interest on Sinking Fund	712.13	7,101.97	6,719.11	5,332.00
Payment in Lieu of Taxes	60,901.00	480,007.33	487,208.00	487,206.00
Plant Removal Costs	-	100,052.66	344,919.73	93,332.00
Total Subtractions from Surplus	61,613.13	587,161.96	838,846.84	585,870.00
Net Income (Loss)	\$ 443,388.52	\$ 6,726,916.77	\$ 2,577,221.27	\$ 1,888,821.00

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

	2/29/2024	2/28/2025
ASSETS		
Sinking Fund - Self Insurance	\$ 194,992.95	\$ 205,331.26
Consumer Deposits	111,898.25	124,608.42
Total Investments	306,891.20	329,939.68
Operating Cash	(22,739,738.67)	(25,295,588.18)
Consumer Deposits	217,553.75	216,408.58
Petty Cash	175.00	175.00
Total Cash	(22,522,009.92)	(25,079,004.60)
Accounts Receivable-Rates	2,067,054.53	2,154,978.43
Inventory	998,855.55	843,708.95
Prepayments Miscellaneous	111,711.93	112,162.08
Other Deferred Debits	644,756.57	848,171.25
Total Other Assets	3,822,378.58	3,959,020.71
Total Current Assets	(18,392,740.14)	(20,790,044.21)
Distribution Plant	25,485,983.48	28,211,702.90
General Plant	625,671.96	654,353.41
Net Fixed Assets	26,111,655.44	28,866,056.31
Total Assets	\$ 7,718,915.30	\$ 8,076,012.10
LIABILITIES AND EQUITY		
Accounts Payable	\$ 5,895.67	\$ 172,116.46
Consumer Deposits	329,452.00	341,017.00
Other Accrued Liabilities	4,090.57	5,795.80
Reserve for Uncollectable Accounts	96,530.56	93,373.36
Total Current Liabilities	435,968.80	612,302.62
Compensated Absences	206,684.73	239,196.95
OPEB Liability	100,778.00	325,068.00
Pension Liability	2,509,500.00	2,257,500.00
Total Long Term Liabilities	2,816,962.73	2,821,764.95
Total Liabilities	3,252,931.53	3,434,067.57
Retained Earnings	(21,449,604.81)	(22,393,839.53)
Year to Date Income (Loss)	(538,267.04)	(227,584.87)
Sinking Fund Reserve-Self Ins	194,992.95	205,331.26
Contribution in Aid of Construction	13,600.00	13,600.00
Investment in Fixed Assets	26,245,262.67	27,044,437.67
Total Equity	4,465,983.77	4,641,944.53
Total Liabilities and Equity	\$ 7,718,915.30	\$ 8,076,012.10

Wakefield Municipal Gas and Light Department
Income Statement - Gas Division
For the Eight Months Ending, February 28, 2025

