Wakefield Municipal Gas and Light Department

Board of Commissioners

September 9, 2026

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

DATE: September 9, 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/mWw89VOwQni_Lyjm9sFbMw

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 9, 2026
6:30 PM
AGENDA

A. **Call to Order**

B. **Opening Remarks**
Chair's Remarks – Jennifer Kallay
Commissioners Reports
Town Council Liaison Comments
Public Comments

C. **Secretary's Report**
1 Approval of July 15, 2026 Minutes

D. **Insurance Discussion** – Nichole Magnifico – PURMA

E. **Old Business**
1 General Manager's Report
2 Project Updates
A. Energy Park
B. Educational Program Development – Nicole Fina
3 Gas Moratorium
4. Employee Survey
5. Large Load Discussion

F New Business
1. Goals and Objectives Mid Year Update

G Any other matter not reasonably anticipated by the Chair

H Executive Session – MMWEC Special Project 2026A

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

Peter D. Dion, General Manager

WAKEFIELD MUNICIPAL GAS & LIGHT DEPARTMENT

BOARD OF GAS & LIGHT COMMISSIONERS MEETING

July 15, 2026

IN ATTENDANCE: Commrs., Chair Jennifer Kallay
Elton Prifti, Secretary
Thomas Boettcher
Sharon Daly
Lili Allen

Peter Dion, General Manager
Mark Cousins, Finance Manager
Dave Polson, Engineering and Operations Manager
Joe Collins, Business Analyst
Olivia Tully, Business Analyst
Mike Capraro, 1st Class Lineman
Sylvia Vaccaro, Minute Secretary

PLACE: **480 North Ave Wakefield, MA & Zoom Meeting**

CALL TO ORDER:

Commr. Kallay called the meeting to order at 6:33 pm. She advised the meeting was being recorded

CHAIR REMARKS: Commr. Kallay commented that over the past year, WMGLD has been proactively discussing the increasing number of data center proposals and construction projects nationwide and considering what those trends may mean for our community and WMGLD. As part of those discussions, the Board has explored the need for a community-wide conversation about data centers, as well as the policies and practices that other utilities across the country are implementing to address similar issues.

On July 2, 2026, WMGLD received an inquiry from a customer requesting information about our ability to serve their location if their electrical load were to increase. WMGLD explained that additional details would be needed to evaluate the request, and we have not yet received any further information.

Given this customer inquiry, Commr. Kallay stated that it makes sense to expedite the broader community discussion regarding a data center. She noted that she intends to recommend that Town Council host this discussion and explicitly include, at a minimum, representatives from WMGLD, the permitting and zoning boards, the Board of Health, and the Conservation Commission, along with any other interested stakeholders.

She stated her intention to discuss this approach with the Board and receive feedback from Commissioners and other interested parties. She also requested that the Large Load agenda item be moved to the beginning of the agenda so that members of the public and interested stakeholders have the opportunity to listen and participate.

She stated that she will pursue any next steps that receive the Board's support and will continue to keep the Town informed if the customer provides additional information.

Finally, she noted that the Board will not be discussing any customer specific details this evening. WMGLD does not yet have sufficient information regarding the request, and any customer-specific discussions, if necessary, may need to occur in executive session.

COMMISSIONERS REMARKS: Commr. Allen reported that the Environmental Sustainability Committee has been working on plans for an EV Showcase. She stated that she has been working with Tiana on the event and would like to explore ways to collaborate more closely to increase participation. She stated that attendance at past EV Showcase events has been lower than anticipated, and the committee is considering creative approaches to improve turnout. One possibility is collaborating with a neighboring community, and she has begun reaching out to representatives in Reading and Melrose to learn about their experiences and determine whether a joint event might be feasible. She also noted that previous Showcase events focused primarily on electric vehicles and suggested incorporating vendors or other attractions could help generate greater public interest. The committee is evaluating potential ideas and the timeline needed to secure vendors and other participants.

Commr. Boettcher congratulated the department on receiving the Energy Innovator Award from the American Public Power Association (APPA). The award recognizes excellence in energy innovation and efficiency development. He noted that the recognition is a testament to the outstanding work of the WMGLD staff, particularly their efforts in developing the Energy Park and collaborating with the local schools.
He also highlighted the recent rededication of the former Burns substation site as Burns Park on Ballard Road. As part of the Energy Park land swap, the former site was remediated, and

the property was transformed into a park for the community to enjoy. He encouraged residents who have not yet visited the park to do so, noting that it has become a beautiful community space.

Town Council Liaison

Not present

Members of the Public

There were several members of the public present both in person and via ZOOM. Below are the members that made public comments:

Rada Frohlichstein	9 Rochelle Drive
Steve Fantone	385 Summer Street, Lynnfield
Sue Kassoy	9 Collins Road
Eric Wages	22 Warren Avenue
James Cerone	33 Oak Street
Bronwyn Della-Volpe	8 Cyrus Street
Brendan Higgins	40 Brewster Road
Joe Marini	11 Spaulding Street
James Horne	1055 Main Street
Ryan O'Malley	Senate Candidate, Malden
Kate Davis	30 Salem Street
Thomas West	15 Morgan Avenue

Each member expressed their concerns that the potential large load customer that contacted WMGLD could be a data center. Their concerns included but were not limited to water consumption, wastewater produced, environmental impact, cost to ratepayers for upgrades to the infrastructure and distribution lines, noise, and other potential large load customers such as ICE facilities. They stated that WMGLD was not being transparent with the public regarding the identity of the potential customer and requested more customer-specific details such as the customer's name, address, and type of business. They also asked for details on the content and timing of WMGLD's large load policy and WMGLD information sessions/FAQs on large loads/data centers for the public.

Pete explained that a customer contacted WMGLD on July 2, 2026, to inquire what capacity would be available to serve their site if they were to expand or sell their property. Pete stated that the department told the customer that they would need to formally submit its specific service requirements to WMGLD in writing before the department could evaluate the request. As no such information has been received, there are no additional details to report or discuss at this time. He also noted that Massachusetts law prohibits WMGLD from disclosing confidential customer information.

A motion to move the Large Load Discussion currently under Section D5 to Public Comments was made by Commr. Boettcher and seconded by Commr. Prifti.

Roll Call Vote:	Commr. Boettcher	Aye	Commr. Prifti	Aye
	Commr. Allen	Aye	Commr. Daly	Aye
	Commr. Kallay	Aye		

Vote: The motion was approved unanimously 5-0.

Commr. Boettcher explained that, before any facility receives utility service – whether electric or gas it must first satisfy all applicable town requirements, including building codes, zoning, and approvals from appropriate local boards. He noted that the identity of any customer requesting service is confidential at this stage. Commr. Boettcher stated that earlier this year he initiated discussions with the Board and the utility staff to develop a policy governing large electrical loads, which could include data centers, manufacturing facilities, and other high energy users. He explained that the goal of the policy is to ensure that existing rate payers are protected, that any large-load customer does not negatively impact the system or existing customers, and that any new load provides mutual benefits to both the department and the electric grid. He added that these policy considerations are currently under development.
Commr. Kallay added that some municipalities have established temporary or permanent moratoriums to prevent data centers from locating in their communities.

Pete mentioned that ISO New England is also addressing the issue of defining a large electrical load and has preliminarily identified 20 MW as the threshold. He noted that any new load exceeding 20 MW would require a full ISO New England system impact study to evaluate not only Wakefield's ability to serve the load, but also the capacity of the upstream transmission system. He emphasized that this is an important consideration for the Board, as projects of this size cannot be implemented quickly or in isolation and require extensive regional coordination. He explained that any large electric load, such as a data center, should not have a direct or indirect negative impact on Wakefield ratepayers. He noted that Wakefield's current power portfolio is approximately 58% non-carbon emitting, and that adding a large load without additional clean energy resources could dilute that percentage. He stated that any large load project would require an appropriate power supply agreement to ensure sufficient additional renewable or non-carbon emitting power is secured, protecting the Town's clean energy goals and avoiding adverse impacts on existing ratepayers. He said that such an agreement could potentially be negotiated through MMWEC or another power supplier. He also noted that historically any cost for system upgrades is borne by the developer. He explained that when DRT (former data center customer) came to town 15 years ago, the company identified the distribution upgrades needed to serve its facility. As a result, the department received contribution in aid of construction of $1.5 million from DRT to fund those distribution system improvements. He added that DRT also contributed toward the cost of undergrounding utilities at the head of the lake and the preliminary engineering for the Wallace Substation before the company ultimately relocated. Although DRT is no longer using those facilities, the department continues to benefit from the infrastructure improvements that were funded through those contributions.

Commr. Boettcher noted that through Executive Order 654, the current state administration has directed the Department of Public utilities (DPU) to ensure that data centers bear the full cost of energy supply, infrastructure upgrades, interconnection, and all facility-related energy costs. He suggested using the state's direction and any resulting DPU guidance as the foundation for developing the department's policy, while incorporating Wakefield's specific needs and priorities into the final framework.

Commissioners discussed the value of holding informational sessions and developing FAQs to help educate the public. While expressing support for those efforts, Commr. Kallay stated that she continues to believe it is important to schedule a town- wide public discussion where residents can attend, participate, and ask questions. She noted that many of the topics extend beyond the WMGLD's jurisdiction but are still important for the community to understand. She suggested that the forum be organized at the town level, with participation from all relevant departments, including WMGLD. She will follow up with WMGLD's liaison to the Town Council to begin the process. She will keep the Board informed of any updates.

In the meantime, Commr. Kallay recommended initiating a draft of the large load policy. She recommended the Board begin by defining the term large load, and that the Board review this draft section of the policy during its September meeting.

Secretary's Report

Approval of June 3, 2026, minutes before the Board for approval.

A motion to approve the June 3, 2026, minutes was made by Commr. Prifti and seconded by Commr. Boettcher.

Roll Call Vote:	Commr. Boettcher	Aye	Commr. Prifti	Aye
	Commr. Allen	Aye	Commr. Daly	Aye
	Commr. Kallay	Aye		

Vote: The motion was approved unanimously 5-0.

Old Business

General Manager's Report

Pete noted that the department received the Innovator Award at the annual APPA conference recognizing its accomplishments. He also noted that Dave, Olivia, and the team hosted an open house at the Energy Park during the conference on Sunday. The event was very well received.

Pete stated that while he believed the public concern and interest in the large load were understandable, he was disappointed that some of the public comments became personal. He said that he would like to speak for himself and for other Commissioners whose character was being called out during this process as potentially being corrupt or fraudulent. He said it was inappropriate for Commissioners to be accused of corruption or fraud without any factual basis. He added that assumptions based on shared last names with vendors or the department's longstanding membership in organizations such as MMWEC were uninformed and not constructive.

Commr. Daly stated that it is important to have on the record that the department is not permitted to disclose or share any customer information that is proprietary. She emphasized that this applies to all customers, including commercial, industrial, and residential customers. If a customer comes to the department with a project, the department is not at liberty to discuss any aspect of that project in a public forum. Commr. Boettcher noted that proprietary customer information is private and privileged under both Massachusetts law and Department of Public Utilities (DPU) regulations.

Project Updates

A. **Energy Park**

Pete reported that testing of the Energy Park is in its final stages. He stated that the issues identified during testing have been addressed, particularly those related to system timing. Since the previous meeting, both switches have been installed, all loads have been transferred to the new switches, and testing has been completed using the permanent switch gear rather than the temporary configuration used during preliminary testing. Dave added that staff are currently coordinating with the school department to transfer the school's electrical load to the Energy Park. He noted that the emergency transformer was connected to the Energy Park approximately one week ago, and work is underway to transition the permanent transformers as well. He expects that work to be completed by the end of the month. Final testing will continue during the transition.

Commr. Kallay stated that the agenda packet included an email from Daniel Lieber regarding the EV chargers planned for the new Northeast Metro Tech and Wakefield High School. Commr. Boettcher reported that he had corresponded with Mr. Lieber and explained that WMGLD had fulfilled its commitment to provide five level 2 chargers to both schools. Dave explained that 3 of the 5 chargers have been delivered to Northeast Metro Tech. The high school had decided back in 2024 due to budgetary and code constraints to install two level 3 chargers.

