

Wakefield Municipal Gas and Light Department

Board of Commissioners



September 3, 2025

**NOTICE OF HEARING ON PROPOSED CPOMMERCIAL
ELECTRIC VEHICLE RATE AND MEETING
WAKEFIELD MUNICIPAL LIGHT & GAS DEPARTMENT
BOARD OF COMMISSIONERS**

DATE: September 3, 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/vGGVG3MMSW-GY-uc2Fz9GQ>

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

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

September 3, 2025
6:30 PM
AGENDA

- A. **Call to Order**
- B. **Opening Remarks**
 - Chair's Remarks – Tom Boettcher
 - Commissioners Reports
 - Town Council Liaison Comments
 - Public Comments
- C. **Secretary's Report**
 - 1 Approval of July 15, 2025 Minutes
- D. **Old Business**
 - 1 Project Updates
 - A. Energy Park
 - 2 WMGLD Website Update
 - 3 Heat Pump Rate Discussion
 - 4 Midyear Goals and Objectives Update
- E. **New Business**
 - 1 Potential for New BESS project
 - 2 NEPPA Annual Conference Review and Discussion
- F. **Any other matter not reasonably anticipated by the Chair**
- G. **Executive Session**
- H. **Adjournment**

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



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

Peter D. Dion, General Manager

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

July 15, 2025

IN ATTENDANCE:

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

Peter Dion, General Manager
Mark Cousins, Finance Manager
Dave Polson, Engineering and Operations Manager
Joe Collins, Business Analyst
Olivia Hayes, Business Analyst
Sylvia Vaccaro, Minute Secretary

PLACE:

**480 North Ave., Wakefield, MA
& Zoom Meeting**

CALL TO ORDER:

Commr. Boettcher called the public hearing on the EV Commercial Time of Use Rate to order at 6:30 pm and entertained a motion to move directly into the Public Meeting after the hearing. He also advised the meeting was being recorded.

A motion to open the Public Hearing and then move directly into the Public Meeting was made by Commr. Daly and seconded by Commr. Kallay.

Vote: The motion was approved unanimously 5-0.

TOWN COUNCIL LIASON:

Not present

Public Comments

None

Commr. Boettcher called for comments from the public. He noted there were no comments online and no members of the public in attendance. Pete mentioned that the department did reach out to the handful of likely interested customers such as Nouria, Shaws, a landscape company, and the company building the apartments at the head of the lake to inform them about tonight's hearing. They were all very interested in the rate but did not feel the need to attend tonight's hearing. He noted that the apartments at the head of the lake would participate in the rate immediately with expected occupancy starting in August, thereby making them the first customers to sign up for the new rate. Joe Collins explained that there were no changes to the rate that was proposed a few meetings ago. He said that he will be meeting with the personnel for the head of the lake apartments early next week to educate them about the rate and address any questions they may have assuming the rate passes tonight. This meeting will also assist us in developing educational materials for this new rate. Pete mentioned there is a proposed large charging station project on Salem St. near Dunkin Donuts that anticipates about 2 megawatts of load that would be another huge candidate for this rate. Commr. Boettcher suggested moving on to approve the June 4, 2025, minutes to give the public more time to join and comment on the rate.

SECRETARY'S REPORT

Approval of June 4, 2025, was minutes before the Board for approval.

A motion to accept the June 4, 2025, minutes as amended this evening was made by Commr. Warchol and seconded by Commr. Kallay.

Vote: The motion was approved unanimously 5-0.

The Board moved back to the public hearing and since there was no public comments. Commr. Boettcher entertained a motion to end the public hearing comment section.

A motion to close the public hearing on the Commercial EV Time of Use rate was made by Commr. Prifti and seconded by Commr. Kallay.

Vote: The motion was approved unanimously 5-0.

Commr. Boettcher entertained a motion to approve the Time of Use Rate for EV Commercial charging labeled MDPU #82 effective July 15, 2025. Commr. Kallay moved the motion and Commr. Prifti seconded.

Vote: The motion was approved unanimously 5-0.

CHAIR REMARKS:

None

COMMISSIONERS REMARKS:

Commr. Warchol inquired if the department had any issues with sanitary code violations in the past few years. Pete said that there may have been one. It is a building code violation and explained that WMGLD assists the Building Inspector by pulling meters to identify which customer is assigned to each meter. Commr. Warchol explained that one of his neighbors called the department and was told that WMGLD could not assist them. Pete said that he will investigate this and speak to staff. Commr. Kallay stated that she had a couple of questions that were raised during her Environmental Sustainability Committee (ESC) meeting. She asked if the department was going to participate in Town Day on Saturday, September 27, 2025. Olivia stated that WMGLD was scheduled for the Farmer's Market that day but will switch dates so they can attend Town Day. Commr. Kallay explained that the EV showcase was moved up to August 24, 2025, because the federal EV incentives will end on September 31, 2025, and she also noted that the federal solar incentives will expire on December 31, 2025. She inquired about when the ribbon cutting would take place at Burns Park. Pete noted that a well must be dug to provide water at the site before any plantings can be done. Commr. Kallay explained that both she and Commr. Boettcher are in the process of submitting disclosure forms to the State Ethics Commission on their involvement in the Heat Pump rate. She noted the reason is for full transparency and to dispel a conflict of interest because they both have heat pumps. She stated that they will probably send the forms to legal counsel for review prior to submission. She will keep the Board posted on the State's feedback. Commr. Daly mentioned the IRA tax credits being phased out for solar, wind and EV rebates and wondered if there were any other impacts that the Board should be concerned about. Commr. Kallay inquired if the high school and Northeast Regional Vocational school projects would be eligible for any federal incentive. Pete stated that in order to be eligible for the federal solar tax incentives for the projects, construction would have to be completed by December 31, 2025. The Galvin school may be eligible for the solar tax incentives, if they are able to complete construction of the project by December 31, 2025. Regarding federal grant incentives, Joe mentioned that the Solar for All program was also impacted. He stated that program had not officially rolled out yet, but WMGLD was not a recipient of that grant. Pete noted that electric and gas infrastructure grants that WMGLD is involved in are moving forward. Pete stated that the department is still proceeding with the second gas grant and a state

grant is in process, but we cannot publicly discuss it right now. Positive feedback was received on the grant we submitted.

Pete said that he, along with MMWEC and ENE, testified for the Joint Telecommunications and Energy Committee about the Affordability bill. He said their argument was that municipalities do not need legislation that will make them more expensive to be more affordable. We are already more affordable, so we are requesting that the municipal light plants be struck from the Affordability bill.

Commr. Boettcher entertained a motion to move General Manager Subcommittee discussion (session G) out of Executive session and put under New Business E2.

A motion to move General Manager Subcommittee discussion (session G or a portion of) out of Executive session and put under New Business E2 was moved by Commr. Warchol and seconded by Commr. Prifti.

Vote: The motion was approved unanimously 5-0.

Old Business

Project Updates

Head of the Lake

This project is moving along quickly with projected occupancy to start in August 2025. Infrastructure work on the north side of the project will be completed in the Fall and we are eliminating all overhead on the other side of the project.

Energy Park

Excavation work for the foundations for the generator and radiator have begun. These foundations will be poured for this next week. The yard will be stoned and then we will be ready for the equipment to be delivered. Dave said the crews will then be working on Hemlock Rd. wrapping up the conduit and cable work before school starts. Pete said the battery has been running well. He said the peak for June was a 102-degree day. He noted that day the load was a little over 52 megawatts, but the system only saw about 41 megawatts because of the two batteries and the two generators. He mentioned that morning and afternoon peaks are very low due to solar and the peaks are now moving to the evening hours between 5pm-8pm.

WMGLD Website Update

WMGLD has been working on upgrading its website for the past several months. A valuable customer focus group was conducted in June to share feedback. Olivia reviewed the updated WMGLD website. A test version of the updated design of the site was provided to the Board. She noted there are

still some small details to work out on mobile devices. The payment portal is now all in one so it will be more user friendly. She stated that she as well as Joe and Jeff will be receiving training so they will be able to update the website. Pete said that the site should go live before the next meeting.

Board Discussion of Heat Pump Rate

Commr. Boettcher inquired if this rate could be approved before the next heating season. Pete said the idea for tonight was to have discussions on the ideas we spoke about at previous Board meetings and decide if we wanted to move forward with this. If so, we will draft a tariff sheet for the September meeting to discuss this matter further. Pete explained that the value of a rate like this would be more consistent with some of the goals that we have established to curb our gas peak. He said that the all electric apartments would automatically be transferred to this rate. Commr. Boettcher inquired if partial conversions would be able to take advantage of this rate and what the thresholds would be. Pete said that you either have fossil fuel, or you don't. He explained if customers are utilizing their heat pump for 364 days they are not contributing to the gas revenues for 364 days, but on the peak day if they switch back to gas, the costs to the gas rate payers are substantial. He noted that the Clean Heat Standard included incentives for full fossil fuel conversion. A draft will be presented to the Board at the September meeting.

New Business

WMGLD Employee Association and Supervisory Association – Contract Signatures

Mark circulated the Associations' signature pages for the Commissioners to sign. He also provided full contract copies for each Commissioner. He thanked Commr. Boettcher for participating in the process.

General Manager Subcommittee

Commrs. Warchol and Daly said the proposal is to include the General Manager's Wakefield Cooperative compensation of \$29,032 to Pete's base salary of \$216,486, so it becomes pensionable and then apply the 5.4% cost of living adjustment which would total \$258,775 retroactive to January 1, 2025. It was noted there has not been a cost-of-living adjustment to the Coop Compensation since 2014. Commr. Warchol noted that if the Coop compensation is rolled into the base pay then this compensation will be needs to be eliminated from the Co-op bylaws. Commr. Prifti commented that this will make it simpler and more transparent. Commr. Daly stated that Pete is asking for a 5-year contract instead of a 3-year contract. Pete explained that he plans to stay until at least 2029 and that gives more time to find and groom his replacement. He also noted that this will also allow

more time for the full value of Coop Compensation to be realized in his pension. Discussions ensued.

A motion to appoint Commr. Prifti to the Wakefield Co-op Board replacing Phil Courcy was made by Commr. Warchol and seconded by Commr. Kallay.

Vote: The motion was approved unanimously 5-0.