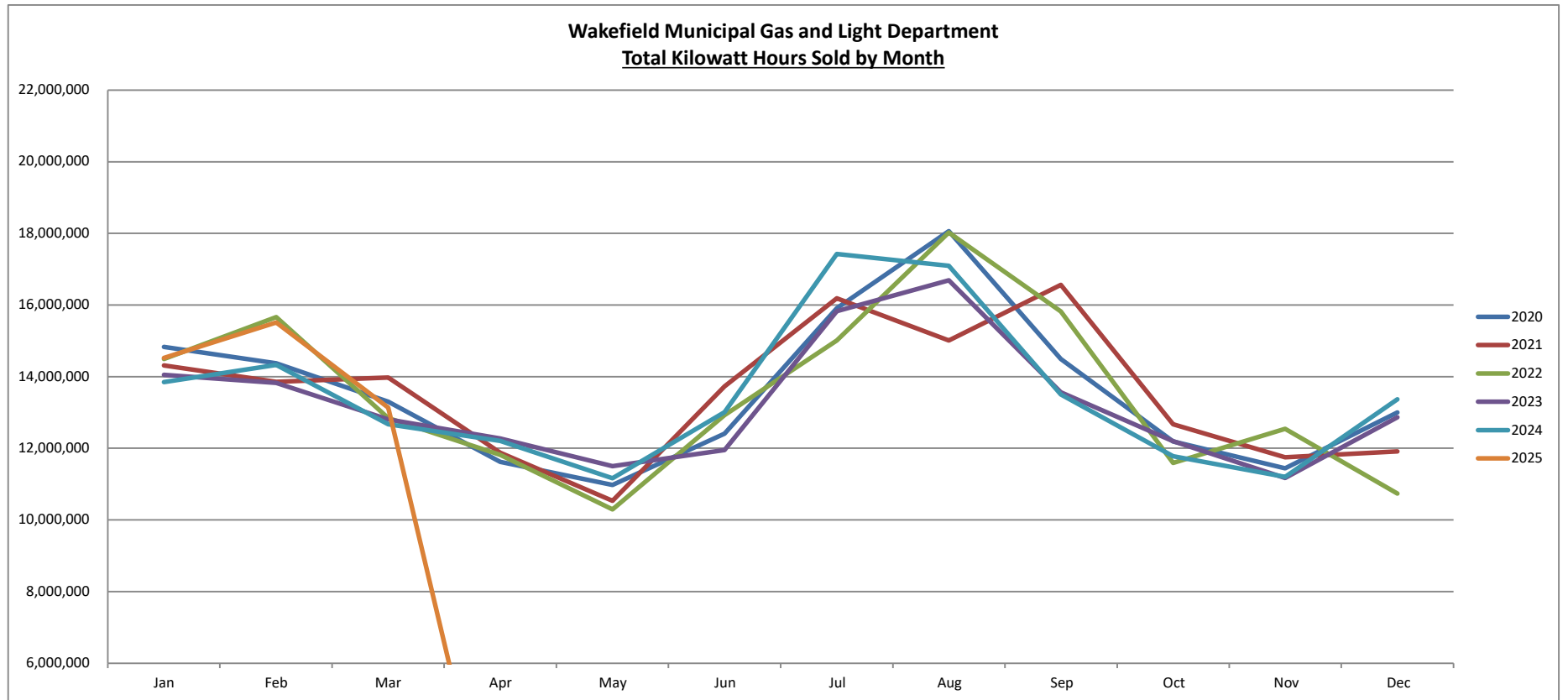
	CURRENT MONTH	YEAR TO DATE		
	FY 2025	FY 2024	FY 2025	YTD Budget
Energy Revenue (Net of Discounts)				
Residential Sales	\$ 1,834,903.48	\$ 5,632,176.14	\$ 5,612,017.59	\$ 7,266,000.00
Commercial Sales	513,444.11	1,578,902.19	1,545,933.20	1,974,000.00
Municipal Sales	208,209.65	604,018.55	647,185.66	701,000.00
Total Energy Revenue	2,556,557.24	7,815,096.88	7,805,136.45	9,941,000.00
Other Revenues				
Unbilled Revenue	-	-	-	-
Interest Income-Consumer Deposits	1,042.21	8,693.82	8,555.96	13,332.00
Interest Income-Self Ins Sinking Fund	712.13	7,024.03	6,719.10	-
Income from Merchandise & Jobbing	-	22,609.73	4,107.48	16,668.00
Special Gas Charges	-	4,000.00	3,582.43	6,668.00
Sales Tax	23,090.42	72,978.53	70,167.44	73,332.00
Reconnect Fees	-	-	50.00	-
Insurance Reimbursements	-	-	-	-
Other Gas Revenue	74.03	55,126.14	1,030,288.43	83,332.00
Total Other Revenue	24,918.79	170,432.25	1,123,470.84	193,332.00
Total Revenue	2,581,476.03	7,985,529.13	8,928,607.29	10,134,332.00
Cost of Gas Purchased	(1,132,242.79)	(4,978,387.70)	(5,429,677.92)	(5,781,000.00)
Gross Profit	\$ 1,449,233.24	\$ 3,007,141.43	\$ 3,498,929.37	\$ 4,353,332.00
Operating Expenses				
Miscellaneous Operating Expenses				
Depreciation Expense	(197,077.75)	(1,442,969.63)	(1,481,784.42)	(1,450,000.00)
Sales Tax	(28,596.42)	(72,978.53)	(70,154.85)	(73,332.00)
Interest Expense-Consumer Deposits	(1,324.49)	(6,758.65)	(9,714.95)	(6,668.00)
Total Misc Operating Expenses	(226,998.66)	(1,522,706.81)	(1,561,654.22)	(1,530,000.00)
Distribution Expenses				
Supervision and Engineering	(21,482.58)	(194,362.90)	(195,696.51)	(213,332.00)
Station Labor and Expenses	(16,459.47)	(134,838.15)	(156,936.93)	(160,000.00)
Mains and Service	2,958.21	(46,002.18)	(21,771.52)	(40,000.00)
Customer Installation Expenses	(18,597.57)	(155,108.16)	(190,764.23)	(160,000.00)
Distribution Operations Expense	(4,859.32)	(82,192.28)	(51,417.46)	(66,668.00)
Total Distribution Expenses	(58,440.73)	(612,503.67)	(616,586.65)	(640,000.00)
Maintenance Expenses				
Maintenance of Mains	(50,155.03)	(292,731.60)	(373,224.33)	(393,332.00)
Maint of Meters and House Regulators	(1,231.80)	(14,910.38)	(9,476.80)	(20,000.00)
Maintenance of Distribution Plant	(2,610.24)	(47,137.81)	(19,655.35)	(26,668.00)
Total Maintenance Expenses	(53,997.07)	(354,779.79)	(402,356.48)	(440,000.00)
Customer Account Expense				
Meter Reading Expense	(1,631.74)	(11,411.61)	(13,160.19)	(13,332.00)
Customer Record and Collection Expenses	(28,822.25)	(215,521.13)	(226,150.73)	(240,000.00)
Total Customer Account Expenses	(30,453.99)	(226,932.74)	(239,310.92)	(253,332.00)

Wakefield Municipal Gas and Light Department
Income Statement - Gas Division
For the Eight Months Ending, February 28, 2025