B. **Educational Program Development- Nicole Fina**

Has been rescheduled due to duration of tonight's meeting

Gas Moratorium

Pete provided an update on the gas moratorium waiting list, noting that staff had intended to review the remaining customers on the list since the previous meeting. He reported that the list had been reduced from the original 103 customers to the low 90s, but the review had not yet been completed due to other operational priorities. As a result, he was not prepared to provide a final update on the status of the remaining applicants. Commr. Boettcher asked what would constitute a reasonable time frame for customers on the waiting list to install a gas service once approved, suggesting possibilities ranging from six months to several years. Pete responded that he believed a two- year time frame would be reasonable under normal circumstances. However, he noted that exceptions should be considered for customers whose projects continue to be delayed by a paving moratorium or similar extremal restrictions. In those cases, he said the Board would consider allowing additional time on a case- by-case basis. Pete said staff would continue reviewing the waiting list and anticipated completing the review by September, at which time the Board could continue its discussion on establishing an appropriate installation deadline.

Employee Survey Goals

Pete provided the Board with a sample employee survey report to illustrate the type of information GreatBlue would provide if the survey was conducted. He noted that the estimated cost of the survey is approximately $15,000 and that it is up to the Board to decide whether to proceed. He also reported that he had spoken with the Employee association and they expressed little interest in participating, while the Supervisors association did not offer any comments. The Board discussed having the ability to customize open-ended questions. Olivia confirmed that GreatBlue would be able to customize the survey to WMGLD's needs. The Board will work on some sample questions to discuss at the September meeting.

New Business

Credit Card Fees and Policy

Pete reported that for the past 10 years, the department has covered all credit card and electronic funds transfer (EFT) processing fees associated with customer payments. He noted that the department is now one of the few utilities that continues to absorb credit card processing fees. As a result, staff is recommending that, effective October 1, 2026, credit card processing fees be passed on to customers while the department continues to cover EFT fees. He explained that processing costs are projected to reach approximately $200,000 this year. While part of the increase reflects the success of encouraging more customers to pay electronically, the growing processing fees have become a significant expense that is ultimately borne by all ratepayers. Mark explained that the department pays a flat fee of approximately $0.50 for each EFT, debit card or ACH transaction. Credit card processing fees, however, vary based on factors such as card type, transaction amount, and the processor's fee structure, making the statements complex and difficult to interpret. Overall, the average credit card processing charge is significantly higher than the flat EFT fee. He stated that, if the Board approves passing credit card processing fees on to customers effective October 1, 2026, customers will pay a minimum fee of $2.95 per transaction or up to 2.99% of the transaction amount, whichever applies. As an example, he noted that a customer paying a $100 electric bill by credit card would pay approximately $103.
He emphasized that the department is currently absorbing those charges, which totaled approximately $17,755 for the previous month alone. Discussion ensued.

A motion was made by Commr. Daly to change/update our credit card policy so going forward as of October 1, 2026, credit card fees will be borne by customers that use that form of payment.

Roll Call Vote:	Commr. Boettcher	Aye	Commr. Prifti	Aye
	Commr. Allen	Aye	Commr. Daly	Aye
	Commr. Kallay	Aye		

Vote: The motion was approved unanimously 5-0.

Deposits for Low Income Customers

Commr. Boettcher noted that a recent customer issue involving a rental deposit and miscommunication from Customer Service had been resolved but prompted a broader discussion about the department's rental deposit policy. He expressed concern that rental deposits can present a financial barrier, particularly for lower-income residents seeking basic electric and gas service and suggested exploring ways to reduce that barrier while still protecting the utility from bad debt. Pete explained that the department has had a rental deposit for many years and has maintained the same rental deposit amount for more than 15 years and has intentionally not increased it. He also noted that the department provides customers with information about assistance programs, such as Raft and LEO, which may cover rental deposits. He reported that since 2021, the department has placed liens on 29 residential homeowners accounts totaling approximately $11,500 in unpaid balances. During the same period, 98 residential rental accounts were sent to collections after customers left with $61,680 in unpaid bills. Commr. Boettcher inquired as to how many of those customers were low-income. Pete explained that the department does not classify or track customers by income level. Instead, the department provides information and guidance to customers who seek assistance but do not determine or verify whether customers qualify as low-income. Commr. Boettcher inquired if it is possible to divide the customer's deposit into four monthly payments. Olivia explained that the billing system is not capable of accommodating that option. Commr. Allen raised the concern that low-income customers may not be aware of the financial relief services at their disposal and advocated for a direct route to application for financial aid as opposed to requiring customers divulge their financial status to an individual at WMGLD. Commr. Daly suggested adding a notice to the department's website and service application advising customers who may need assistance with paying a required deposit to contact the department. Staff indicated that a note could be added to the service application.

Any other matter not reasonably anticipated by the Chair

Executive Session – If Necessary

Adjournment

A motion to adjourn was made by Commr. Prifti at 9:18 pm and seconded by Commr. Boettcher.

Roll Call Vote:	Commr. Boettcher	Aye	Commr. Prifti	Aye
	Commr. Allen	Aye	Commr. Daly	Aye
	Commr. Kallay	Aye		

Vote: The motion was approved unanimously 5-0.

WMGLD
P.O. BOX 190 480 North Ave.
Wakefield, MA 01880
Tel. (781) 246-6364 Fax (781) 246-0419
Peter D. Dion, General Manager

WMGLD
WAKEFIELD MUNICIPAL GAS AND LIGHT DEPARTMENT

JULY 2026 WMGLD COMMISSIONER'S DASHBOARD

Outages (Elec)

	SAIFI	CAIDI
May	0.10	48
Jun	0.50	103
Jul	0.45	70
Cal YTD	0.24	53

CYTD Pipe Replacement

	Replaced	System Total
4"	475	168,269
6"	28	162,099
8"	-	87,774

New Services on the System

	Electric	Gas
May	4	-
Jun	6	-
Jul	8	-

Solar Generation 130 Customers

	Generated	Back to WMGLD
CYTD	1,169,282	384,777
Comm'l	13,859,575	3,557,984
Res	4,291,677	3,248,196
Inception	18,151,252	6,806,180

Monthly & Annual Peaks

	Prior Year	Current Year
May	22.1 Mw	35.8 Mw
Jun	44.5 Mw	35.5 Mw
Jul	43.3 Mw	43.1 Mw

Summer YTD Peak

6/24/25	7/2/26
44.5 Mw	43.1 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

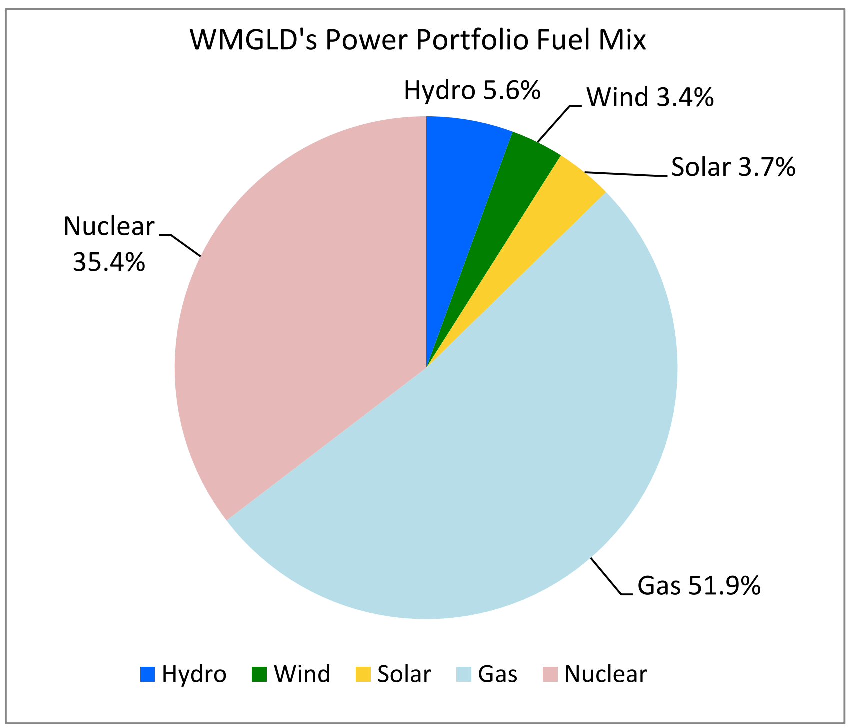
YTD FY27 Conservation Revenue Billed	$	(84,467)
YTD FY27 Paid out to Customers:		
39 Appliances & Thermostats	$	(2,634)
3 Air Sealing (insulation/windows)		(3,925)
9 Heating & Cooling		(16,335)
1 Residential Solar		(2,688)
13 Cordless Yard Equipment		(975)

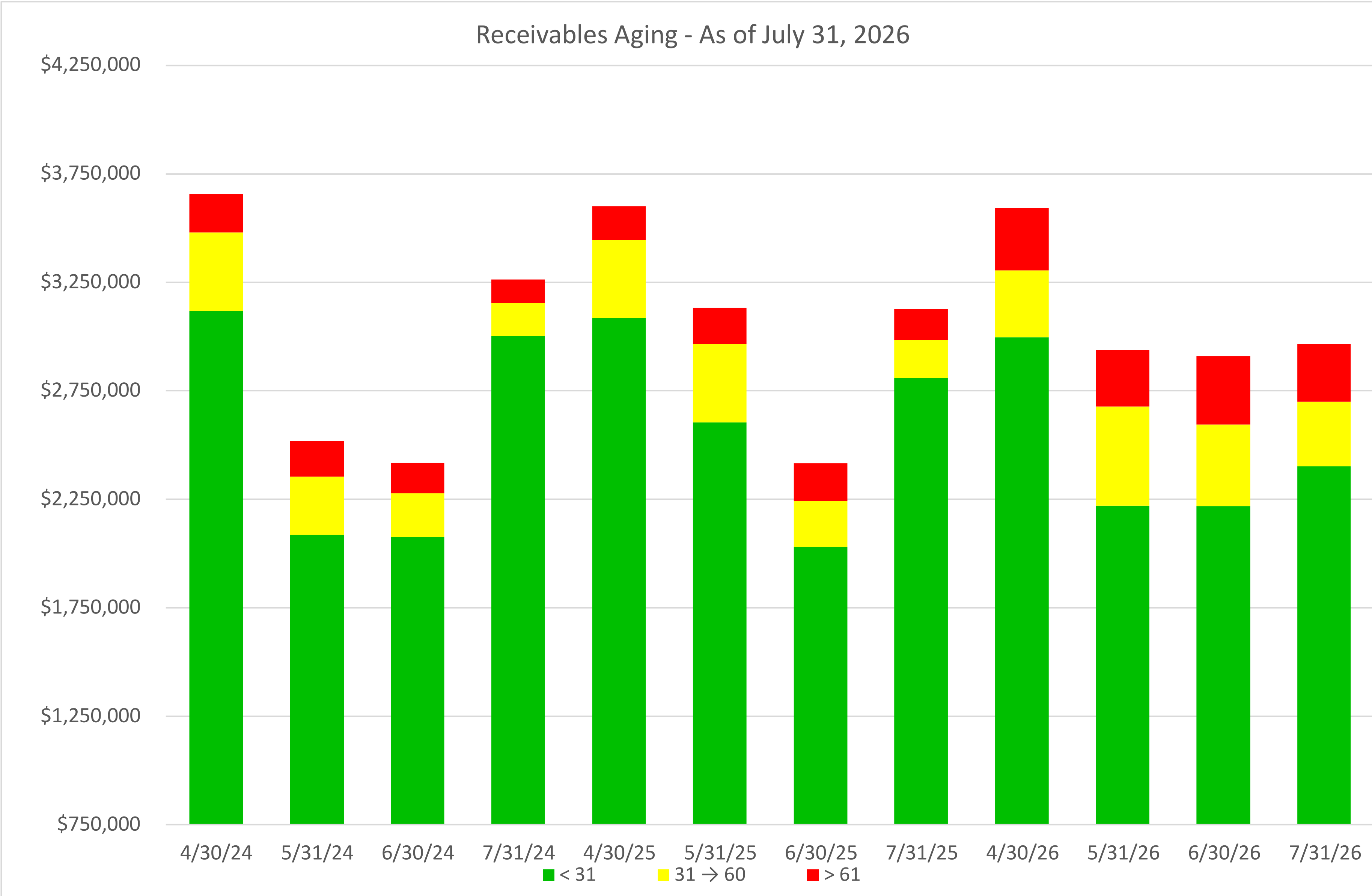
GREEN CHOICE RATE

GREEN CHOICE RATE	Jul	CYTD
Green Choice Revenues	$ 1,252	$ 8,089
KwH billed on GC Rate	77,442	494,502
Number of Customers		109

