



Date: October 3, 2024
To: Municipal Light Board: Warren Leon (Chair), John Dalton, Brian Foulds, Alice Kaufman, and Bianca Taylor
From: Jason Bulger, CMLP Director
Subject: Agenda for Virtual Light Board Meeting on **Oct. 9, 2024 at 7:30 A.M.** (Zoom link below)

- 7:30 AM 1. **Call to Order**
- 7:30 AM 2. **Meetings and Minutes** 5 Minutes Chair
 • Vote to accept the minutes of September 11, 2024.
 Upcoming Meetings:
 Nov 13, 2024; Dec 4, 2024; Dec 11, 2024*; Jan 8, 2025; Feb 12, 2025; Mar 12, 2025
 *This is a placeholder. If needed for rate adoption, we will have the meeting; if not, we won't.
- 7:35 AM 3. **Chair's Update** 5 Minutes Chair Information
- 7:40 AM 4. **Director's Update** 10 Minutes Director Information
- 7:50 AM 5. **Broadband Update** 5 Minutes Director Information
- 7:55 AM 6. **Time-of-Use Rate Timeline** 30 Minutes Director Discussion
Background: CMLP plans to shift to an opt-out time-of-use (TOU) rate in the future.
Purpose: Staff will present an outline of the specific meeting-by-meeting requirements necessary to develop and adopt a residential opt-out TOU rate. Board members can make suggestions as we seek to finalize the plan.
- 8:25 AM 7. **AEGIS Assessment & Recommendations** 15 Minutes Director Information
Background: Earlier this year, CMLP volunteered for an assessment by AEGIS, our excess insurance provider.
Purpose: Hear a summary of the assessment and its recommendations; learn how CMLP plans to act based on these recommendations.
- 8:40 AM 8. **Second Meter Fee** 10 Minutes Director Discussion
Background: Customers may have second meters for a variety of reasons. Historically, if the second meter was sub-metered to a customer's main meter, the customer was not assessed a second monthly meter fee. If the second meter was connected "line-side" to CMLP, the customer is charged a second monthly service charge. The goal is to find a way to reduce the second meter fee under some circumstances without changing all existing rates; the TOU rate will allow us to truly resolve the issue.
Purpose: Determine if the EV rate proposed in November of 2023 can be a suitable stop-gap until an opt out Time-of-Use rate could address all scenarios.



CONCORD MUNICIPAL LIGHT PLANT

ELECTRIC | BROADBAND | ENERGY MANAGEMENT

- 8:50 AM 9. **Middle School Solar & Battery RFP Update** 15 Minutes Director Information
Background: CMLP was authorized to install solar and battery storage at the new middle school.
Purpose: Get an update on construction efforts and the RFP being developed.
- 9:05 AM 10. **Liaison & Public Comments** 5 Minutes Chair Information
- 9:10 AM 11. **Adjourn**

Distribution: Select Board (1 copy)

Kerry Lafleur	Carole Hilton	Joe Repoff	Eric Simms
Jan Aceti	Laura Scott	Jeff Cosgrove	Cameron McKennitt
Jason Bulger	Karlen Reed	Michael Hale	

Join Zoom Meeting

<https://us02web.zoom.us/j/83853970051?pwd=akVzemJRQk8vNTJRUnNlOS9NNDNFuQT09>

Meeting ID: 838 5397 0051

Passcode: 661712

One tap mobile

+16469313860,,83853970051#,,,,*661712# US

+13017158592,,83853970051#,,,,*661712# US (Washington DC)

Find your local number: <https://us02web.zoom.us/u/kbA1MReajb>

Link to view recordings of previous Light Board Meetings:

<https://www.youtube.com/@MinutemanMediaNetwork/search?query=Concord%20Light%20Board>

Link to view the Director's Updates:

<https://concordma.gov/1106/Municipal-Light-Board>

Link to view the Broadband Monthly Updates:

<https://www.concordma.gov/3148/Monthly-Updates>

Concord Municipal Light Plant Updates

October 9, 2024

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- Power Supply 5
- Customer Service / Metering 6

Organization, Transition, and Industry

- Town Manager Kerry Lafleur appointed Jason Bulger, who has served for 8 months as Interim Director, the next permanent Director of the Concord Municipal Light Plant. A huge debt of gratitude goes out to the people who participated in the panels as well as the staff who provided input into the process.
- If it is complete, the 2023 audit will be presented by Marcum to the Financial Audit Advisory Committee on October 9, 2024.
- Greater public input on FERC Decisions is possible with their expanded eComment system. Now you can easily share your voice on a wider range of FERC proceedings, including rulemaking, policy changes, and matters related to electric markets and administration (whereas before you could only comment on things like natural gas pipelines). The streamlined eComment system allows you to submit comments in various formats (typing or pasting) through a user-friendly online application. Once submitted, your comments are uploaded to the relevant docket within the FERC eLibrary, ensuring they are readily accessible to the Commission.
 - To explore the eComment system or gain further information on participating in FERC proceedings, feel free to contact the Office of Public Participation at their website <https://www.ferc.gov/OPP> or email them at opp@ferc.gov.
- The U.S. Department of Energy has released the National Transmission Planning (NTP) Study, a comprehensive analysis of future grid needs. The study finds that a significant expansion of the transmission system is necessary to meet growing demand and ensure grid reliability. By investing in transmission infrastructure, the U.S. could save billions of

dollars in system costs while promoting interregional cooperation and supporting renewable energy integration. Read the executive summary here:

<https://www.energy.gov/sites/default/files/2024-10/NationalTransmissionPlanningStudy-ExecutiveSummary.pdf>

- ISO New England provided a more thorough summary of the scarcity event that occurred on August 1, 2024. You can review the slides here: <https://www.iso-ne.com/static-assets/documents/100015/npc-2024-09-05-04-scarcity-event-2024-08-01.pdf>
- In allowing a base distribution rate increase for National Grid, the Department of Public Utilities also required them to add additional discounts for low-income households (without inclusion to a rate assistance program) as well as a special discount for heat pumps. From the order:
 - *The heat pump rate offerings will reduce the variable kilowatt hour rate associated with electric use during the winter when heat pumps would result in increased electricity use to replace traditional fossil fuel heating equipment. The Company's heat-pump rate will be a reasonable, cost-efficient solution to assist in the reduction of greenhouse gas emissions and encourage non-emitting renewable sources of energy. The Department directs the Company to engage in meaningful outreach and education efforts to raise awareness of the heat-pump rate option once it is approved.*

Energy Management

- CMLP's EV Showcase attracted 135 attendees on September 14th. Event participants had the opportunity for a close-up look at over fifteen EVs ranging in size and price point, and to talk with their owners and Energy New England's EV Specialists. CMLP staff answered questions about the rebates and services we offer, and Sustainability Director Eric Simms was there to field questions about Concord's Climate Action Plan. Attendees also chatted with members of Mothers Out Front, who displayed several types of e-bikes at the event. The Concord Bridge published an article about the event in their September 27th edition: <https://concordbridge.org/index.php/2024/10/02/electric-vehicle-showcase-gets-concord-charged-up/>





- Upon a recommendation from CMLP’s EV Working Group, composed of Concord residents, CMLP, ENE and Town staff, CMLP’s Engineering Division erected a new sign at the Main Street EV charging station designed to discourage “ICEing” – which is when gasoline-powered vehicles occupy EV charging spaces, preventing EV owners from using the station. The sign explicitly states that violators are subject to a minimum \$25 fine.