A motion to accept the General Manager's new contract in writing including an amendment to section 4.2 to utilize the annual year over year CPI Urban of the Northeast was moved by Commr. Daly and seconded by Commr. Kallay.

Vote: The motion was approved unanimously 5-0.

A motion was made by Commr. Warchol to take a vote to express our intent as a Board for the Co-op Board meet very quickly to eliminate the compensation provision from their bylaws seconded by Commr. Prifti.

Vote: The motion was approved unanimously 5-0.

Any other matter not reasonably anticipated by the Chair.

A motion to adjourn was made by Commr. Warchol at 8:51 pm and seconded by Commr. Prifti

Vote: The motion was approved unanimously 5-0.



JULY 2025 WMGLD COMMISSIONER'S DASHBOARD

	Outages (Elec)	
	SAIFI	CAIDI
May	0.40	68
Jun	0.35	53
Jun	0.38	57
Cal YTD	0.25	53

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

	New Services on the System	
	Electric	Gas
May	7	1
Jun	1	-
Jul	42	1

Solar Generation 125 Customers		
	Generated	Back to WMGLD
CYTD	1,330,719	359,597
Comm'l	12,246,069	2,972,812
Res	4,060,221	2,762,895
Inception	16,306,290	5,486,103

	Monthly & Annual Peaks	
	Prior Year	Current Year
May	28.4 Mw	22.1 Mw
Jun	41.2 Mw	44.5 Mw
Jul	41.1 Mw	43.3 Mw

Summer YTD Peak	
6/20/24	6/24/25
41.2 Mw	44.5 Mw

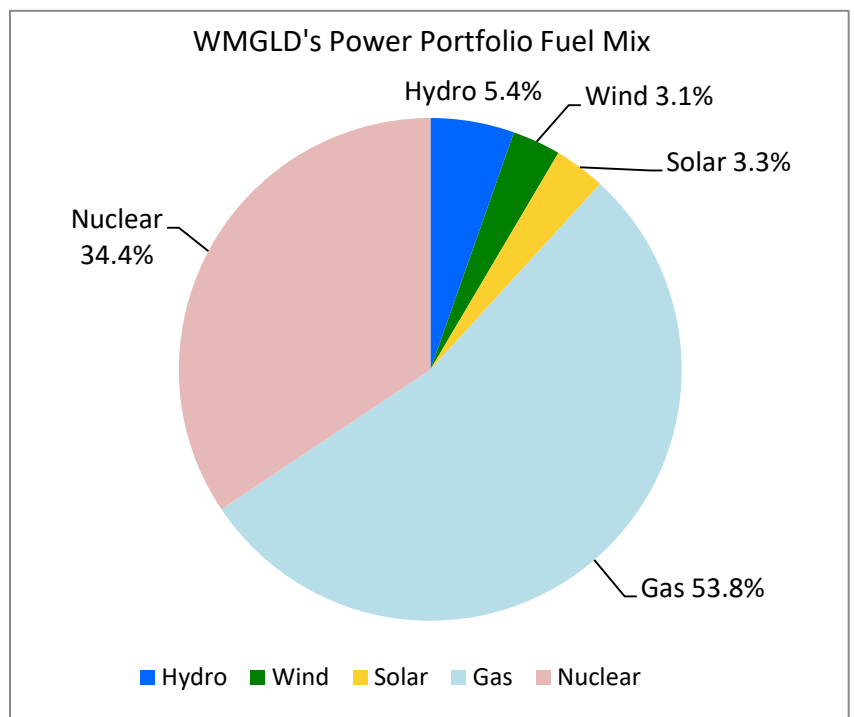
Winter YTD Peak	
1/7/24	1/20/25
26.5 Mw	29.2 Mw

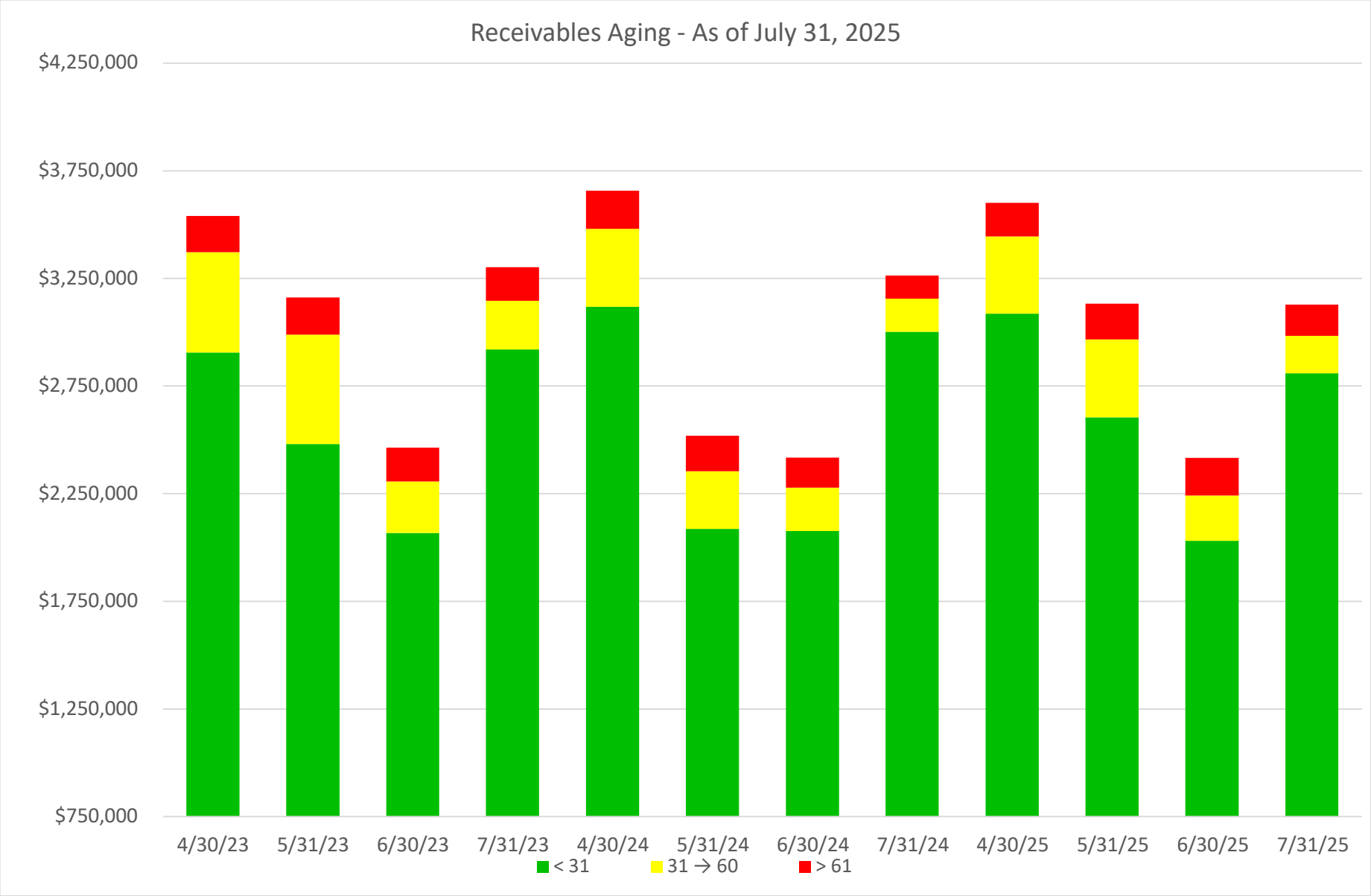
All Time Peak	
1/2/14	8/2/06
36.5 Mw	50.7 Mw

CONSERVATION BUDGET		
YTD FY26 Conservation Revenue Billed	\$	105,566
YTD FY26 Paid out to Customers:		
62 Appliances & Thermostats	\$	(4,310)
5 Air Sealing (insulation/windows)		(6,500)
1 Heating & Cooling		(4,325)
1 Residential Solar		(7,728)
19 Cordless Yard Equipment		(1,148)

GREEN CHOICE RATE	July	CYTD
Green Choice Revenues	\$ 1,856	\$ 8,755
KwH billed on GC Rate	107,492	501,969
Number of Customers		105

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





Electric Vehicle Charging Stations

Dashboard – July & Aug 2025

Lincoln St. - level 3 (1 plug)

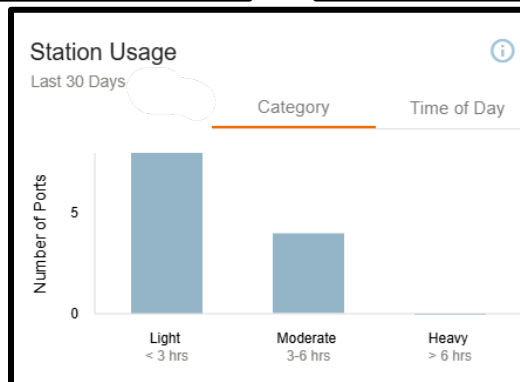
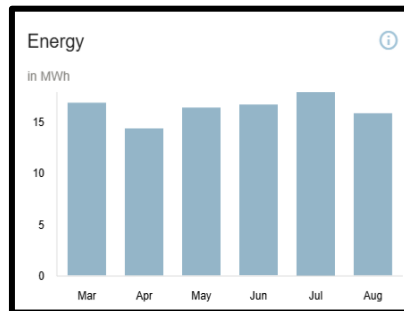
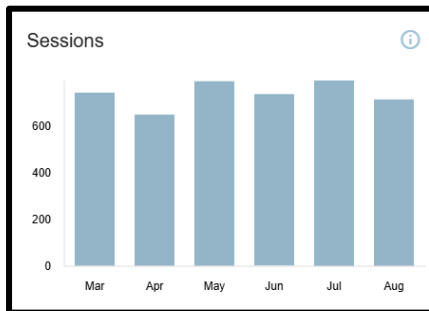
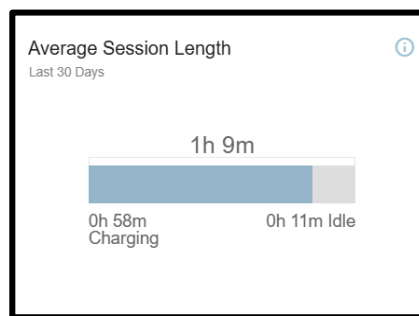
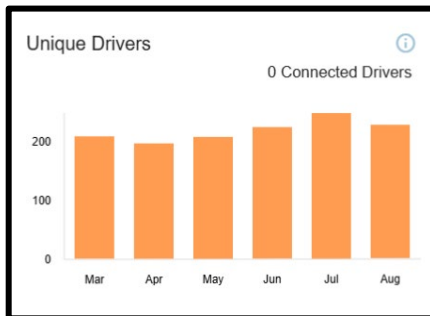
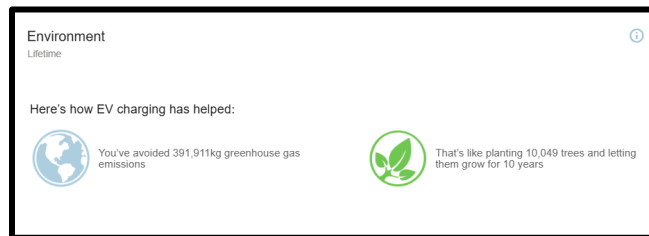
Civic Center – Level 2 (2 plugs)

