

WEST BOYLSTON MUNICIPAL LIGHTING PLANT

4 Crescent Street, West Boylston, Massachusetts 01583

Telephone (508) 835-3681

Fax (508) 835-2952

Board of Light Commission, Regular Session Meeting Minutes, January 3, 2023

Meeting started at 5:00pm.

Present: Commissioners Win Handy, Tony Meola, and Jim Pedone were present. GM Fitch and Assistant GM Allen were present.

Agenda: The Board approved the agenda without changes or corrections.

Meeting Minutes: The Board reviewed and approved meeting minutes from October 4, 2022, and November 1, 2022.

Customer Issues: The Board and GM discussed the following customer issues.

- WBMLP is removing hazardous trees from Malden Street
- 30 Central Street: WBMLP requested customer to remove hazardous tree
- WBMLP is removing additional hazardous trees on Worcester Street
- 18 Malden Street. There is a potential 192-unit (106 1-bedroom, 67 2-bedroom, and 19 3-bedroom) apartment development in 3 buildings.

2022/2023 Financials and Budget: The Board and GM discussed the financial audit currently underway. The Board reviewed income statement to date. GM Fitch requested a workday Board meeting with MMWEC to review financing options for garage and review of reserve trust account. Board agreed and GM Fitch will schedule.

New Billing Software: The Board and GM discussed WBMLP's existing software which has been in use for over 30 years. GM Fitch stated that an upgrade is necessary to prepare for AMI, new electricity rates, TOU billing, e-billing, and billing new services in the future. It is also a business risk we need to mitigate. This new hosted solution includes work order management tool that would automate our work order process. The Board and GM reviewed the attached cost analysis.

Commissioner Pedone made a motion to approve the purchase of a new billing system. Commissioner Handy seconded the motion. The Board discussed the motion and requested GM Fitch to discuss with NISC the following questions:

- How does NISC ensure cybersecurity, hacking, ransomware on the hosted solution?
- What happens if there is an attack/security breach?

WEST BOYLSTON MUNICIPAL LIGHTING PLANT

4 Crescent Street, West Boylston, Massachusetts 01583

Telephone (508) 835-3681

Fax (508) 835-2952

- Do you maintain backup equipment to minimize downtime if there is an equipment failure at your site?
- What is the high-level schedule for our installation?

The Board voted 3-0, approving the purchase of a new billing software system.

Winter Reliability: GM and Assistant GM let the Board know WBMLP is updating its load shedding plans in case rolling blackouts are necessary. If the region experiences extremely cold weather over multiple days in a row, the regions natural gas supply may not be adequate to supply both residential heating and energy generation at the same time. ISO-NE experienced a capacity shortage December 24th, Christmas Eve.

29 Prospect Street Garage Project: Assistant GM provided the Board a project update. Construction will start in early 2023. In preparation, WBMLP needs a Board vote if we decide to fund a portion of the construction costs through MMWEC's pooled loan program. The Board reviewed and is considering the attached reimbursement resolution required by MMWEC.

Battery Energy Storage System (BESS): The Board and GM discussed the BESS shared savings project. Contract documents between Delorean Power and WBMLP are almost finished. Delorean will install a 3MW/9MWh BESS, worth \$4.3M in NPV to WBMLP over 20 years. Delorean and WBMLP share 52/48% the transmission and capacity cost savings generated from projected.

2015A Update: GM Fitch provided the Board a project update on our co-owned 55MW natural gas capacity and balancing resource under construction in Peabody. The gas turbine, generator, transformer, and all the other major components are almost fully installed. The project will be essentially fully assembled by the end of January 2023. Internal construction, wiring, and commissioning will continue through April 2023. We expect the project to be fully operational by June 2023.

WBMLP Office Accessibility: Architect is preparing design to renovate front entrance and install ADA ramp and parking space.

Wachusett Causeway LED Lights: WBMLP installed the sample LED column to install on the utility poles along the Wachusett Causeway.

Fast DC Level III Charger: GM Fitch provided a project update to Board. Construction is expected start soon depending on winter weather.

WEST BOYLSTON MUNICIPAL LIGHTING PLANT

4 Crescent Street, West Boylston, Massachusetts 01583

Telephone (508) 835-3681

Fax (508) 835-2952

Paul X. Tivnan Town Land: The Board briefly discussed additional solar on the town parcel at Paul X. Tivnan Dr. The DPW stated the wooded section of their lot is suitable for cemetery use. The DPW plans to issue an RFP to develop property.

Meeting adjourned at 6:11pm.

Winthrop Handy, Chairman

Anthony Meola Jr,

Jim Pedone