Natural Gas Peak Usage

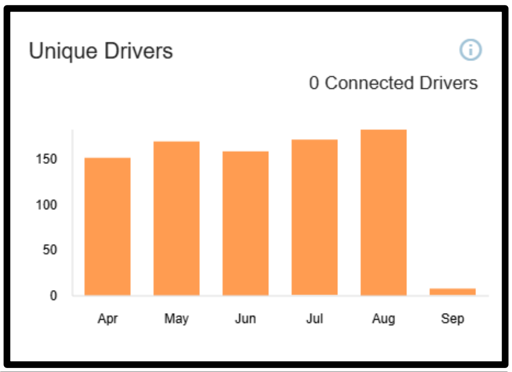
Current Year Peak (Nov '25 → May '26)	1,307,683 CCF
Prior Year Peak (Nov '24 → May '25)	1,274,416 CCF
All-Time Peak - Jan '18	1,370,554 CCF

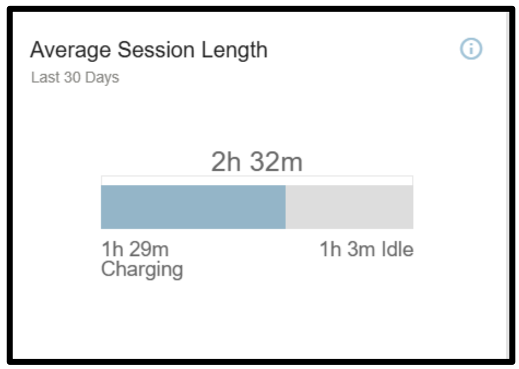


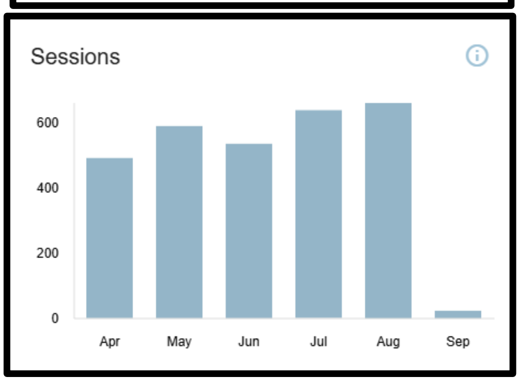

Receivables Aging - As of July 31, 2026
$4,250,000
$3,750,000
$3,250,000
$2,750,000
$2,250,000
$1,750,000
$1,250,000
$750,000
4/30/24
5/31/24
6/30/24
7/31/24
4/30/25
5/31/25
6/30/25
7/31/25
4/30/26
5/31/26
6/30/26
7/31/26
< 31
31 → 60
> 61

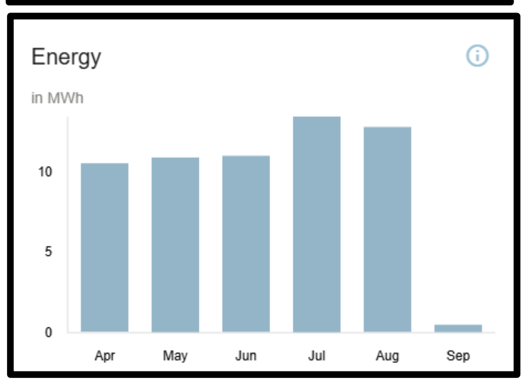
Dashboard – September 2026

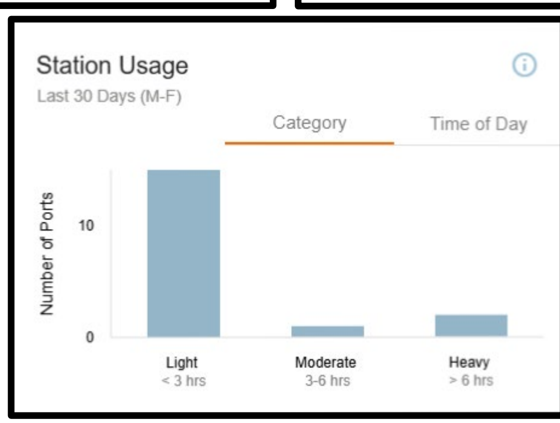
Lincoln St. - level 3 (1 plug)
Civic Center – Level 2 (2 plugs)
Vets Field – Level 2 (2 plugs)
Quannapowitt Pkwy @ Lowell St – Level 3 (2 plugs)
North Ave Garage – level 2 (4 plugs)
North Ave Garage – level 3 (1 plug)











EV Charging Stations				
Utility Billing and Town Revenue				
Jul-26				
Locations	**Utility Billing**	**KWh**	**Town Revenue From Charge Point**	**KWh**
Vets Field	$269.38	1228	$383.12	1,216
Civic Center	$148.54	675	$212.60	675
Public Parking Lot	$24.47	64	$0.00	0
Totals	**$442.39**	**1967**	**$595.72**	**1,891**

EV Charging Stations		
Usage and Revenue		
Jul-26		
Locations	**Revenue From Charge Point**	**KWh**
Quannapowitt	$4,336.65	9,036

EV Charging Stations				
Utility Billing and Town Revenue				
Aug-26				
Locations	**Utility Billing**	**KWh**	**Town Revenue From Charge Point**	**KWh**
Vets Field	$310.19	1422	$463.88	1,473
Civic Center	$176.00	800	$251.91	800
Public Parking Lot	$183.53	820	$339.93	723
Totals	**$669.72**	**3042**	**$1,055.72**	**2,995**

EV Charging Stations		
Usage and Revenue		
Aug-26		
Locations	**Revenue From Charge Point**	**KWh**
Quannapowitt	$3,889.00	8,122

COMMISSIONER REQUESTS LOG	Requested By	Request Date	Completion Date
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 requirment	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 requirment	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
Board meeting topic schedule linked to annual goals	JK	5/13/26	Ongoing

Customer Issues Log

Date	Issue	Resolution
August 26, 2026	Customer on Hancock Rd. with heat pumps and oil, expressed concern about not being able to replace oil as their back-up heat source with a new gas service (due to a freeze on new gas application) even though gas work was being completed on Hancock Rd.	WMGLD had an off-schedule board meeting to dicuss this situation and concluded that the customer could receive gas under the condition that they enroll in Heat Pump Rate B.
May 6, 2026	Customer at Evan's Place reached out about a paving issue on the street.	WMGLD is working with the DPW to coordinate a plan to resolve the issue. From conversations with DPW, paving issue will be resolved by the middle of August.
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 Commisioners 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.

Nichole Magnifico, CPCU
Executive Director

[PURMA | A Not-for-Profit Risk Management Association for Public Utilities]

PURMA is a nonprofit association focused exclusively on delivering risk management services, educational programs, training, and insurance procurement solutions for public utilities and cooperatives across the Northeast.

PURMA'S MISSION

Public Utilities Risk Management Association provides publicly owned 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

PURMA administers two Captive Insurance Companies, PUMIC RRG and PEIC LLC, providing Liability and Property Insurance exclusively to our members.

LEARN MORE

COMMERCIAL INSURANCE PLACEMENTS

PURMA leverages group buying power to negotiate premium discounts and favorable coverage language on behalf of our members.

LEARN MORE

RISK MANAGEMENT SERVICES

PURMA offers risk management consulting and support to members, meeting with each member annually to review their insurance program and make recommendations for improvement.

LEARN MORE

Member Insurance Checklist

Policy Type	Definition	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.					
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.					
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.					
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.					
Directors & Officers/ Public Officials Liability	Provides liability coverage for the alleged errors and omissions of Public Officials, Directors & Officers.					
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.					
Environmental	A specialized insurance policy that covers liability and sometimes cleanup costs associated with pollution.					

Member Insurance Checklist

Policy Type	Definition	Coverages	Insurer	Effective Dates	Limit/Retention*	Notes
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.					
Excess Liability	A policy issued to provide limits in excess of an underlying liability policy.					
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).					
General Liability	Insurance protecting commercial insureds from most liability exposures other than automobile and professional liability.					
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.					
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.					
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.					
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.					

What is Employment Practices Liability?

A type of insurance that protects members against claims made by **employees** or **third-parties** regarding wrongful acts related to employment or operational practices.

What is a Wrongful Act?

Wrongful acts include but are not limited to allegations of discrimination (age, race, sex, etc.), wrongful termination, retaliation, wage violations, harassment, toxic work environment, failure to promote etc.

Who can be accused of a Wrongful Act?

- The MLP as an entity
- Supervisors, Managers, HR, General Manager, Mentors, Trainers
- All employees in position of power or perceived power
- Commissioners/Trustees, or other governing body (Selectman, Town Manager etc.)

What is Public Officials' Liability?

A type of insurance that provides legal and financial protection to public officials. The policy is designed to cover public officials against claims arising from their actions and decisions in office. This policy covers the individual commissioners and managers as well as the public entity.

What is Covered by Public Officials' Liability?

- Legal Defense Costs
- Settlements
- Judgments

Why is this Coverage Important?

Public Officials' Liability Insurance protects elected and appointed officials, as well as the public entities they serve, from claims arising from their management decisions and actions. This insurance is critical for safeguarding the reputations and personal financial assets of public officials.

Before you agree to serve on any Board of Directors, it is critical that you request and review a copy of the organization's D&O or PO Policy.

Public Officials' Liability Insurance

General Manager's Report

The following is the General Manager's Report for September, 2026

Major New Customer Projects:

Working:

- 330 Salem St. – 19 Residential units – Working
- 200 Quannapowitt – 440 Apartments / 3 buildings / parking garage – *Completed 7-22-26*
  - Working on culvert crossing on QP North Ave side (Q4 2026)
- 46 Crescent St. - 56 Residential units – Site Cleared
- 460-472 Main St – 16 residential apartments and commercial space - Working
- Putnam Ave Pump Station – major upgrade to larger pump system by MWRA
- 154 Salem St – Timberwood Cir subdivision – townhouses, single family and duplexes – Working
- 119,127,135 Nahant St. – 60 Residential units proposed, -Working
- 525 Salem St – 2.5MW EV Charging Station – *Site Cleared, construction starting 2026*

Permitting:

- 10 Broadway St. (Mikes Gym)– 64 Residential – *Permitting Stage –*

Planning:

- 369–371 Main St – 20 residential apartments and rehab of the existing commercial space (former Santander Bank – On Hold)
- 50 Quannapowitt – Storage unit building in vacant grass lot - Planning

Gas Department

- All main tie ins and service reconnections for Spring dead main work will be completed by the end of September.

- 762 meters have been replaced this year with a target of 913 for the year.

- There are currently 1574 inside gas services and 3635 outside services. 54 services have been moved outside, and 52 coated steel services have been replaced so far this year.

- Leaks Class 1 – 0* Class 2 – 0 Class 3 – 7

Financial Reports

Monthly Financials for through May and Consumption Reports through July are enclosed.