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)



EV Charging Stations				
Utility Billing and Town Revenue				
July - Aug 2025				
Locations	Utility Billing	KWh	Town Revenue From Charge Point	KWh
Vets Field	\$616.80	2827	\$725.65	2,980
Civic Center	\$332.25	1510	\$339.33	1,510
Public Parking Lot	\$1,406.20	6543	\$2,214.04	6,543
Totals	\$2,355.25	10880	\$3,279.02	11,033
EV Charging Stations				
Usage and Revenue				
July - Aug 2025				
Locations			Revenue From Charge Point	KWh
Quannapowitt			\$8,675.73	21,870

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 September, 2025

Engineering and Operations Report

Major New Customer Projects:

Working:

- 198 Albion Street – 10 units – *Complete*
- 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 & 2 switches – Installed and energized (COMPLETE)
 - Temporary Power (construction) – Q2/2024 (COMPLETED 5/23/2024)
 - Permanent Power
 - Building 1 – 8/1/2025 64 units **Meters COMPLETE**
 - Building 3a – 1/26/2026 163 units and garage **160 Meters Installed**
 - Building 3b – 12/31/2025 - 130 units
 - Building 2 – 7/22/2026 86 units
 - Full Occupancy: 2026
 - 4 transformers, 2 switches and 3200' of cable installed and Spliced – COMPLETED
- 596 North Ave – 38 Residential Apartments – Working
- Albion St @ Lake St. - 9 unit apartment building – Working
- 460-472 Main St – 16 residential apartments and commercial space (former Molise Building) – Removed existing transformer and cable, building under construction June 2025

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)

- 127 Nahant St. – 26 Residential units proposed – Planning
- 525-527 Salem St – New 22-unit building – On-Hold
- 32 Nahant St – 32 Units

Gas Department

- Main installation was completed on Greenwood section of Main Street. Main tie ins and service reconnections and will continue through the end of the year.
- 935 meters were replaced so far this year with a target of 1069 for the year.
- There are currently 1653 inside gas services and 3554 outside services. 71 services have been moved outside this year so far.
- Leaks Class 1 – 0* Class 2 – 0 Class 3 –12.

Financial Reports

Monthly Financials for through June and Consumption Reports through July 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 - COMPLETE
- NEMT and WMHS Solar design finalized on 4/22/2025
- NEMT and WMHS Solar bid package available on 5/12/2025 and Bids due mid-June. – AWARDED
- Retaining wall in back of yard installed – 5/29/2025 COMPLETE
- Perimeter fence - COMPLETE
- Generator and radiator foundations scheduled to be installed June – July – COMPLETE

- Hemlock Rd conduit tie-in to Energy Park MHs **COMPLETE**
- Driveway paving with binder – Scheduled September 2, 2025
- Generator scheduled for delivery – **September 11-15, 2025**
- Switchgear scheduled for delivery – **September 10, 2025**
- Padmount Vista switches schedule for delivery – March 2026 (last 2 pieces of equipment to be delivered)

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~~ **Revised October 2025**
- **Substantial completion / Occupancy – Students and Staff Sept. 2026**
- Electric Service – Hemlock Road ductbank from Energy Park to point of interconnection – **COMPLETE**

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 – Revised November 2025**
- **Substantial completion / occupancy: Students and Staff Sept. 2026**
- Electric Service – Hemlock Road ductbank from Energy Park to point of interconnection – **COMPLETE**

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 – pics and information provided to wiring inspector and homeowner contacted

- Commercial – CT Testing: 131 of 155 locations inspected and tested, 84.5% 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 – Progress

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 –Progress

IR Survey OH Distribution System & Substation Yard:

Burns Park:

- Progress – Estimated completion Sept/Oct 2025

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:

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- 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 for July

Burns Park:

- Site work in progress

Information for Discussion

**Board of Commissioners
September 3, 2025
Agenda Item No D-2**

WMGLD Website

WMGLD has completed the upgrade of its website and the new site became available to the public at the end of August. The department and the website developer have been working to correct punch list items from the conversion to the new site.

Information for Discussion

**Board of Commissioners
September 3, 2025
Agenda Item No D-3**

Heat Pump Rate

Last month the Board reviewed the potential of establishing a seasonal heat pump rate. Staff presented a proposed framework. The Board will be asked to provide feedback on the framework based on the additional items discussed last month

Information for Discussion

**Board of Commissioners
September 3, 2025
Agenda Item No D-4**

Mid-Year Goals and Objectives Review

Last month the Board reviewed the potential of establishing a seasonal heat pump rate. Staff presented a proposed framework. The Board will be asked to provide feedback on the framework based on the additional items discussed last month

Information for Discussion

Board of Commissioners

**September 3, 2025
Agenda Item No E-1**

Potential Battery Energy Storage Project

Staff is reviewing options to install an additional BESS on the north side of town, tied to the Wallace substation. The project would be based on the shared savings model already in place with Lightshift.

Information for Discussion

**September 3, 2025
Agenda Item No E-2**

Review of Items Discussed at the 2025 NEPPA Annual Conference

Board members who attended the NEPPA Annual conference will lead a discussion of items and topics covered at the conference.

Information for Discussion

APPENDICIES

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

	5/31/2024	5/31/2025
ASSETS		
Sinking Fund - Self Insurance	\$ 197,719.34	\$ 207,666.18
Depreciation Fund	190,514.63	195,332.45
Consumer Deposits	956,687.12	1,007,650.95
Total Investments	<u>1,344,921.09</u>	<u>1,410,649.58</u>
Operating Cash	21,429,204.18	20,469,730.62
Depreciation Fund	2,834.88	2,906.38
Consumer Deposits	338,344.06	340,140.23
Petty Cash	525.00	525.00
Total Cash	<u>21,770,908.12</u>	<u>20,813,302.23</u>
Accounts Receivable-Rates	3,525,891.37	4,008,724.57
Accounts Receivable-Other	1,222,976.88	1,303,705.28
Inventory	1,022,164.21	1,290,008.67
Prepayments Other	759,781.76	724,757.14
Prepayments Power	4,877,047.08	4,982,716.34
Other Deferred Debits	1,976,351.59	2,559,918.30
Total Other Assets	<u>13,384,212.89</u>	<u>14,869,830.30</u>
Total Current Assets	36,500,042.10	37,093,782.11
Distribution Plant	18,737,253.85	22,064,347.51
General Plant	1,497,989.82	1,537,706.19
Net Fixed Assets	<u>20,235,243.67</u>	<u>23,602,053.70</u>
Total Assets	<u>\$ 56,735,285.77</u>	<u>\$ 60,695,835.81</u>
LIABILITIES AND EQUITY		
Accounts Payable	\$ 209,132.69	\$ 225,162.93
Consumer Deposits	1,295,031.18	1,347,791.18
Other Accrued Liabilities	25,665.47	22,223.71
Reserve for Uncollectable Accounts	96,530.56	93,373.36
Total Current Liabilities	<u>1,626,359.90</u>	<u>1,688,551.18</u>
Compensated Absences	371,881.39	391,167.51
MMWEC Pooled Loan Debt	7,589,400.21	6,630,330.50
OPEB Liability	302,334.00	975,204.00
Pension Liability	7,528,500.00	6,772,500.00
Total Long Term Liabilities	<u>15,792,115.60</u>	<u>14,769,202.01</u>
Total Liabilities	17,418,475.50	16,457,753.19
Retained Earnings	14,970,237.70	23,085,662.39
Year to Date Income	8,338,079.19	4,189,441.01
Sinking Fund Reserve-Self Ins	197,719.34	207,666.18
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>39,316,810.27</u>	<u>44,238,082.62</u>
Total Liabilities and Equity	<u>\$ 56,735,285.77</u>	<u>\$ 60,695,835.81</u>

Wakefield Municipal Gas and Light Department
Budget vs Actual - Electric Division
For the Eleven Months Ending, May 31, 2025