	CURRENT MONTH	YEAR TO DATE		
	FY 2025	FY 2024	FY 2025	YTD Budget
Administrative and General Expenses				
Community Relations & Advertising	(550.00)	(11,487.77)	(37,955.11)	(13,332.00)
Administrative Salaries and Expense	(5,003.20)	(49,706.86)	(47,414.63)	(53,332.00)
Business Mgr, Office Salaries & Exp	(3,308.37)	(31,247.55)	(32,002.50)	(40,000.00)
MIS Salaries and Expense	(19,039.96)	(99,566.62)	(109,309.66)	(106,668.00)
Outside Services	-	(19,130.39)	(36,920.60)	(24,000.00)
Property & Liability Insurance, Damages	(2,533.28)	(18,074.50)	(21,962.79)	(25,332.00)
Employee Pensions and Benefits	(17,316.50)	(166,934.55)	(183,359.53)	(240,000.00)
General Administrative Expense	(491.19)	(14,956.78)	(17,567.65)	(66,668.00)
Maintenance of General Plant	(2,306.60)	(27,433.41)	(37,347.27)	(29,332.00)
Total Admin & General Expenses	(50,549.10)	(438,538.43)	(523,839.74)	(598,664.00)
Net Income (Loss) Before Surplus Adjustments	\$1,028,793.69	(\$148,320.01)	\$155,181.36	\$891,336.00
Surplus Adjustments				
Additions	-	-	-	-
Subtractions	-	-	-	-
Interest on Sinking Fund	712.13	7,101.98	6,719.10	5,332.00
Payment in Lieu of Taxes	20,300.25	160,002.67	162,402.00	162,405.00
Plant Removal Costs	-	222,842.38	213,645.13	50,000.00
Total Subtractions from Surplus	21,012.38	389,947.03	382,766.23	217,737.00
Net Income (Loss)	\$1,007,781.31	(\$538,267.04)	(\$227,584.87)	\$673,599.00

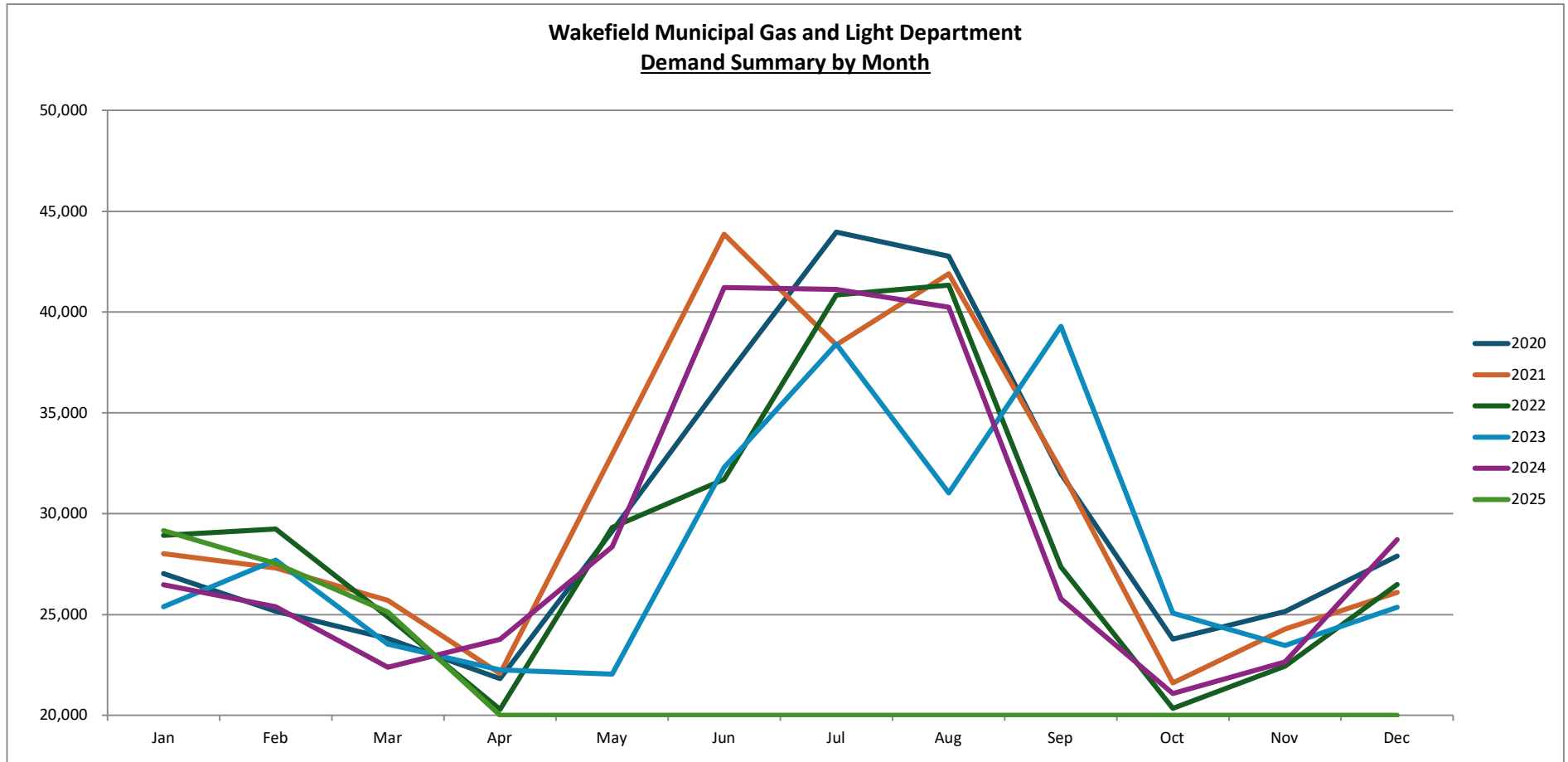
Wakefield Municipal Gas and Light Department
Total Kilowatt Hours Sold by Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year to Date Thru Mar	Annual Total	Increase (Decrease)
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	42,501,581	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	42,151,635	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	43,005,320	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	40,673,793	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	13,367,907	40,839,812	161,594,567	1.8%
2025	14,526,449	15,515,447	13,134,998	0	0	0	0	0	0	0	0	0	43,176,894	43,176,894	(73.3%)



