

TOWN COUNCIL STAFF REPORT

Title: Authorization of agreements to expand Electric Vehicle Charging Stations.

Meeting Date: February 15, 2023

Prepared by: Haislip Hayes, PE Public Works Director

RECOMMENDATION:

Staff recommends the Town Council take the following actions:

- Authorize the Town Manager to execute a lease agreement between the Town and Electrify America for space at the Hillside Parking Lot for electric vehicle charging stations.
- Authorize the Town Manager to execute a lease agreement between the Town and EV Range for space at the Park n' Ride lot on Tavern Road for electric vehicle charging stations.
- Authorize the Town Manager to sign a "Site Verification Form" supporting a grant application by EV Range.

BACKGROUND:

In September 2015, the Town Council authorized the execution of a lease agreement with Tesla Motors for the use of portions of the Park-n-Ride lot (Corner of Tavern Road and Old Mammoth Road). Tesla thereafter completed the construction of 8 supercharger stations. These stations have been operational and in a good state of repair since installed. The existing stations provide on average 1200 charging sessions per month and are regularly overextended on holiday weekends. In February 2022, Town Council authorized an additional Tesla installation at the Community Recreation Center (CRC). This second installation includes 12 supercharger and 4 free to the public level 2 universal chargers (J1772). The installation should be operational this spring/summer. Tesla engaged the Town in order to secure these locations. Staff have from time to time received inquiries to place charging stations in other locations. Additionally, Town Staff have been reaching out to other charging station providers to bring additional universal fast chargers to Mammoth Lakes for some time. This outreach has resulted in new opportunities.

ANALYSIS:

Tesla has its own proprietary charging port and charger that are exclusive to the brand. With many auto manufacturers developing and selling electric vehicles the need for "non-tesla" charging stations has increased significantly. Staff sees this growth negatively impacting the Town as there are limited opportunities to charge the mix of electric vehicle

types in Town. It appears that demand is outpacing private sector implementation. Staff is regularly contacted with complaints and requests to install chargers to support these vehicles. Staff is willing to meet the growing demand for chargers by our residents and visitors; however, solutions are not simple. Installing fast charging stations is expensive, costing upwards of \$140,000 per charger. Charging stations need to be located near sufficient electric capacity and locations need to have space for the large transformers and equipment that support the chargers. There is also a preference to place chargers near amenities to support local businesses and provide owners something to do while vehicles charge. Charging stations require maintenance and oversight, which is something the Town is not equipped, trained, or staffed to manage. These impediments limit our opportunity sites and ability to construct our own network. Most communities are reliant on private companies constructing installations. These private companies must also deal with similar constraints but are often subsidized with grants to make their programs viable. Staff has offered providers land leases at no cost and snow removal to further incentivize bringing their networks to the Town of Mammoth Lakes.

The Town has been in regular communication with Electrify America and EV Range. At this time, it appears both companies are willing to provide services in Town. There is an immediate need to provide these services within Town. These installations will help with current demand; however, as the segment grows the Town will need to evaluate how it supports and incentivizes installations. Staff does not believe that municipal installations alone will support demand long term. Longer term the Town may want to consider policy changes that would require lease payments for use of TOML land and ways to incentivize or require private installations. Policies and practices will need to be evaluated and progress as demand increases and as the EV market evolves. However, at this time Staff is only reacting to expressed demand and is not presenting any policy changes. There is very limited data at this time to inform a thoughtful policy discussion.

Electrify America (EA) has nationwide charging network that supports most vehicles. The Town has come to terms with EA on a lease at the Hillside Parking Lot (Exhibit A). The installation would provide 6 public fast chargers on a 10-year lease. The installation would include ADA accessible spaces as shown in Exhibit B. The Town expects that construction would occur this next summer subject to weather and permitting.

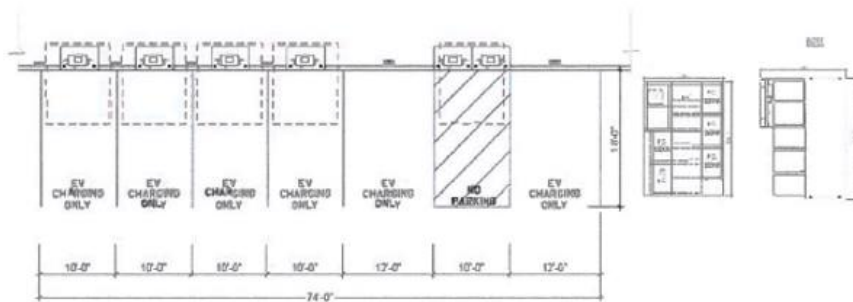
PROPOSED CHARGING AREA LAYOUT - CALIFORNIA



LEGEND	EXIST. POWER SOURCE	POSSIBLE EASEMENT	EQUIP. PAD	SURVEY AREA
	NEW TRANSFORMER	SECONDARY RUN	EV SPACES	ADA Path of Travel

Exhibit A – EA Location Map

SPECIFICATIONS & DESIGN LAYOUT



DISPENSER DESIGN FOR ILLUSTRATION PURPOSES ONLY

Exhibit B – Site layout and example charger

EV Range also provides fast DC charging for most vehicles. EV Range is a smaller network compared to EA however, they have experience with installations in similar environments such as Palisades and Northstar near Lake Tahoe. EV Range and the Town are working on a lease agreement for use of the Park n' Ride lot located on the corner of Old Mammoth Road and Tavern Road (Exhibit C). The size and configuration have not been determined. The installation is envisioned to be complimentary to the existing Tesla chargers. EV Range is seeking grant funding to support their installation and have asked the Town to

execute a document effectively granting our permission for them to use our land for a future installation if awarded the grant.



Exhibit C – Location of Park n' Ride Lot

FINANCIAL CONSIDERATIONS:

There is no financial request or impact to the Town at this time. The Town already provides snow removal and maintenance in these Town owned parking lots. The Town plans to continue with these services at our cost after the installations are complete.