	CURRENT MONTH	YEAR TO DATE		
	FY 2025	FY 2024	FY 2025	YTD Budget
Energy Revenue (Net of Discounts)				
Residential Sales	\$ 1,271,096.57	\$ 16,395,368.58	\$ 16,423,363.91	\$ 14,091,000.00
Commercial Sales	1,092,645.75	13,329,662.19	12,647,962.87	11,430,000.00
Street Lighting	15,678.00	172,453.00	172,453.00	172,453.00
Municipal Sales	124,583.17	1,504,488.46	1,435,386.85	1,299,000.00
Private Area Lighting	7,466.00	82,080.53	82,156.14	81,585.00
Green Choice Revenue	893.19	12,552.32	13,411.09	-
Total Energy Revenue	2,512,362.68	31,496,605.08	30,774,733.86	27,074,038.00
Other Revenues				
Unbilled Revenue	-	-	-	-
Interest Income-Consumer Deposits	4,226.41	47,074.80	46,772.06	91,667.00
Interest Income-Depreciation Fund	419.83	4,394.32	4,492.41	-
Interest Income-Self Ins Sinking Fund	786.64	9,828.36	9,054.02	-
Interest Income-MMWEC	6,966.32	85,482.45	105,165.11	-
Income (Exp) - Merchandise & Jobbing	(55,086.93)	246,829.49	(575,092.61)	91,667.00
Other Revenues-Temp Services	-	1,500.00	1,000.00	917.00
Sales Tax	58,277.48	709,779.73	672,292.46	687,500.00
Conservation Charge	59,647.31	629,503.87	709,087.32	688,787.00
Reconnect Fees	450.00	2,950.00	2,000.00	2,750.00
Comcast & RCN Pole Fees	21,825.68	127,368.28	115,692.81	128,333.00
Insurance Reimbursements	7,876.34	8,482.34	20,837.68	-
EV Chargers	3,866.56	37,603.92	45,823.27	-
Other Electric Revenue	14,173.07	212,726.68	166,827.92	209,917.00
Total Other Revenue	123,428.71	2,123,524.24	1,323,952.45	1,901,538.00
Total Revenue	2,635,791.39	33,620,129.32	32,098,686.31	28,975,576.00
Power Costs				
Purchased Power	(1,082,666.75)	(13,944,124.99)	(15,868,677.39)	(15,666,000.00)
Power Expense Generation	(1,238.93)	(21,440.17)	(15,956.49)	(475,249.00)
Power Expense Battery	(4,827.05)	(60,776.23)	(55,388.35)	(231,666.00)
Total Power Costs	(1,088,732.73)	(14,026,341.39)	(15,940,022.23)	(16,372,915.00)
Gross Profit	\$ 1,547,058.66	\$ 19,593,787.93	\$ 16,158,664.08	\$ 12,602,661.00
Operating Expenses				
Miscellaneous Operating Expenses				
Depreciation Expense	(253,519.25)	(2,133,110.40)	(2,462,717.46)	(2,191,500.00)
Sales Tax	(58,249.62)	(709,779.73)	(672,264.60)	(691,000.00)
Interest Expense-Consumer Deposits	(5,261.46)	(43,405.56)	(54,712.90)	(33,000.00)
Interest Expense-Sub + MMWEC	(11,642.07)	(151,320.85)	(134,998.45)	(134,304.00)
Total Misc Operating Expenses	(328,672.40)	(3,037,616.54)	(3,324,693.41)	(3,049,804.00)
Distribution Expenses				
Supervision and Engineering	(28,019.62)	(242,806.29)	(306,098.63)	(270,417.00)
Substation Salaries and Expense	(55,861.20)	(625,385.57)	(709,464.89)	(705,833.00)
Customer Installation Expenses	(761.96)	(6,923.75)	(7,688.03)	(11,000.00)
Distribution Operations Expense	(54,141.47)	(630,137.38)	(671,055.85)	(733,333.00)
Total Distribution Expenses	(138,784.25)	(1,505,252.99)	(1,694,307.40)	(1,720,583.00)

Wakefield Municipal Gas and Light Department
Budget vs Actual - Electric Division
For the Eleven Months Ending, May 31, 2025

	CURRENT MONTH	YEAR TO DATE		
	FY 2025	FY 2024	FY 2025	YTD Budget
Maintenance Expenses				
Supervision and Engineering	(19,272.00)	(227,193.30)	(230,489.60)	(252,083.00)
Maintenance of Station Equipment	-	(189.00)	-	(11,000.00)
Maintenance of Other Equipment	(3,200.00)	(4,879.15)	(3,858.08)	-
Maintenance of Overhead Lines	(74,463.28)	(1,502,818.61)	(1,355,976.79)	(1,558,333.00)
Maintenance of Underground Lines	(322.50)	-	(4,496.85)	(11,000.00)
Maintenance of Line Transformers	-	(6,700.00)	-	(9,167.00)
Maintenance of Street Lighting	-	-	(750.00)	(4,583.00)
Maintenance of Meters	(761.96)	(87,152.29)	(18,673.62)	(45,833.00)
Maintenance of Distribution Plant	(1,874.92)	(14,806.75)	(16,550.51)	(22,000.00)
Total Maintenance Expenses	(99,894.66)	(1,843,739.10)	(1,630,795.45)	(1,913,999.00)
Customer Account Expense				
Meter Reading Expense	(4,941.52)	(46,510.62)	(54,444.71)	(49,500.00)
Customer Records & Collection Exp	(89,271.47)	(902,235.97)	(942,620.38)	(990,000.00)
Total Customer Account Exp	(94,212.99)	(948,746.59)	(997,065.09)	(1,039,500.00)
Administrative and General Expenses				
Community Relations & Advertising	-	(76,991.94)	(183,351.13)	(100,833.00)
Administrative Salaries and Expense	(17,050.57)	(227,683.41)	(208,367.95)	(242,917.00)
Business Mgr, Office Salaries & Exp	(12,661.92)	(158,562.59)	(141,601.34)	(201,667.00)
MIS Salaries and Expense	(25,437.59)	(371,061.32)	(471,831.73)	(389,583.00)
Outside Services	(5,550.00)	(22,875.00)	(24,000.00)	-
Conservation & Rebates	(43,040.76)	(756,348.93)	(588,251.21)	(688,787.00)
Property & Liability Insurance, Damages	(13,013.70)	(123,002.29)	(132,463.04)	(132,917.00)
Employee Pensions and Benefits	(125,336.91)	(1,314,864.61)	(1,394,021.31)	(1,283,333.00)
General Administrative Expense	(25.55)	(36,595.68)	(56,444.11)	(330,000.00)
Maintenance of General Plant	(22,649.05)	(82,133.13)	(147,829.79)	(100,833.00)
Total Admin & General Expenses	(264,766.05)	(3,170,118.90)	(3,348,161.61)	(3,470,870.00)
Net Income (Loss) Before Surplus				
Adjustments	\$620,728.31	\$9,088,313.81	\$5,163,641.12	\$1,407,905.00
Surplus Adjustments				
Additions				
Sale of Scrap	-	19,656.48	49,684.64	18,333.00
MMWEC Refund	-	-	-	-
Total Additions to Surplus	-	19,656.48	49,684.64	18,333.00
Subtractions				
Interest on Sinking Fund	786.64	9,828.36	9,054.02	7,333.00
Payment in Lieu of Taxes	60,901.00	660,010.08	669,911.00	669,909.00
Plant Removal Costs	-	100,052.66	344,919.73	128,333.00
Total Subtractions from Surplus	61,687.64	769,891.10	1,023,884.75	805,575.00
Net Income (Loss)	\$ 559,040.67	\$ 8,338,079.19	\$ 4,189,441.01	\$ 620,663.00

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

	5/31/2024	5/31/2025
ASSETS		
Sinking Fund - Self Insurance	\$ 197,719.34	\$ 207,666.17
Consumer Deposits	115,004.51	127,745.46
Total Investments	312,723.85	335,411.63
Operating Cash	(21,786,395.46)	(23,383,550.09)
Consumer Deposits	215,497.49	208,671.54
Petty Cash	175.00	175.00
Total Cash	(21,570,722.97)	(23,174,703.55)
Accounts Receivable-Rates	923,986.12	1,125,602.23
Inventory	973,857.22	1,060,249.04
Prepayments Miscellaneous	101,484.27	102,705.99
Other Deferred Debits	652,599.74	854,426.06
Total Other Assets	2,651,927.35	3,142,983.32
Total Current Assets	(18,606,071.77)	(19,696,308.60)
Distribution Plant	26,507,959.35	28,749,287.50
General Plant	659,250.86	656,644.26
Net Fixed Assets	27,167,210.21	29,405,931.76
Total Assets	\$ 8,561,138.44	\$ 9,709,623.16
LIABILITIES AND EQUITY		
Accounts Payable	\$ 14,190.73	\$ 21,484.83
Consumer Deposits	330,502.00	336,417.00
Other Accrued Liabilities	8,176.22	9,559.17
Reserve for Uncollectable Accounts	96,530.56	93,373.36
Total Current Liabilities	449,399.51	460,834.36
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	3,266,362.24	3,282,599.31
Retained Earnings	(21,449,604.81)	(22,393,839.53)
Year to Date Income (Loss)	287,799.00	1,555,159.54
Sinking Fund Reserve-Self Ins	197,719.34	207,666.17
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	5,294,776.20	6,427,023.85
Total Liabilities and Equity	\$ 8,561,138.44	\$ 9,709,623.16

Wakefield Municipal Gas and Light Department
Income Statement - Gas Division
For the Eleven Months Ending, May 31, 2025

	CURRENT MONTH	YEAR TO DATE		
	FY 2025	FY 2024	FY 2025	YTD Budget
Energy Revenue (Net of Discounts)				
Residential Sales	\$ 452,871.29	\$ 8,391,861.31	\$ 8,411,188.41	\$ 9,188,000.00
Commercial Sales	136,356.17	2,353,893.75	2,361,790.63	2,496,000.00
Municipal Sales	272,685.93	878,111.49	1,155,704.13	887,000.00
Total Energy Revenue	861,913.39	11,623,866.55	11,928,683.17	12,571,000.00
Other Revenues				
Unbilled Revenue	-	-	-	-
Interest Income-Consumer Deposits	1,056.60	11,800.08	11,693.00	18,333.00
Interest Income-Self Ins Sinking Fund	786.64	9,750.42	9,054.01	-
Income from Merchandise & Jobbing	-	27,934.73	3,546.49	22,917.00
Special Gas Charges	1,000.00	4,000.00	5,727.77	9,167.00
Sales Tax	6,237.88	107,601.12	106,905.50	100,833.00
Reconnect Fees	-	250.00	50.00	-
Insurance Reimbursements	-	-	-	-
Other Gas Revenue	1,094.12	55,348.23	1,332,339.96	114,583.00
Total Other Revenue	10,175.24	216,684.58	1,469,316.73	265,833.00
Total Revenue	872,088.63	11,840,551.13	13,397,999.90	12,836,833.00
Cost of Gas Purchased	(203,978.56)	(6,834,279.53)	(6,691,475.68)	(7,312,000.00)
Gross Profit	\$ 668,110.07	\$ 5,006,271.60	\$ 6,706,524.22	\$ 5,524,833.00
Operating Expenses				
Miscellaneous Operating Expenses				
Depreciation Expense	(197,077.75)	(1,986,784.16)	(2,073,017.67)	(1,993,750.00)
Sales Tax	(6,237.00)	(107,601.12)	(106,904.62)	(100,833.00)
Interest Expense-Consumer Deposits	(1,315.37)	(10,851.39)	(13,678.23)	(9,167.00)
Total Misc Operating Expenses	(204,630.12)	(2,105,236.67)	(2,193,600.52)	(2,103,750.00)
Distribution Expenses				
Supervision and Engineering	(21,511.24)	(261,343.71)	(261,317.13)	(293,333.00)
Station Labor and Expenses	(16,900.82)	(191,877.68)	(225,101.86)	(220,000.00)
Mains and Service	(30,879.09)	(44,448.66)	(93,912.30)	(55,000.00)
Customer Installation Expenses	(23,572.93)	(200,368.80)	(243,586.76)	(220,000.00)
Distribution Operations Expense	(2,962.02)	(87,692.07)	(63,180.85)	(91,667.00)
Total Distribution Expenses	(95,826.10)	(785,730.92)	(887,098.90)	(880,000.00)
Maintenance Expenses				
Maintenance of Mains	(38,201.01)	(414,952.33)	(533,912.46)	(540,833.00)
Maint of Meters and House Regulators	(1,270.00)	(21,154.02)	(17,841.84)	(27,500.00)
Maintenance of Distribution Plant	(692.12)	(50,364.18)	(27,681.88)	(36,667.00)
Total Maintenance Expenses	(40,163.13)	(486,470.53)	(579,436.18)	(605,000.00)
Customer Account Expense				
Meter Reading Expense	(1,647.17)	(15,503.39)	(18,148.24)	(18,333.00)
Customer Record and Collection Expenses	(30,163.18)	(300,809.51)	(321,335.15)	(330,000.00)
Total Customer Account Expenses	(31,810.35)	(316,312.90)	(339,483.39)	(348,333.00)