Battery Storage and Solar Project Updates

- We are awaiting the analysis by our consultant PLM relating to the total solar capacity allowable. We expect this deliverable in the near future.
- With Order 2023 delayed, we are back to the serial delayed study window for our solar and battery projects. Energy New England continues to watch this and provide weekly updates on the potential changes along with context on how it affects our projects.
- The middle school solar RFP is sitting with legal counsel for review before its release. We will provide an overview of the project status at the 10/9/2024 Light Board meeting.

Advanced Metering Project Updates

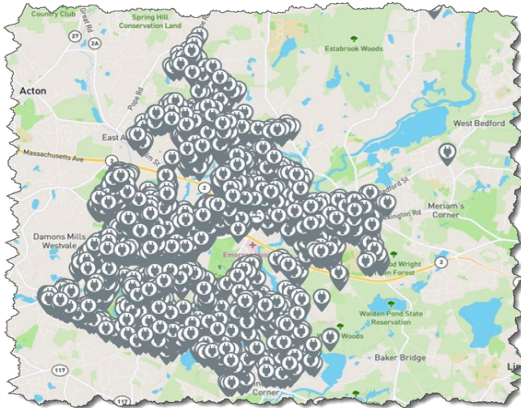


Figure 1: Advanced meters installed - July 2024

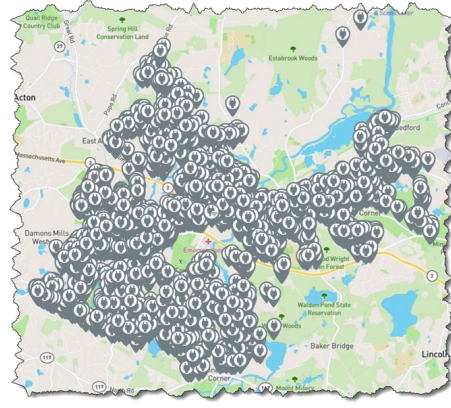


Figure 2: Advanced meters installed - August 2024

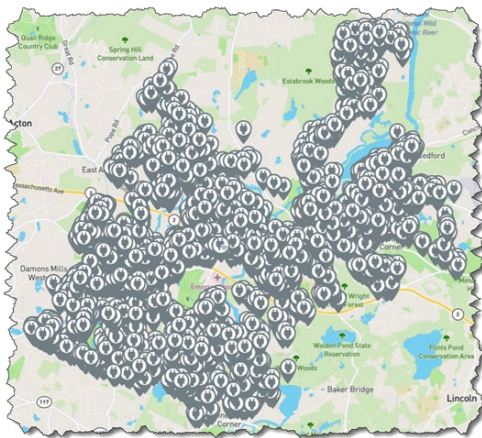


Figure 3: Advanced meters installed - September 2024

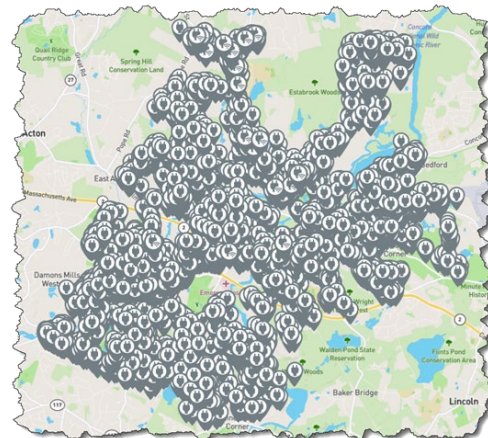
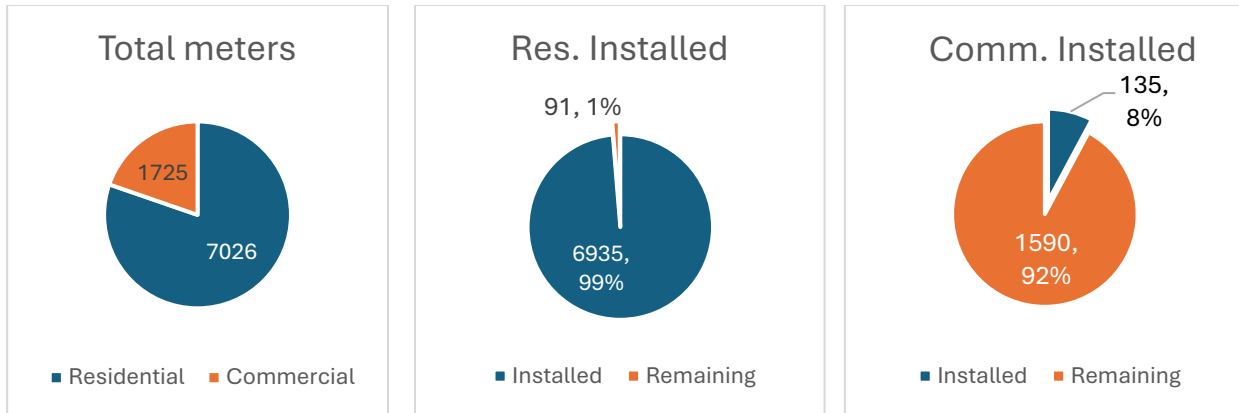


Figure 4: Advanced meters installed - October 2024

- The above maps are probably the last time we will update those in a monthly CMLP update document since we are largely done with residential installations. The remainder of the meters will be within the territory already installed. Go team!!
- We have approximately 7026 residential meters installed to date, or approximately 99%, with the help of the Hercules Electric contractor. We started installing commercial meters and have installed about 135 meters so far.
- CMLP's electrician has installed approximately 311 load control relays or 74% for customers who participate in our load control programs (roughly 420 customers) including water heaters and electric thermal storage heaters.
- To date, 36 customers have opted out of receiving a new AMI meter.
- We have been troubleshooting the gateways, of which we have had 5 fail so far with various issues. Most are back up and running, but we continue to look to understand what exactly is happening.



