

Wakefield Municipal Gas and Light Department



April 7, 2026

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

DATE: April 7, 2026
CALL TO ORDER: 6:30 PM
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

Zoom Meeting

<https://us06web.zoom.us/meeting/register/tHvpzeQbSE6Q9smM5ZEbaQ>

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

April 7, 2026
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 March 4, 2026 Minutes

- D. **Old Business**
 - 1 Project Updates
 - A. Energy Park
 - 2. 2026 Goals and Objectives
 - 3. Large Load Policy/Rate discussion

- F **New Business**
 - 1. Discussion of Public Utilities Risk Management Association (PURMA), Insurance, risk analysis, and mitigation.

 - 2. Policy regarding use of Utility Poles for 3rd party surveillance devices

- G **Any other matter not reasonably anticipated by the Chair**

- H **Executive Session if necessary**

- I **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**

March 4, 2026

IN ATTENDANCE:

Comms., 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 Tully, Business Analyst
Raven Fournier, Senior System Engineer
John Riley, Gas Superintendent
Sylvia Vaccaro, Minute Secretary

PLACE:

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

CALL TO ORDER:

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

Members of the Public

Li Li Allen
33 Oak Street

Town Council Liaison

Not present

CHAIR REMARKS: Commr. Boettcher wanted to thank the team and staff for the preparation they completed ahead of the blizzard, which helped ensure there were no outages. Their ongoing attention to detail and willingness to remain on standby is greatly appreciated.

COMMISSIONERS REMARKS: None

SECRETARY'S REPORT

Approval of February 4, 2026, minutes before the Board for approval.
Commr. Warchol provided minor edits.

A motion to approve the February 4, 2026, minutes as amended was made by Commr. Kallay and seconded by Commr. Boettcher.

Vote: The motion was approved unanimously 5-0.

Gas Division Annual Update – 2025 Accomplishments and 2026 Goals

Raven Fournier and John Riley

John reviewed the construction projects for 2025

PHMSA FY22 Grant Project Water St & Crescent St Project
~replace 1.37 miles

- Application submitted - August 2022
- Awarded - April 2023
- Environmental Assessment – July through December 2023
- Engineering & Planning – Spring 2024
- Bidding Materials & Labor – Spring 2024
- Construction Phase – Fall 2024 through Spring 2025
- Completed in May, 2025

DPW Coordination Project Yearly Dead Main Project – Main St Replacement Project

- Project replaced 7380 feet (1.39 mi) of steel main on Main St
- Work started March 2025
- 90% Complete

John noted that this was not completed due to staffing issues. Pete explained that James Brown, Gas Superintendent, went out on disability in September, one person had a heart attack, and another person had already transferred to the line division, thereby causing a shortage of staff in the gas division for the 4th quarter of 2025. He stated that the department is currently searching for Gas Street Worker with backhoe experience.

John explained that over the past 5 years there has been a 2-3% increase in plastic mains thereby decreasing the number of bare steel mains. The number of coated steel mains is going to start trending down due to new State safety codes that apply to cathodic protection, so we will be accelerating the retirement of our coated steel mains. He said most of those services are outside already so the move out meter numbers will start to slow down.

Raven provided an overview of the system leak data. In 2018, there were 47 Class 2 leaks, which have been reduced to 1 in 2025. Class 3 Significant Environmental Impact (SEI) leaks decreased from 20 in 2018 to 1 in 2025. In 2018, there were 70 Class 3 non-SEI leaks, which have been reduced to 10 in 2025. Overall, total system leaks have decreased from 137 in 2018 to 12 in 2025.

She reviewed the following information with the Board:

New Code Requirements

- In Oct 2024, Mass DPU issued new set of Safety Codes
- Working with SME contractor to implement into plans & procedures
- Working to Implement new codes in field

Coated Steel Replacement

- Coated Steel in Wakefield system is Cathodically Protected
- Requires testing
- New Mass. State codes require either
- Reestablish CP levels within 1 year (repair)
- Replace pipe within 2 years
- Significantly Reduced number of main test points needed
- 2021 - 33 test points
- 2025 - 17 test points
- After 2026 project completion → 14 test points

Raven also reviewed the planned work for 2026

Planned Work 2026 Yearly Dead Main Project Replace mains on Mansfield Dr, Sesame St, Hancock Rd, Avon Ct, & Edwards Ave

- Currently in Bidding Process
- Work to start Spring 2026
- Project will replace 3740 feet (0.71 mi) of steel main
- Project focuses on replacement of coated steel mains and services
- Aligns with DPW paving plans

Pleasant Street Service Replacement Project Replace steel services on Pleasant St

- Address 13 Cathodic Protection failures
- Replace 10 Bare Steel services

Commr. Warchol requested that the Board discuss the General Manager's report prior to discussing Old Business. He asked whether the 54 residential tree planting sign-ups included the 22 requests remaining from last year. Dave clarified that the 22 leftover requests from last year are in addition to the 54 new sign-ups, bringing the total number of trees scheduled for planting this year to 76.

Old Business

Project Updates

Energy Park

Pete stated that Dave and Vinny McMahon, Senior Systems Engineer, have been working on a backup plan for the switches that have continued to face delivery delays. They have also been regularly meeting with both schools to coordinate planning. At this time, the vendor is expecting the switches to be supplied by May 2026, so the team is developing alternative plans in case the equipment is not delivered on time, as the project has an established in-service dates for each school. Dave said in the meantime, work has focused on programming the microgrid controller and completing some physical preparation work, including making connections, where the switches will eventually be installed. Crews have also been performing both overhead and underground work at the park. Some of these activities have slowed due to recent weather conditions but are expected to ramp up again soon. He reported that the project remains on track to meet the in-service goal for the high school in order to support their temporary occupancy permit anticipated at the end of April. Dave said if the switch delivery date does slip again, it is not expected to cause a major issue right now, as there is still some flexibility in the schedule. Pete explained that we have applied considerable pressure and indicated that we would elevate the issue to the Massachusetts Department of Energy Resources (DOER), if necessary, since this project has some visibility. While Wesco bid the project, the delay appears to be with SNC switch manufacturer.

Commr. Boettcher inquired about scheduling a ribbon cutting ceremony for the Burns Park rededication. Pete explained that Ann Hadley will reach out to Judy Wallace, the family's representative, to help coordinate a date for the event.

Winter Rate Update

Pete said that rates increased last month due to the extremely cold winter and the cost of the commodity was very high. Based on the February conditions, we were able to reduce those costs. For the next set of bills, commodity charges will decrease by roughly two-thirds. The electric fuel charge, which had been increased by 1.5 cents, has been reduced by 1 cent and is now only a half cent for February. On the gas side, the cost of gas charge was lowered by \$0.20, bringing it down from \$1.69 to \$1.44, which is close to where it had previously

been. Pete said while the office has received some customer calls regarding the higher bills, staff have been working with customers to explain the increase. Unlike a similar situation 8-10 years ago when the rate adjustments were delayed, we responded more quickly this time. Adjusting the rates during the same period as the cold weather made it easier for customers to see the connection between higher usage and higher commodity costs. He also said that although February bills from suppliers have not yet been received, discussions with MMWEC and Sprague indicate confidence in lowering the charges for February usage on the upcoming March bills. Accounts Receivables appear in good shape, though the next few months will provide a clearer picture as there is typically lag following the winter season.

Large Load Rate Discussion

Pete stated that Jenn and Sharon had shared information on this topic. He thought this should begin as a policy discussion, including reviewing concerns, guidelines, and overall objectives before even establishing a rate.

Joe reviewed the following with the Board:

Benefits of a data center in Wakefield

- High consistent load
- Steady state load during peak periods (known quantity)
- Could pay for infrastructure upgrades
- WMGLD has available capacity on our system

Other considerations for attracting/ siting a data center in Wakefield

- Impact on all rate payers
- What does a rate look like?
- How do we get the word out?
- What makes Wakefield an attractive option?
- Rates
- Reliability
- Possibility of PILOT (instead of property taxes) deal with the Town (Chapter 121A)

Contractual/ Tariff Design Considerations

- Financial responsibility of initial and ongoing system upgrades
- Duration of contract
- Minimum capacity requirement for rate eligibility
- Monthly minimum contracted demand charge
- Early exit fee
- Customer Class specific rate – i.e., Data Centers
- Onsite renewable energy and DERs
- Green Initiatives and renewable energy portfolio
- Customer Credit rating and collateral
- Attracting large-load customers

Helpful resource: US DOE Berkeley Lab January 2025 Article – Electricity Rate Designs for Large Loads: Evolving Practices and Opportunities - https://eta-publications.lbl.gov/sites/default/files/2025-01/electricity_rate_designs_for_large_loads_evolving_practices_and_opportunities_final.pdf

Common Inclusions in Large Load Contracts/ Tariffs

- Financial responsibility of initial and ongoing system upgrades – not always specifically spelled out, but rates are designed to protect against cost burden to ratepayers and stranded cost of upgrades
- Duration of contract 12-20 Years
- Minimum capacity requirement for rate eligibility varies widely – 25MW (low end) 500MW (high end)
- Monthly minimum contracted demand charge 60%-90% of contracted demand
- Early exit fee varies
- Customer Credit rating and collateral – Good rating, deposits, performance guarantees
- Customer Class specific rate – i.e., Data Centers (Ohio Power example)
- Onsite renewable energy and DERs
- Green Initiatives and renewable energy portfolio
- Attracting large-load customers – Flexible rates (lower per kWh charge), expedited interconnection, and reliability

Pete explained that the discussion regarding large load customers was initiated because the utility currently has available capacity at the Wallace Substation that could potentially accommodate a large load customer. At the time this substation was built, a data center in town was using approximately 2-3 megawatts with plans to expand to 15 megawatts, which helped justify the investment. That data center has left town. As a result, the system has surplus capacity and noted that attracting an appropriate customer could allow the utility to generate additional revenue. Based on current system planning, the Wallace substation could support approximately 25-30 megawatts of new load, which could potentially be accommodated for at least the next 15 years without significantly impacting long-term goals. Commr. Boettcher noted that the industry is evolving and may begin developing smaller “boutique” data centers, sometimes referred to as neo-cloud facilities. The Board discussed establishing clear policies before pursuing such opportunities:

- Define what size customer constitutes a “large load”.
- Determine how far in the future system impacts should be evaluated (for example, 10-20years)
- Establish cost responsibility so that large load customers do not shift infrastructure costs onto existing ratepayers.

It was agreed that the current discussion is intended to begin developing a framework for evaluating large load customers. The Board discussed possibly bringing the topic before Town Council to gather feedback.