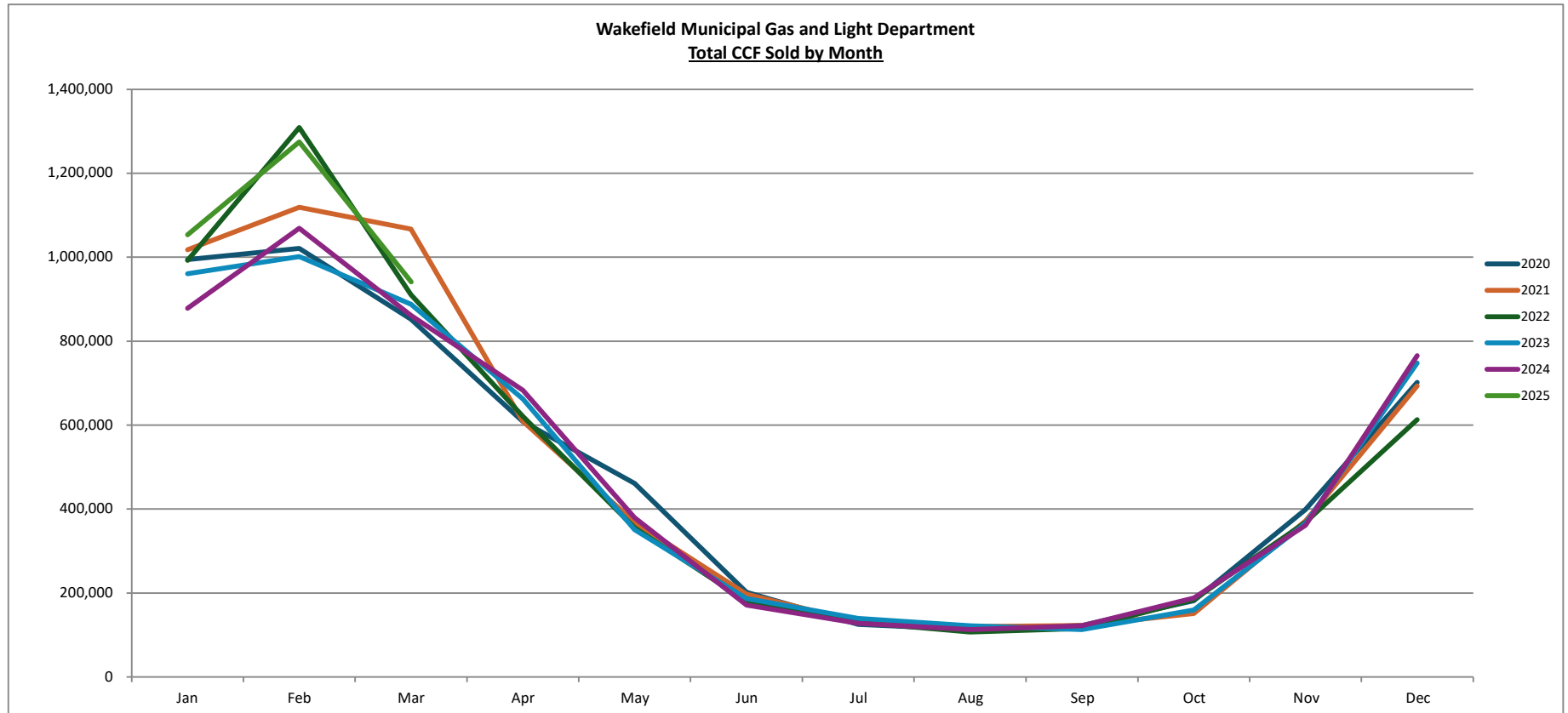
**Wakefield Municipal Gas and Light Department
Demand Summary by Month**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Peak	Increase (Decrease)
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	41,328	27,367	20,345	22,445	26,493	41,328	(5.8%)
2023	25,385	27,704	23,537	22,260	22,042	32,290	38,405	31,029	39,294	25,065	23,470	25,351	39,294	(4.9%)
2024	26,477	25,385	22,394	23,772	28,360	41,221	41,126	40,235	25,788	21,084	22,646	28,711	41,221	4.9%
2025	29,165	27,535	25,134	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	29,165	