Engineering and Operations

- CMLP facilities upgrades are being discussed and catalogued. Engineering and Operations assisted with the annual budget process.
- We have sent two crew members to the Laurens, South Carolina Electric Co-op to assist with power restoration efforts after the devastating effects of Hurricane Helene. We appreciate their willingness to go and for the team’s willingness to maintain operations here in Concord.
- The team is wrapping up accessibility work on the Level 3 chargers at Rideout Park. Our pavement contractor became unavailable, and we have located another, who will hopefully pave as soon as the Town approves the purchase order request.

Power Supply

- Laura Scott attended the annual Public Utility Risk Management Association’s customer conference and board meetings in Pittsfield, MA. It was a cyber security summit, but there was also an excellent presentation from the Associated Electric & Gas Insurance Services company on loss prevention for battery energy storage systems. As a result of this meeting, CMLP has invited AEGIS to present a BESS loss prevention seminar to CMLP as well as other Town stakeholders including the fire, town planning and code departments. The PURMA annual conference was also an opportunity to network with other Northeast municipalities.
- Prepared CMLP’s 2025 load forecast. We anticipate seeing annual demand growth of 2.9% assuming normal weather. As the next step in the budgeting process, ENE will create the power supply portfolio based on CMLP’s load forecast.
- CMLP has identified a consultant to help draft the BESS RFP for the Middle School. Our aspirational goal is to issue and award a BESS RFP by December 31, 2024.

- Met with MMWEC to discuss their [Connected Homes product](#), which allows customers to save money by enrolling connected devices and distributed energy resources (like electric vehicles).
- Received tax analysis from Baker Tilly. Estimated project cost recoverable for the MS is 31% for domestic content and 21% and 23% for non-domestic
- Attended APPA's business and financial conference in Cleveland. Topics included: rate design, power prices, and the economic outlook.

Customer Service / Metering

- Several staff representing Customer Service, Operations, and Finance attended the NISC user conference (MIC) in late September. Each staff member attended several different learning sessions and had the opportunity to network with members of other utilities using NISC systems across the country. Attendees came back energized with new information on how to use the software and new ideas to improve processes.



- The 2024 lien process is underway. Lien messaging was added to the utility bills and SmartHub and will run for 2 bill periods per cycle from October to the end of November. Any customer with arrears 60+ with their electric, water, and sewer accounts as of November 30th will receive a lien on their December 2024 tax bills.
- The Customer Services Specialists are completing several webinar training modules for the billing system and other topics including an APPA webinar on Public Power.



TOWN OF CONCORD MUNICIPAL UTILITIES

ELECTRIC | WATER | SEWER | TELECOMMUNICATIONS

August 2024 – Broadband Updates

Concord Broadband is pleased to share the following updates and information from the past month. Please do not hesitate to contact us at broadband@concordma.gov should you have any questions, concerns, or feedback.

Operations

We have been reviewing applicants for the Network Engineer position. We have had over 50 applicants since the position was posted. Interviews are expected to begin in the next two weeks and continue until we have a successful candidate.

A few weeks earlier, Jason Bulger was named the permanent Director of the Concord Municipal Light Plant. Town Manager Kerry Lafleur has decided that Jason will retain oversight of Concord Broadband, keeping this important subsidiary under the Light Plant umbrella. The next CIO will likely continue to provide strategic input and security review over operations.

Capital Planning

Several staff at the Concord Municipal Light Plant met in early October to discuss the capital budget for Concord Broadband. We are at the tail end of the planning phase for our new equipment roll-out, so we are expecting our XGS-PON project to hit during calendar year 2025. We also anticipate having to replace one of our vans, which are used to pull fiber and perform repairs.

The Benefits of Municipal Fiber-to-the-Home Internet

In today's digital age, high-speed internet is no longer a luxury but a necessity. From remote work and education to streaming entertainment and online gaming, a fast and reliable connection is essential for seamless participation in modern life. While various internet providers offer different solutions, municipal fiber-to-the-home (FTTH) is a compelling alternative due to its numerous advantages.

One of the key benefits of municipal fiber is the provisioning of symmetrical upload and download speeds. Unlike traditional cable or DSL internet, which often offer slower upload speeds, fiber provides consistent speeds in both directions. This is particularly advantageous for activities that require significant data uploading, such as online backups, video conferencing, and live streaming.

Another significant advantage of municipal fiber is reduced congestion. Fiber optic cables have a much higher capacity than traditional copper cables, allowing for more data to be transmitted simultaneously. This

Upcoming Maintenance

We have identified some fibers that pulled out of a splice case at Conant and Laws Brook. We are working with a vendor to make plans to replace the whole case, which could result in a multi-shift operation to complete.

We will post more information about this and other maintenance windows here:

<https://concordma.gov/3144/Broadband-Maintenance>

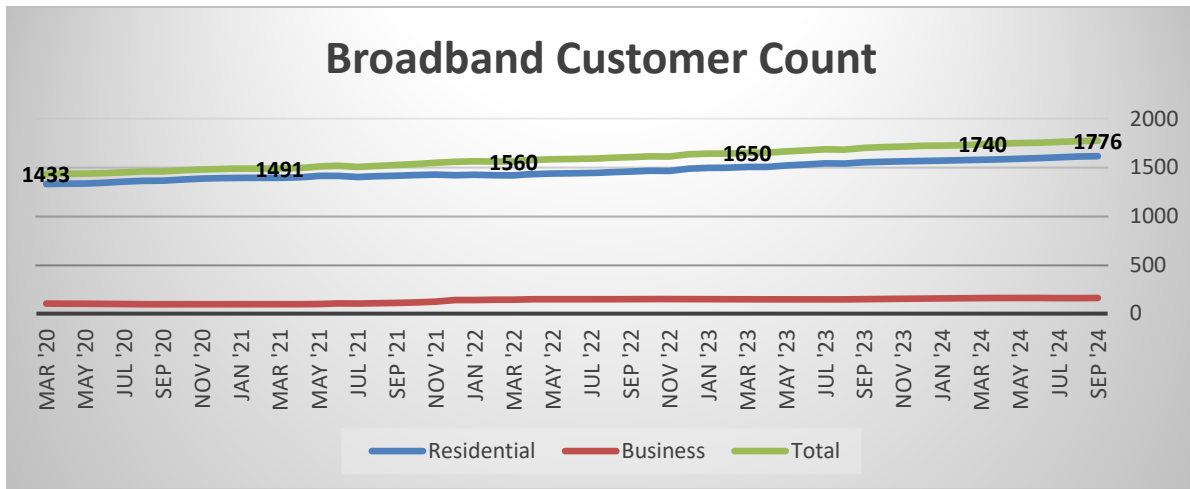
translates to faster speeds, even during peak usage times, ensuring a consistent and reliable internet experience.