New Business

MMWEC / Lightshift Agency Agreement

Mark explained to the Board that the original arrangement had been executed as a two-party agreement between MMWEC and WMGLD; however, because Lightshift operates and dispatches the battery, the arrangement should have been structured as a three-party agreement. The proposed agency agreement with MMWEC will formalize services that have already been occurring, with Lightshift responsible for operating and dispatching the battery while MMWEC manages the billing and true-up processes. It was noted that the agreement is expected to stay in place for the duration of the Battery Storage System agreement, which is estimated to be approximately 20 years. The agreement includes a 5% cost-based administrative fee, and a minimal monthly fee (currently about \$50 per contract.)

A motion was made by Commr. Kallay to approve parts 1,2, and 3 as written in the agency agreement and seconded by Commr. Prifti

Vote: The motion was approved unanimously 5-0.

2025 Results / 2026 Goals

The subcommittee of Commrs. Kallay and Daly met last month to review the 2025 performance versus goals and develop 2026 goals. The Board discussed how safety metrics factor into performance bonuses. Commr. Prifti stated that the safety metric for accidents should always be zero. Commr. Warchol stated that he thought certain safety measures should be reported to the Board but not tied directly to performance scoring. Discussion ensued that the term "target" may imply an acceptable number of incidents and suggested alternative wording that better reflects a zero-tolerance safety culture while recognizing that incidents occur. The Board will review industry safety guidelines and will discuss the matter further at the next board meeting.

Any other matter not reasonably anticipated by the Chair

Commr. Warchol inquired about soil testing being conducted as part of a project to install bathrooms near the Veteran's Field parking lot. Pete explained that the lake remediation project was completed in the late 2000's following the identification of contamination related to historic coal gasification. The site remains under an interim solution with ongoing monitoring requirements. WMGLD's environmental consultants, Brown and Caldwell, serve as the Licensed Site Professional (LSP) and conduct annual monitoring, with reports submitted to the Massachusetts Department of Environmental Protection (DEP). Pete stated that the Town's LSP has been

coordinating with Brown and Caldwell regarding the recent test pits. The test pits were completed earlier in the week with an LSP present, and the locations were selected to avoid interference with WMGLD's existing monitoring wells. At this time, no issues have been identified. He said that if any contamination is identified as part of the Town's work, WMGLD will address the matter.

Executive Session if necessary

A motion was made by Commr. Kallay and Commr. Warchol to enter executive session for the purposes of discussing the 2025 goals and performance evaluation, and to vote on the minutes from the previous executive session regarding the Stage 2 grievance. Returning to open session solely to report the performance evaluation findings and to adjourn the meeting seconded by Commr. Prifti.

Vote: The motion was approved unanimously 5-0.

The Board returned to open session, at which time Commr. Prifti reported that General Manager Pete Dion had achieved 95% of the goals outlined in his performance review.

Adjournment

A motion to adjourn was made by Commr. Prifti at 10:59 pm and seconded by Commr. Kallay.



FEBRUARY 2026 WMGLD COMMISSIONER'S DASHBOARD

Outages (Elec)

	SAIFI	CAIDI
Dec	0.10	64
Jan	0.10	40
Feb	0.17	44
Cal YTD	0.14	42

CYTD Pipe Replacement

	Replaced	System Total
4"	2,659	168,744
6"	149	161,624
8"	-	87,774

New Services on the System

	Electric	Gas
Dec	32	-
Jan	15	-
Feb	22	-

Solar Generation 130 Customers

	Generated	Back to WMGLD
CYTD	109,838	37,413
Comm'l	13,012,021	3,210,620
Res	4,542,226	3,018,758
Inception	17,554,247	6,020,318

Monthly & Annual Peaks

	Prior Year	Current Year
Dec	28.7 Mw	32.0 Mw
Jan	29.2 Mw	32.8 Mw
Feb	27.5 Mw	31.0 Mw

Summer YTD Peak

	6/20/24	6/24/25
	41.2 Mw	44.5 Mw

Winter YTD Peak

	1/20/25	1/25/26
	29.2 Mw	32.8 Mw

All Time Peak

	1/2/14	8/2/06
	36.5 Mw	50.7 Mw

CONSERVATION BUDGET

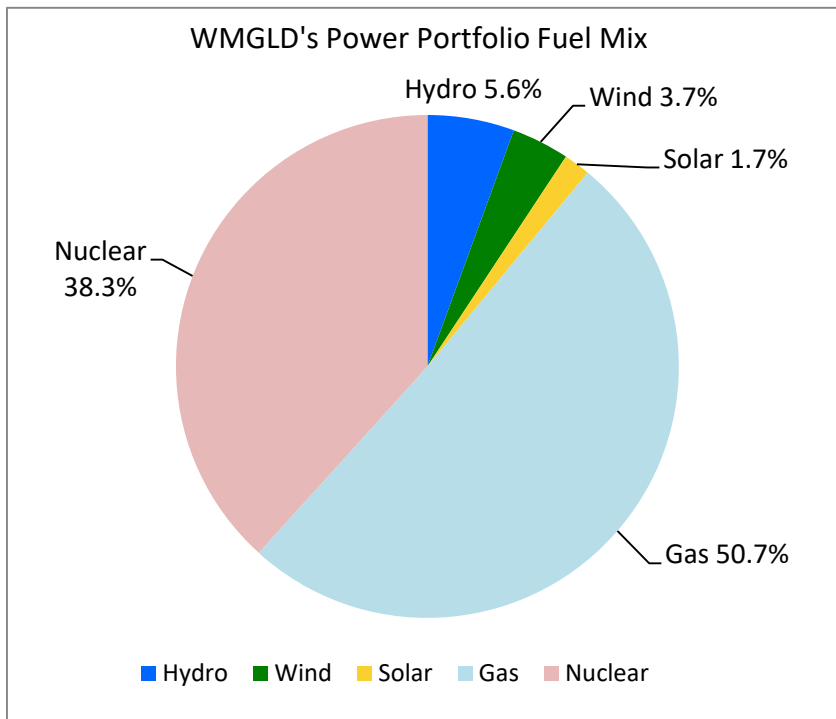
YTD FY26 Conservation Revenue Billed	\$	586,883
YTD FY26 Paid out to Customers:		
240 Appliances & Thermostats	\$	(22,318)
49 Air Sealing (insulation/windows)		(63,065)
56 Heating & Cooling		(133,830)
15 Residential Solar		(130,847)
99 Cordless Yard Equipment		(5,758)

GREEN CHOICE RATE	February	CYTD
Green Choice Revenues	\$ 1,429	\$ 2,892
KwH billed on GC Rate	88,382	173,094
Number of Customers		109

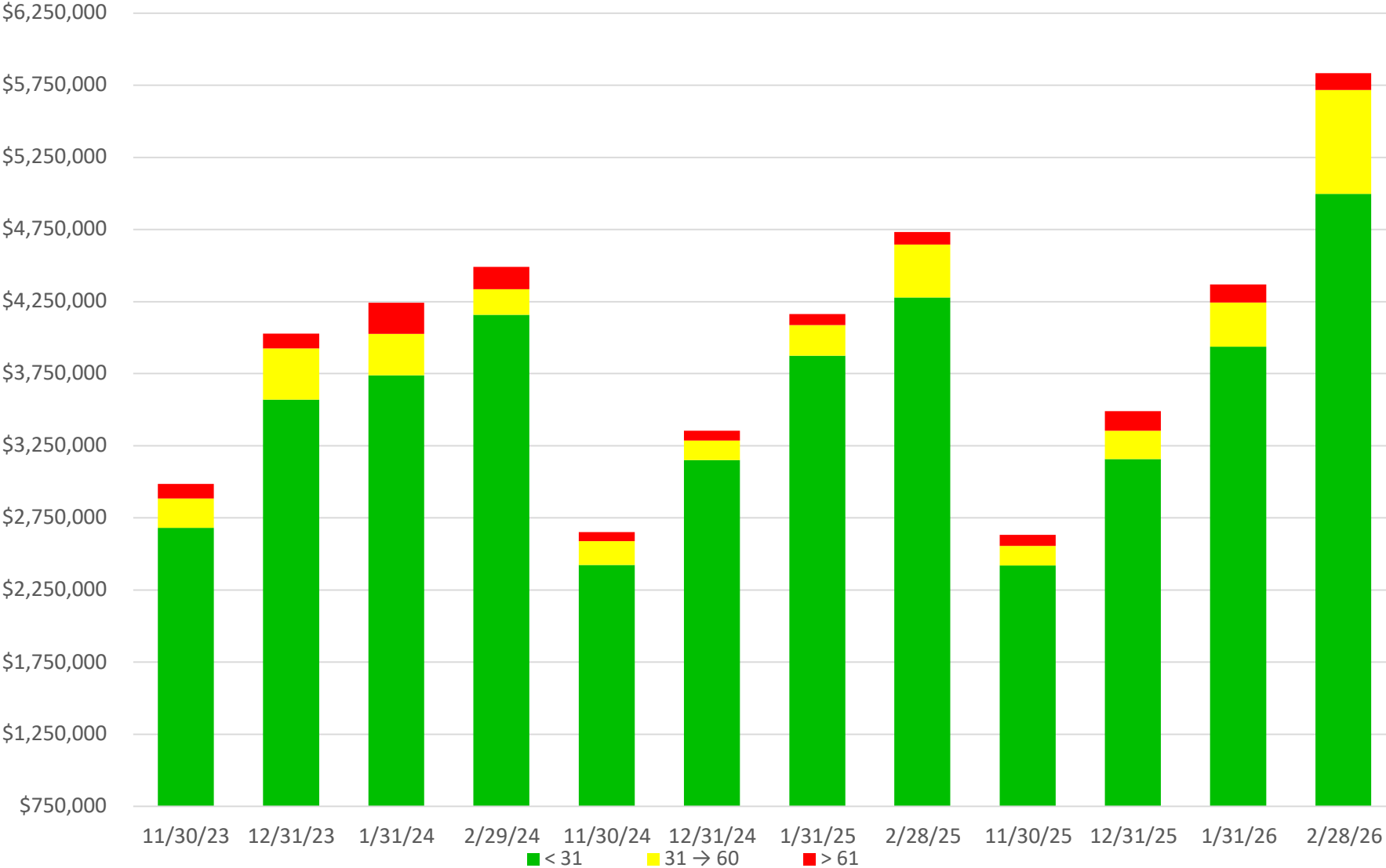
Natural Gas Peak Usage

Current Year Peak (Nov '25 → May '26)	1,307,683 CCF
Current Year Peak (Nov '24 → May '25)	1,274,416 CCF
All-Time Peak - Jan '18	1,370,554 CCF