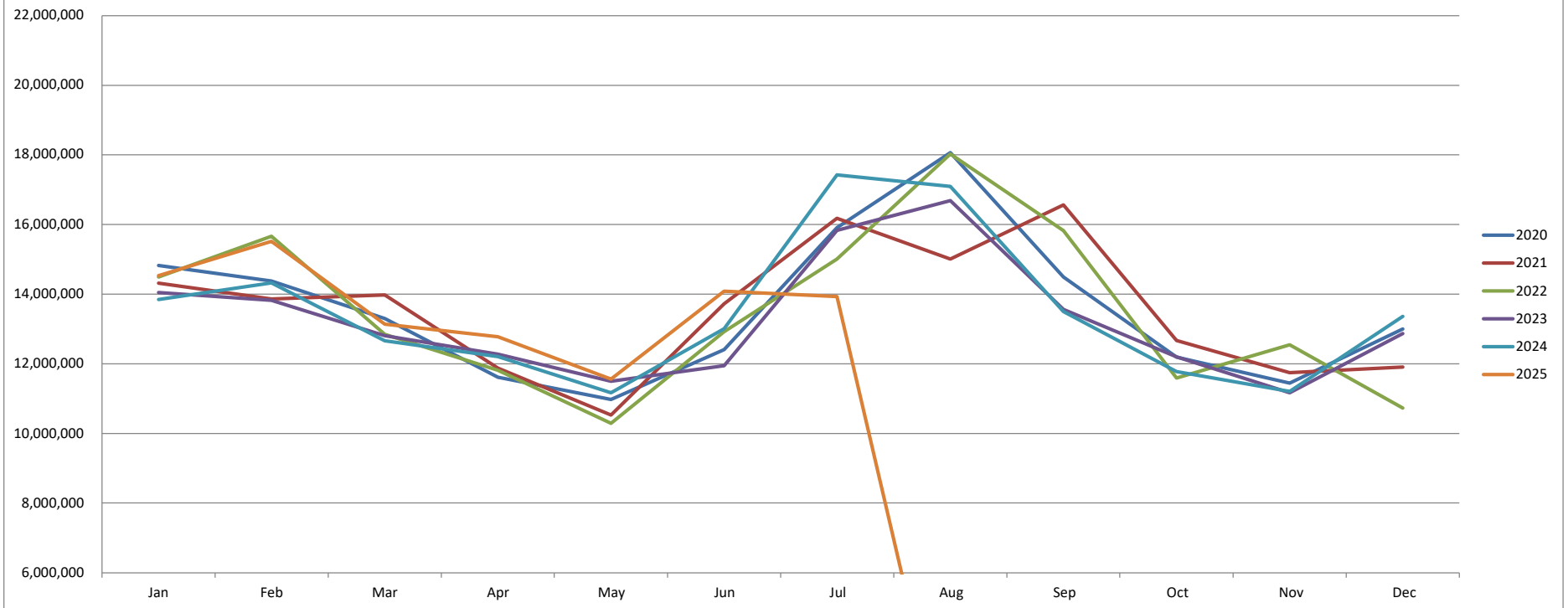
Wakefield Municipal Gas and Light Department
Income Statement - Gas Division
For the Eleven Months Ending, May 31, 2025

	CURRENT MONTH	YEAR TO DATE		
	FY 2025	FY 2024	FY 2025	YTD Budget
Administrative and General Expenses				
Community Relations & Advertising	-	(11,487.77)	(40,126.37)	(18,333.00)
Administrative Salaries and Expense	(5,461.85)	(68,555.53)	(66,183.71)	(73,333.00)
Business Mgr, Office Salaries & Exp	(4,337.62)	(41,961.83)	(43,529.99)	(55,000.00)
MIS Salaries and Expense	(8,479.17)	(123,686.91)	(157,252.11)	(146,667.00)
Outside Services	(1,850.00)	(21,869.64)	(38,889.74)	(33,000.00)
Property & Liability Insurance, Damages	(3,828.02)	(31,059.44)	(32,157.38)	(34,833.00)
Employee Pensions and Benefits	(25,457.97)	(222,319.33)	(264,894.94)	(330,000.00)
General Administrative Expense	(77.32)	(15,092.77)	(13,432.92)	(91,667.00)
Maintenance of General Plant	(7,549.69)	(36,013.94)	(49,276.64)	(40,333.00)
Total Admin & General Expenses	(57,041.64)	(572,047.16)	(705,743.80)	(823,166.00)
Net Income (Loss) Before Surplus Adjustments	\$238,638.73	\$740,473.42	\$2,001,161.43	\$764,584.00
Surplus Adjustments				
Additions	-	-	-	-
Subtractions	-	-	-	-
Interest on Sinking Fund	786.64	9,828.37	9,054.01	7,333.00
Payment in Lieu of Taxes	20,300.25	220,003.67	223,302.75	223,305.00
Plant Removal Costs	-	222,842.38	213,645.13	68,750.00
Total Subtractions from Surplus	21,086.89	452,674.42	446,001.89	299,388.00
Net Income (Loss)	\$217,551.84	\$287,799.00	\$1,555,159.54	\$465,196.00

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 Jul	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	77,506,672	162,605,090	(3.3%)
2021	14,315,035	13,860,939	13,975,661	11,872,008	10,531,822	13,728,211	16,181,525	15,008,717	16,563,996	12,671,184	11,747,642	11,913,051	78,283,676	162,369,791	(0.1%)
2022	14,493,854	15,665,202	12,846,264	11,814,998	10,293,528	12,923,009	15,012,617	18,027,075	15,822,886	11,590,549	12,547,838	10,732,987	78,036,855	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	76,399,285	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	77,219,665	161,594,567	1.8%
2025	14,526,449	15,515,447	13,134,998	12,776,821	11,558,187	14,088,975	13,935,332	0	0	0	0	0	81,600,877	95,536,209	

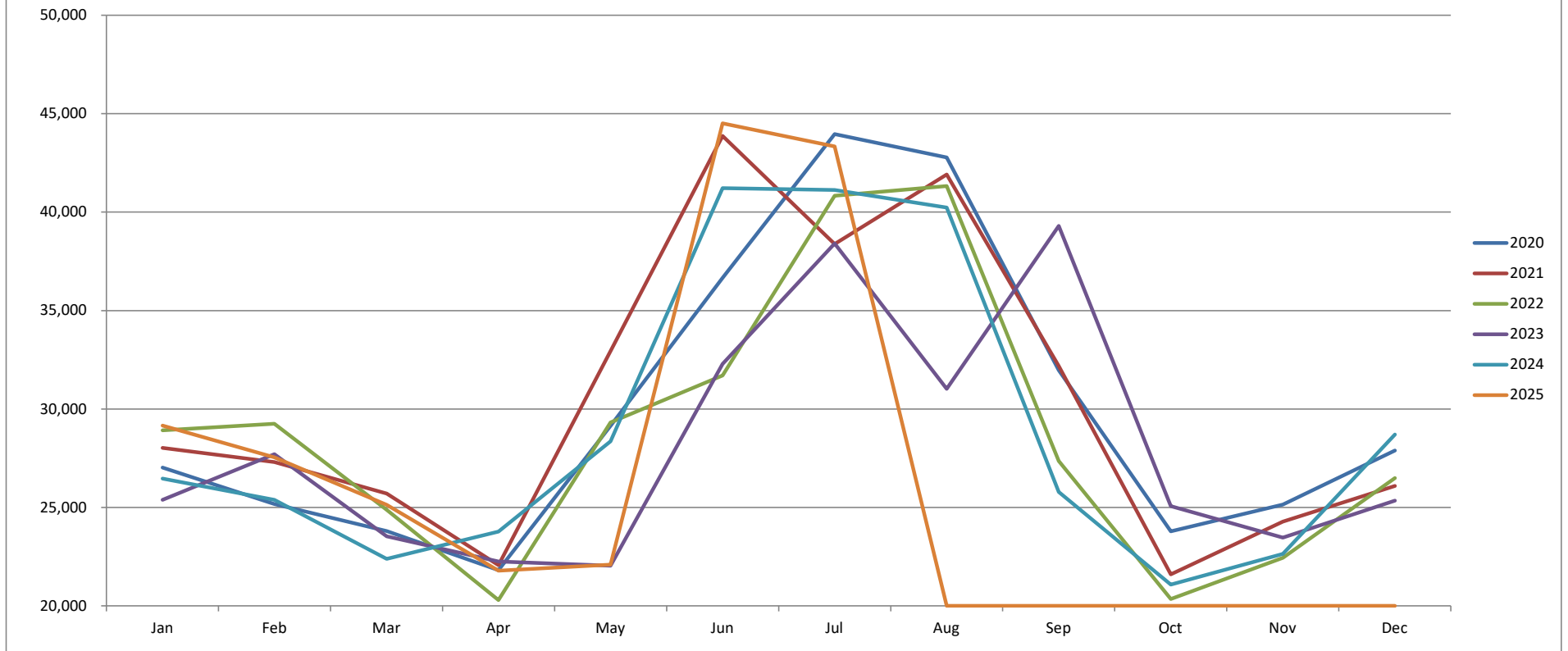
Wakefield Municipal Gas and Light Department
Total Kilowatt Hours Sold by Month