In addition to technical benefits, municipal fiber often offers transparent pricing models. Unlike some commercial internet providers that may bundle services or include hidden fees, municipal fiber networks typically provide straightforward pricing plans with no surprises. This allows users to accurately budget for their internet expenses and avoid unexpected charges. Concord Broadband has not raised its rates... ever! But we have increased our speeds for no extra charge.

Municipal fiber networks are generally owned and operated by local governments, which means they are less likely to sell customer data. This commitment to privacy provides users with peace of mind knowing that their personal information is protected and not used for commercial purposes. Concord Broadband lays out our commitment to the community and our stance on privacy here: <https://concordma.gov/3011/Why-Concord-Broadband>

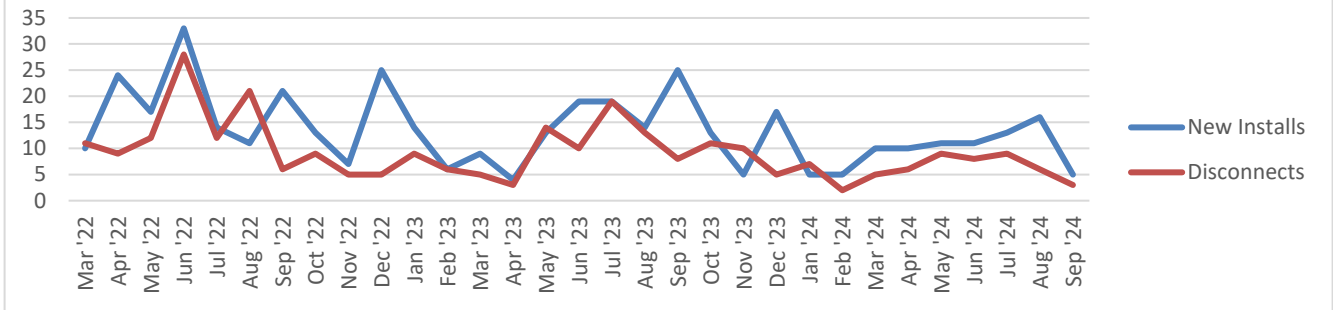
We think this value proposition is clear, and so do 1776 customers in Concord, Massachusetts! If you want to learn more about signing up for Concord Broadband, head over to <https://concordma.gov/broadband> to learn more.

Monthly Metrics and Business Data



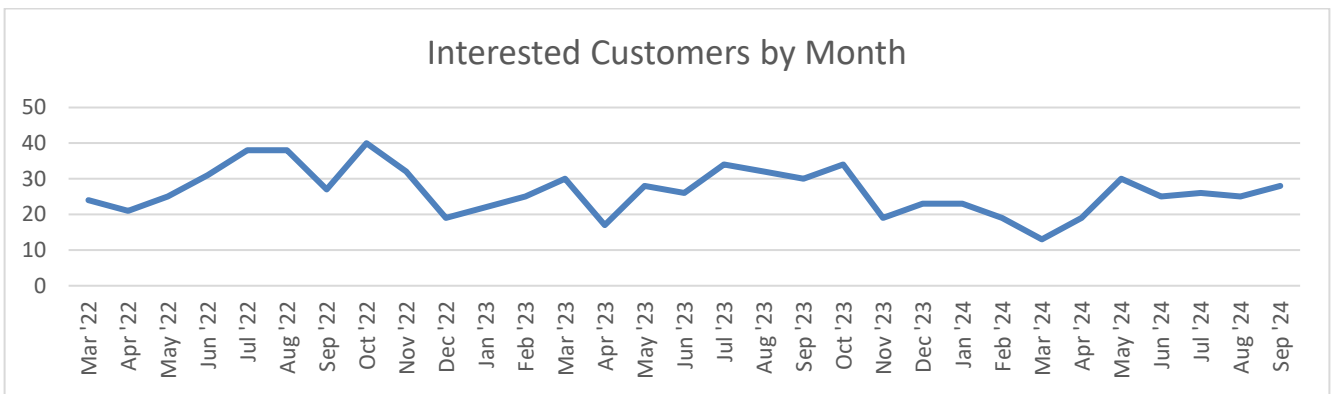
(Customer count: March 2020 – September 2024)

Monthly New Customer Installs and Disconnects



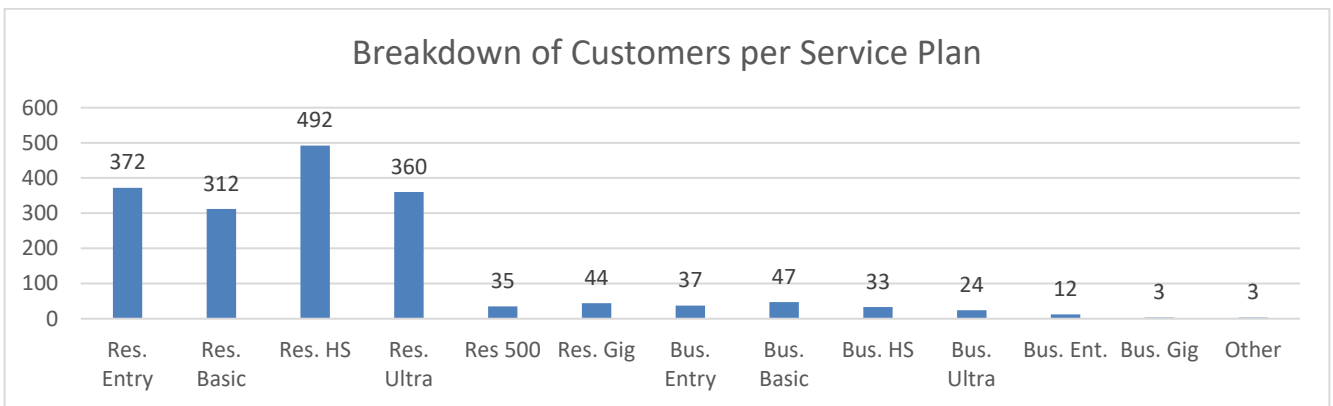
(The number of new installations and disconnects completed each month.)