WMGLD's Power Portfolio Fuel Mix

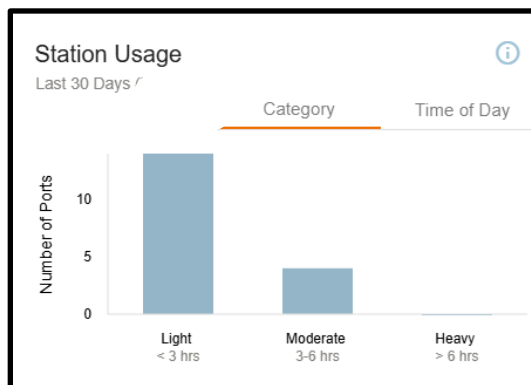
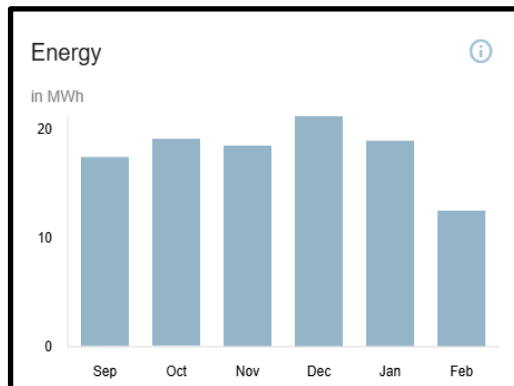
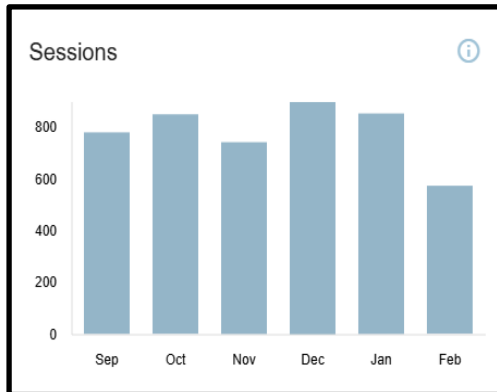
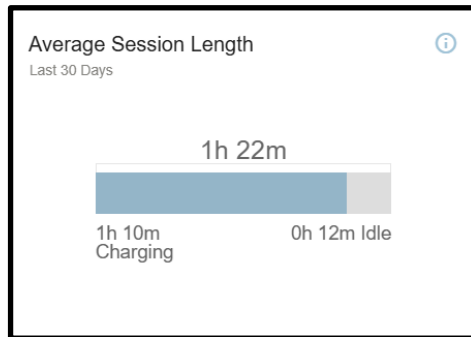
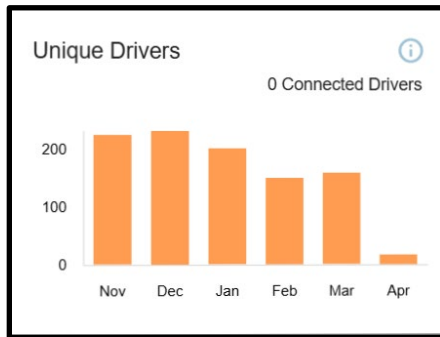
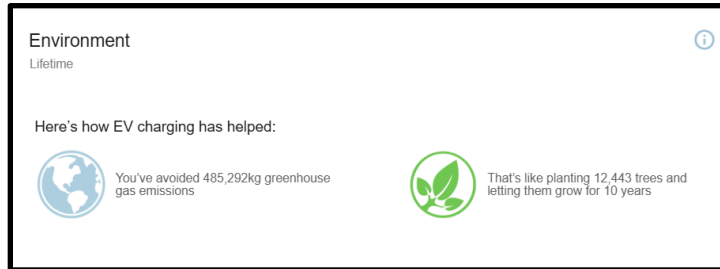


Receivables Aging - As of February 28, 2026



Dashboard – April 2026

- 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				
Mar-26				
Locations	Utility Billing	KWh	Town Revenue From Charge Point	KWh
Vets Field	\$163.08	690	\$175.05	690
Civic Center	\$291.63	1325	\$306.56	1,325
Public Parking Lot	\$597.72	2663	\$652.67	2,663
Totals	\$1,052.43	4678	\$1,134.28	4,678
EV Charging Stations				
Usage and Revenue				
Mar-26				
Locations			Revenue From Charge Point	KWh
Quannapowitt			\$5,243.57	7,845

COMMISSIONER REQUESTS LOG	Requested By	Request Date	Completion Date
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
Energy Park meeting with National Grid	SD	10/1/25	10/15/25
Review of renter deposit requirement	JW, JK	7/17/24	10/2/24
Energy Park meeting with National Grid	SD	10/1/25	10/15/25
Data on specialized energy code adoption	TB	12/24/25	1/14/26

Wakefield Municipal Gas & Light Department
Customer Issues Log

Date	Issue	Resolution
October 10, 2025	Landlord of 12 Spaulding St. reached out with a complaint related to the WMGLD shutoff procedure regarding one of their tenants. Reached out to the Chair of the Board of commissioners.	The Chair discussed with WMGLD management and responded to the landlord with the shutoff procedures and why they were implemented. WMGLD believes this issue to be resolved.
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.

General Manager's Report

The following is the General Managers Report for April, 2026

Major New Customer Projects -

Working:

- **330 Salem St. – 19 Residential units – Working**
- **200 Quannapowitt – 440 Apartments / 3 buildings / parking garage – Working**
 - **WMGLD installing conduit on QP to meet customer installed MH – Working**
 - **Site contractor Installing 6 MHs, 3200' of ductback, 2 switch bases and 4 transformer foundations - 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 COMPLETE**
 - **Building 3a – 1/26/2026 160 units and garage COMPLETE**
 - **Building 3b – 4/20/2026 130 units COMPLETE**
 - **Building 2 – 7/22/2026 86 units WORKING**
 - **Full Occupancy: Q3 2026**
- **46 Crescent St. - 56 Residential units – Site Cleared**
- **460-472 Main St – 16 residential apartments - Site Cleared**
- **401-405 Main St – business space renovation in progress, no residents**
- **Putnam Ave Pump Station – major upgrade to larger pump system by MWRA**

Permitting:

- **10 Broadway St. - 124 Residential apts – Permitting Stage – on hold**
- **525 Salem St – 2.5MW EV Charging Station – Site Cleared, construction starting Q2 2026**

Planning:

- **369–371 Main St – 20 residential apartments and rehab of the existing commercial space (former Santander Bank – on-hold)**
- **154 Salem St – Timberwood Cir subdivision – 13 townhouses – Planning**
- **32 Nahant St – 32 Units**
- **100-200 Edgewater – early stage of planning for 400 apartment units**
- **50 Quannapowitt – Storage unit building in vacant grass lot - Planning**

Gas Department

- Main installation was completed on Greenwood section of Main Street. Main tie ins and service reconnections and will continue through early Spring.
- 203 meters were replaced this year with a target of 895 for the year.
- There are currently 1628 inside gas services and 3582 outside services. 3 services have been moved outside this year.
- Leaks Class 1 – 0* Class 2 – 0 Class 3 –11.

Financial Reports

Monthly Financials for through January and Consumption Reports through February 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, switchgear, and padmount switch Bids: **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. – COMPLETE**
- Battery Installation and operation – Phase 1 **COMPLETE** as of June 2025 Phase 2 for Microgrid Q2 of 2026
- Generator Installation and operation – Phase 1 **COMPLETE** as of Dec 2025 Phase 2 for Microgrid Q2 of 2026
- **Microgrid and SCADA integration Phase 1 - Q1-Q2 2026 - Working**
Phase 2 - Q3-Q4 2026
- 2 Padmount Switches scheduled to be delivered May 2026
- OH and UG Work Scheduled to convert from temp to permanent connections

NEMT:

- 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 Virtus, Solect, and NEMT design team – **99% Completed**
- Procurement process for long lead time items – (3) Transformers – **Received, Tested & Installed - Complete**
- Temporary construction power – **Completed**
- Permanent power - **COMPLETE** (in temporary mode, awaiting completion of Energy Park)
- Occupancy - **September 2026**
- Electric Service – Hemlock Road ductbank from Energy Park to point of interconnection – **COMPLETE**
- Metering installation: **50% Complete**, waiting on school electricians

WMHS:

- Permanent power – **Complete** (waiting for electrician to hook up)
- Solar design - working with Neo Virtus, Solect, and NEMT design team – **99% Completed**
- Procurement process for long lead time items – (3) Transformers – **Received, tested & installed – COMPLETE**
- Temporary service for construction of the new building – **Completed**
- Permanent and emergency power for testing and commissioning: **Q3/Q4 2026**
- Substantial completion / occupancy: **Students and Staff January 2027**
- Electric Service – Hemlock Road ductbank from Energy Park to point of interconnection – **Complete**

Energy Park / WMGLD / NEMT Educational Support and development

- MassCEC. University of Lowell, Tufts, BU – Fellow Program with Graduate Student - GRANT AWARDED
- Meeting with WMHS and NEMT Superintendents to understand their vision and needs – Meetings and work working

Major Projects:

Solar Projects:

- **NEMT and WMHS** – construction starting Q2 2026, expected to finish by Q1 2027

Electric Meter Inspections - Progress

- Commercial – CT Testing: 154 of 161 locations inspected and tested, 95.7% completed

Pole replacements:

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

Vegetation:

- Tree Trimming for 2026 scheduled to start February – Area 3 (Greenwood) - confirmed with Mayer Tree – **COMPLETED**
- Residential Tree Planting Program (Utility Friendly and Shade Trees) - 54 Residents signed-up – **Planned for the Spring and Fall**
- Public Tree Planting Program (Utility Friendly Trees) – 50 Trees Planted – **Planned for the Spring & Fall**

Substations:

- **Beebe Substation** – Relay upgrades on main breakers and NGrid communications project - **Working**
- **Beebe and Wallace Subs** – 3V0 protection – **Planning**
- **All Stations** – coordination study for entire system – **Working**

Town Projects:

- **Vets Field Lighting** – Upgrade lighting at Vets field with LED fixtures and install secondary cable – **70% complete, on hold**
- **Downtown Redevelopment** – waiting on plans from town engineer. Planning to redevelop Richardson Ave to Nahant St and Main St to Vernon St. Approx. start in 2028 - **Planning**

Summer Preparation, Monitoring & Load Balancing:

- **Distribution transformer additions** and replacements based on transformer load management – **On-going**
- **Padmount Inspections** – lining up replacements or painting for various padmount transformers

Hurricane Preparation / Survey:

- Overheat circuit patrols: Evaluating wire, equipment, hardware, poles and vegetation – corrective action scheduled as needed – To be **Scheduled**
- As needed repairing rust, rot and repainting – **To be Scheduled**
- **IR Survey OH Distribution System & Substation Yard:**
 - Survey to be scheduled
- Follow-up corrective action – **as needed**

Board of Commissioners
April 7, 2026
Agenda Item No D-2

2026 Goals and Objectives

The Board will discuss the Department's 2026 goals and objectives with the goal of finalizing for 2026.