**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	21,790	22,092	44,503	43,327	20,000	20,000	20,000	20,000	20,000	44,503	

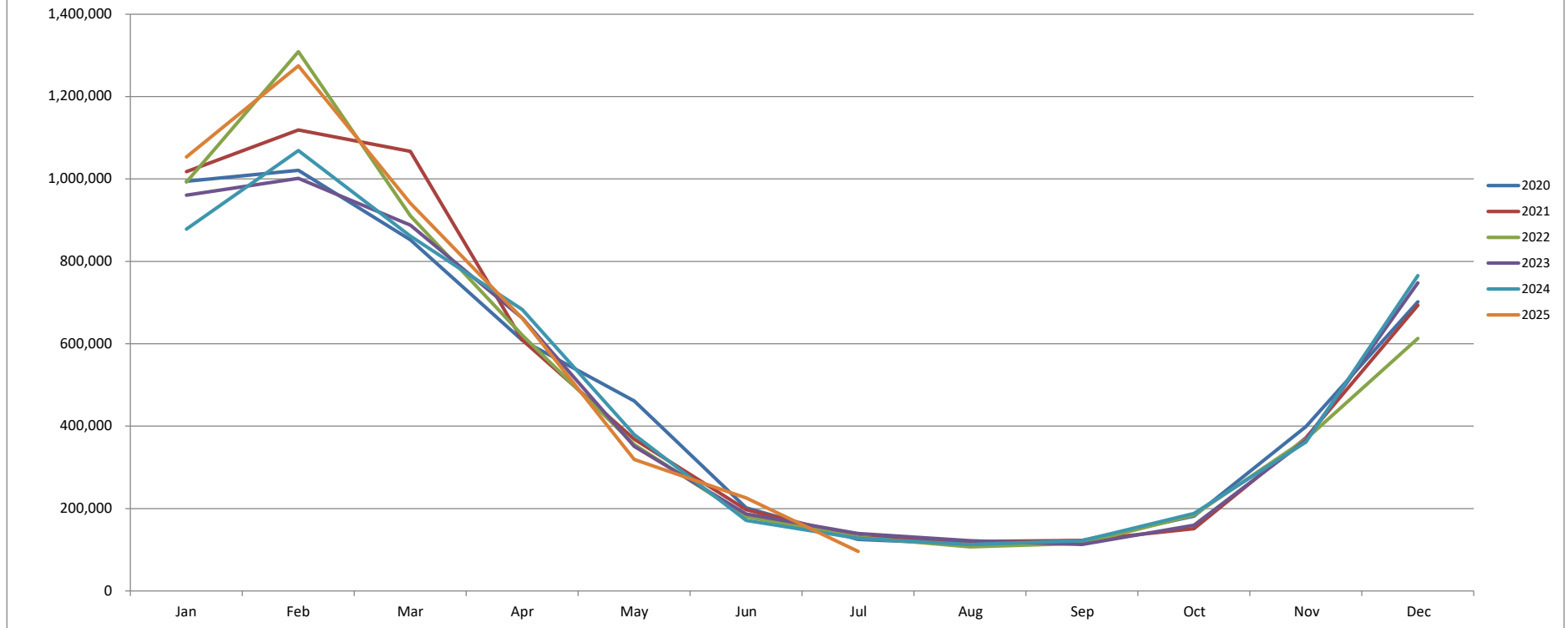
**Wakefield Municipal Gas and Light Department
Demand Summary by Month**



Wakefield Municipal Gas and Light Department
Total CCF Sold by Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year to Date Thru Jul	Annual Total	Increase (Decrease)
2020	994,568	1,020,971	852,440	608,122	461,181	202,283	125,139	113,927	122,475	182,071	398,894	701,805	4,139,565	5,783,876	(9.1%)
2021	1,018,323	1,118,751	1,067,083	609,268	368,207	197,298	131,406	120,133	122,771	151,033	371,698	693,323	4,378,930	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	4,368,864	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	4,051,429	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	4,043,713	5,722,149	0.4%
2025	1,053,414	1,274,416	941,022	661,780	319,636	225,492	96,507						4,475,760	4,572,267	(20.1%)

Wakefield Municipal Gas and Light Department
Total CCF Sold by Month



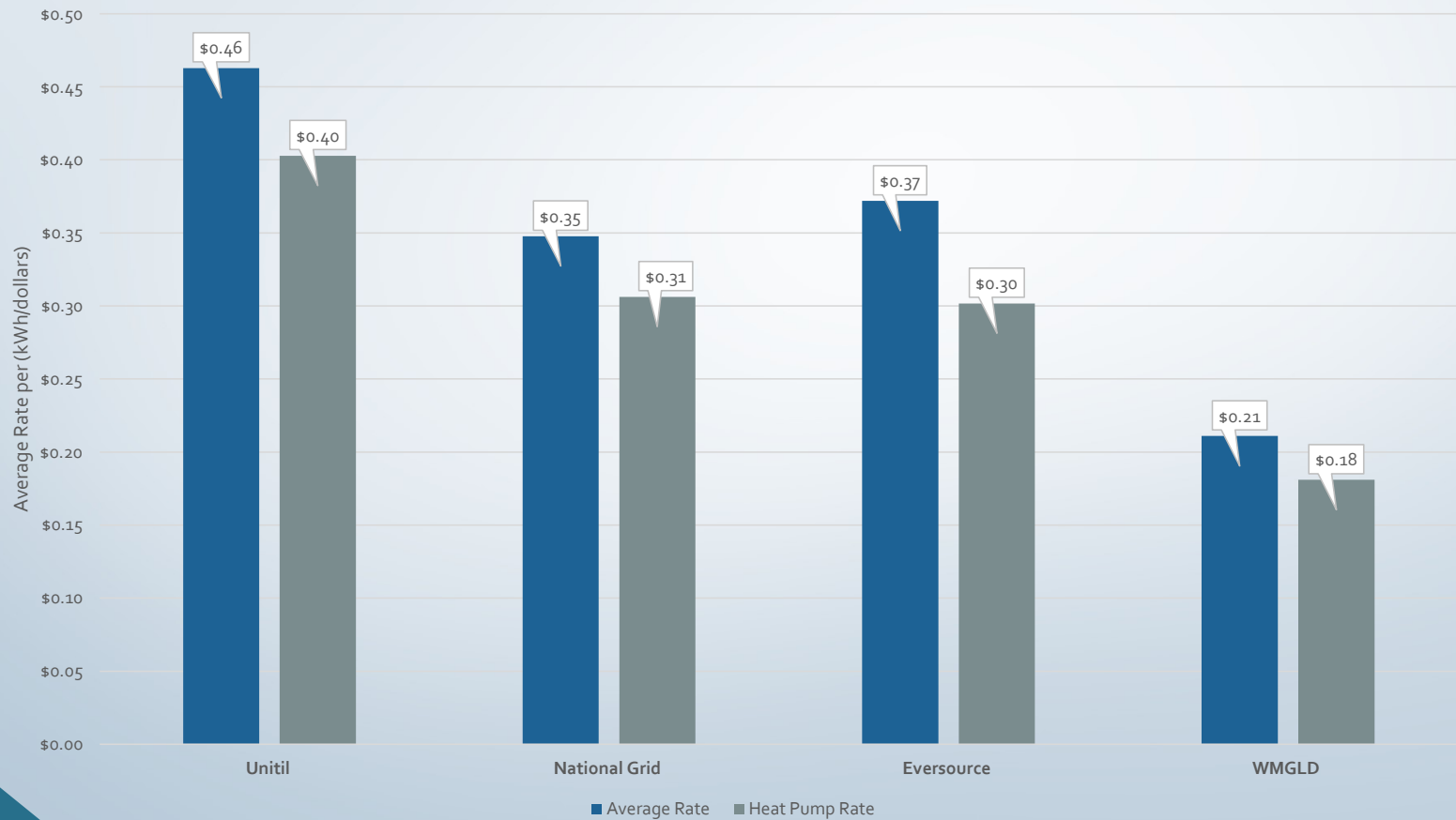
Proposed Seasonal Heat Pump Rate

- Two-Tiered Approach
 - All-Electric customer
 - \$0.03 per kWh discount on the distribution charge during the heating season (November-April)
 - Keeping fossil fuel
 - \$0.015 per kWh discount on the distribution charge during heating season (November-April)
 - If customer is a gas customer, residential gas rate will be switched to Domestic Gas Rate A (Non-heat)
 - Delivery charge is \$0.20 higher than Domestic Gas Rate B
- Customers receiving all-electric seasonal rate must verify the absence of fossil fuel

Utility	Season	Distribution Rate Change (\$/kWh)	Transmission Rate Change (\$/kWh)	Total Rate Change (\$/kWh)
Eversource (Proposed)	Summer (Jun - Sept)	+ \$0.0475	+ \$0.0345	+ 0.0820
	Winter (Oct - May)	- \$0.0407	- \$0.0295	- \$0.0702
National Grid (Approved)	Summer (May - Oct)	No Change	No Change	No Change
	Winter (Nov - Apr)	- \$0.0415	No Change	- \$0.0415
Unitil (Approved)	Summer (May - Oct)	No Change	No Change	No Change
	Winter (Nov - Apr)	- \$0.0600	No Change	- \$0.0600
WMGLD	Summer (May - Oct)	No Change	No Change	No Change
	Winter (Nov - Apr)	- \$0.0300 or - \$0.0150	No Change	- \$0.0300 or - \$0.0150

Utility	Heat Pump Discount	Discount as a % of all-in kWh Rate
Eversource	0.0702	19%
National Grid	0.0415	12%
Unitil	0.0600	13%
WMGLD	0.0300	14%