Board of Commissioners
September 9, 2026
Agenda Item No. E-1

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, equent 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*
- Load bank testing May 18-22, 2026 – COMPLETED
- 2 Padmount Switches - DELIVERED May 26, 2926
- Connect 2 newly delivered switches – June/July 2026 COMPLETED
- OH and UG Work Scheduled to convert from temp to permanent connections (Complete)
- Microgrid and SCADA integration Phase 1 - Q1-Q2 2026 - *Completed*
  Phase 2 - Q3-Q4 2026 - Working

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 –*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: *COMPLETE*
-

WMHS:

- Permanent power – *Complete (waiting for electrician to hook up)*
- Solar design - working with Neo Virtus, Solect, and NEMT design team – *100% 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

- Meetings held with WMHS and NEMT Superintendents to understand their vision and needs – COMPLETE

- Meetings held with curriculum coordinators for WMHS (4/2026) and NEMT (5/5/2026)

Energy Park. - Educational Program Development Nicole Fina

Nicole Fina from Tufts University will present an update on the development of an educational program partially funded by a State CELT grant and partially funded by the APPA Deed grant we have received.

<u>Major Projects:</u>

Solar Projects:

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

Electric Meter Inspections - Progress

- Commercial – CT Testing: 158 of 161 locations inspected and tested, 100% completed

Pole Replacements:

- Verizon replacing Poles & WMGLD crews transferring – *<u>On-going</u>*

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) - 28 Residents signed-up – *<u>Working</u>*
- Public Tree Planting Program (Utility Friendly Trees) – 50 Trees Planted – <u>Planned for the Fall</u>
- study for entire system – **<u>Working</u>**

Town Projects:

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

Hurricane Preparation / Survey:

- Overhead circuit patrols: Evaluating wire, equipment, hardware, poles and vegetation – corrective action scheduled as needed
- **IR Survey OH Distribution System & Substation Yard:**
  - Survey to be scheduled
- Follow-up corrective action – **<u>as needed</u>**

Grant 40101(d) MassCEC/DOE: Resiliency Project (Multi-year 2026 – 2030)

- **Phase 1** – Upgrade underground feeders 0012 & 0014 from Beebe Substation to Nahant St. – **Contract awarded to State Electric work started June 2026**
- **Phase 2 –** Overhead Upgrades and reconfiguration – Ckt 0012, 0014 and 443-W35 Working on final design for Farm St., Water St.

Board of Commissioners
September 9, 2026
Agenda Item No E-2

Gas Moratorium

The Board will continue its discussion of expanding the moratorium and policies relating to providing gas service to existing homes. Staff has reviewed the waiting list for new residential services which is 76. Staff is recommending allowing those on the list up to three years to connect. A draft policy for future gas service applications for existing homes will be prepared for the October meeting for review and discussion.

Information for Discussion

Board of Commissioners
September 9, 2026
Agenda Item No E-3

Employee Survey

Great Blue has provided a sample Employee Survey including sample questions which could be used in an Employee Survey. The Board's plan was to provide some sample custom questions for the survey as well. The survey will be conducted in the fourth quarter.

Information for Discussion

Board of Commissioners
September 9, 2026
Agenda Item No E-4

Large Load Policy

The Board has been provided a Draft Large Load Policy. The goal of the discussion this month is to answer any questions about the draft and identify and items that may be missing from the policy. The October meeting will be used for more detailed discussion of the policy.

Information for Discussion

Board of Commissioners
September 9, 2026
Agenda Item No F-1

Mid Year Review of Goals and Objectives

The General Manager and staff will provide a review of the Department's 2026 Goals and Objectives to date.

Information for Discussion

Executive Session – If Necessary

APPENDICIES

WMGLD Municipal Fellowship January-December 2026

Presented By:

Nicole Fina – CELT Municipal Fellow

September 2026

CELT Municipal Fellow Introduction

Tufts
Urban and Environmental Policy and Planning

University of Massachusetts UMASS Lowell

BOSTON UNIVERSITY

Nicole Fina, Master of Science in Urban and Environmental Policy and Planning Tufts University , Bachelor's of Business Administration & Economics Loyola University Maryland

Clean Energy Legacy Transition (CELT)

Partnership between Boston University, University of Massachusetts Lowell, and Commonwealth of Massachusetts

Thus far, CELT has hired more than 40 students from 12 different universities, working in 35 cities (in counting)

2026 Project Calendar

January - March

Project introduction, Research & Evaluation, Energy Park tour

March-June

Connecting with school leadership

June-August

Begin workforce development co-op planning and collect feedback

August- October

Secure hands-on learning tools, additional resources to begin building educational tools

October- December

review curriculum draft and concepts, pilot classroom activities or demonstrations, identify long term partnership opportunities

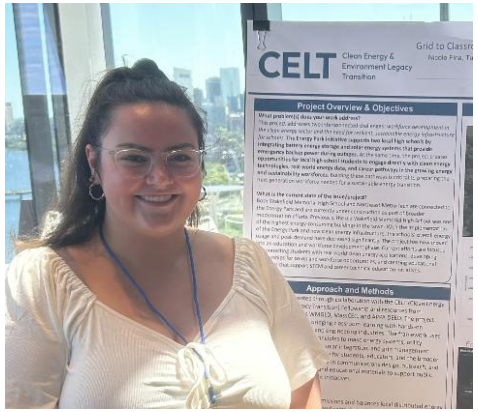
UMASS University of Massachusetts Lowell

BOSTON UNIVERSITY

CELT Fellowship Showcase, Boston University June 16, 2026

- Celebration for first Cohort round at Boston University CS Building
- WMGLD staff participated in municipal panel
- Over 20 municipalities convened along with fellows in communities such as Acton, Malden, Boston, Pioneer Valley,
- **WMGLD project 'From Grid to Classroom' won the 'People's Choice Award' out of a group of over 20 projects**

WMGLD is first municipality selected for a fellowship extension



What: Project scope

- Educational data interpretation on local energy demand trends and load management strategies
- Career pathways and local workforce opportunities
- Support energy dashboard development to demonstrate rooftop solar installations, battery energy storage system, and utility management

How: Energy Dashboard and Toolkit

WMGLD Energy Dashboard :

Create pathway to develop live & interactive online learning tool utilizing existing Academic & Engineering resources; featuring real world data from Energy Park, leveraging data around:

- Solar, battery energy storage system (BESS), EV charger, Natural gas generator
- Peak shavings data via SCADA (system control and data acquisition)

*data will remain separate from WMGLD system

Energy Park Fellow Report Toolkit:

- Overview of the educational energy park concept as a visible, hands-on learning environment featuring clean energy, grid modernization, resilience, and climate adaptation technologies.
- Key findings on how municipal utilities can support local climate goals through education, infrastructure investment, and school partnerships.

Why: Purpose & Need

- Fellow will create pipeline between students, utility professionals, and energy careers by connecting students with local workforce opportunities and pathways, tools for learning about utility operations, and connecting to the larger community

Expected Outcomes	Impact on Student Engagement	Source
Create and Utilize Energy Dashboard/ Model	Visual demonstration of Energy Park, showing generation and operational flow of the solar, energy storage, grid and how building loads work together	WMGLD Energy Park data, Municipal Fellow, MASSCEC, APPA, WMGLD, WMHS, Municipal Fellow, Northeast Metro Tech
CELT Fellow Report	The report will connect climate goals, electrification, micro grid modernization, school-based learning, and community engagement into an actionable framework for local implementation	MASSCEC, APPA, WMGLD, WMHS, Municipal Fellow, Northeast Metro Tech

Thank You!

Nicole Fina

Graduate Student Urban and Environmental Policy and Planning, Tufts University

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

	5/31/2025		5/31/2026	
ASSETS				
Sinking Fund - Self Insurance	$ 207,666.18		$ 216,404.11	
Depreciation Fund	195,332.45		200,129.77	
Consumer Deposits	1,007,650.95		1,059,118.68	
Total Investments	***1,410,649.58***		***1,475,652.56***	
Operating Cash	986,021.25		2,529,403.97	
Depreciation Fund	2,906.38		2,977.59	
Consumer Deposits	340,140.23		389,796.64	
Petty Cash	525.00		525.00	
Total Cash	***1,329,592.86***		***2,922,703.20***	
Accounts Receivable-Rates	4,008,724.57		4,232,028.38	
Accounts Receivable-Other	1,303,705.28		1,282,228.26	
Inventory	1,290,008.67		812,012.43	
Prepayments Other	724,757.14		652,820.23	
Prepayments Power	4,982,716.34		5,110,418.39	
Other Deferred Debits	2,559,918.30		2,411,790.88	
Total Other Assets	***14,869,830.30***		***14,501,298.57***	
Total Current Assets		***17,610,072.74***		***18,899,654.33***
Distribution Plant	22,064,347.51		26,403,234.60	
General Plant	1,537,706.19		1,319,073.19	
Net Fixed Assets		***23,602,053.70***		***27,722,307.79***
Total Assets		***$ 41,212,126.44***		***$ 46,621,962.12***
LIABILITIES AND EQUITY				
Accounts Payable	$ 225,162.93		$ 225,829.27	
Consumer Deposits	1,347,791.18		1,448,915.32	
Other Accrued Liabilities	22,223.71		16,590.99	
Reserve for Uncollectable Accounts	93,373.36		96,954.90	
Total Current Liabilities	***1,688,551.18***		***1,788,290.48***	
Compensated Absences	391,167.51		561,065.18	
MMWEC Pooled Loan Debt	6,630,330.50		10,975,167.02	
OPEB Liability	975,204.00		712,340.00	
Pension Liability	6,772,500.00		6,091,500.00	
Total Long Term Liabilities	***14,769,202.01***		***18,340,072.20***	
Total Liabilities		***16,457,753.19***		***20,128,362.68***
Retained Earnings	3,601,953.02		1,833,201.20	
Year to Date Income	4,189,441.01		3,612,998.09	
Sinking Fund Reserve-Self Ins	207,666.18		216,404.11	
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		***24,754,373.25***		***26,493,599.44***
Total Liabilities and Equity		***$ 41,212,126.44***		***$ 46,621,962.12***

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

	CURRENT MONTH	YEAR TO DATE		
	FY 2026	FY 2025	FY 2026	YTD Budget
Energy Revenue (Net of Discounts)				
Residential Sales	$ 1,306,184.23	$ 16,423,363.91	$ 18,201,913.15	$ 15,821,000.00
Commercial Sales	1,036,394.19	12,647,962.87	13,577,003.49	12,284,000.00
Street Lighting	14,845.00	172,453.00	163,295.00	172,453.00
Municipal Sales	120,702.43	1,435,386.85	1,463,415.39	1,398,000.00
Private Area Lighting	7,466.00	82,156.14	82,132.54	81,585.00
Green Choice Revenue	906.99	13,411.09	13,164.28	-
Total Energy Revenue	***2,486,498.84***	***30,774,733.86***	***33,500,923.85***	***29,757,038.00***
Other Revenues				
Unbilled Revenue	-	-	-	-
Interest Income-Consumer Deposits	4,210.25	46,772.06	47,145.46	110,000.00
Interest Income-Depreciation Fund	387.02	4,492.41	4,460.99	-
Interest Income-Self Ins Sinking Fund	702.10	9,054.02	7,976.81	-
Interest Income-MMWEC	7,489.50	105,165.11	91,433.49	-
Income (Exp) - Merchandise & Jobbing	(83,766.82)	(575,092.61)	(677,270.34)	91,667.00
Other Revenues-Temp Services	200.00	1,000.00	800.00	917.00
Sales Tax	49,001.92	672,292.46	701,811.60	687,500.00
Conservation Charge	58,879.54	709,087.32	778,649.42	730,944.00
Reconnect Fees	400.00	2,000.00	2,400.00	2,750.00
Comcast & RCN Pole Fees	-	115,692.81	95,300.74	128,333.00
Insurance Reimbursements	-	20,837.68	31,031.38	-
EV Chargers	3,884.56	45,823.27	46,937.13	-
Other Electric Revenue	16,345.29	166,827.92	164,214.60	209,917.00
Total Other Revenue	***57,733.36***	***1,323,952.45***	***1,294,891.28***	***1,962,028.00***
Total Revenue	***2,544,232.20***	***32,098,686.31***	***34,795,815.13***	***31,719,066.00***
Power Costs				
Purchased Power	(1,217,185.48)	(15,868,677.39)	(17,405,937.63)	(17,233,144.00)
Power Expense Generation	(12,088.07)	(15,956.49)	(118,670.25)	(533,868.00)
Power Expense Battery	(38,867.81)	(55,388.35)	(294,642.36)	(254,615.00)
Total Power Costs	***(1,268,141.36)***	***(15,940,022.23)***	***(17,819,250.24)***	***(18,021,627.00)***
Gross Profit	***$ 1,276,090.84***	***$ 16,158,664.08***	***$ 16,976,564.89***	***$ 13,697,439.00***
Operating Expenses				
Miscellaneous Operating Expenses				
Depreciation Expense	(265,520.55)	(2,462,717.46)	(2,864,217.58)	(2,788,573.00)
Sales Tax	(49,001.92)	(672,264.60)	(701,811.60)	(685,000.00)
Interest Expense-Consumer Deposits	(4,656.84)	(54,712.90)	(52,787.14)	(36,667.00)
Interest Expense-Leased Property	(2,247.89)	-	(25,084.29)	-
Interest Expense-Sub + MMWEC	(10,151.63)	(134,998.45)	(130,073.47)	(134,425.00)
Total Misc Operating Expenses	***(331,578.83)***	***(3,324,693.41)***	***(3,773,974.08)***	***(3,644,665.00)***
Distribution Expenses				
Supervision and Engineering	(45,220.31)	(306,098.63)	(381,399.56)	(320,833.00)
Substation Salaries and Expense	(103,092.69)	(709,464.89)	(1,143,937.33)	(916,667.00)
Customer Installation Expenses	(819.25)	(7,688.03)	(7,526.30)	(11,000.00)
Distribution Operations Expense	(51,037.15)	(671,055.85)	(717,082.78)	(742,500.00)
Total Distribution Expenses	***(200,169.40)***	***(1,694,307.40)***	***(2,249,945.97)***	***(1,991,000.00)***