Vote Required

Board of Commissioners
April 7, 2026
Agenda Item No D-3

Large Load Policies/Rates

Staff and the Board will continue to discuss trying to develop a Large Load/Data Center Marketing Policy and/or Rate to potential attract a large load to Wakefield.

Information for Discussion

**Board of Commissioners
April 7, 2026
Agenda Item No E-1**

**Insurance Coverages and the Public Utilities Risk Management Association
(PURMA)**

The Board will discuss the insurance coverages provided by PURMA, risk analysis, and mitigation.

Information for Discussion

**Board of Commissioners
April 7, 2026
Agenda Item No E-2**

Surveillance Devices on Company Poles

Law enforcement at the local, State and Federal level will request permission to install surveillance devices on company poles. It has always been the policy of the Department to comply with these requests from law enforcement, not from independent third parties. The Board would like to discuss this policy.

Information for Discussion

APPENDICIES

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

	1/31/2025	1/31/2026
ASSETS		
Sinking Fund - Self Insurance	\$ 204,619.14	\$ 213,688.39
Depreciation Fund	193,735.19	198,634.44
Consumer Deposits	990,933.92	1,042,359.96
Total Investments	<u>1,389,288.25</u>	<u>1,454,682.79</u>
Operating Cash	682,539.06	1,999,963.38
Depreciation Fund	2,882.81	2,955.50
Consumer Deposits	360,757.26	337,072.93
Petty Cash	525.00	525.00
Total Cash	<u>1,046,704.13</u>	<u>2,340,516.81</u>
Accounts Receivable-Rates	4,300,003.33	4,750,568.87
Accounts Receivable-Other	1,303,705.28	1,242,727.34
Inventory	1,141,964.55	775,088.96
Prepayments Other	1,026,044.93	978,395.88
Prepayments Power	4,958,057.36	5,082,571.25
Other Deferred Debits	2,548,199.99	2,778,163.28
Total Other Assets	<u>15,277,975.44</u>	<u>15,607,515.58</u>
Total Current Assets	17,713,967.82	19,402,715.18
Distribution Plant	21,426,773.44	25,945,386.47
General Plant	1,580,673.47	1,395,220.19
Net Fixed Assets	<u>23,007,446.91</u>	<u>27,340,606.66</u>
Total Assets	<u><u>\$ 40,721,414.73</u></u>	<u><u>\$ 46,743,321.84</u></u>
LIABILITIES AND EQUITY		
Accounts Payable	\$ 99,363.62	\$ 136,180.03
Consumer Deposits	1,351,691.18	1,379,432.89
Other Accrued Liabilities	2,093.31	(972.21)
Reserve for Uncollectable Accounts	93,373.36	96,954.90
Total Current Liabilities	<u>1,546,521.47</u>	<u>1,611,595.61</u>
Compensated Absences	391,167.51	561,065.18
MMWEC Pooled Loan Debt	6,953,370.07	11,533,972.13
OPEB Liability	975,204.00	712,340.00
Pension Liability	6,772,500.00	6,772,500.00
Total Long Term Liabilities	<u>15,092,241.58</u>	<u>19,579,877.31</u>
Total Liabilities	16,638,763.05	21,191,472.92
Retained Earnings	4,988,886.75	2,558,280.00
Year to Date Income	2,133,832.75	1,948,884.49
Sinking Fund Reserve-Self Ins	204,619.14	213,688.39
Contribution in Aid of Construction	3,705,337.66	3,705,337.66
Investment in Fixed Assets	13,049,975.38	17,125,658.38
Total Equity	<u>24,082,651.68</u>	<u>25,551,848.92</u>
Total Liabilities and Equity	<u><u>\$ 40,721,414.73</u></u>	<u><u>\$ 46,743,321.84</u></u>

Wakefield Municipal Gas and Light Department
Budget vs Actual - Electric Division
For the Seven Months Ending, January 31, 2026

	CURRENT MONTH	YEAR TO DATE		
	FY 2026	FY 2025	FY 2026	YTD Budget
Energy Revenue (Net of Discounts)				
Residential Sales	\$ 1,902,954.79	\$ 10,675,011.87	\$ 11,689,340.87	\$ 10,611,000.00
Commercial Sales	1,379,779.72	7,944,345.24	8,550,729.56	8,238,000.00
Street Lighting	14,845.00	109,741.00	103,915.00	109,741.00
Municipal Sales	126,526.28	928,250.90	949,154.05	938,000.00
Private Area Lighting	7,466.00	52,292.14	52,268.54	51,925.00
Green Choice Revenue	1,446.85	8,855.42	8,718.50	-
Total Energy Revenue	<u>3,433,018.64</u>	<u>19,718,496.57</u>	<u>21,354,126.52</u>	<u>19,948,666.00</u>
Other Revenues				
Unbilled Revenue	-	-	-	-
Interest Income-Consumer Deposits	4,346.21	30,055.03	30,386.74	70,000.00
Interest Income-Depreciation Fund	426.92	2,871.58	2,943.57	-
Interest Income-Self Ins Sinking Fund	710.71	6,006.98	5,261.09	-
Interest Income-MMWEC	8,305.97	72,142.04	67,426.53	-
Income (Exp) - Merchandise & Jobbing	(7,239.91)	(619,954.46)	(554,576.40)	58,335.00
Other Revenues-Temp Services	-	800.00	200.00	585.00
Sales Tax	68,859.58	425,563.42	457,847.85	437,500.00
Conservation Charge	79,478.50	444,792.88	505,158.53	465,148.00
Reconnect Fees	150.00	1,200.00	1,650.00	1,750.00
Comcast & RCN Pole Fees	-	65,319.41	27,876.09	81,665.00
Insurance Reimbursements	-	5,815.63	31,031.38	-
EV Chargers	5,385.10	27,864.24	28,500.23	-
Other Electric Revenue	15,648.69	103,386.11	105,954.41	133,585.00
Total Other Revenue	<u>176,071.77</u>	<u>565,862.86</u>	<u>709,660.02</u>	<u>1,248,568.00</u>
Total Revenue	<u>3,609,090.41</u>	<u>20,284,359.43</u>	<u>22,063,786.54</u>	<u>21,197,234.00</u>
Power Costs				
Purchased Power	(1,772,546.12)	(10,452,284.16)	(11,395,929.50)	(11,558,144.00)
Power Expense Generation	(13,357.07)	(10,745.29)	(69,048.97)	(339,736.00)
Power Expense Battery	(45,071.09)	(35,828.66)	(120,611.90)	(162,027.00)
Total Power Costs	<u>(1,830,974.28)</u>	<u>(10,498,858.11)</u>	<u>(11,585,590.37)</u>	<u>(12,059,907.00)</u>
Gross Profit	<u>\$ 1,778,116.13</u>	<u>\$ 9,785,501.32</u>	<u>\$ 10,478,196.17</u>	<u>\$ 9,137,327.00</u>
Operating Expenses				
Miscellaneous Operating Expenses				
Depreciation Expense	(265,520.55)	(1,448,640.46)	(1,802,135.38)	(1,774,545.00)
Sales Tax	(56,000.00)	(415,211.33)	(444,988.27)	(459,000.00)
Interest Expense-Consumer Deposits	881.08	(33,561.85)	(34,483.22)	(23,335.00)
Interest Expense-Leased Property	(2,274.04)	-	(16,053.39)	-
Interest Expense-Sub + MMWEC	(11,650.46)	(87,668.92)	(94,387.79)	(85,545.00)
Total Misc Operating Expenses	<u>(334,563.97)</u>	<u>(1,985,082.56)</u>	<u>(2,392,048.05)</u>	<u>(2,342,425.00)</u>
Distribution Expenses				
Supervision and Engineering	(34,996.70)	(193,890.85)	(224,309.70)	(204,165.00)
Substation Salaries and Expense	(82,875.66)	(461,671.65)	(804,308.05)	(583,335.00)
Customer Installation Expenses	(687.04)	(5,211.27)	(4,642.83)	(7,000.00)
Distribution Operations Expense	(67,840.54)	(459,783.71)	(467,733.08)	(472,500.00)
Total Distribution Expenses	<u>(186,399.94)</u>	<u>(1,120,557.48)</u>	<u>(1,500,993.66)</u>	<u>(1,267,000.00)</u>

Wakefield Municipal Gas and Light Department
Budget vs Actual - Electric Division
For the Seven Months Ending, January 31, 2026

