

TO THE MEMBERS OF THE CITY COUNCIL FOR THE CITY OF STANTON AND TO THE CITY CLERK:

NOTICE IS HEREBY GIVEN that a Special Meeting of the City Council for the City of Stanton is hereby called by the Mayor, to be held on September 13, 2016, commencing at 5:00 p.m. at 7800 Katella Avenue, Stanton, CA 90680.

The Agenda for the Special Meeting is attached to this Notice and Call.

Dated: September 8, 2016



Patricia A. Vazquez, City Clerk

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, CONTACT THE CITY CLERK AT (714) 890-4245. NOTIFICATION BY 9:00 A.M. ON MONDAY, SEPTEMBER 12, 2016 WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING.



**AGENDA**  
**CITY COUNCIL SPECIAL MEETING**  
**7800 KATELLA AVENUE, STANTON, CA 90680**  
**TUESDAY, SEPTEMBER 13, 2016 – 5:00 P.M.**

*As a courtesy to those in attendance, the City of Stanton respectfully requests that all cell phones, pagers and/or electronic devices be turned off or placed on silent mode while the meeting is in session. Thank you for your cooperation*

**IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, CONTACT THE CITY CLERK AT (714) 379-9222. NOTIFICATION BY 9:00 A.M. ON MONDAY, SEPTEMBER 12, 2016 WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING.**

*Supporting, descriptive documentation for agenda items, including staff reports, is available for review in the City Clerk's Office and on the City web site at [www.ci.stanton.ca.us](http://www.ci.stanton.ca.us).*

1.    **CLOSED SESSION**           None.
2.    **CALL TO ORDER**
3.    **PLEDGE OF ALLEGIANCE**
4.    **ROLL CALL**           Council Member Ethans  
                                  Council Member Ramirez  
                                  Council Member Shawver  
                                  Mayor Pro Tem Warren  
                                  Mayor Donahue

## **SPECIAL ORDERS OF THE DAY**

### **5. NEW BUSINESS**

#### **5A. REVIEW OF PROCESS TO PURCHASE STREETLIGHTS IN STANTON FROM SOUTHERN CALIFORNIA EDISON**

On May 26, 2015, the City Council directed staff to work with Southern California Edison (SCE) to prepare a valuation study of the streetlights in the City. The purpose would be to prepare for the potential acquisition of the streetlights by the City. The report has been completed on April 20, 2016 and is attached for the City Council's review.

When the SCE representatives presented the valuation report to staff, they provided information on a potential upcoming program that would allow cities to ask SCE to retrofit existing streetlights with LED fixtures and bulbs. This program was approved by the State in June of this year. As an alternative to purchasing the streetlights, the City could ask SCE to perform these retrofits at no initial capital cost and a net savings annually.

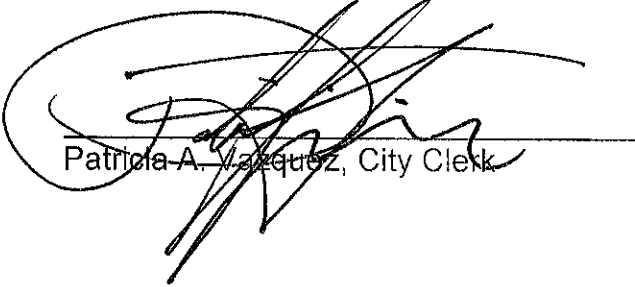
On July 26, 2016 staff presented information on both programs to the City Council, as well as information from Tank Lighting. The City Council asked for additional information on the details of the process to purchase the streetlights from SCE. Tanko lighting has prepared a Powerpoint to provide additional details, many of which are within this report.

#### **RECOMMENDED ACTION:**

1. City Council determine that In accordance with the requirements of the California Environmental Quality Act, the action would not be deemed to be a project per Section 15378(b)(4): ["Project" does not include] The creation of a government funding mechanism or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment; and
2. Direct staff to request proposals to begin the process of purchasing the eligible streetlights in Stanton from SCE and request the conversion of the remaining streetlights to LED hardware and bulbs by SCE; or
3. Direct staff to request from SCE the conversion of all streetlights to LED hardware and bulbs.

## 6. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, the foregoing agenda was posted at the Post Office, Stanton Community Services Center and City Hall, not less than 24 hours prior to the meeting. Dated this 8<sup>th</sup> day of September, 2016.



Patricia A. Vazquez, City Clerk

# **CITY OF STANTON**

## **REPORT TO CITY COUNCIL**

**TO:** Honorable Mayor and Members of the City Council

**DATE:** September 13, 2016

**SUBJECT: REVIEW OF PROCESS TO PURCHASE STREETLIGHTS IN STANTON  
FROM SOUTHERN CALIFORNIA EDISON**

### **REPORT IN BRIEF:**

On May 26, 2015, the City Council directed staff to work with Southern California Edison (SCE) to prepare a valuation study of the streetlights in the City. The purpose would be to prepare for the potential acquisition of the streetlights by the City. The report has been completed on April 20, 2016 and is attached for the City Council's review.

When the SCE representatives presented the valuation report to staff, they provided information on a potential upcoming program that would allow cities to ask SCE to retrofit existing streetlights with LED fixtures and bulbs. This program was approved by the State in June of this year. As an alternative to purchasing the streetlights, the City could ask SCE to perform these retrofits at no initial capital cost and a net savings annually.

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2. Direct staff to request proposals to begin the process of purchasing the eligible streetlights in Stanton from SCE and request the conversion of the remaining streetlights to LED hardware and bulbs by SCE; or
3. Direct staff to request from SCE the conversion of all streetlights to LED hardware and bulbs.