Interested Customers by Month



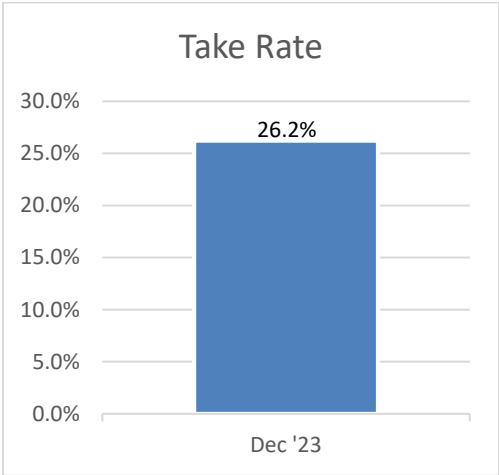
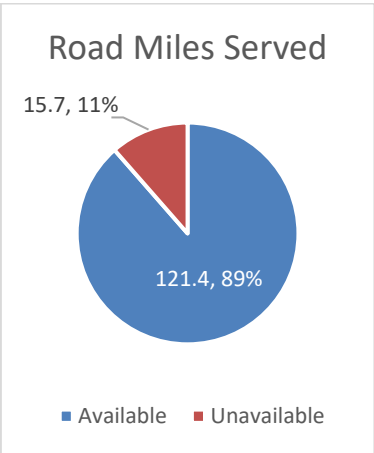
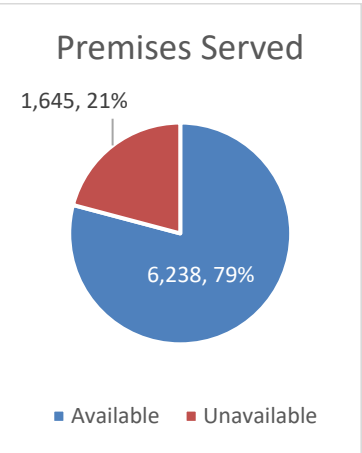
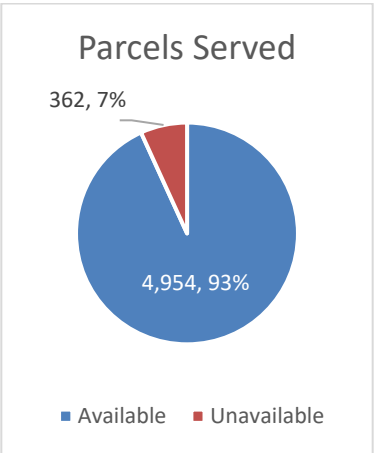
(This is the number of individuals who submit the Broadband interest form, whether they are in the current service area or not.)

Breakdown of Customers per Service Plan



(This is the number of each customer on our different service plans as of 9/30/2024.)

Other Metrics



(As of 12/1/2023)

Appendix

Fiber Broadband Completion Task Force's Report Goals

Goal	Type	Priority	Responsible Party	Additional Info.
Policies (p.39)				
• Universal Access	Policy	Highest	Select Board/Town Meeting	
• Expansion outside current territory	Policy	Low	Select Board/Town Meeting	Conversations happening
• Support Economic Vitality, Sustainability, Equity & Inclusion	Policy	High	Select Board/Light Board/TM Economic Development	Rate subsidy planned
• Affordable Housing	Policy	Medium	Select Board/Housing Groups	Rate subsidy planned; working on Concord Housing Authority properties
• Public Safety	Policy	Medium	Select Board/Town Manager	
• Education	Policy	Medium	Select Board/School Dept.	
• Government Access (PEG)	Policy	Medium	Select Board/PAAC	
Recommended metrics for tracking (p.41)				
• Parcels served	Metric	Medium	Town Staff/Light Board	Complete; will report quarterly
• Premises served	Metric	Medium	Town Staff/Light Board	Complete; will report quarterly
• Road miles served	Metric	Medium	Town Staff/Light Board	Complete; will report quarterly
• Subscribers	Metric	High	Town Staff/Light Board	Complete; will report monthly
• Take rate	Metric	Medium	Town Staff/Light Board	Complete; will report quarterly
• Churn	Metric	High	Town Staff/Light Board	Complete; included in monthly report
• Installations	Metric	Highest	Town Staff/Light Board	Complete; will report monthly
Governance (p.39)				
• Track progress against completion	Metric	Highest	Light Board/Town Staff	Working on this
• Rate of return policy	Policy	High	Light Board/Town Staff	Working on this
• Financial goals with regular reporting	Policy	High	Light Board/FinCom	Working on this
• Retained earnings and reserve policy	Policy	High	Light Board/FinCom	Working on this

Goal	Type	Priority	Responsible Party	Additional Info.
Strategic Planning Goals (p.43)				
• Marketing and growth	Metric	High	Light Board/Town Staff	Working on this
• Business return	Policy	High	Light Board/Town Staff	Working on this
Budgeting Process for Fiber Expansion (p.41)				
• Expand to fill existing opportunities	Planning	High	Light Board/Town Staff	
• External funding sources	Research	Medium	Light Board/Town Staff	Working on this
• ARPA Relief Funds Allocation, incl. Lost Revenue	Finance	Highest	Select Board/Town Manager	Complete
• Review/Confirm Internal Loan Findings	Finance	Highest	Financial Audit Comm/Staff	Complete
• Review and Rescind PILOF to MMN	Finance	High	Select Board/Town Manager	Complete
Capital Planning Process (p.42)				
• Review/Revise Debt financing schedule	Policy	Highest	Light Board/Town Staff	In progress; due to positive financial situation, anticipating being able to repay faster.
• Quantifying cost of expansion	Planning	Medium	Town Staff	Working on this
• How to fund expansion	Planning	Medium	Light Board/Town Staff	Working on this
• Revise/refine methods for computing ROI	Planning	Medium	Light Board/Town Staff	Working on this
Construction and Logistics (p.42)				
• Vibratory plow – direct buried fiber cables	Operations	Medium	Town Staff	Working on this
• Revise/Refine Communication conduit construction standards and guidance	Policy	Medium	Town Staff	Working on this
• Integrate Fiber construction with the Roads Program – focus on Streets without fiber that already have underground electric	Planning	High	Town Staff	Working on this

Time of Use – Key Milestones

October 2024

Overview of implementation

November 2024

Determine level of detail presented on bills

December 2024

Lessons learned from other utilities

January 2025

Residential Assistance Rate

February 2025

Electric Thermal Storage (ETS)