	CURRENT MONTH	YEAR TO DATE		
	FY 2026	FY 2025	FY 2026	YTD Budget
Maintenance Expenses				
Supervision and Engineering	(19,700.24)	(148,001.60)	(157,862.49)	(160,415.00)
Maintenance of Station Equipment	-	-	-	(7,000.00)
Maintenance of Other Equipment	-	(48.50)	-	-
Maintenance of Overhead Lines	(146,162.71)	(811,606.37)	(758,708.71)	(1,079,165.00)
Maintenance of Underground Lines	-	(4,174.35)	(1,428.48)	(7,000.00)
Maintenance of Line Transformers	-	-	-	(5,835.00)
Maintenance of Street Lighting	-	-	-	(2,915.00)
Maintenance of Meters	(687.04)	(16,196.86)	(32,326.71)	(11,665.00)
Maintenance of Distribution Plant	(1,374.09)	(11,070.49)	(9,461.16)	(14,000.00)
Total Maintenance Expenses	(167,924.08)	(991,098.17)	(959,787.55)	(1,287,995.00)
Customer Account Expense				
Meter Reading Expense	(5,969.43)	(34,585.36)	(44,645.09)	(37,915.00)
Customer Records & Collection Exp	(94,354.68)	(588,891.79)	(718,116.36)	(676,665.00)
Total Customer Account Exp	(100,324.11)	(623,477.15)	(762,761.45)	(714,580.00)
Administrative and General Expenses				
Community Relations & Advertising	(4,491.99)	(172,401.08)	(117,236.20)	(87,500.00)
Administrative Salaries and Expense	(26,644.18)	(134,363.03)	(180,299.09)	(154,585.00)
Business Mgr, Office Salaries & Exp	(13,046.28)	(97,620.08)	(104,666.37)	(99,165.00)
MIS Salaries and Expense	(34,613.68)	(270,884.32)	(305,660.15)	(315,000.00)
Outside Services	-	(18,450.00)	(23,250.00)	-
Conservation & Rebates	(88,494.02)	(366,735.00)	(603,710.95)	(465,148.00)
Property & Liability Insurance, Damages	(12,518.42)	(83,123.90)	(89,014.80)	(93,335.00)
Employee Pensions and Benefits	(133,585.23)	(906,814.07)	(814,372.24)	(816,665.00)
General Administrative Expense	(25,817.20)	(48,390.72)	(49,925.66)	(233,335.00)
Maintenance of General Plant	(6,918.02)	(105,121.94)	(54,528.48)	(93,335.00)
Total Admin & General Expenses	(346,129.02)	(2,203,904.14)	(2,342,663.94)	(2,358,068.00)
Net Income (Loss) Before Surplus Adjustments	\$642,775.01	\$2,861,381.82	\$2,519,941.52	\$1,167,259.00
Surplus Adjustments				
Additions				
Sale of Scrap	-	49,684.64	-	17,500.00
MMWEC Refund	-	-	-	-
Total Additions to Surplus	-	49,684.64	-	17,500.00
Subtractions				
Interest on Sinking Fund	710.71	6,006.98	5,261.09	4,665.00
Payment in Lieu of Taxes	61,815.00	426,307.00	432,705.00	432,700.00
Plant Removal Costs	-	344,919.73	133,090.94	81,665.00
Total Subtractions from Surplus	62,525.71	777,233.71	571,057.03	519,030.00
Net Income (Loss)	\$ 580,249.30	\$ 2,133,832.75	\$ 1,948,884.49	\$ 665,729.00

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

	1/31/2025	1/31/2026
ASSETS		
Sinking Fund - Self Insurance	\$ 204,619.13	\$ 213,688.38
Consumer Deposits	123,566.21	136,422.75
Total Investments	328,185.34	350,111.13
Consumer Deposits	215,225.79	195,697.75
Petty Cash	175.00	175.00
Total Cash	215,400.79	195,872.75
Accounts Receivable-Rates	1,748,681.54	2,001,607.92
Inventory	828,213.54	788,589.15
Prepayments Miscellaneous	191,616.53	187,798.62
Other Deferred Debits	848,171.25	928,678.39
Total Other Assets	3,616,682.86	3,906,674.08
Total Current Assets	4,160,268.99	4,452,657.96
Distribution Plant	28,109,507.04	28,872,136.97
General Plant	661,164.52	860,820.64
Net Fixed Assets	28,770,671.56	29,732,957.61
Total Assets	\$ 32,930,940.55	\$ 34,185,615.57
LIABILITIES AND EQUITY		
Accounts Payable	\$ 785,496.87	\$ 2,635.98
Consumer Deposits	338,792.00	332,120.50
Other Accrued Liabilities	4,479.63	6,442.60
Reserve for Uncollectable Accounts	93,373.36	96,954.90
Total Current Liabilities	1,222,141.86	438,153.98
Compensated Absences	239,196.95	341,321.61
OPEB Liability	325,068.00	237,446.00
Pension Liability	2,257,500.00	2,257,500.00
Total Long Term Liabilities	2,821,764.95	2,836,267.61
Total Liabilities	4,043,906.81	3,274,421.59
Retained Earnings	2,859,743.12	4,192,854.84
Year to Date Income (Loss)	(1,235,366.18)	(3,090,204.91)
Sinking Fund Reserve-Self Ins	204,619.13	213,688.38
Contribution in Aid of Construction	13,600.00	13,600.00
Investment in Fixed Assets	27,044,437.67	29,581,255.67
Total Equity	28,887,033.74	30,911,193.98
Total Liabilities and Equity	\$ 32,930,940.55	\$ 34,185,615.57

Wakefield Municipal Gas and Light Department
Income Statement - Gas Division
For the Seven Months Ending, January 31, 2026

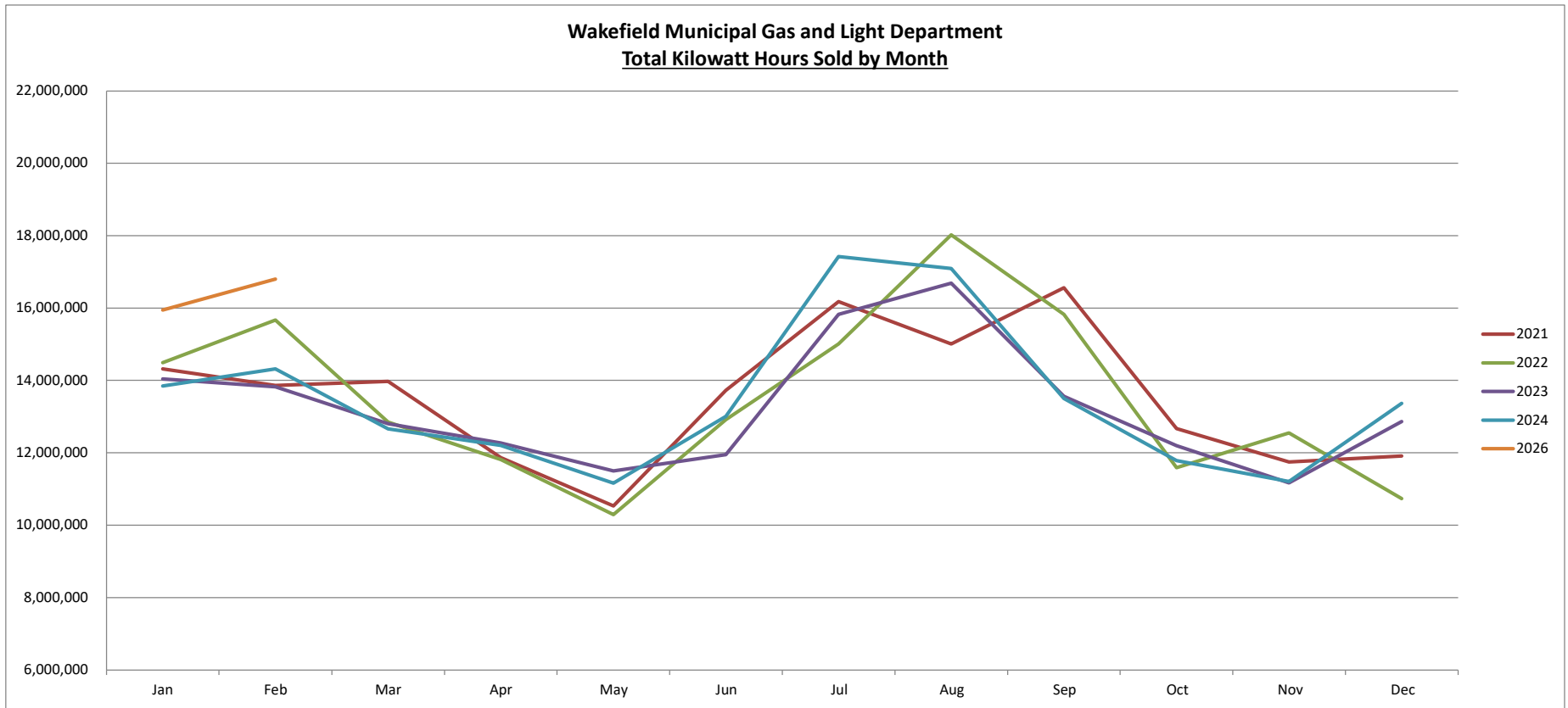
	CURRENT MONTH	YEAR TO DATE		
	FY 2026	FY 2025	FY 2026	YTD Budget
Energy Revenue (Net of Discounts)				
Residential Sales	\$ 1,681,999.25	\$ 3,777,114.11	\$ 4,093,631.39	\$ 6,336,000.00
Commercial Sales	450,985.59	1,032,489.09	1,103,928.07	1,751,000.00
Municipal Sales	178,414.92	438,976.01	412,767.19	603,000.00
Total Energy Revenue	2,311,399.76	5,248,579.21	5,610,326.65	8,690,000.00
Other Revenues				
Unbilled Revenue	-	-	-	-
Interest Income-Consumer Deposits	1,086.56	7,513.75	7,596.72	11,665.00
Interest Income-Self Ins Sinking Fund	710.71	6,006.97	5,261.08	-
Income from Merchandise & Jobbing	75.00	4,107.48	13,075.00	14,585.00
Special Gas Charges	-	3,582.43	5,000.00	5,835.00
Sales Tax	20,183.10	47,077.02	49,972.87	64,165.00
Reconnect Fees	-	50.00	50.00	-
Insurance Reimbursements	-	-	-	-
Other Gas Revenue	-	1,030,214.40	82,138.84	72,915.00
Total Other Revenue	22,055.37	1,098,552.05	163,094.51	169,165.00
Total Revenue	2,333,455.13	6,347,131.26	5,773,421.16	8,859,165.00
Cost of Gas Purchased	(2,174,754.87)	(4,297,435.13)	(5,240,651.83)	(4,713,000.00)
Gross Profit	\$ 158,700.26	\$ 2,049,696.13	\$ 532,769.33	\$ 4,146,165.00
Operating Expenses				
Miscellaneous Operating Expenses				
Depreciation Expense	(207,538.01)	(1,284,706.67)	(1,390,004.61)	(1,379,581.00)
Sales Tax	(16,000.00)	(41,558.43)	(45,789.77)	(64,165.00)
Interest Expense-Consumer Deposits	(6,457.89)	(8,390.46)	(8,620.80)	(5,835.00)
Total Misc Operating Expenses	(229,995.90)	(1,334,655.56)	(1,444,415.18)	(1,449,581.00)
Distribution Expenses				
Supervision and Engineering	(9,900.93)	(174,213.93)	(229,839.24)	(186,665.00)
Station Labor and Expenses	(13,667.73)	(140,477.46)	(123,494.20)	(151,669.00)
Mains and Service	(11,254.04)	(24,729.73)	(32,802.49)	(69,419.00)
Customer Installation Expenses	(26,828.53)	(172,166.66)	(194,457.68)	(172,081.00)
Distribution Operations Expense	(1,633.58)	(46,558.14)	(28,004.47)	(58,335.00)
Total Distribution Expenses	(63,284.81)	(558,145.92)	(608,598.08)	(638,169.00)
Maintenance Expenses				
Maintenance of Mains	(57,474.45)	(323,069.30)	(422,684.85)	(384,996.00)
Maint of Meters and House Regulators	-	(8,245.00)	(10,428.18)	(17,500.00)
Maintenance of Distribution Plant	(3,932.04)	(17,045.11)	(17,023.90)	(23,335.00)
Total Maintenance Expenses	(61,406.49)	(348,359.41)	(450,136.93)	(425,831.00)
Customer Account Expense				
Meter Reading Expense	(1,989.81)	(11,528.45)	(14,881.65)	(12,827.00)
Customer Record and Collection Expenses	(31,468.16)	(197,328.48)	(232,274.80)	(227,500.00)
Total Customer Account Expenses	(33,457.97)	(208,856.93)	(247,156.45)	(240,327.00)