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 Mar	Annual Total	Increase (Decrease)
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	2,867,979	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	3,204,157	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	3,211,774	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	2,850,521	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	765,687	2,809,630	5,722,149	0.4%
2025	1,053,414	1,274,416	941,022										3,268,852	3,268,852	(42.9%)

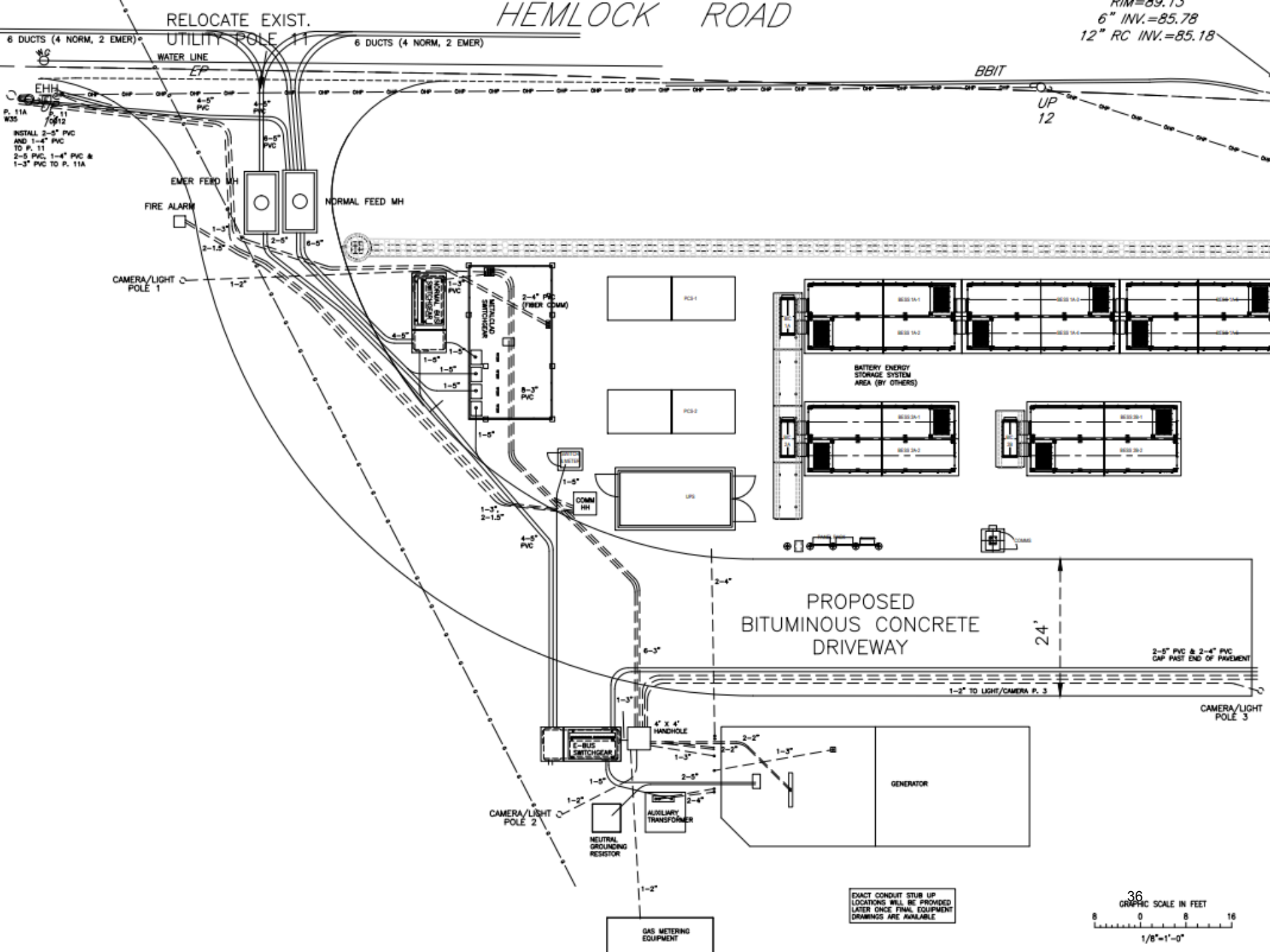


May 2025 Project Pictures

Energy Park
&
200 Quannapowitt Pkwy

HEMLOCK ROAD

6" INV.=85.78
12" RC INV.=85.18

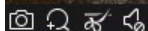




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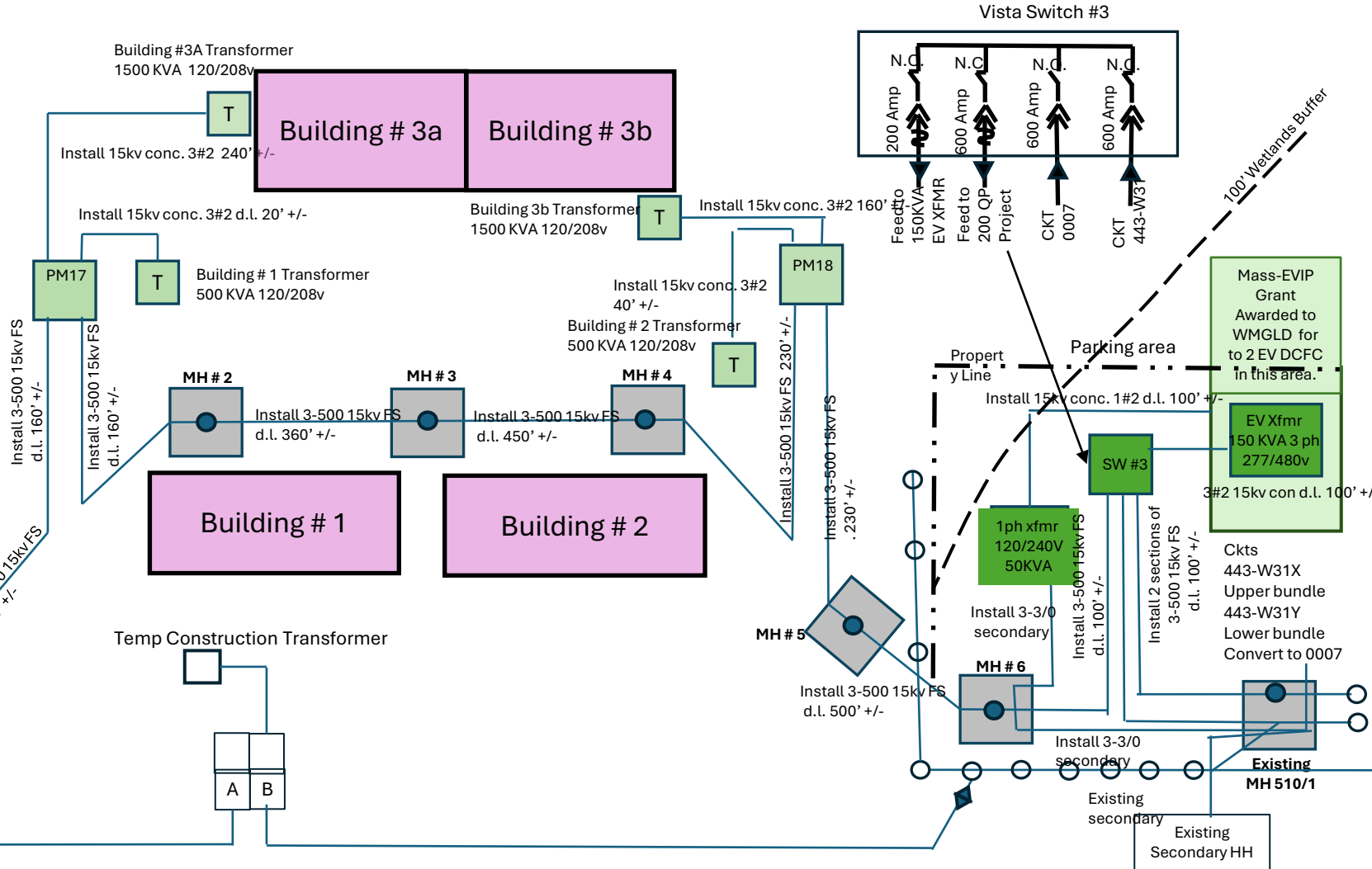


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(3.52Mbps, 4800x2688)

WMGLD
Electric Utility
Site Diagram
Sheet 1
Cable and
Splicing
 200
 Quannapowitt
 PKWY
 David Polson
 Revision Date:
 12/27/2023