March 2025

Second meter fees/virtual net metering

April 2025

Lessons learned from other utilities

June 2025

COSS present solar net metering and tier differentials

July 2025

Discuss new solar net metering rate

August 2025

Light Board votes tier price differentials and solar net metering

September 2025

Time of Use rate established

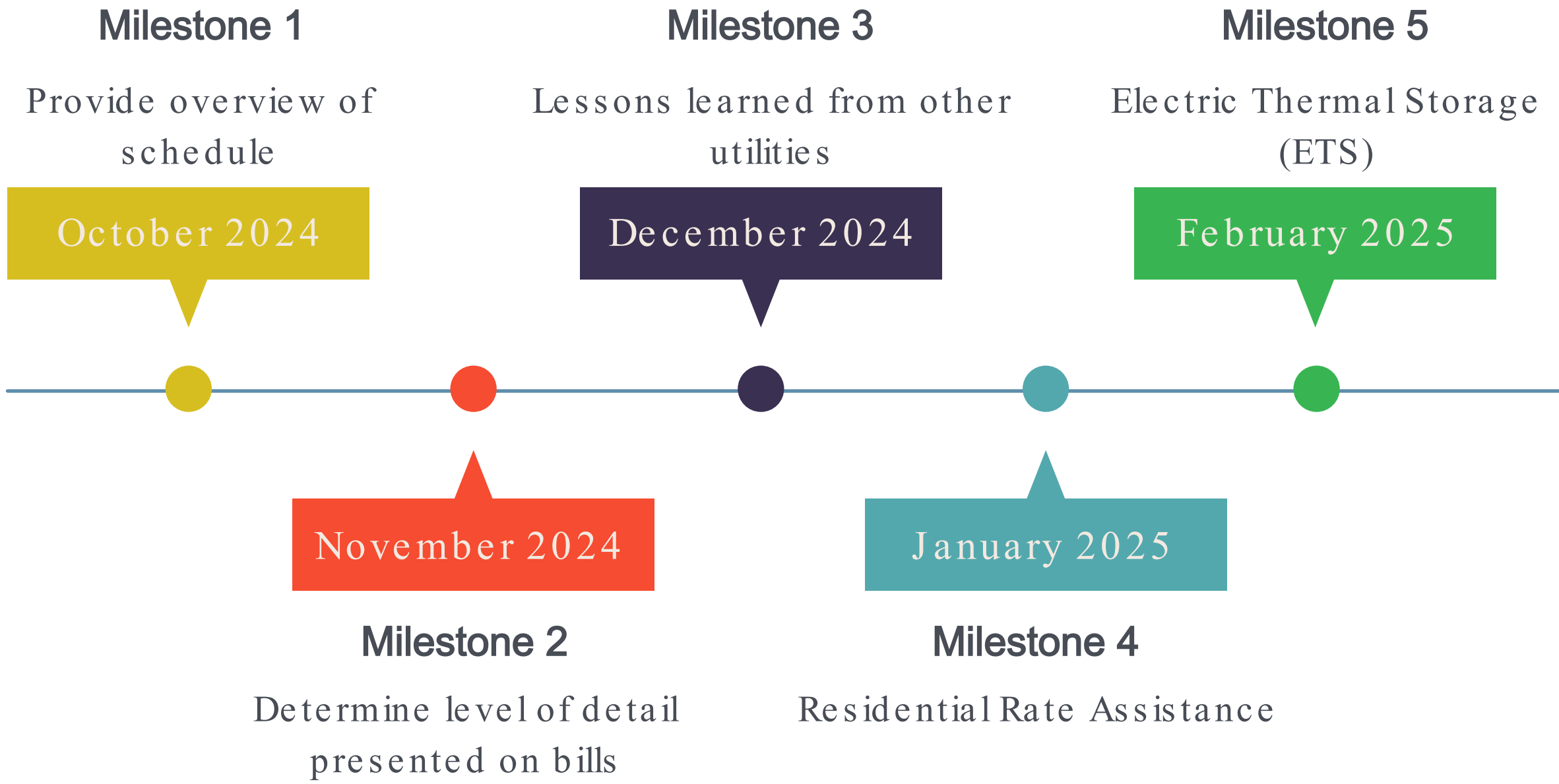
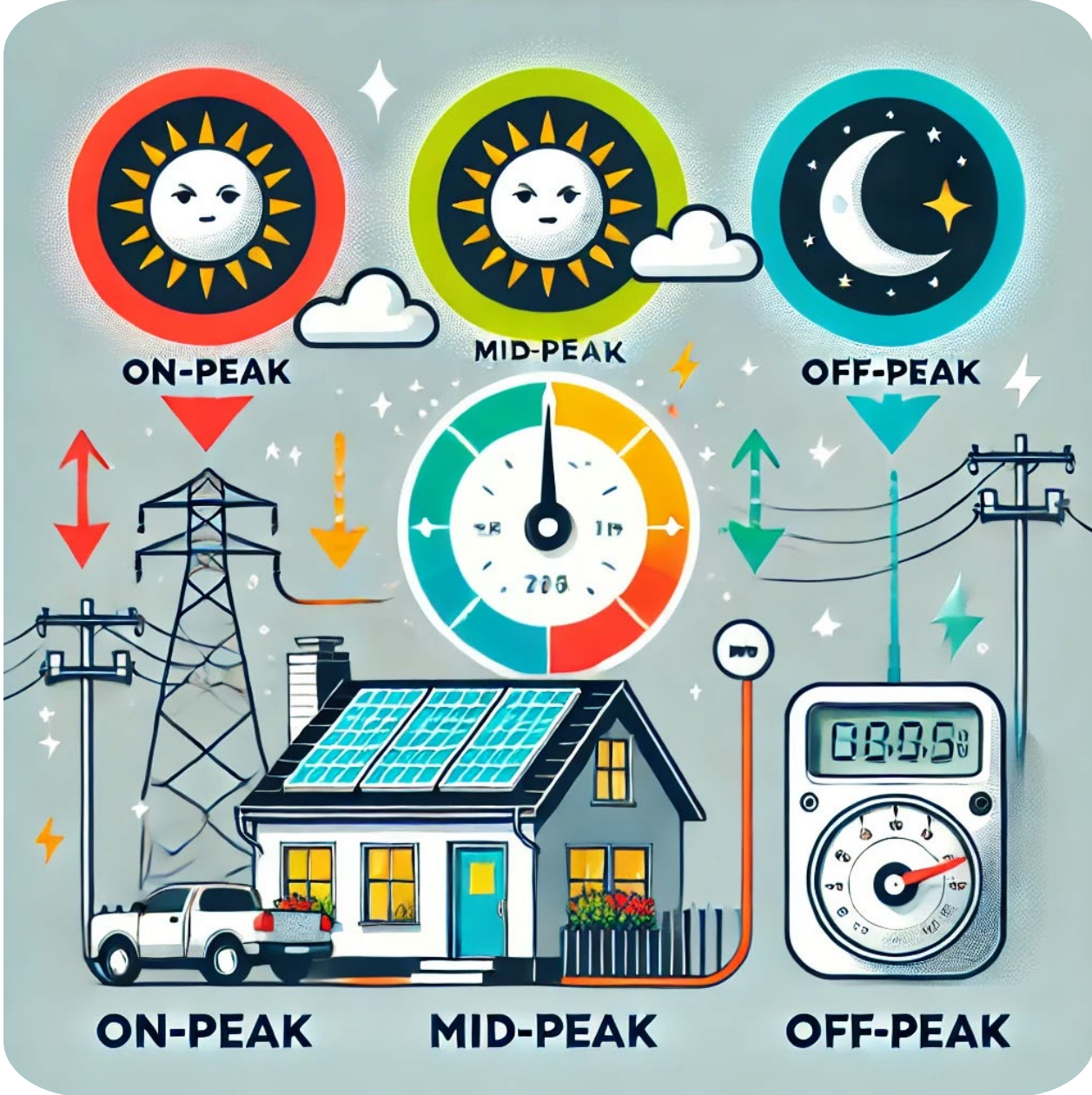
November 2025