Wakefield Municipal Gas and Light Department
Income Statement - Gas Division
For the Seven Months Ending, January 31, 2026

	CURRENT MONTH	YEAR TO DATE		
	FY 2026	FY 2025	FY 2026	YTD Budget
Administrative and General Expenses				
Community Relations & Advertising	-	(37,405.11)	(19,816.49)	(11,665.00)
Administrative Salaries and Expense	(8,419.72)	(42,411.43)	(57,186.58)	(46,665.00)
Business Mgr, Office Salaries & Exp	(3,985.39)	(28,694.13)	(34,583.79)	(35,000.00)
MIS Salaries and Expense	(11,537.88)	(90,269.70)	(101,844.69)	(116,673.00)
Outside Services	-	(36,920.60)	(14,607.72)	(21,000.00)
Property & Liability Insurance, Damages	(2,518.52)	(19,429.51)	(21,541.76)	(22,165.00)
Employee Pensions and Benefits	(40,942.59)	(166,043.03)	(198,660.69)	(210,000.00)
General Administrative Expense	(325.00)	(17,076.46)	(10,650.68)	(58,335.00)
Maintenance of General Plant	(2,306.01)	(35,040.67)	(33,121.83)	(25,665.00)
Total Admin & General Expenses	(70,035.11)	(473,290.64)	(492,014.23)	(547,168.00)
Net Income (Loss) Before Surplus Adjustments				
Adjustments	(\$299,480.02)	(\$873,612.33)	(\$2,709,551.54)	\$845,089.00
Surplus Adjustments				
Additions				
	-	-	-	-
Subtractions				
Interest on Sinking Fund	710.71	6,006.97	5,261.08	4,665.00
Payment in Lieu of Taxes	20,605.00	142,101.75	144,231.00	144,240.00
Plant Removal Costs	-	213,645.13	231,161.29	239,169.00
Total Subtractions from Surplus	21,315.71	361,753.85	380,653.37	388,074.00
Net Income (Loss)	(\$320,795.73)	(\$1,235,366.18)	(\$3,090,204.91)	\$457,015.00

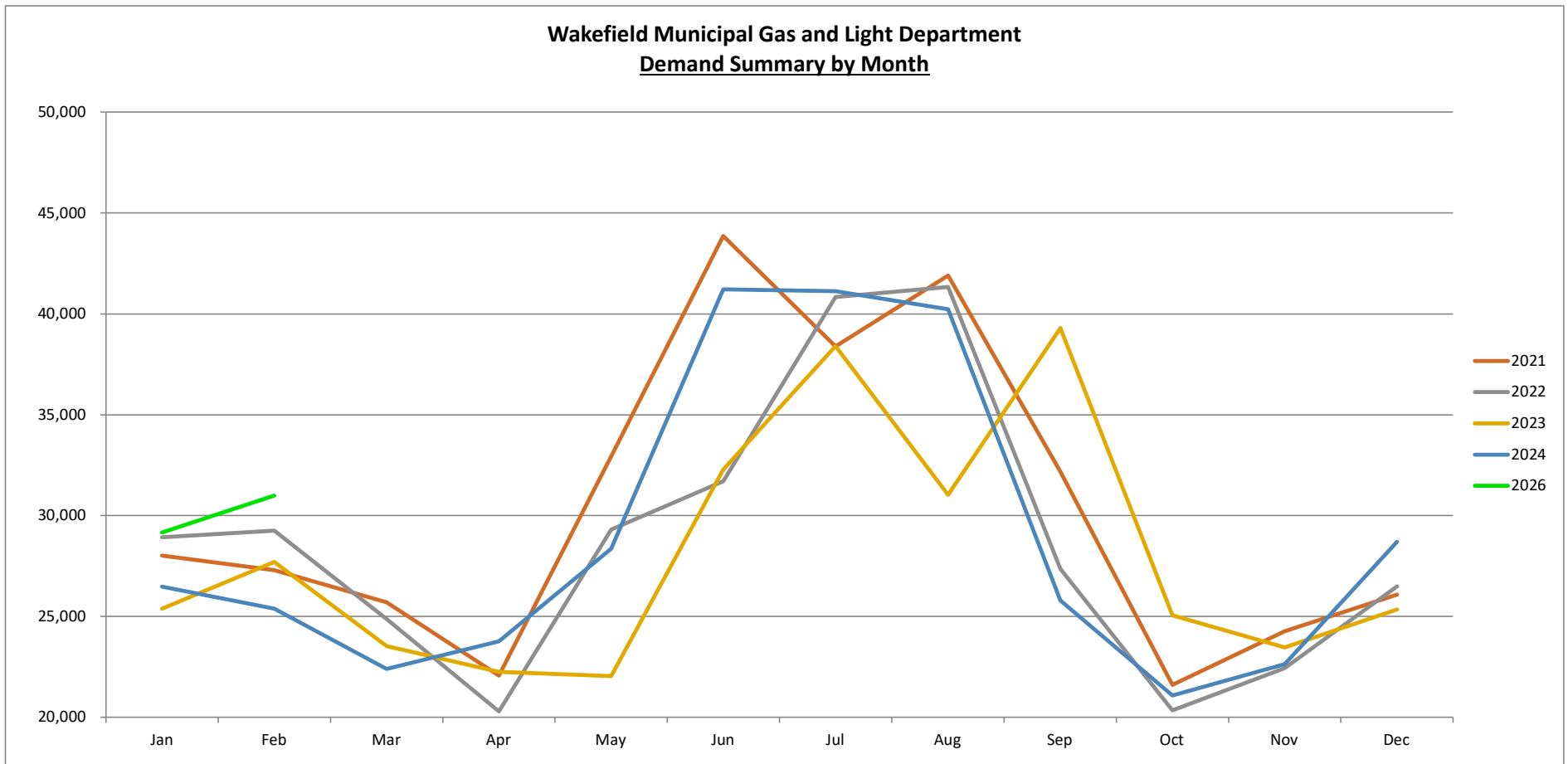
**Wakefield Municipal Gas and Light Department
Total Kilowatt Hours Sold by Month**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year to Date Thru Feb	Annual Total	Increase (Decrease)
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	28,175,974	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	30,159,056	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	27,867,582	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	28,173,601	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	18,016,252	13,855,609	11,921,724	13,311,943	11,878,829	30,041,896	164,520,566	1.8%
2026	15,947,365	16,799,358											32,746,723	32,746,723	



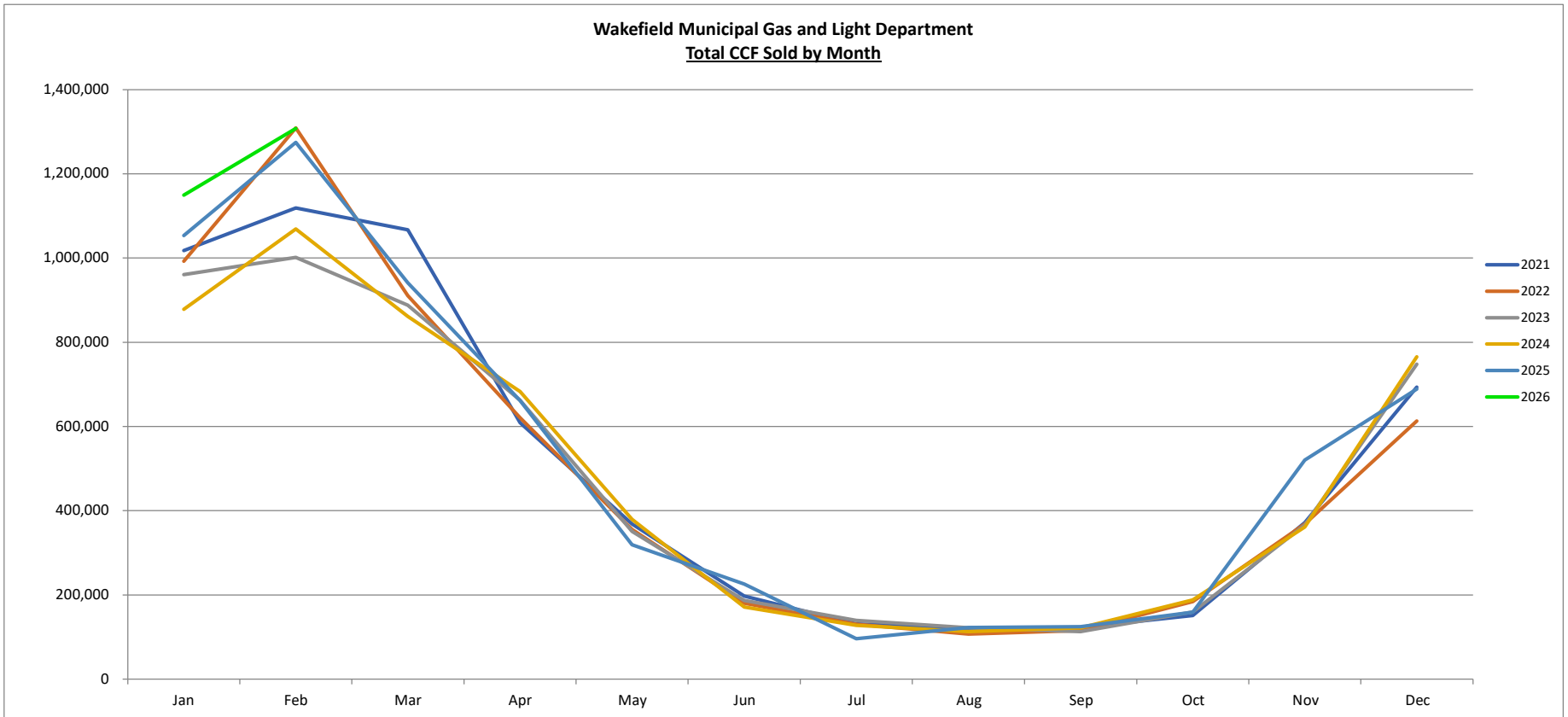
**Wakefield Municipal Gas and Light Department
Demand Summary by Month**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Peak	Increase (Decrease)
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	38,002	27,737	23,857	26,915	31,970	44,503	8.0%
2026	29,165	30,995											30,995	