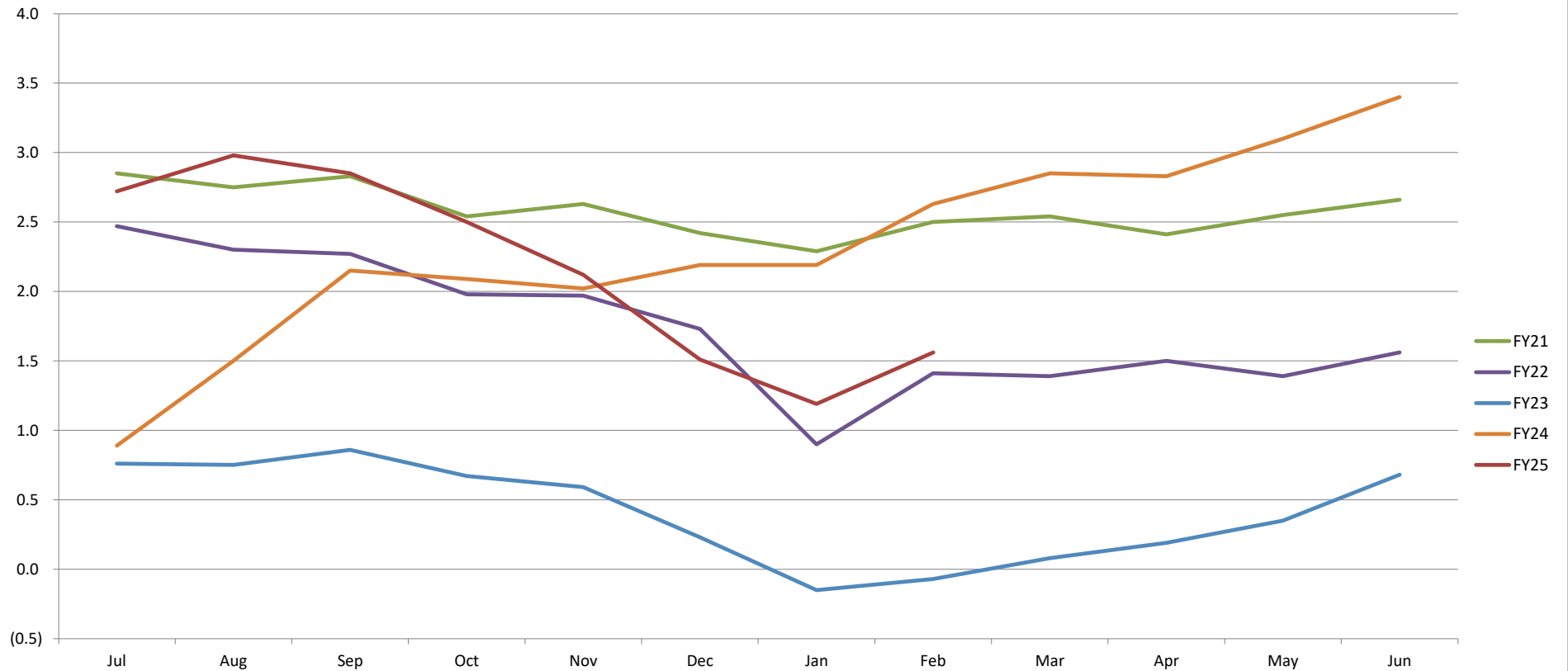




Wakefield Municipal Gas and Light Department
Cash On Hand

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	AVERAGE
FY21	2.85	2.75	2.83	2.54	2.63	2.42	2.29	2.50	2.54	2.41	2.55	2.66	2.58
FY22	2.47	2.30	2.27	1.98	1.97	1.73	0.90	1.41	1.39	1.50	1.39	1.56	1.74
FY23	0.76	0.75	0.86	0.67	0.59	0.23	(0.15)	(0.07)	0.08	0.19	0.35	0.68	0.41
FY24	0.89	1.50	2.15	2.09	2.02	2.19	2.19	2.63	2.85	2.83	3.10	3.40	2.32
FY25	2.72	2.98	2.85	2.50	2.12	1.51	1.19	1.56					2.18

Wakefield Municipal Gas and Light Department
Cash On Hand Ratio Monthly



Wakefield Municipal Gas & Light Department Commercial Electric Vehicle Charging Time-of-Use Rate (CEV-TOU)

Purpose and Applicability

The Commercial Electric Vehicle Charging Time-of-Use Rate (CEV-TOU) is designed to offer commercial customers an alternative Electric Vehicle (EV) charging rate for those who have installed a commercial grade charger(s).

To qualify for the CEV-TOU rate, commercial customers must have a second meter separate from the normal electric meter. This meter will be solely dedicated to Level-2 and/or Direct Current (DC) Fast Charger electric vehicle charging and thus will be metered separately from all other commercial electric usage.

The CEV-TOU is intended to reduce the peak load on the Department, while also giving customers a chance to receive electricity at a lower cost when charging at the specified times.

Included with the CEV-TOU are two distinct periods of electricity usage: On-Peak Hours and Off-Peak Hours (which will be determined by the Department on an annual basis). Charging during the Off-Peak hours will provide a discounted electricity price, and in contrast, On-Peak hours will charge a premium on electricity used. Current peak hours will be posted on the WMGLD website. If peak hours are subject to change, WMGLD will give customers advance notice.

At the option of the Department, qualifying commercial customers will be served under one of two rates based on intended usage, CEV-TOU A or CEV-TOU B. The parameters of these rates will be described below.

Rates

CEV-TOU A (Fleet and Multi-Unit Residential Charging):

For electric vehicle charger usage intended for fleet charging or private use by a multi-unit residential complex, commercial customers may be eligible for CEV-TOU A. Under this rate, commercial customers will be billed under the same convention as the residential Electric Vehicle Meter Time-Use-Rate (EVM-TOU – MDPU No. 81), but with a different base rate structure (commercial instead of residential).

CEV-TOU A will operate under the Commercial Rate B (MDPU No. 77) structure with modifications to the Customer Charge and Energy Charge. For this rate, the off-peak discount and on-peak premium are related to the Energy Charge defined in Commercial Rate B. Below is a breakdown of CEV-TOU A:

Customer Charge	\$5.00 per Month
Energy Conservation Charge	\$5.00 per Month

Off-Peak:

Distribution Charge	\$0.0470 per kilowatt-hour
Energy Charge	\$0.0456 per kilowatt-hour

On-Peak:

Distribution Charge	\$0.0470 per kilowatt-hour
Energy Charge	\$0.4780 per kilowatt-hour

CEV-TOU B (Public Chargers):

For electric vehicle charger usage with the intention of resale (that does not fit under CEV-TOU A), commercial customers will be eligible for CEV-TOU B. Under this rate, commercial customers will be billed under a methodology that is tailored toward chargers available to the public.