Update COSS Time of Use rate with 2026 budget numbers

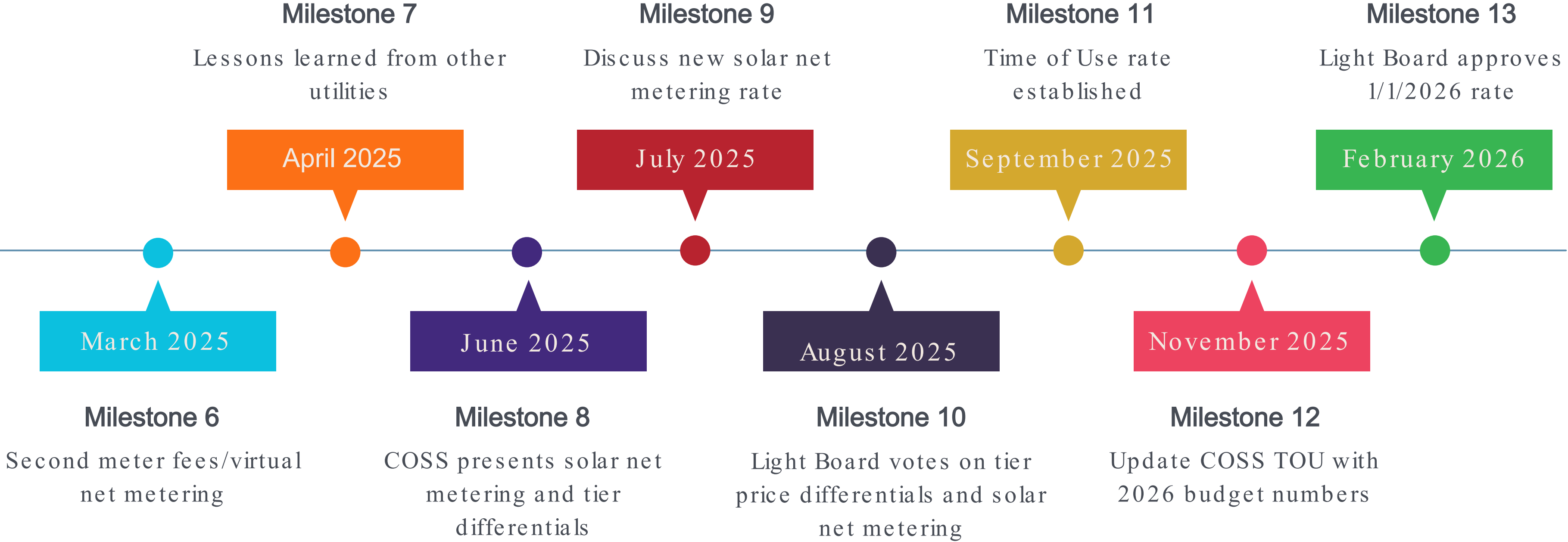
December 2025

Light Board approve 1/1/26 rate

Time of Use – Key Milestones



Time of Use – Key Milestones





AEGIS Assessment: 2024

Background

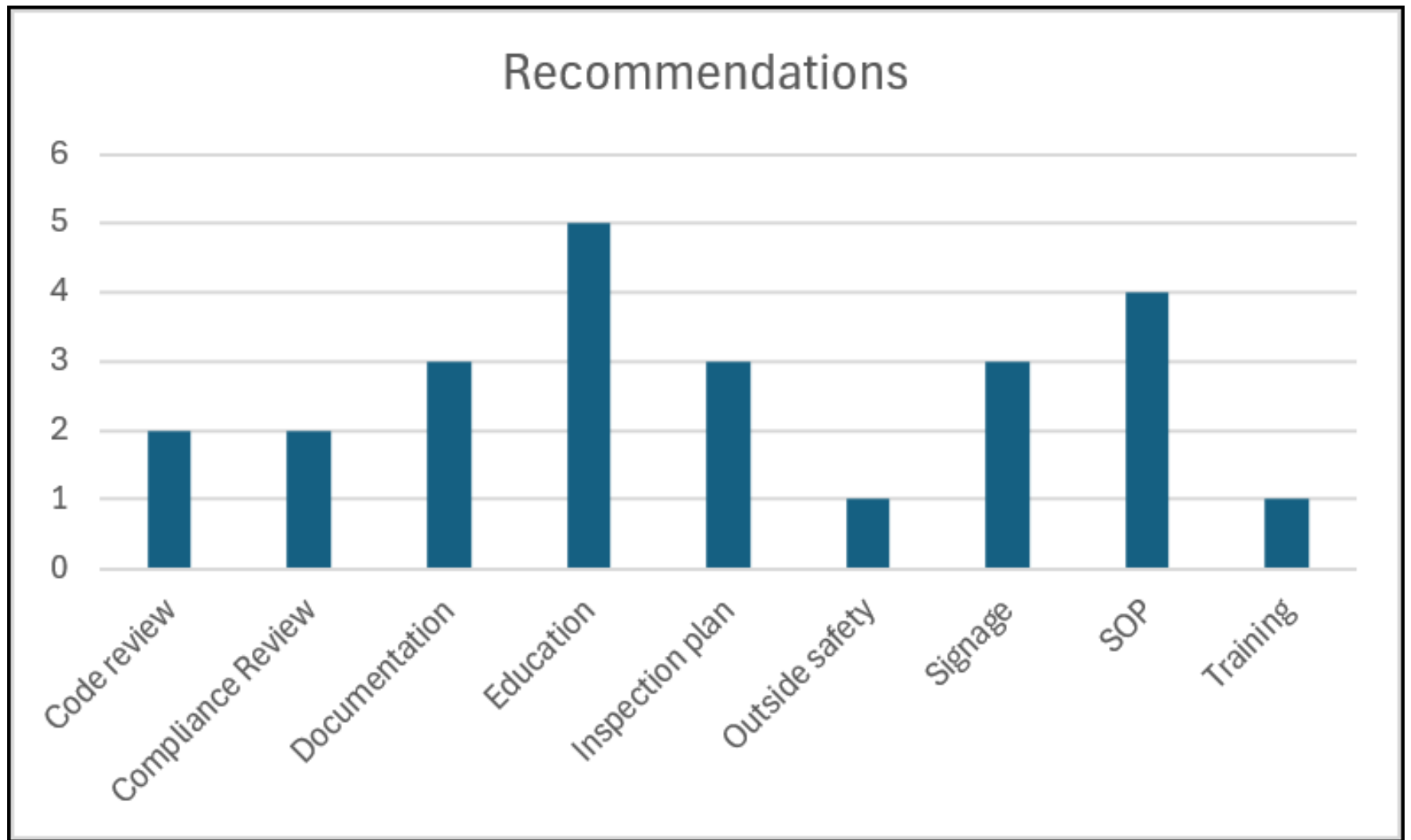
- AEGIS (Associated Electric & Gas Insurance Services) provides about 40% of the Light Plant's excess liability coverage.
- They offered 2 municipal utilities a free comprehensive assessment, and CMLP volunteered.
- The assessments were conducted between April 30 and May 2, 2024