**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 Feb	Annual Total	Increase (Decrease)
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	2,137,074	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	2,301,007	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	1,962,800	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	1,947,859	5,722,149	0.4%
2025	1,053,414	1,274,416	941,022	661,780	319,636	225,492	96,507	122,303	124,799	159,287	520,206	688,972	2,327,830	6,187,834	8.1%
2026	1,149,331	1,307,683											2,457,014	2,457,014	





PURMA
PUBLIC UTILITIES RISK MANAGEMENT ASSOCIATION

WAKEFIELD MUNICIPAL GAS & LIGHT DEPARTMENT

2026 INSURANCE REVIEW

MARCH 5TH, 2026



TABLE OF CONTENTS

→ About PURMA	Page 3
→ About PUMIC	Page 4
→ About PEIC	Page 5
→ Organization Chart	Page 6
→ PURMA Members	Page 7
→ Benefits of Membership	Page 8
→ Membership Responsibilities	Page 9-10
→ PUMIC Premium Summary	Page 11
→ Insurance Checklist	Page 12
→ Attachments	Page 14

GET TO KNOW ABOUT US

Our Mission

PURMA provides Public Utilities and Cooperatives exceptional and cost-effective risk management solutions including commercial insurance procurement, placement in member-owned captives, and insurance education and training. PURMA exists to function in the place of or as an additional resource to our members' risk management department. Our vision is to become the risk management partner of every Public Utility and Utility Cooperative in the Northeast.



Captive Programs



Commercial Insurance Placements



Risk Management Services



55+

PURMA Members

2

Member-Owned Captives

3

Employees

300+

Policies under Management

LIABILITY COVERAGE



General & Excess Liability

Insurance protecting policyholders from allegations of negligence resulting in property damage or bodily injury.



Auto Liability

Insurance that covers the cost of a third parties' property damage and bodily injury if you're found at fault for an accident.



Public Officials' Liability & Employment Practices Liability

Insurance protecting against the alleged errors and omissions, negligence or breach of duty of the publicly elected officials of an organization. Insurance designed to cover alleged wrongful acts such as wrongful termination, discrimination, sexual harassment, etc.



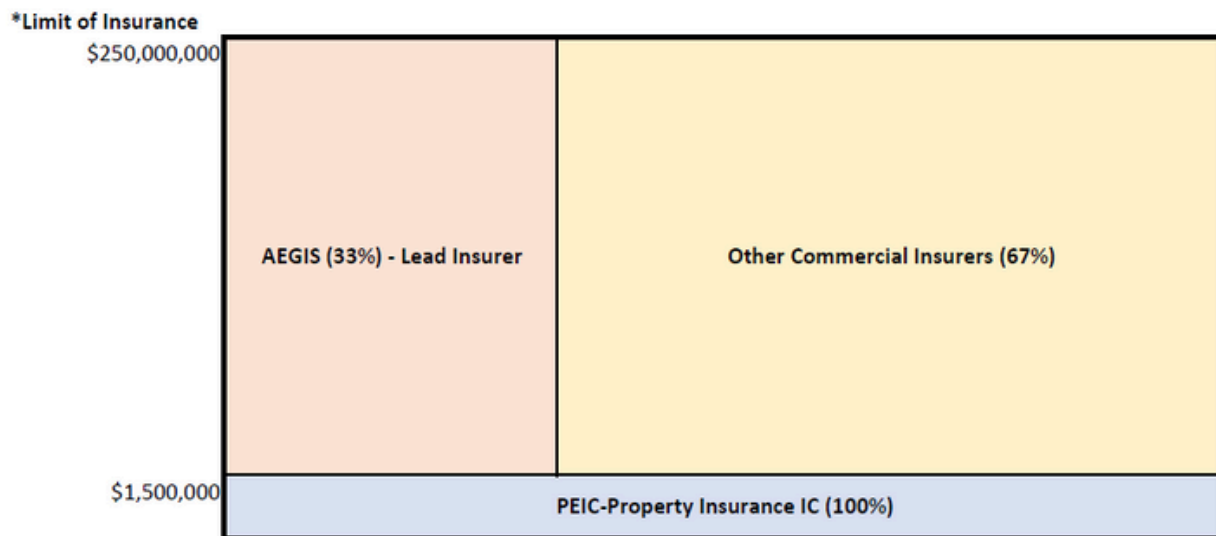
Fiduciary Liability & Professional Liability

Insurance coverage for alleged breaches of fiduciary duty. Insurance coverage for alleged errors & omissions in the performance of professional services.

PROPERTY & AUTO PHYSICAL DAMAGE

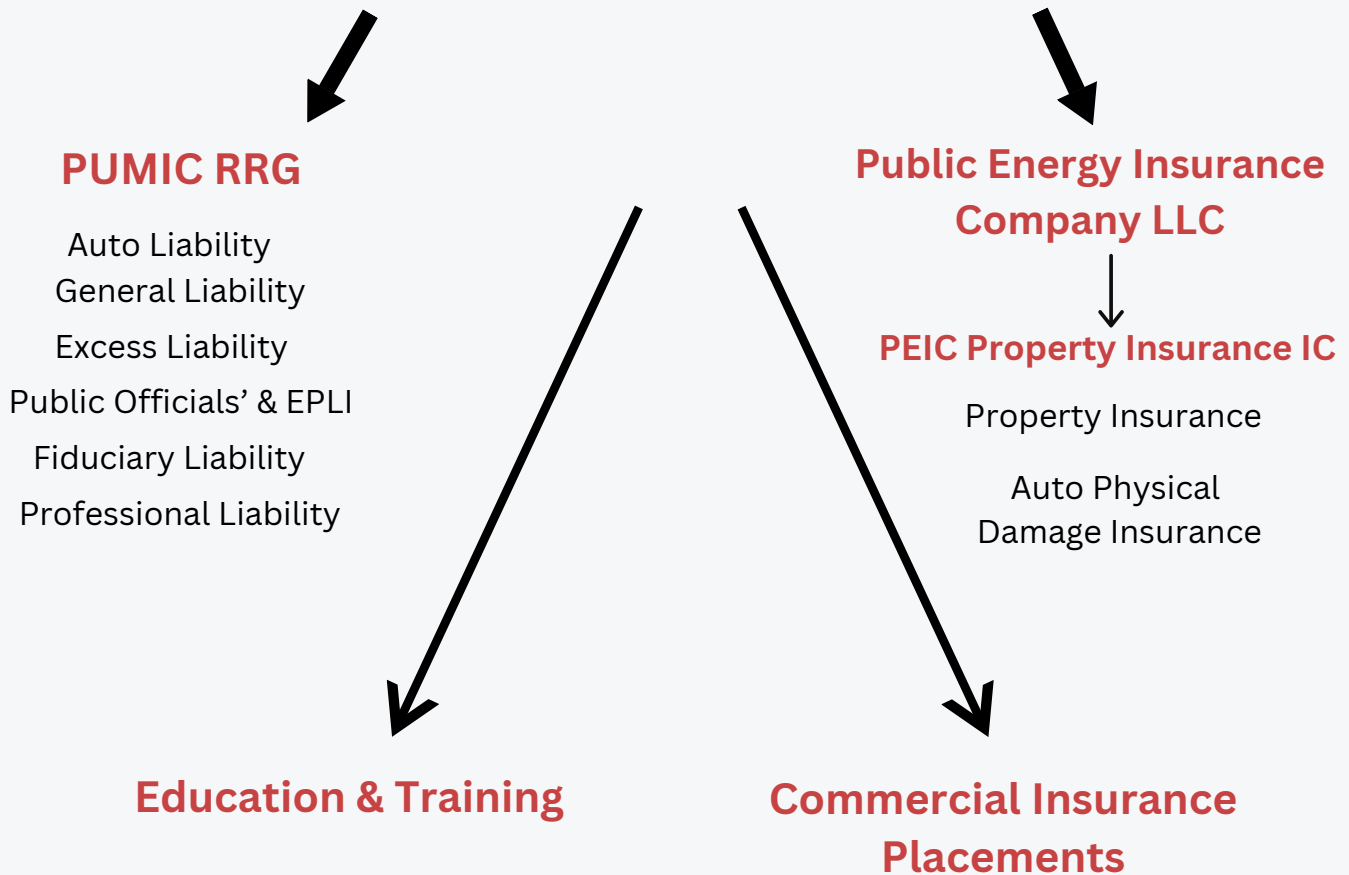


Rising premiums and shrinking capacity due to the “hard” insurance market brought our membership to the drawing board with a sense of urgency to develop a solution. In 2021 our property members formed a Sponsored Captive domiciled in the State of Vermont. Public Energy Insurance Company, LLC holds one protected cell, PEIC Property Insurance IC which acts as the first layer of coverage for PURMA’s Property program and provides full coverage for PURMA’s Auto Physical Damage program.



*Limit of Insurance Subject to variations referenced in policy documents

→ **ORG CHART**



Staff



Nichole Magnifico
Executive Director



Aliyah Minus
Risk Management Analyst



Karen Ribeiro
Risk Management Coordinator

→ PURMA MEMBERS



➔ **BENEFITS OF MEMBERSHIP**



Insurance Reviews



Contract reviews



Consulting, Education & Training



Claims Assistance



Certificate of Insurance Management



Access to Proprietary Products

WHAT PURMA NEEDS FROM YOU...



Property & Auto Additions & Removals

Please let PURMA staff know when you add or remove vehicles, mobile equipment, drivers or property (land, structures or machinery & equipment). Add and delete forms are located on the Extranet, please reach out to PURMA staff if you aren't sure how to make schedule changes.



Changes to Operations

Expanding into new operations? Removing an existing operation? Please notify PURMA staff so we can evaluate these changes in accordance with your insurance coverage.



Contracts for Review

Contracts with third party vendors impact not only your business, but also the insurance policies that you purchase. Please allow PURMA staff to review your contracts and RFP's prior to execution.



Participation & Feedback

The more you learn about the insurance products you purchase, the better off your business will be. Participation and feedback are critical to the success of PURMA and our captive programs.

CLAIMS-MADE POLICIES

PUMIC Policies are Claims-Made Insurance Policies

What is a Claims-Made Policy?