2024/25 Heating Season Average Rate Comparison (With Proposed and Approved Heat Pump Rates)



WMGLD Heat Pump Load Growth and Revenue

- Estimate of the increase in electric sales from rebate program and moratorium during heating season – 3,100 MWh per year (and growing)
 - Added distribution revenue= \$137,000
- Estimated distribution revenue reduction with heat pump rate (assuming total adoption)
 - All-electric – \$55,000 - \$90,000
 - Partial - \$7,000 - \$15,000

Proposed Rate Customer Outlook Examples

- All-electric apartment (\$0.03 per kWh discount)
 - Estimated Net Annual Savings: **\$155.72**
- All-electric house (\$0.03 per kWh discount)
 - Estimated Net Annual Savings: **\$392.48**
- Primary heat pump house that kept gas (\$0.015 per kWh discount)
 - Estimated Net Annual Savings: **\$195.37**
- Mixed Heating house (\$0.015 per kWh discount)
 - Estimated Net Annual Savings: **\$145.91**

1. Safety				
Goals (What)	Measures (How/When/Metric)	Target	Evaluation	Rating (1 to 5)
1. Reduce Lost-Time Accidents	Number of accidents	3	0 YTD	
2. Reduce Personal Injuries	Number of injuries	5	1 YTD	
3. Reduce Responsible Motor Vehicle Accidents	Number of major accidents (>=\$2,500 per accident)	2	0 YTD	
	Number of minor accidents (<\$2,500 per accident)	3	2 YTD	
4. Safety Training	Percent of employees trained	100%	Planned Threat Assessment and Active Shooter training	
Average				TBD

2. Electric & Gas Systems				
Goals (What)	Measures (How/When/Metric)	Target	Evaluation	Rating (1 to 5)
1. Minimize Frequency of Electric System Interruptions	System Average Interruption Frequency Index (SAIFI)	0.65	On Target YTD	
2. Minimize Duration of Interruptions for Electric Customers	Customer Average Interruption Duration Index (CAIDI)	60	On Target YTD	
3. Move gas services outside	Number of services moved outside	100	On Target - 71 YTD	
4. Address gas leaks	Class 2 leaks active	0	On Target YTD	
	Class 3 leaks	10	On Target - Currently 12	
5. Develop Long-Term Plans	Develop 3-Year Capital and O&M Plans	Complete action	On Target	
	Install and operate BESS of the Energy Park	Complete action	Complete	
	Refresh 10-Year Strategic Plan Every 3 Years	N/A, done in 2024		
6. Identify threats and risks to gas and electric systems	Climate/Physical: Document electric and natural gas emergency response plans	Complete action	In Progress	
	Cyber/IT: Inventory major systems and end of life expectations	Complete action	In Progress	
7. Identify areas of potential stranded costs in the gas system	Quantify the impact of stranded costs	Complete action	In Progress	
Average				TBD

New, from Strategic Planning

New, from Strategic Planning

New, from Options to reduce come in 2026

3. Customer				
Goals (What)	Measures (How/When/Metric)	Target	Evaluation	Rating (1 to 5)
1. Evolve Offerings	Update energy efficiency and decarbonization offerings to align with net zero by 2050 targets	Complete action	2025 Plan Implemented - 2026 in Nov.	New, from Strategic Planning
2. Improve Marketing and Outreach of Customer Programs	Develop and implement marketing and outreach plans to support specific offerings or specific segments of the population	Complete action	On going	
	Update website	Complete action	Completed	
3. Reach and Engage Customers	Program spending vs. budget	% of budget	On Target	New, from Strategic Planning
	Track participation and energy-related outcomes for customer offerings	Complete action	On Target	
4. Explore New Rate Designs to Address Affordability	Implement Commercial EV TOU Rate	Complete action	Completed	
	Evaluate seasonal heat pump rate	Complete action	On going	New, from Strategic Planning
Average				TBD

4. Financial				
Goals (What)	Measures (How/When/Metric)	Target	Evaluation	Rating (1 to 5)
1. Manage O&M Spending	Electric actual spending vs. budget	% of budget	On Target	
	Gas actual spending vs. budget	% of budget	On Target	
	Overtime (excluding Mutual Aid) % of Payroll	19%	On Target	
2. Manage Capital Spending	Electric actual spending vs. budget	% of budget	On Target	
	Gas actual spending vs. budget	% of budget	On Target	
3. Receive Unmodified Opinion on Annual	Deficiencies	0		
4. Manage Account Receivables	Monitor and develop a plan to address issues that arise	Complete action	No Actions Required at this time	
5. Effectively manage cash flow	Months of cash on hand	3	Actual 1.92 - EP Financing delayed to Fall	
6. Monitor and evaluate other funding sources	Define decision-making criteria for pursuing funding opportunities	Complete action	In Progress - Grants awarded in 2025	
Average				TBD

New, from Strategic Planning

5. Electric & Gas Supply					
Goals (What)	Measures (How/When/Metric)	Target	Evaluation	Rating (1 to 5)	
1. Improve the coordination of electricity and gas forecasting	Develop coordinated electric and gas 10-year forecasts	Complete action	On Going		New, from Strategic Planning
2. Support Installation of Non-Carbon-Emitting Resources for Customers and the Community	Support Town solar efforts	Complete action	Galvin to be completed in Fall		
	Identify potential resources and sites	Complete action	Evaluating new BESS system		
3. Support Decarbonization of the Heating Sector	Support the Town on implementation of the Green Communities Energy Reduction Plan	Complete action	On Going		New, from Strategic Planning
	Report participation in Commercial EE program	Complete action	November		
4. Support Decarbonization of the Transportation Sector	Procure low- and zero-emission vehicles for WMGLD fleet	3	2025- New Hybrid bucket and Lightning		
	Report engagement related to outreach on fleet vehicle charging	Complete action	Commercial TOU Rate - EV Charger Grants		
Average					TBD

6. Regulatory				
Goals (What)	Measures (How/When/Metric)	Target	Evaluation	Rating (1 to 5)
1. Update the Board on Legislative and Regulatory Matters	Provide updates to the Board	Complete action	On Going	
2. Solicit and Represent Board Input on Legislative and Regulatory Matters	Provide updates on Board conversations and Board votes to provide more formal comments to external parties	Complete action	On Going	
3. Comply with Legislation and Regulations	Greenhouse Gas Emission Standard (GGES)	50% by 2030	Ahead of targets	
Average				TBD

7. Workforce				
Goals (What)	Measures (How/When/Metric)	Target	Evaluation	Rating (1 to 5)
1. Develop staff	Develop staff capabilities through Board presentations on projects or efforts	Complete action	On target	
	Provide customer-specific training	Complete action	On Going	
2. Identify New Roles and Skillsets	Develop a succession plan for key leadership positions	Complete action	In progress	
Average				TBD