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

	CURRENT MONTH	YEAR TO DATE		
	FY 2026	FY 2025	FY 2026	YTD Budget
Maintenance Expenses				
Supervision and Engineering	(31,068.00)	(230,489.60)	(260,767.24)	(252,083.00)
Maintenance of Station Equipment	-	-	(394.17)	(11,000.00)
Maintenance of Other Equipment	-	(3,858.08)	(3,560.00)	-
Maintenance of Overhead Lines	(128,571.04)	(1,355,976.79)	(1,473,745.67)	(1,695,833.00)
Maintenance of Underground Lines	(1,306.00)	(4,496.85)	(5,402.48)	(11,000.00)
Maintenance of Line Transformers	-	-	-	(9,167.00)
Maintenance of Street Lighting	-	(750.00)	-	(4,583.00)
Maintenance of Meters	(819.25)	(18,673.62)	(35,210.18)	(18,333.00)
Maintenance of Distribution Plant	(2,385.50)	(16,550.51)	(16,156.60)	(22,000.00)
Total Maintenance Expenses	***(164,149.79)***	***(1,630,795.45)***	***(1,795,236.34)***	***(2,023,999.00)***
Customer Account Expense				
Meter Reading Expense	(7,179.82)	(54,444.71)	(68,984.65)	(59,583.00)
Customer Records & Collection Exp	(138,081.53)	(942,620.38)	(1,156,037.33)	(1,063,333.00)
Total Customer Account Exp	***(145,261.35)***	***(997,065.09)***	***(1,225,021.98)***	***(1,122,916.00)***
Administrative and General Expenses				
Community Relations & Advertising	(8,728.64)	(183,351.13)	(134,380.04)	(137,500.00)
Administrative Salaries and Expense	(41,408.27)	(208,367.95)	(294,322.28)	(242,917.00)
Business Mgr, Office Salaries & Exp	(17,073.31)	(141,601.34)	(167,338.98)	(155,833.00)
MIS Salaries and Expense	(37,747.91)	(471,831.73)	(535,238.17)	(495,000.00)
Outside Services		(24,000.00)	(23,250.00)	-
Conservation & Rebates	(43,216.27)	(588,251.21)	(790,306.88)	(730,944.00)
Property & Liability Insurance, Damages	(13,154.89)	(132,463.04)	(141,944.89)	(146,667.00)
Employee Pensions and Benefits	(104,445.15)	(1,394,021.31)	(1,264,861.41)	(1,283,333.00)
General Administrative Expense	(770.56)	(56,444.11)	(57,512.86)	(366,667.00)
Maintenance of General Plant	(4,619.48)	(147,829.79)	(89,200.17)	(146,667.00)
Total Admin & General Expenses	***(271,164.48)***	***(3,348,161.61)***	***(3,498,355.68)***	***(3,705,528.00)***
Net Income (Loss) Before Surplus Adjustments	***$163,766.99***	***$5,163,641.12***	***$4,434,030.84***	***$1,209,331.00***
Surplus Adjustments				
Additions				
Sale of Scrap	-	49,684.64	-	27,500.00
MMWEC Refund	-	-	-	-
Total Additions to Surplus	***-***	***49,684.64***	***-***	***27,500.00***
Subtractions				
Interest on Sinking Fund	702.10	9,054.02	7,976.81	7,333.00
Payment in Lieu of Taxes	61,815.00	669,911.00	679,965.00	679,960.00
Plant Removal Costs	-	344,919.73	133,090.94	128,333.00
Total Subtractions from Surplus	***62,517.10***	***1,023,884.75***	***821,032.75***	***815,626.00***
Net Income (Loss)	***$ 101,249.89***	***$ 4,189,441.01***	***$ 3,612,998.09***	***$ 421,205.00***

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

	5/31/2025		5/31/2026	
ASSETS				
Sinking Fund - Self Insurance	$ 207,666.17		$ 216,404.10	
Consumer Deposits	127,745.46		140,612.43	
Total Investments	***335,411.63***		***357,016.53***	
Consumer Deposits	208,671.54		196,983.07	
Petty Cash	175.00		175.00	
Total Cash	***208,846.54***		***197,158.07***	
Accounts Receivable-Rates	1,125,602.23		1,099,510.17	
Inventory	1,060,249.04		746,329.06	
Prepayments Miscellaneous	102,705.99		92,019.05	
Other Deferred Debits	854,426.06		812,888.77	
Total Other Assets	***3,142,983.32***		***2,750,747.05***	
Total Current Assets		***3,687,241.49***		***3,304,921.65***
Distribution Plant	28,749,287.50		29,048,821.59	
General Plant	656,644.26		821,352.00	
Net Fixed Assets		***29,405,931.76***		***29,870,173.59***
Total Assets		***$ 33,093,173.25***		***$ 33,175,095.24***
LIABILITIES AND EQUITY				
Accounts Payable	$ 21,484.83		$ 22,736.66	
Consumer Deposits	336,417.00		337,595.50	
Other Accrued Liabilities	9,559.17		10,898.68	
Reserve for Uncollectable Accounts	93,373.36		96,954.90	
Total Current Liabilities	***460,834.36***		***468,185.74***	
Compensated Absences	239,196.95		341,321.61	
OPEB Liability	325,068.00		237,446.00	
Pension Liability	2,257,500.00		2,030,500.00	
Total Long Term Liabilities	***2,821,764.95***		***2,609,267.61***	
Total Liabilities		***3,282,599.31***		***3,077,453.35***
Retained Earnings	989,710.56		1,471,211.35	
Year to Date Income (Loss)	1,555,159.54		(1,184,829.23)	
Sinking Fund Reserve-Self Ins	207,666.17		216,404.10	
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		***29,810,573.94***		***30,097,641.89***
Total Liabilities and Equity		***$ 33,093,173.25***		***$ 33,175,095.24***

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

	CURRENT MONTH	YEAR TO DATE		
	FY 2026	FY 2025	FY 2026	YTD Budget
Energy Revenue (Net of Discounts)				
Residential Sales	$ 565,690.95	$ 8,411,188.41	$ 9,295,755.77	$ 9,743,000.00
Commercial Sales	101,031.91	2,361,790.63	2,541,713.25	2,694,000.00
Municipal Sales	45,565.41	1,155,704.13	923,925.69	929,000.00
Total Energy Revenue	***712,288.27***	***11,928,683.17***	***12,761,394.71***	***13,366,000.00***
Other Revenues				
Unbilled Revenue	-	-	-	-
Interest Income-Consumer Deposits	1,052.57	11,693.00	11,786.40	18,333.00
Interest Income-Self Ins Sinking Fund	702.09	9,054.01	7,976.80	-
Income from Merchandise & Jobbing	-	3,546.49	12,714.76	22,917.00
Special Gas Charges	-	5,727.77	5,422.10	9,167.00
Sales Tax	7,127.42	106,905.50	113,531.68	100,833.00
Reconnect Fees	50.00	50.00	100.00	-
Insurance Reimbursements	-	-	-	-
Other Gas Revenue	18,671.81	1,332,339.96	102,583.05	114,583.00
Total Other Revenue	***27,603.89***	***1,469,316.73***	***254,114.79***	***265,833.00***
Total Revenue	***739,892.16***	***13,397,999.90***	***13,015,509.50***	***13,631,833.00***
Cost of Gas Purchased	***(186,686.72)***	***(6,691,475.68)***	***(8,541,036.88)***	***(7,254,000.00)***
Gross Profit	***$ 553,205.44***	***$ 6,706,524.22***	***$ 4,474,472.62***	***$ 6,377,833.00***
Operating Expenses				
Miscellaneous Operating Expenses				
Depreciation Expense	(207,538.01)	(2,073,017.67)	(2,220,156.65)	(2,167,913.00)
Sales Tax	(7,127.42)	(106,904.62)	(113,531.68)	(100,833.00)
Interest Expense-Consumer Deposits	(1,164.21)	(13,678.23)	(13,196.78)	(9,167.00)
Total Misc Operating Expenses	***(215,829.64)***	***(2,193,600.52)***	***(2,346,885.11)***	***(2,277,913.00)***
Distribution Expenses				
Supervision and Engineering	(15,934.80)	(261,317.13)	(359,343.91)	(293,333.00)
Station Labor and Expenses	(13,902.73)	(225,101.86)	(195,546.95)	(238,337.00)
Mains and Service	(641.39)	(93,912.30)	(54,267.96)	(109,087.00)
Customer Installation Expenses	(9,951.30)	(243,586.76)	(270,813.75)	(270,413.00)
Distribution Operations Expense	(7,185.46)	(63,180.85)	(60,129.26)	(91,667.00)
Total Distribution Expenses	***(47,615.68)***	***(887,098.90)***	***(940,101.83)***	***(1,002,837.00)***
Maintenance Expenses				
Maintenance of Mains	(43,339.48)	(533,912.46)	(642,675.29)	(604,996.00)
Maint of Meters and House Regulators	(1,950.00)	(17,841.84)	(18,102.89)	(27,500.00)
Maintenance of Distribution Plant	(943.65)	(27,681.88)	(22,696.86)	(36,667.00)
Total Maintenance Expenses	***(46,233.13)***	***(579,436.18)***	***(683,475.04)***	***(669,163.00)***
Customer Account Expense				
Meter Reading Expense	(2,393.26)	(18,148.24)	(22,994.79)	(20,159.00)
Customer Record and Collection Expenses	(46,043.77)	(321,335.15)	(384,802.60)	(357,500.00)
Total Customer Account Expenses	***(48,437.03)***	***(339,483.39)***	***(407,797.39)***	***(377,659.00)***

