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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

December 18, 2025

IN ATTENDANCE:

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

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

Tom Barry, Chief Executive Officer, MMWEC
Ryan Martin, Lead Commodity Analyst MMWEC

PLACE:

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

CALL TO ORDER:

Commr. Boettcher called the meeting to order at 6:31 pm. He advised the meeting was being recorded

Members of the Public

Not present

Town Council Liaison

Not Present

CHAIR REMARKS: Commr. Boettcher congratulated Pete and staff for receiving the Leading by Example Award.

COMMISSIONERS REMARKS: Commr. Daly & Commr. Kallay also expressed their congratulations to Pete and staff. Pete noted that the team truly deserves the credit. Commr. Kallay informed the Board that the Massachusetts Municipal Association is having a conference, Connect 351, January 22-24 at the Menino Convention Center in Boston's Seaport district. The event will offer the chance to connect with others in the Massachusetts municipal community and provide resources, ideas, and products and services to benefit your community. She said the cost to attend is \$329.00 per person.

SECRETARY'S REPORT

Approval of November 6, 2025, was minutes before the Board for approval. Commrs. Kallay and Daly provided minor edits.

A motion to approve the November 6, 2025, minutes as amended was made by Commr. Kallay and seconded by Commr. Daly.

Vote: The motion was approved 3-0.

Commr. Prifti abstained as he was not in attendance for this meeting.

MMWEC Annual Update – Tom Barry and Ryan Martin

Market Volatility and Hedging Strategy

Tom provided a review of Winter 2025, described as a season of extreme extremes. While natural gas prices at the Louisiana hub remained low, the New England basis differential caused regional prices to spike to \$178/MWH. To protect the town, WMGLD uses a dollar cost averaging strategy, taking little bites of the apple every month to maintain price stability. Wakefield entered the winter 85% hedged, which saved approximately \$195,000 in avoided costs and protected customers from market peaks.

Load Growth and Resource Mix

Wakefield's five-year load forecast is updated quarterly and incorporates ISO New England estimates and local projects. The town's forecast is 99.3% accurate relative to actuals over the past year.

Carbon Neutrality and Stetson Wind

Wakefield is currently 56% carbon neutral, an improvement from 54% last year. This puts the department well ahead of the 50% state mandate for 2030. A new five-year power purchase agreement (PPA) for Stetson Wind I and II in Maine provides bundled energy and Renewable Energy Credits (RECs) at a competitive price of \$86 per megawatt-hour.

Financing and Behind-the-Meter (BTM) Assets

The Energy Park project was funded through an \$8.7 million pooled loan with People's Bank at a 4.62% fixed rate, the deal closed in just 45 days. The town BTM assets (batteries and generators) provide peak shaving benefits, capturing nearly all transmission and capacity peaks. These assets are projected to save the town nearly \$2 million in avoided costs for 2025.

Old Business

Project Updates

Energy Park

Pete stated that there was a scarcity in capacity on the Sunday after Thanksgiving. Dave explained that the generator was started remotely which avoided any service interruption. Pete explained that WMGLD is still waiting for the Tech's roof to be released to WMGLD so solar can be installed. He believes this will likely be in Spring 2026 with completion in time for the start of school in the Fall.

New Business

IT Department Annual Update – Jeff Morris

Jeff provided the Board with an overview of IT's activities.

Silver Blaze

There was a hurdle with getting Silver Blaze up and running as there were some issues receiving hourly reads for certain types of meters. Silver Blaze had never worked with ITRON's Temetra so a custom application programming interface allowing Silver Blaze to grab all the reads from every meter was created. The new API will allow for all reads from all meters.

Further Security Efforts

Pass phrases are replacing passwords for enhanced security

Network Separation

We have fully separated from the exception of a few printers that will be migrated over to WMGLD's network.

MFA for SCADA VPN

Multifactor authentication (MFA) for SCADA will be applied at the VPN level where they will have to go through the MFA process. It will stop them right there if they are not authenticated.

MFA for MS 365

This is ready to roll out after the first of the year and will include the Board members.

Table - Top Exercises

Utility Services put WMGLD's cyber security incident response plan (CESRP) through its pace testing all aspects of the business. The curb held up with only a few minor changes to it.

Journyx

A new eco-friendly timesheet system will be implemented in the coming months.

Outage Management System

mPower OMS. -Migrated to a new robust server that will also handle GIS and mapping

Updated Protocols

Allows our call center to push information into OMS

Customer Facing Features

An online form that can be filled out with outage information that will be pushed into OMS

IVR- Will send customized calls to customers to inform them when they have an outage

Windows 11

Upgrade to Windows 11 has been completed

SCADA servers and Software

Server Migrations

Both electric and gas have been migrated

Software Updates

Completed

Security Updates

Everyone has to VPN even if they are in the office

Virtual ViewX

We moved from a remote desktop method to a web-based method

2025 Leading by Example Recognition Awards

Pete said that the team had the opportunity to meet a lot of interesting people. He noted that he was interviewed by WBZ radio and it will air sometime in the future. Commr. Daly stated that WMGLD received the award not just for the energy efficiency programs, or Community Solar, but for its values and chiefly for the Energy Park. Commr. Kallay stated that WMGLD has become a model that other communities can learn from and implement these ideas in their own communities.

2026 Meeting Schedule

The Board reviewed the upcoming 2026 Board meeting schedule. Commr. Boettcher stated that it was a good starting point and that it can be adjusted on an ad hoc basis.

Other Discussion

Commr. Kallay inquired about the Seasonal Heat Pump Rate informational session that was recently held. Olivia stated that the session was well received. Joe noted that 36 customers attended the session, which was the largest since the Community Solar session that was held in 2024 at Beebe Library. He stated that the customers have a lot of good questions. Commr. Boettcher inquired if there was good feedback or if there was anything mentioned that you had not anticipated. Joe said that customers wanted to know if they signed up right away, when their first bill on the new rate would be. He explained that it would start with the December 2025 bill. He also said that a customer inquired if a fireplace would disqualify them for this rate.

Joe explained that it would have to be a wood burning fireplace to qualify. Olivia stated that there are 942 eligible rentals. Of that, 620 have been converted to the new rate. The balance that remains are the Quannapowitt apartments that are still under construction. She noted that 85 forms from single families have been received. Of those, 74 have been switched to either Rate A or B. The remaining need to be verified that there is no fossil fuel or that they have a heat pump. The breakdown of single families is 22 on Rate A and 63 on Rate B. As of today, there are a total of 964 customers on Rate A and 63 on Rate B. Both Commrs. Boettcher and Kallay expressed how easy it was to fill out the form and use the online Heat Pump Bill calculator. Commr. Kallay also noted how special it was to receive an email back from Olivia in a day where you do not receive a lot of those personal emails.

Any other matter not reasonably anticipated by the Chair.

Executive Session if necessary

A motion to adjourn was made by Commr. Kallay at 8:30 pm and seconded by Commr. Daly.

Vote: The motion was approved unanimously 4-0.