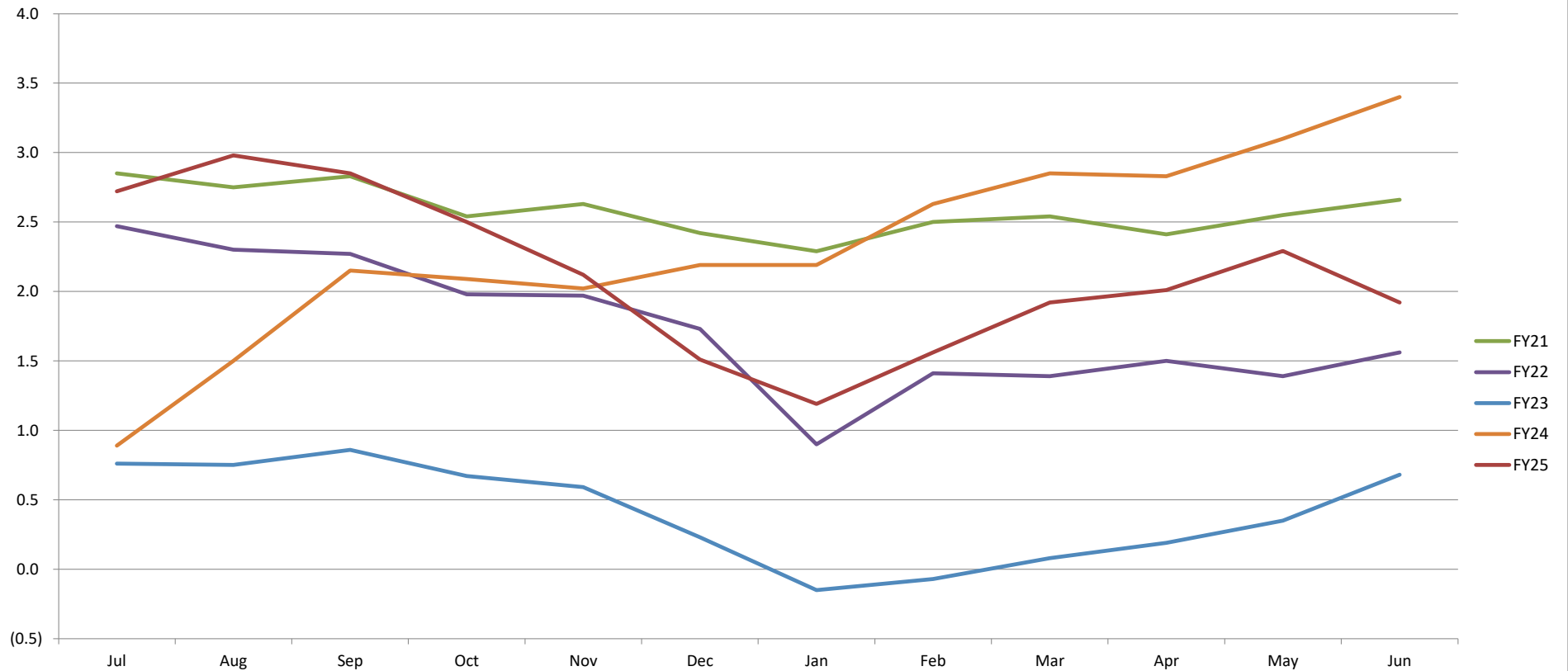
New, from Strategic Planning

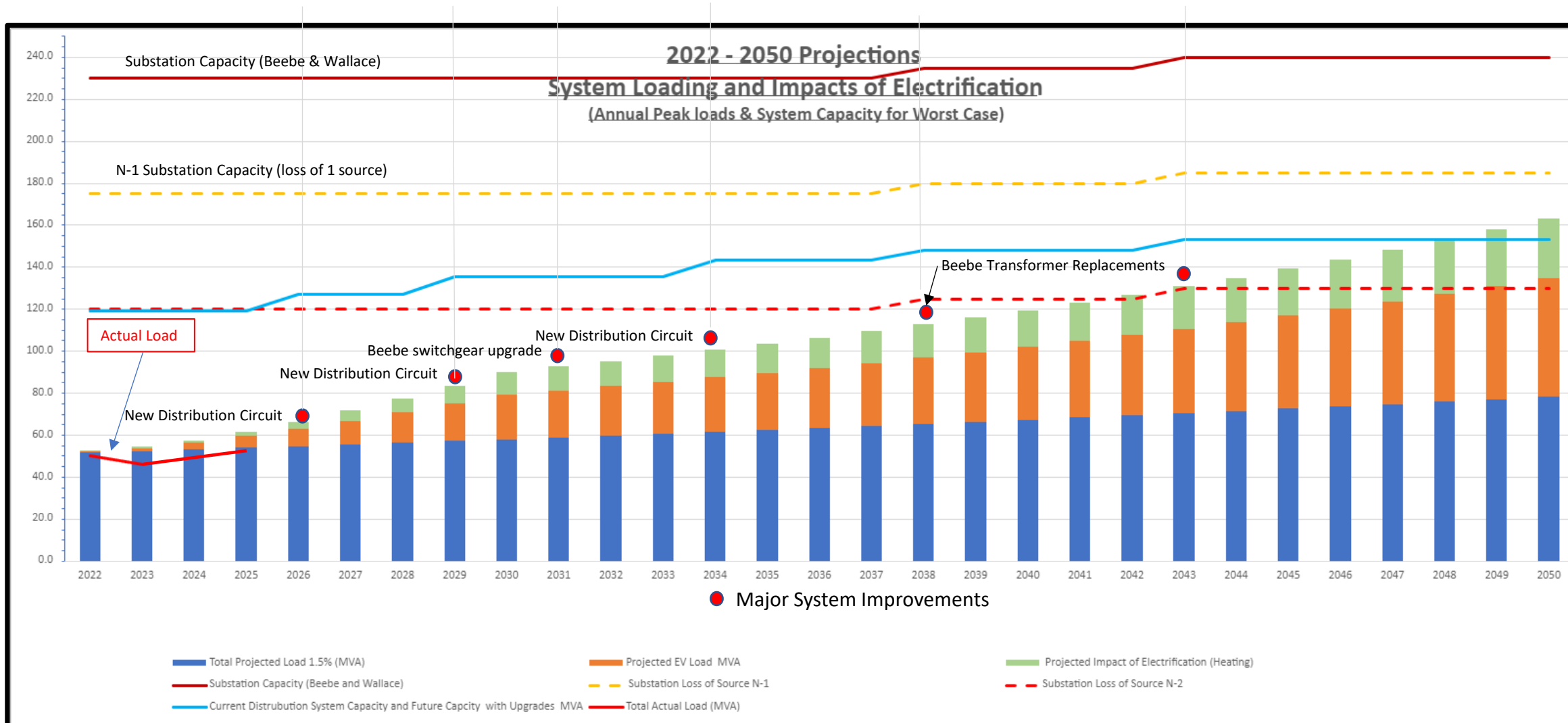
Scoring Matrix		
1 Safety	TBD	14%
2 Electric & Gas Systems	TBD	14%
3 Customer	TBD	14%
4 Financial	TBD	14%
5 Electric & Gas Supply	TBD	14%
6 Regulatory	TBD	14%
7 Workforce	TBD	14%
		100%
Total Rating (out of 100%):		0.00%
Maximum Incentive:		3.00%
Total Incentive (out of 3%):		#DIV/0!

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	1.92	2.01	2.29	1.92	2.13

Wakefield Municipal Gas and Light Department
Cash On Hand Ratio Monthly



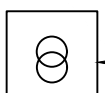
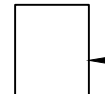
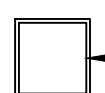
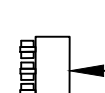
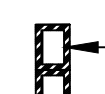
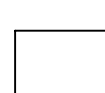


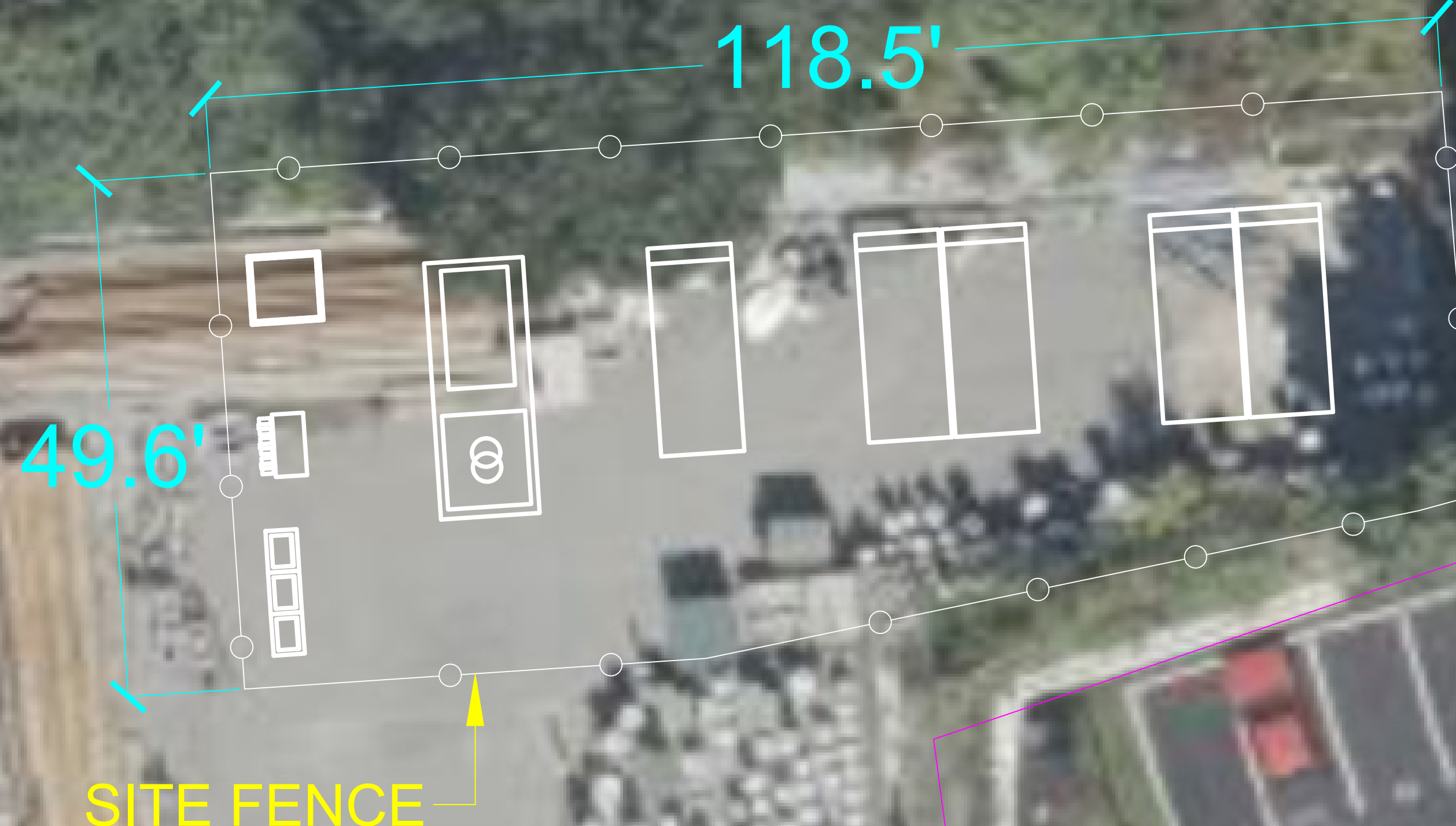
Assumptions:

- WMGLD load growth forecast is 1.5% per year 2022 – 2025 (without electrification)
- Transportation projections source ISO-NE “Final 2021 Transportation Electrification Forecast” yrs. 2022 – 2030, from 2031 – 2050 WMGLD is projecting 5% growth
- Heating projections source ISO-NE “Final 2021 Heating Electrification Forecast” yrs. 2022 – 2030, from 2031 – 2050 WMGLD is projecting 5% growth

Rev 7/15/2025

LEGEND

-  MV TRANSFORMER
-  PCS
-  MAIN METERING AND SWITCHGEAR
-  AUXILIARY TRANSFORMER
-  COMMUNICATIONS ENCLOSURE AND AUX PANEL
-  BATTERY ENCLOSURE



PARCEL
BOUNDARY



PRELIMINARY
SUBJECT TO CHANGE

General Notes

1. PRELIMINARY DRAWING; NOT FOR CONSTRUCTION. FINAL SITE LOCATION, LAYOUT AND DESIGN SUBJECT TO ENGINEERING DESIGN AND REVIEW.
2. LAYOUT SHOWS GENERAL FOOTPRINT REQUIRED FOR FACILITY. SITE LOCATION AND DETAILED LAYOUT AND CONSTRUCTION DRAWINGS TO BE DEVELOPED LATER.

SYSTEM RATING

4.99 MW, 4 HR

INTERCONNECTING VOLTAGE

13.8 KV

FACILITY POWER AT POI

4.99 MW

FACILITY ENERGY AT POI

23.2 MWH

SITE AREA

5,511 SQFT

INVERTER MANUFACTURER

EPC POWER

BATTERY MANUFACTURER

TRINA

No.	Revision/Issue	Date

LIGHTSHIFT
ENERGY

1201 WILSON BLVD, FL 25
ARLINGTON, VA 22209
571-447-9180

Project Name and Address

Wakefield MA BESS 2
575 Salem St
Wakefield, MA 01880
42.5122, -71.0389

Drawing Number
DWG-001-A

Date
8/14/2025

Scale
3/32" = 1'

Sheet

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