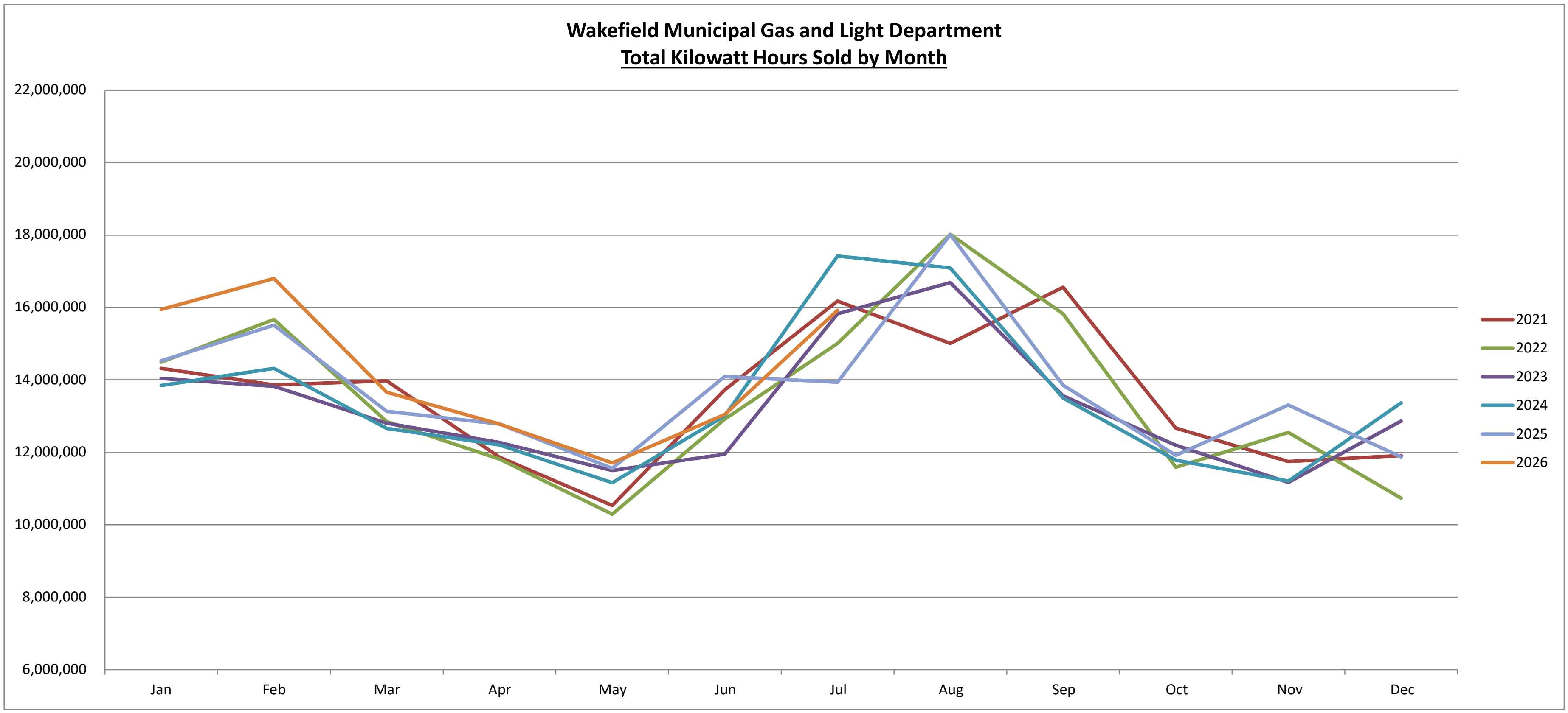
Wakefield Municipal Gas and Light Department
Income Statement - Gas Division
For the Eleven Months Ending, May 31, 2026

	CURRENT MONTH	YEAR TO DATE		
	FY 2026	FY 2025	FY 2026	YTD Budget
Administrative and General Expenses				
Community Relations & Advertising	(1,381.01)	(40,126.37)	(24,002.56)	(18,333.00)
Administrative Salaries and Expense	(13,551.81)	(66,183.71)	(91,968.34)	(73,333.00)
Business Mgr, Office Salaries & Exp	(5,833.42)	(43,529.99)	(55,050.53)	(55,000.00)
MIS Salaries and Expense	(12,582.63)	(157,252.11)	(178,370.63)	(183,341.00)
Outside Services	-	(38,889.74)	(14,607.72)	(33,000.00)
Property & Liability Insurance, Damages	(2,731.36)	(32,157.38)	(31,828.73)	(34,833.00)
Employee Pensions and Benefits	(55,860.10)	(264,894.94)	(363,689.69)	(330,000.00)
General Administrative Expense	(191.14)	(13,432.92)	(11,094.77)	(91,667.00)
Maintenance of General Plant	(1,539.83)	(49,276.64)	(44,643.42)	(40,333.00)
Total Admin & General Expenses	***(93,671.30)***	***(705,743.80)***	***(815,256.39)***	***(859,840.00)***
Net Income (Loss) Before Surplus Adjustments	***$101,418.66***	***$2,001,161.43***	***($719,043.14)***	***$1,190,421.00***
Surplus Adjustments				
Additions	-	-	-	-
	-	-	-	-
Subtractions				
Interest on Sinking Fund	702.09	9,054.01	7,976.80	7,333.00
Payment in Lieu of Taxes	20,604.00	223,302.75	226,648.00	226,660.00
Plant Removal Costs	-	213,645.13	231,161.29	375,837.00
Total Subtractions from Surplus	***21,306.09***	***446,001.89***	***465,786.09***	***609,830.00***
Net Income (Loss)	***$80,112.57***	***$1,555,159.54***	***($1,184,829.23)***	***$580,591.00***

Wakefield Municipal Gas and Light Department

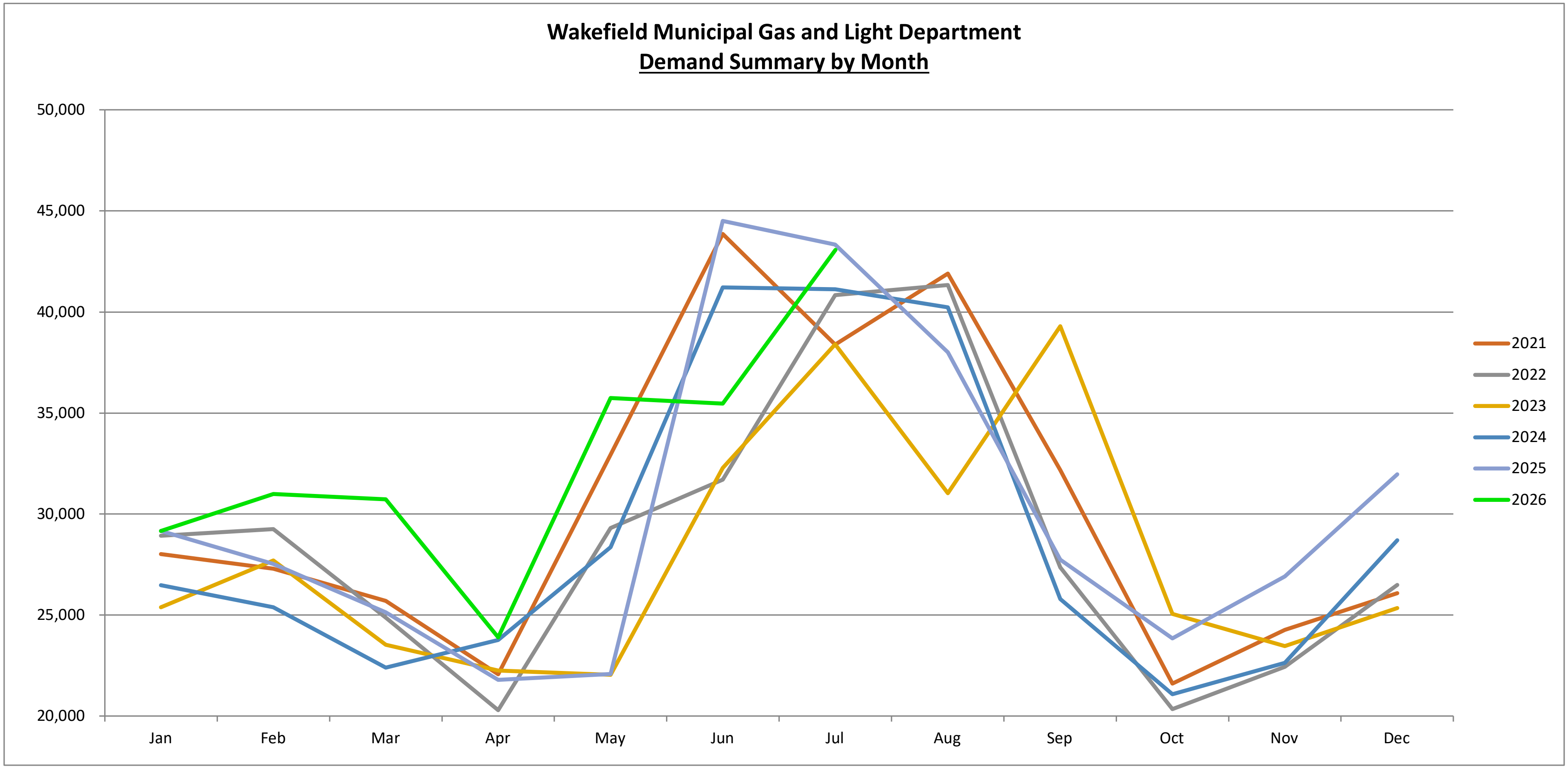
Total Kilowatt Hours Sold by Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year to Date Thru July	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	93,415,788	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	94,465,201	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	93,049,472	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	92,228,506	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	94,646,866	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	95,536,209	164,520,566	1.8%
2026	15,947,365	16,799,358	13,661,709	12,784,344	11,707,552	13,048,446	15,924,380						99,873,154	99,873,154	



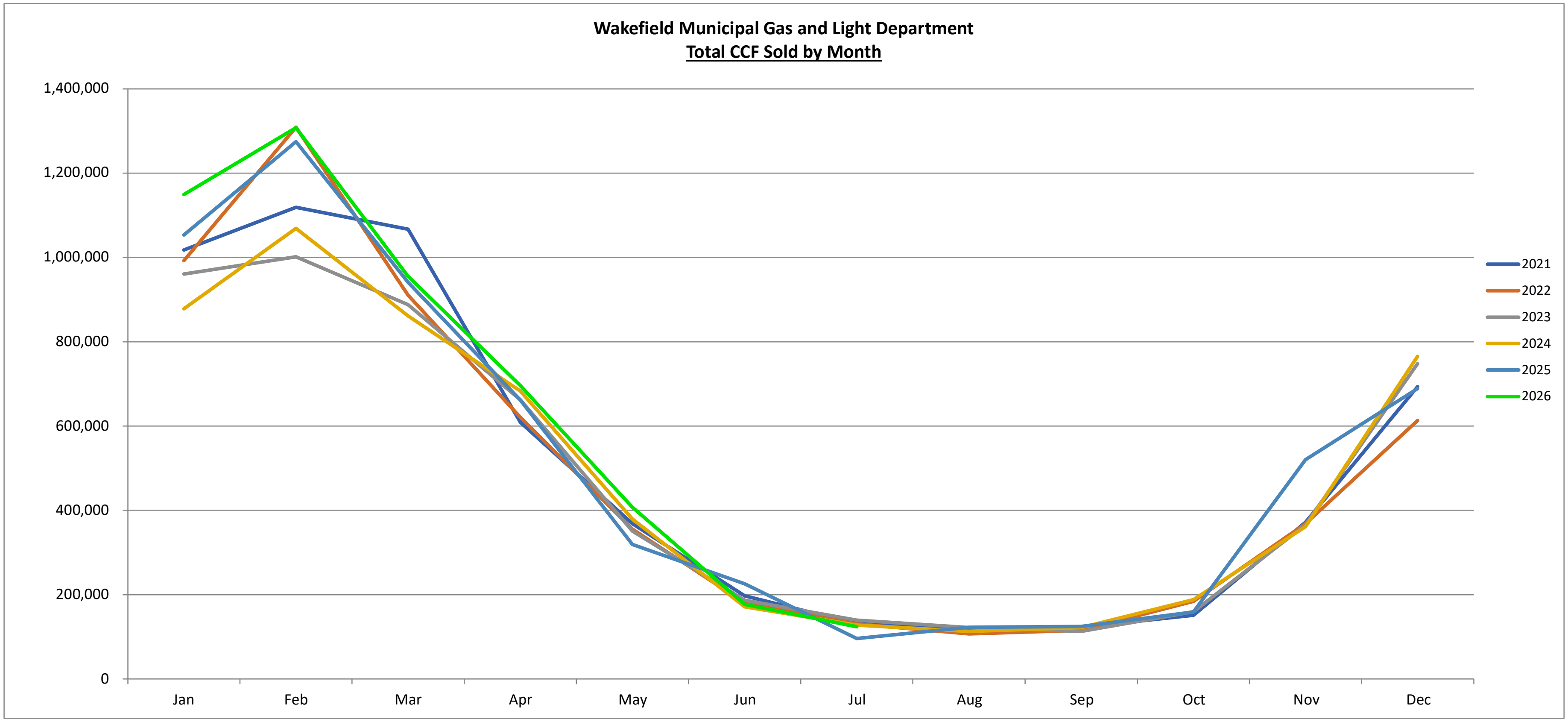
Wakefield Municipal Gas and Light Department
Demand Summary by Month

	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	38,002	27,737	23,857	26,915	31,970	**44,503**	8.0%
2026	29,165	30,995	30,727	23,906	35,750	35,465	**43,075**						**43,075**	



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 July	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	4,510,336	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	4,499,463	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	4,191,005	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	4,171,651	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	4,572,267	6,187,834	8.1%
2026	1,149,331	1,307,683	955,671	696,231	407,407	177,113	123,938						4,516,323	4,817,374	



Wakefield Municipal Gas and Light Department

Large Load Customer Service Policy

I. Policy Statement

The first obligation of the Wakefield Municipal Gas and Light Department (WMGLD) is to the existing residential, commercial and industrial ratepayers who have relied on this Department for safe, reliable and reasonably priced service. Nothing in this policy is intended to shift financial risk, infrastructure cost or reliability risk from a Large Load Customer onto those ratepayers.