CEV-TOU B will operate under the Power Rate C (MDPU No. 78) structure with modifications to the Customer Charge, Energy Charge, and Demand Charge. For this rate, the off-peak discount and on-peak premium are related to the Energy Charge defined in Power Rate C. Below is a breakdown of CEV-TOU B:

Customer Charge	\$25.00 per Month
Demand	\$9.00 per kilowatt
Energy Conservation Charge	\$20.00 per Month

Off-Peak:

Distribution Charge	\$0.0064 per kilowatt-hour
Energy Charge	\$0.0428 per kilowatt-hour

On-Peak:

Distribution Charge	\$0.0064 per kilowatt-hour
Energy Charge	\$0.2928 per kilowatt-hour

Billing Demand (CEV-TOU B Only)

The Billing Demand for any month shall be the greater of the following:

The maximum 15-minute measured demand during the month measured in kilowatts, or

70% of the maximum 15-minute measured demand as so determined using the preceding 11 months.

Purchased Power and Fuel Adjustment

The amount determined under the preceding provisions shall be adjusted in accordance with the Department's Purchased Power and Fuel Adjustment charge (as defined in MDPU No. 80).

Energy Conservation Charge

An Energy Conservation Charge (ECC) is billed in accordance with the Department's ECC rate MDPU No. 79.

Minimum Bill

The Customer Charge

Discount

A discount of 10% will be applied to bills paid on or before the 15th calendar day following the billing date, which is the discount expiration date, provided that all previous bills have been paid and provided that if the 15th calendar day falls on a weekend or a federal holiday such deadline shall be extended to the next calendar day. The Customer Charge, Energy Charge, Fuel Adjustment Charge and Energy Conservation Charge will not be discounted.

Term of Contract

Subject to termination at any time upon notice.

Terms and Conditions

The Department's terms and conditions in effect from time to time, where not inconsistent with any specific provisions hereof, are a part of this rate.

Date Issued:
June XX, 2025

Date Effective:
July XX, 2025

Filed by:
Peter D. Dion, General Manager
Sharon Daly, Chair
Thomas H. Boettcher, Secretary
Jennifer L. Kallay
Elton Prifti
John J. Warchol

480 North Avenue
Wakefield, Massachusetts 01880

DRAFT



Preparing for Load Growth in an Evolving Political Climate

**Wednesday, April 30
and Thursday, May 1**

**Endicott College
Tupper Manor
295 Hale Street
Beverly, MA**

MMWEC ANNUAL CONFERENCE 2025

- **Distribution System Planning**
- **New Technologies and Trends**
- **Rate Structures**
- **Market Issues and Their Effects on MLPs**



MMWEC ANNUAL CONFERENCE 2025

- Distribution System Planning
- New Technologies and Trends
- Rate Structures
- Market Issues and Their Effects on MLPs



Preparing for Load Growth in an Evolving Political Climate

MMWEC Annual Conference Day One: April 30

12:00–1:00	Registration and Lunch (Tupper Manor first floor)
1:10–1:30	Decoupling Electrification from Politics: Electrification is Good! Zoe Eckert, MMWEC (Newburyport)
1:30–2:15	Evolving Long-Term Load Forecasting Jon Black, ISO New England (Newburyport)
2:15–3:00	Considerations for Equitable Rate Design and Electrification Jon Blair/Andrew DeBenedictis, E3 (Newburyport)
3:00–3:15	BREAK
3:15–3:45	Incentives and Rates: Consumer Motivation Strategies Zoe Eckert, MMWEC (Newburyport)
3:45–4:05	Legislative Update from Beacon Hill Dennis Murphy, Ventry Associates (Newburyport)
5:00–6:00	Cocktail Reception (Oval Room)
6:00–8:00	Dinner/MMWEC Awards: Ballroom/Conservatory Keynote Speaker: Melissa Lavinson, Executive Director, MA Office of Energy Transformation (Ballroom/Conservatory)



Preparing for Load Growth in an Evolving Political Climate

MMWEC Annual Conference Day Two: May 1

MMWEC ANNUAL CONFERENCE 2025

- Distribution System Planning
- New Technologies and Trends
- Rate Structures
- Market Issues and Their Effects on MLPs

7:00-8:15	Breakfast (Tupper Manor first floor)
8:15-9:00	Board Meeting and Membership Meeting (Marblehead)
9:00-9:45	Risk Management through Hedging Discipline and Asset Utilization Tom Barry, MMWEC (Newburyport)
9:45-10:30	Modernizing Your System for an Electrified Future Jason Viadero, MMWEC (Newburyport)
10:30-10:45	BREAK
10:45-11:15	Market Issues and Their Effects on MLPs Scott Strauss/Jeff Schwarz, Spiegel McDiarmid, Matthew Ide/Dan Murphy, MMWEC (Newburyport)
11:15-11:45	National Policies and the Changing Landscape Professor Michael Kilburn, Endicott College (Newburyport)
11:45	Lunch (Tupper Manor first floor)