A claims-made insurance policy provides coverage only when a claim is made and reported to the insurer during the active policy period—regardless of when the incident actually occurred.

In simple terms:

The incident must happen on or after the policy's retroactive date, and

The claim must be reported while the policy is in force

If either condition is not met, coverage may not apply.

How to Find and Follow Claim Notification Requirements

Claims-made policies require that claims be reported correctly and on time. Failure to follow the notification requirements exactly may result in denied coverage, even if the claim would otherwise be covered.

To find your policy's notification requirements:

1. Review the "Duties in the Event of a Claim" section

This section explains:

- Who must be notified
- When notice must be given

How notice must be submitted (email, online portal, written notice, etc.)

2. Check the Definitions and Conditions sections

Important terms such as claim, notice, wrongful act, and reporting period are defined here and determine when the reporting obligation is triggered.

3. Look for Time-Sensitive Reporting Language

Policies often require notice:

- "As soon as practicable," or
- "Within a specified number of days," or
- "During the policy period or any applicable extended reporting period"

These timelines are strictly enforced.

4. Identify the Correct Reporting Address or Portal

Notification instructions may appear:

- On the declarations page
- In an endorsement
- In a separate claims reporting notice included with the policy

Best Practices for Reporting Claims

- Report any potential claim or circumstance as soon as it becomes known
- Do not wait for a lawsuit or demand letter
- When in doubt, report it
- Keep written confirmation that notice was received

EARLY REPORTING HELPS PRESERVE COVERAGE AND ALLOWS THE INSURER TO RESPOND EFFECTIVELY.

Public Utility Mutual Insurance Company
(A Risk Retention Group)



The Member-Owned Insurance Alternative

Policy Year	Excess Liability	Public Officials Liability	Fiduciary Liability	PUMIC Dividend Credit (from prior year)	Total PUMIC Premiums
2005	\$29,728	\$20,256	\$2,471	\$0	\$52,455
2006	\$20,645	\$15,523	\$2,448	-\$6,105	\$32,511
2007	\$21,067	\$19,080	\$2,542	-\$2,495	\$40,194
2008	\$19,928	\$19,332	\$3,073	-\$4,261	\$38,072
2009	\$21,647	\$22,436	\$2,468	\$0	\$46,551
2010	\$22,777	\$23,646	\$2,928	-\$4,280	\$45,071
2011	\$22,802	\$20,358	\$2,999	-\$1,672	\$44,487
2012	\$25,938	\$21,237	\$3,236	-\$4,271	\$46,140
2013	\$26,046	\$20,974	\$3,574	-\$3,288	\$47,306
2014	\$27,402	\$22,754	\$3,818	-\$3,255	\$50,719
2015	\$27,931	\$22,924	\$3,893	-\$3,477	\$51,271
2016	\$26,932	\$24,298	\$3,000	-\$2,410	\$51,820
2017	\$29,277	\$26,974	\$4,070	-\$1,916	\$58,405
2018	\$28,508	\$23,370	\$3,984	-\$3,023	\$52,839
2019	\$27,422	\$22,509	\$3,770	-\$2,825	\$50,876
2020	\$26,870	\$22,602	\$3,699	-\$2,718	\$50,453
2021	\$25,969	\$21,648	\$3,835	-\$2,877	\$48,575
2022	\$27,254	\$20,599	\$3,994	-\$2,137	\$49,711
2023	\$27,532	\$16,452	\$3,000	-\$1,792	\$45,192
2024	\$27,458	\$16,542	\$3,152	-\$3,554	\$43,598
2025	\$27,087	\$18,506	\$3,152	-\$319	\$48,426
2026	\$27,417	\$15,691	\$3,152	-\$1,530	\$44,730



PURMA

PUBLIC UTILITIES RISK MANAGEMENT ASSOCIATION

Policy Type	Definition	WMGLD Coverages	Insurer	Effective Dates	Limit/Retention*	Notes
Auto Physical Damage	Automobile insurance coverage that insures against damage to the insured's own vehicle. Coverage is provided for perils such as collision, vandalism, fire, and theft.	✓	Trident	7/1/2025 - 7/1/2026	Deductible: \$500	Symbol 7 (Scheduled Autos) + Hired Auto Endorsement (up to \$50K in coverage). Member asked for PEIC Quote
Auto Liability	insurance that protects the insured against financial loss because of legal liability for automobile-related injuries to others or damage to their property by an auto.	✓	Trident	7/1/2025 - 7/1/2026	Limit: \$1,000,000	Symbol 1 (Any Auto). PUMIC Excess policy sits over this exposure. Member asked for PUMIC Quote.
Crime	A commercial crime policy typically provides several different types of crime coverage, such as: employee dishonesty coverage; forgery or alteration coverage; computer fraud coverage; funds transfer fraud coverage; kidnap, ransom, or extortion coverage; money and securities coverage; and money orders and counterfeit money coverage.	✓	Arch	7/1/2025 - 7/1/2026	Limit: \$25,000 Retention: \$1,000	Higher limits + Social Engineering is recommended. Current policy covers employee theft, inside and outside premises theft. Given revenues of +\$50M a \$1M policy is recommended. Member asked for Crime Quote. Application sent to member for completion.
Cyber	A type of insurance designed to cover consumers of technology services or products. More specifically, the policies are intended to cover a variety of both liability and property losses that may result when a business engages in various electronic activities, such as selling on the Internet or collecting data within its internal electronic network.	!				Member asked for more information on Cyber Application and Coverages.
Directors & Officers/ Public Officials Liability	Provides liability coverage for the alleged errors and omissions of Public Officials, Directors & Officers.	✓	PUMIC	1/1/2026 - 1/1/2027	Limit: \$3,000,000 Retention: \$15,000	
Employment Practices Liability Insurance	A type of insurance designed to cover alleged wrongful acts such as wrongful termination, discrimination, sexual harassment, retaliation, defamation, invasion of privacy, failure to promote, deprivation of a career opportunity, and negligent evaluation. The policies cover directors and officers, management personnel, and employees as insureds.	✓	Mass Trust	7/1/2025 - 7/1/2026	Limit: \$500,000	This coverage is part of your GL policy with the Mass Trust. Given payroll of +\$6M, a \$1M limit is recommended. Member asked for PUMIC Quote.
Environmental	A specialized insurance policy that covers liability and sometimes cleanup costs associated with pollution.	✓	Mass Trust/Aspen	3 Year Policy	Limit: \$2,000,000 Retention: \$50,000	Managed by Mass Trust.
Errors & Omissions / Professional Liability	An insurance form that protects the insured against liability for committing an error or omission in performance of professional duties. Generally, such policies are designed to cover financial losses.					Discussed - N/A
Excess Liability	A policy issued to provide limits in excess of an underlying liability policy.	✓	PUMIC	1/1/2026 - 1/1/2027	Limit: \$25,000,000 Retention: \$500,000	This policy sits over your Auto Liability & General Liability Exposures
Fiduciary Liability	The responsibility on trustees, employers, fiduciaries, professional administrators, and the plan itself with respect to errors and omissions (E&O) in the administration of employee benefit programs as imposed by the Employee Retirement Income Security Act (ERISA).	✓	PUMIC	1/1/2026 - 1/1/2027	Limit: \$25,000,000 Retention: \$0	
General Liability	Insurance protecting commercial insureds from most liability exposures other than automobile and professional liability.	✓	Mass Trust	7/1/2025 - 7/1/2026	Limit: \$500,000 Retention: \$50,000	Managed by Mass Trust. PUMIC Excess Policy sits over this exposure.

*Variations of Sublimits & Retentions May Apply

Policy Type	Definition	WMGLD Coverages	Insurer	Effective Dates	Limit/Retention *	Notes
Inland Marine/ Contractors Equipment	Property insurance for property in transit over land, certain types of moveable property, instrumentalities of transportation (such as bridges, roads, and piers), instrumentalities of communication (such as television and radio towers), and legal liability exposures of bailees.	✓	Arch	7/1/2025 - 7/1/2026	Limit: Per Schedule Retention: \$500	
Property	First-party insurance that indemnifies the owner or user of property for its loss, or the loss of its income-producing ability, when the loss or damage is caused by a covered peril, such as fire or explosion.	✓	Arch	7/1/2024 - 7/1/2025	Limit: \$37,742,419 (Blanket Limit) Retention: \$100,000	Coinsurance: 100%. Earthquake & Flood is not covered. Separate Coverage for Equipment Breakdown. Various sublimits apply. Member asked for Quote.
Railroad Liability	Insurance coverage protecting a railroad from liability it incurs because of the work of contractors on or near the railroad right-of-way.					Discussed - N/A
Workers Comp	An insurance policy that provides coverage for an employer's two key exposures arising out of injuries sustained by employees. Part One of the policy covers the employer's statutory liabilities under workers compensation laws, and Part Two of the policy covers liability arising out of employees' work-related injuries that do not fall under the workers compensation statute.	✓	Mega		State Mandated	Managed by the Town.



PURMA ANNUAL MEETING

SAVE THE DATE

SEPTEMBER 24TH - 25TH

Sea Crest Beach Resort

350 Quaker Road, North
Falmouth, MA 02556

ITINERARY TO BE ANNOUNCED



PURMA

PUBLIC UTILITIES RISK MANAGEMENT ASSOCIATION

Subject: Fwd: Traffic camera on utility pole
Date: Thursday, April 2, 2026 at 4:08:59 PM Eastern Daylight Time
From: Dave Polson
To: Peter Dion

David Polson
Sent from my I Phone

Begin forwarded message:

From: Joseph Anderson <janderson@wakefieldmapd.gov>
Date: April 2, 2026 at 3:50:08PM EDT
To: Dave Polson <dpolson@wmgld.com>
Subject: RE: Traffic camera on utility pole

Hi Dave, this system is by a company called Flock and the "cameras" are license plate readers. Many cities and towns are using them along with private businesses as well. They have no facial recognition capabilities. Their purpose, is to help us locate missing persons, amber and silver alerts, stolen vehicles, wanted individuals, suspects in criminal activity, sex offenders etc. They also help us to protect critical infrastructure in town i.e. the WMLD substation at Salem St. and 128.

Data from our cameras can only be shared with neighboring police agencies with our permission and a memorandum of understanding. We do not share this data with ICE or for immigration matters. The company, Flock, does not use any of the data gathered by our plate readers for any purpose.

We have had these cameras since approx. 2024 and they have been very helpful. If you have any other questions please let me know.

Best,
Joe

Lieutenant Joseph Anderson
Wakefield Police Department
1 Union St.
Wakefield, MA 01880
(339) 219-4525 (Office)
(781) 245-1299 (Fax)