WMGLD recognizes that large, high-density electric loads with peak demand of 10 Megawatts (MW) or greater can bring increased revenue to the Department, local investment, tax base growth and jobs to Wakefield. WMGLD can serve such loads on terms that guarantee those benefits do not come at the cost of system reliability, rate stability or financial exposure for existing and future customers.

Where interests diverge, this policy resolves in favor of the Department and its existing ratepayers. Where interests can be aligned, this policy is designed to convert that alignment into a mutual benefit.

II. Legal and Regulatory Basis

- **G.L. c. 164, §§ 55–58** — vests the Light Board with authority to set rates, terms and conditions of service for WMGLD, subject to filing with the DPU under §§ 58–59.
- **G.L. c. 164, § 92 ("Right of User to Gas or Electricity")** — establishes a petition process by which a person or business aggrieved by a refusal of service may seek a DPU order compelling service "upon such terms and conditions as are legal and reasonable." This policy is drafted to define what WMGLD considers "legal and reasonable" terms for a Large Load Customer *before* any such dispute arises.
- **DPU precedent on new-load obligations** (persuasive authority developed for investor-owned utilities, useful as an analytical framework): *Berkshire Gas Co.*, D.P.U. 93-22 (1995); *Boston Gas Co.*, D.P.U. 20-120 (2021); *Bay State Gas Co.*, D.P.U. 12-25 (2012). Together these hold that a utility's obligation to serve a *new* load — as opposed to continuing to serve an existing customer — is conditioned on (a) sufficient system capacity without degrading service to existing customers, and (b) the new customer bearing the cost of facilities needed for its own service, so existing customers do not subsidize the extension.

- **Healey-Driscoll Administration Statement of Expectations for Responsible Data Center Development and Operations in Massachusetts** (implementing Executive Order 654) — current executive-branch policy stating that the full cost of energy supply, infrastructure, upgrades and interconnection needed to serve a data center should be borne by the project, not shifted to other ratepayers, and that all large loads should be developed responsibly with regard to reliability and cost allocation.
    - https://www.mass.gov/executive-orders/no-654-to-secure-massachusetts-energy-future-by-establishing-an-energy-supply-plan-that-drives-affordability-and-reliability
    - https://www.mass.gov/doc/healey-driscoll-administration-statement-of-expectations-for-responsible-data-center-development-and-operations-in-massachusetts/download
    - https://www.mass.gov/news/governor-healey-halts-data-center-tax-incentive-and-calls-for-strict-guardrails-to-protect-ratepayers-environment-public-health

- **G.L. c. 25A, § 11F¾ (inserted by St. 2021, c. 8, "An Act Creating a Next-Generation Roadmap for Massachusetts Climate Policy")** — requires every municipal lighting plant, including WMGLD, to establish and meet a Municipal Lighting Plant Greenhouse Gas Emissions Standard ("GGES"): at least 50% non-carbon-emitting energy sales by 2030, 75% by 2040, and energy sales achieving net-zero greenhouse gas emissions by 2050. A municipal lighting plant that fails to meet its GGES in a given year must make a mandatory Alternative Compliance Payment ("ACP") — currently 0.25 times the RPS ACP rate under 225 CMR 14.00 per kWh of shortfall, escalated by CPI, capped at $0.010/kWh — deposited into a fund the plant must use for further GHG-reduction programs in its own territory. This is the statutory basis for Section IX below: new load that dilutes WMGLD's non-carbon percentage creates a direct, quantifiable compliance cost, and this policy assigns that cost to the load that causes it.
- ISO-NE Large Load information
    - https://www.iso-ne.com/static-assets/documents/100033/fx2026_large_loads.pdf
    - https://www.iso-ne.com/static-assets/documents/100035/clg_meeting_rojo_iso_large_loads_06_02_2026.pdf

---

III. Definitions

- **"Large Load Customer"** — any single customer, or group of affiliated meters/accounts at a single site, with a contracted or forecast demand of 10 MW or greater.
- **"Backup Power Threshold"** — a Large Load Customer whose facility design includes, or is required by its own operations including on-site standby/backup generation, battery storage or UPS-supported generation capacity of 2.5 MW or greater.

- **"Advanced Microgrid Facility" / "Energy Park Standard"** — a grid-interactive backup power installation modeled on WMGLD's Energy Park project, capable of both (a) islanding to serve the Customer's critical load during an outage, and (b) exporting firm, dispatchable power to the WMGLD distribution system on request, consistent with Section VIII below.
- **"System Peak"** — WMGLD's coincident monthly and annual peak demand, including its contribution to the ISO-NE regional coincident peak used to set capacity obligations.
- **"GGES"** — the Municipal Lighting Plant Greenhouse Gas Emissions Standard established under G.L. c. 25A, § 11F¾: a minimum percentage of WMGLD's retail energy sales that must be non-carbon-emitting (50% by 2030, 75% by 2040, net-zero by 2050).
- **"Non-Carbon-Emitting Energy"** — energy counted toward WMGLD's GGES compliance under G.L. c. 25A, § 11F¾ and its implementing guidance.
- **"ACP"** — the Municipal Lighting Plant Alternative Compliance Payment WMGLD must pay for any year it fails to meet its GGES.

IV. Application, Study, and Interconnection Process

1. A prospective Large Load Customer must submit a written application including projected load profile, ramp schedule, minimum and maximum demand, backup power design and site control/permitting status.
2. WMGLD will conduct a **System Impact Study** (cost borne by the applicant) to determine available capacity and ability to serve, the interconnection point to the WMGLD system and any required system upgrades the would be necessary to serve the load.
3. Prospective Large Load Customer must also comply with ISO-NE and Transmission Owner requirements pertaining to applications, studies and system upgrade costs as required.
4. No capacity is reserved, and no construction commitment is made by WMGLD, until a **Large Load Service Agreement** is executed and the applicant has satisfied the financial assurance requirements in Section VII.
5. WMGLD retains discretion to decline or condition service where system capacity is insufficient to serve the load without degrading service to existing customers, consistent with the DPU new-load precedent cited above.

V. Infrastructure Cost Recovery

- **Contribution in Aid of Construction (CIAC):** The Large Load Customer pays 100% of the cost of dedicated infrastructure including but not limited to transformers, switchgear, poles, wire, conduit, cables and any other facilities built requried to serve the customer and maintain service reliability to the remainder of the WMGLD customers. None of these costs are included in general rate base.

- **System Impact Fee:** A one-time fee, sized to the System Impact Study, covering upgrades to shared/upstream WMGLD infrastructure (substation capacity, feeder reinforcement) reasonably necessitated by the new load, so that existing ratepayers do not fund capacity added to serve one customer.

- Both fees are due prior to construction and are non-refundable once WMGLD has committed capital or ordered long-lead equipment on the Customer's behalf.

VI. Rate Structure

1. **Minimum Billing Demand ("Take-or-Pay").** The Customer is billed monthly for the greater of actual metered demand or `[85-90%]` of contracted capacity, regardless of actual usage.
2. **Ratchet Clause.** The Customer's minimum billing demand resets to its highest recorded peak over the trailing 12 months, so a single high-usage month does not understate the capacity WMGLD must stand ready to deliver.
3. **Cost of Service and Energy Pricing**. [Energy is billed at...]
4. Rate components are reviewed annually and filed with the DPU per G.L. c. 164, §§ 58–59.
5. Usage / demand exceeding the agreed upon maximum amount will be subjected to significant higher costs (penalty). Continued excessive demand on the utility grid may result in temporary loss of service and worst-case permanent loss of service is violations continue.

VII. Financial Assurances and Successors

- **Letter of Credit or Bond**, in an amount equal to 24 months of minimum billing demand charges, posted before energizing service and maintained throughout the contract term. Bond duration should be aligned with power supply contacts.
- **Minimum Contract Term** of 10 years, aligned to the depreciable life of dedicated infrastructure.
- **Exit Fee**, payable if the Customer terminates service before infrastructure investment is fully depreciated, sized to recover WMGLD's unrecovered capital cost plus a reasonable stranded-cost allowance.
- **Power Supply Contracts**, Customer is responsible for the full value of short and long-term power supply contract commitment costs even if the load decreases, ownership changes or business closes.
- Financial assurances will be reviewed if the Customer's credit rating is downgraded or ownership changes.

VIII. Grid-Interactive Backup Power Requirement — the "Energy Park Standard"

The following provisions are intended to align the interests of WMGLD and the Large Load Customer, creating incentives for shared outcomes rather than simply allocating costs and risks between the parties.

8.1 Trigger. Any Large Load Customer that meets or exceeds the Backup Power Threshold (Section III) must construct, or contract for the construction of, an Advanced Microgrid Facility meeting the standard below — modeled on WMGLD's own Energy Park project — rather than a conventional behind-the-meter diesel/UPS backup system with no grid interaction.

8.2 Technical Requirements. The Advanced Microgrid Facility must:

- Be capable of islanding to serve the Customer's critical load during a WMGLD outage (the Customer's own primary reason for building it);
- Also interconnect bidirectionally to the WMGLD distribution system, meeting WMGLD's interconnection tariff and applicable IEEE 1547 standards;
- Provide real-time telemetry/SCADA visibility to WMGLD's system operators showing state of charge, available capacity, and operational status at all times;
- Reserve a defined minimum dispatchable capacity determined by the capacity requested - exclusively for WMGLD's use under Section 8.3, separate from capacity the Customer holds back for its own critical-load islanding needs.

8.3 WMGLD Dispatch Rights. Under an ancillary **Grid Services & Dispatch Agreement**, WMGLD may call on the reserved capacity for:

- **Peak shaving** — reducing WMGLD's coincident system and ISO-NE regional peak, which directly lowers the capacity and transmission costs recovered from all ratepayers;
- **Grid stabilization and contingency support** — voltage support, short-notice response to a contingency elsewhere on the system, and support during WMGLD's own scheduled maintenance;
- **Emergency dispatch** — with shorter notice than routine peak-shaving calls, subject to reasonable annual limits set in the Agreement.

The Customer's own islanding needs during a genuine outage affecting its site take priority over a WMGLD dispatch call; the Agreement should specify a clear conflict protocol (e.g., WMGLD dispatch rights suspend automatically upon loss of grid supply to the Customer's own service point).

8.4 Compensation.

Because WMGLD's avoided capacity and transmission costs are shared across the whole ratepayer base, the customer will be compensated.