Areas of Study

- Substation Design, Construction and Inspections
- Distribution Design, Construction and Inspections
- Vegetation Management
- Pole Inspection
- Joint Pole Use/Ownership Operations
- Call Handling Practices and Procedures
- Downed Wire Dispatch Procedures
- Public Safety and Awareness
- Contractor Safety Review and Evaluation

Preparation & Execution

- The CMLP Senior Leadership Team discussed this assessment several times and gathered documentation and policies to send to AEGIS prior to the assessment.
- At least three staff members escorted the Assessor around for 2.5 days.



Recommendation Categories

- Add signage on substation perimeter fencing
- Add signage with CMLP contact information

Signage examples



Inspection plan examples

- Consider adding inspection plans for:
 - Overhead distribution system
 - Pad-mounted equipment
 - Wooden pole



- Consider providing education to:
 - School-aged children
 - First responders
 - Construction and maintenance businesses



Education examples

Documentation examples

- Use a regular substation inspection form
- Store substation inspection forms
- Utilize work order management system for all issues



- Consider developing SOPs regarding:
 - Reconnection of customer power
 - Tagging rejected wooden poles
 - Trouble call dispatching



SOP examples

Final takeaways and action items

- AEGIS provided a form to track all recommendations.
- Staff have already begun taking into consideration all recommendations.
- We have a tracker that includes attributes about each recommendation.
- Staff spent a tremendous amount of time on this, and it has only increased the safety and professionalism of our operations. Thank you!

**CONCORD MUNICIPAL LIGHT PLANT
ELECTRIC RATE SCHEDULES**

RATE R-EV SM
RESIDENTIAL SERVICE – ELECTRIC VEHICLE CHARGING SEPARATE METER

Mass DPU No. XX
New Rate

Effective: TBD

The Electric Vehicle Charging Separate Meter rate (R-EV SM) is an optional residential rate for customers with a separate meter installed for the sole purpose of charging one or more electric vehicles. Customers choosing Rate R-EV SM will pay the regular tiered charges in Rate R-1, but will pay a lower meter fee for the second meter. The Power Cost Adjustment Clause, the NYPA Power Cost Adjustment Clause, the Underground Utilities Charge and the CMLP Rules and Regulations are incorporated by reference as a part of this rate schedule.

Availability

This rate schedule is available throughout the entire territory served by the CMLP Electric System (the "CMLP System").

Applicability

This rate schedule is applicable to all electric service required by individual (single family) private residences, condominium units, condominium common area facilities and individually metered apartment units exclusively for electric vehicle charging for domestic purposes, measured using a separate, secondary meter.

This rate schedule is not applicable to businesses, licensed boarding or rooming houses, fraternity or sorority houses advertised as such, educational institutions or facilities, apartment houses including the common facility requirements, or the common facility requirements of residences also used for business purposes, evidenced by any form of advertising, which will be served under the appropriate general service rate schedule.

Character of Service

Service under this rate schedule shall be alternating current, 60 Hertz, single phase, at CMLP's option of the standard voltages available from the CMLP System. The CMLP may, at its option, require three-phase service when individual motors rated at 5.0 horsepower or larger are connected to the CMLP System. Standby or resale service is not permitted under this rate schedule.

Monthly Rate

Meter Charge (Single Phase)	\$6.50 per month
Capacity and Transmission Charge:	
First 657 kWhs	\$0.04116 per kWh
Next 178 kWhs	\$0.05353 per kWh
All in excess of 835 kWhs	\$0.07725 per kWh
Distribution Charge	\$0.06182 per kWh
Energy Charge	\$0.08792 per kWh

The above rates per kWh will be adjusted plus or minus in accordance with the formulae specified in the Power Cost Adjustment Clause and the NYPA Power Cost Adjustment Clause. The amount computed at the Monthly Rate shall be subject to taxes, assessments or surcharges imposed by any governmental authority which is assessed on the basis of revenues from electric service or volumes of electricity purchased or sold by the CMLP.

Minimum Charge

The monthly minimum charge shall be the sum of the Meter Charge and all applicable rate adjustments.

Terms

The Monthly Rates are net and bills are due on presentation. Bills will be rendered monthly.

Effective Date

This rate schedule is effective for all consumption on or after the effective date shown above.

Interruption of Service

The CMLP will make reasonable provisions to assure satisfactory and continuous service, but does not guarantee a continuous supply of electric power and energy from the CMLP System facilities and shall not be liable for damage occasioned by interruptions of service or failure to commence delivery caused by acts of God, or the public enemy, or for any cause reasonably beyond the control of the CMLP, including, but not limited to, the failure or breakdown of facilities, floods, fire, strikes, or actions or orders of any agency having jurisdiction in the premises, or for interruptions which are necessary for inspection, repair, or changes in the equipment and facilities of the CMLP or the bulk power supplier(s) to the CMLP System.

The Customer shall notify the CMLP immediately of any defects, troubles or accident which may in any way affect the delivery of electric service by the CMLP from the CMLP System.

Term of Contract

Service under this rate schedule is subject to termination at any time upon the CMLP's receipt of written notice from the Customer, subject to the provisions of the Rules and Regulations for Electric Service.

DRAFT