8.5 Ownership.

- This agreement will remain in effect for both the parties to an agreement and any successors due to change in ownership or business structure. WMGLD must be notified a minimum of 120 days prior to any change in ownership.

- The Customer owns and maintains any Advanced Microgrid Facility; WMGLD's role is limited to dispatch rights and interconnection oversight, avoiding any WMGLD capital exposure to generation assets it does not need to own to get the reliability benefit.

IX. Decarbonization Cost Responsibility — GGES Impact & Compliance

WMGLD's obligation to meet its GGES thresholds (Section II) is not optional, and the compliance cost of a shortfall has a monetary impact. The price of procuring additional non-carbon-emitting supply, or a mandatory ACP. This provision ensures that cost is caused-and-paid by the Large Load Customer whose demand creates it, exactly as Sections V–VIII do for infrastructure, capacity, and reliability costs. Or "This provision ensures that costs are borne by the Large Load Customer whose demand causes them, consistent with the allocation of infrastructure, capacity, and reliability costs in Parts V–VIII."

9.1 GGES Impact Assessment. As part of the System Impact Study (Section IV), WMGLD will calculate the effect the proposed Large Load Customer's demand would have on WMGLD's blended non-carbon-emitting percentage, using WMGLD's most recent GGES compliance filing as the baseline. New load added without proportional non-carbon supply mechanically dilutes that percentage — for example, a portfolio at 54% non-carbon-emitting (above the 2030 threshold of 50%) can be pushed below threshold by a large enough new load with no non-carbon attributes of its own.

9.2 Compliance Margin. The Light Board shall set and periodically update an internal compliance margin — a buffer above the statutory GGES threshold— to protect against ordinary year-to-year variability in hydro, wind, and other non-carbon output. A new Large Load Customer whose addition would bring WMGLD's projected portfolio below the statutory threshold *or* this internal margin triggers the obligations in Section 9.3.

9.3 Non-Carbon Supply / Attribute Procurement Obligation. Where the GGES Impact Assessment shows a Large Load Customer would push WMGLD's portfolio below the applicable threshold or margin, the Customer shall, at its sole cost, before or concurrent with energization, pay a dedicated GGES Compliance Charge, sized to WMGLD's actual cost of procuring the equivalent non-carbon supply or environmental attributes necessary to fully offset the load's dilutive effect, plus a reasonable administrative margin.

9.4 Alternative Compliance Payment Pass-Through. If WMGLD nonetheless becomes liable for a Municipal Lighting Plant ACP in a year where the shortfall is attributable in whole or part to a Large Load Customer's demand — whether from a procurement failure, force majeure, or delay under Section 9.3 — ACP liability is allocated to Large Load Customers according to their load. It is not recovered through general rates.

9.5 No Cost-Shift to General Ratepayers. No cost of GGES compliance attributable to a Large Load Customer — procurement premiums, environmental attribute costs, administrative margin, or ACP liability — is included in WMGLD's general rate base or recovered through rates charged to residential or small commercial customers. This section operates independently of, and in addition to, the infrastructure and demand-charge recovery in Sections V–VI; it addresses decarbonization-compliance exposure specifically, which those sections do not.

9.6 Annual True-Up. WMGLD will annually true up each Large Load Customer's GGES Compliance Charge against actual portfolio performance, actual non-carbon energy/attribute costs and any change in the statutory GGES thresholds, compliance margin or ACP rate, with adjustments applied prospectively to the following year.

X. Termination, Default, and Stranded Cost Recovery

- Failure to maintain financial assurances, meet minimum billing demand payments, maintain the Advanced Microgrid Facility in dispatch-ready condition or pay the GGES Compliance Charge under Section IX constitutes default.
- On default or early termination, the Exit Fee (Section VII), any unpaid minimum billing demand through the remaining depreciation schedule and any outstanding GGES Compliance Charge or allocated ACP liability become immediately due.
- WMGLD may de-energize dedicated facilities upon termination without obligation to repurpose them for other customers at WMGLD's expense.

XI. Reporting and Compliance

- Annual reporting by the Customer of actual peak demand, energy usage, Advanced Microgrid Facility availability/performance and — where applicable — the status of any non-carbon supply or attributes procured under Section IX.

- WMGLD publishes an annual summary (aggregated, not customer-specific) to the Board and ratepayers showing large-load cost recovery, GGES impact and compliance status and any net benefits.

XII. Reservation of Rights / Severability

WMGLD reserves the right to decline, delay or condition new Large Load service requests where system capacity, financial assurance, GGES compliance or reliability requirements are not met, consistent with G.L. c. 164, G.L. c. 25A, § 11F¾, and applicable DPU precedent. If any provision of this policy is later found unenforceable, the remaining provisions continue in effect.

XIII. Continuity of Service

WMGLD cannot guarantee or provide uninterruptable service due to local or regional system conditions, equipment failures, and weather events. Tarriff requires WMGLD to respond to load shedding requests, load curtailment, system wide voltage reductions, and Under Frequency Load Shedding (UFLS). WMGLD cannot be held financially responsible for loss of service. WMGLD can provide redundant electric service to improve reliability if required. Customer is responsible for designing and maintaining an emergency back-up system if required.

1. Safety			
Goals (What)	**Measures (How/When/Metric)**	**Target**	**Rating (1 to 5)**
1. Reduce Lost-Time Accidents	Number of accidents	1 or less	**0 YTD**
2. Reduce Personal Injuries	Number of injuries	2 or less	**0 YTD**
3. Reduce Responsible Motor Vehicle Accidents	Number of major accidents (>=$7,500 per accident)	0	**0 YTD**
	Number of minor accidents (<$7,500 per accident)	2 or less	**0 YTD**
4. Improve safety practices	Improve safety practices by expanding field safety observation program to include independent third party audits. Develop program, conduct audits, report monthly on observations conducted, findings and corrective actions taken. Develop metrics for 2027	Complete Action	**Vendor contracted Audits begin in September**
5. Safety Training	Percent of employees trained	100%	**Deescalation Training Oct/Nov**
Average			

2. Electric & Gas Systems			
Goals (What)	**Measures (How/When/Metric) SC**	**Target**	**Rating (1 to 5)**
1. Minimize Frequency of Electric System Interruptions	System Average Interruption Frequency Index (SAIFI)	0.5 +/- 5%	**.24 YTD**
2. Minimize Duration of Interruptions for Electric Customers	Customer Average Interruption Duration Index (CAIDI)	58 +/- 5%	**52.8 YTD**
3. Improve Electric System Reliability	Eliminate open wire secondary	5,000 feet per year +/- 5%	**13,357 YTD**
4. Address new Massachusetts Gas Safety Codes	Replace coated steel services	30	**52 YTD**
5. Move gas services outside	Number of services moved outside	60	**54 YTD**
6. Address gas leaks	Class 2 leaks active	100% by 8 months from date of discovery	**0**
	Class 3 leaks	8	**7**
7. Develop Long-Term Plans	Update 3-Year Capital and O&M Plans	Complete action	**November Mtg**
	Refresh 10-Year Strategic Plan Every 3 Years	N/A, done in 2024	**N/A**
8. Energy Park	Complete the Energy Park actvities required for occupancy and meet deadlines	Complete action	**Completed for NEMT in July, On Target for WMHS**
8. Identify threats and risks to gas and electric systems	Climate/Physical: Document electric and natural gas emergency response plans	Complete action	**Plans to be updated in the Fall**
	Cyber/IT: Inventory major systems and end of life expectations	Complete action	
9. Identify areas of potential stranded costs in the gas system	Develop a flexible model to evaluate the impacts of decreasing gas load over time including a BAU assessment and the ability to test scenarios	Complete action	**YAXAY AI project with MIT**

Average

3. Customer			
Goals (What)	**Measures (How/When/Metric) SC**	**Target**	**Rating (1 to 5)**
1. Evolve Offerings	Update energy efficiency and decarbonization offerings to align with net zero by 2050 targets	Complete action	**Evaluting current offerings to update for 2027 plan**
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 , Senior Center Presentation, Chamber of Commerce presentation on Commercial Programs, LEO Presentation in the Fall**
3. Reach and Engage Customers	Report on program spending vs. budget and utilization of this data to set the budget for the following year	Complete action	**November**
	Track participation and energy-related outcomes for customer offerings	Complete action	**November**
4. Explore New Rate Designs to Address Affordability	Develop large load policy and/or tariff	Complete action	**Draft Policy Created**
	Evaluate impact of seasonal heat pump rate on heat pump installations	Complete action	**Completed Results Presented**
Average			

4. Financial

Goals (What)	Measures (How/When/Metric)	Target	Rating (1 to 5)
1. Manage O&M Spending	Electric actual spending vs. budget	100% +/- 2.5%	**On Target**
	Gas actual spending vs. budget	100% +/- 2.5%	**On Target**
	Overtime (excluding Mutual Aid) % of Payroll	16%	**On Target**
2. Manage Capital Spending	Electric actual spending vs. budget	100% +/- 2.5%	**On Target**
	Gas actual spending vs. budget	100% +/- 2.5%	**On Target**
3. Receive Unmodified Opinion on Annual Audit	Deficiencies	0	
4. Manage Account Receivables	Monitor and develop a plan to address issues that arise	Complete action	**Monitoring closely. Have increased**
5. Effectively manage cash flow	Months of cash on hand	3	**Back On Target for 2026**
6. Monitor and evaluate other funding sources	Provide update on funding pursued and how the lessons learned are impacting future strategy	Complete action	**Maintaining Grant Spreadsheet - Draft Policy**

Average

5. Electric & Gas Supply			
Goals (What)	**Measures (How/When/Metric)**	**Target**	**Rating (1to 5)**
1. Improve the coordination of electricity and gas forecasting	Develop coordinated electric and gas 10-year forecasts	Complete action	**On going - Policy Data to Impact**
2. Support Installation of Non-Carbon-Emitting Resources for Customers and the Community	Support Town solar efforts	Complete action	**Solar on WMHS roof on going**
	Identify potential resources and sites	Complete action	**Battery under evaluation for Salem St**
3. Support Decarbonization of the Heating Sector	Support the Town on implementation of the Green Communities Energy Reduction Plan	Complete action	**Continuing to provide support and data**
	Revisit gas moratorium for all Residential new construction	Complete action	**Addressed in June - Issues over existing customers on going**
4. Support Decarbonization of the Transportation Sector	Procure low- and zero-emission vehicles for WMGLD fleet	1	**1 on order - Due Nov**
	Report engagement related to outreach on fleet vehicle charging	Complete action	**Supporting Link**
Average			

6. Regulatory			
Goals (What)	**Measures (How/When/Metric)**	**Target**	**Rating (1 to 5)**
1. Update the Board on Legislative and Regulatory Matters	Incorporate updates as a standing agenda item for Board meetings, in addition to pressing updates	Complete action	**On Going - Part of Monthly Board books from 3+ sources**
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)	58% by Year End	**On Target**
Average			

7. Workforce Development			
Goals (What)	**Measures (How/When/Metric) SC**	**Target**	**Rating (1 to 5)**
1. Develop staff	Develop staff capabilities through Board presentations on projects or efforts	Complete action	**On Target for 2026**
	Provide customer-centric training	Complete action	**On Going - Public Power and Program Training**
2. Identify New Roles and Skillsets	Develop a succession plan for key leadership positions	Update plan annually	**Developing Reorg Plan for 2027**
3. Solicit Employee Feedback	Investigate and report out on conducting an employee survey	Complete action	**In Progress - To be completed Q4**
4. Complete negotiation of collective bargaining agreements	Sign supervisory and employee association contracts	N/A, done in 2025	**N/A**
Average			

Scoring Matrix

1_Safety		20%	
2_Electric & Gas Systems		20%	
3_Customer		15%	
4_Financial		15%	
5_Electric & Gas Supply		10%	
6_Regulatory		10%	
7_Workforce Development		10%	
		100%	0%

	Without additions	With additions	Maximum Incentive	
Total Rating (out of 100%):				
Awarded Incentive:			6.00%	
			3.00%	Supervisory association

Rating system is 1-5 with a score of 4 equals meets expectations