## **BACKGROUND PROVIDED IN PREVIOUS REPORT:**

The majority of the streetlights within our City are owned and maintained by Southern California Edison (SCE). SCE charges a rate for the electricity to these streetlights that is termed an LS-1 rate. This rate includes not only the cost for electricity, but all other costs associated with the streetlight.

A small number of streetlights are owned and maintained by the City. SCE charges a rate for the electricity to these streetlights that is termed an LS-2 rate. This rate includes only the cost for electricity and is much lower than the LS-1 rate which includes costs for both electricity and the streetlight pole/fixture.

Over the years many cities questioned whether the money spent by the ratepayers, including the cities, was being spent wisely, and if each city was receiving their fair share of the LS-1 revenues in maintenance and replacement of the SCE-owned streetlights. A coalition was formed in 2010 that called itself the Coalition for Affordable Street Lights (CASL). The coalition included eight cities and pushed very hard for SCE to provide better maintenance and replacement of SCE streetlights.

In 2011, a settlement agreement was reached with several parties, including the California Public Utility Commission, SCE, and CASL, to allow utility companies to sell streetlights to a local jurisdiction. The local jurisdiction would then be charged the lower LS-2 rate, but would also be responsible for maintenance/replacement costs, plus a very large fee for the cost of the streetlights. SCE uses a model termed Replacement Cost New Less Depreciation with an allowance included for the initial capital contribution made by developers when the street lights were originally installed.

If a government customer is interested in the prospective acquisition of the SCE streetlight system within their jurisdiction, the city shall notify SCE in writing of said intent. SCE will then submit invoice for a \$10,000 upfront fee. This will commence the system valuation to be conducted by SCE. On May 26, 2015 the City Council notified SCE to begin the valuation study.

One driving force in either option is the ability for LED lights to be brighter than the existing bulbs. Staff has recently engaged traffic engineers to review the safety of pedestrians in two locations in the City. In both locations a recommendation is to have brighter lighting, which would be achieved using LED bulbs.

Additionally the LED bulb fixture allows for smart technology to be connected to the fixture and there are a multitude of additional features that can be added. These include Wifi, gun shot detection, and the ability for law enforcement to brighten an area of streetlights during an incident or investigation.

## **DISCUSSION FROM PREVIOUS REPORT:**

### **Potential Purchase of Streetlights**

The valuation report was submitted to staff on April 20, 2016 (Attachment A). Some of the key points of the study are as follows:

- SCE owns 1,244 streetlights in the City.
- SCE can sell 944 streetlights to the City. The reason that 300 lights cannot be sold is mainly due to lights being located on wooden SCE poles that also support electrical and other wires. Further explanation of why lights cannot be sold is also within Attachment A.
- The valuation of the streetlights that can be sold is \$1,718,396, or \$1,829 per streetlight. The valuation per streetlight is relatively high compared to other jurisdictions as SCE replaced all of the older metal streetlights several years ago with new marblemite poles. The newer poles have experienced less depreciation and thus retain a higher value. Most communities in the SCE system are seeing average price per pole costs in the range of \$600 to \$800.
- The City has until April 20, 2017 to complete and sign an agreement to purchase the lights with SCE.
- Staff has been contacted by several vendors who will finance the cost of the purchase and manage the operation and maintenance of the streetlights on the City's behalf, for a fee.
- Other cities who have evaluated the purchasing of streetlights have projections of 10-15 years to reach a point where they have a net savings from owning their streetlights. A consulting firm Tanko lighting that assist cities in the process of acquiring streetlights has estimated in the attached spreadsheet that the payback period is approximately 16 years. At this time the City would save \$117,000 a year in lighting costs annually..

If the City Council chooses to pursue this direction, staff would prepare a Request for Proposals in order to receive proposals from firms that perform the services listed previously. In more detail these would include (scope provided by Tanko Lighting):

- Acquisition Support: Guidance through the acquisition process with SCE to interpret valuation and streamline efforts.
- GIS Audit: Comprehensive GIS audit including 30 pieces of data at each streetlight.
- Lighting Design: Architecture of a new LED street lighting system to provide necessary lumen output
- Pilot Program: Management of pilot program to provide review of multiple manufacturer street lights.
- Material Procurement: Ordering of all material on behalf of the City.
- Financing: Assistance with procurement of financing options.
- Logistics and Project Management of subcontractor installation efforts: Provide weekly installation progress updates to the City.
- Full Recycling of all materials: Manage recycling of old HPS fixtures.

- Rebate paperwork filing.
- Rate change paperwork filing: Transition from LS1 HPS to LS2 LED to assure proper billing for new system.
- Final Commissioning: Installers will commission the system as they go, and collect data on the back end to assure proper adherence to lighting design.
- Complete deliverable data package including GIS layer and full data dictionary: Layer will be integrated into the City's existing GIS database.

### **Potential SCE Installation of LED Bulbs**

At the meeting on April 20, 2016 SCE also presented staff with a potential alternative program that could satisfy the City's desire for lower rates and a transition to LED lighting. SCE staff indicated that on March 30, 2016 SCE submitted an amendment to their tariff proposal that would allow customers to request LED replacements for high pressure sodium fixtures, such as those in Stanton, with a net savings. It is expected that lighting levels will increase significantly.

The following is SCE's press release on the matter:

"On 1 June 2016, LS-1 Option E (also referred to as the AB 719 Rate) became available as an option for customers to request LED technology on SCE owned LS-1 street lights. Customers do not pay any up-front cost, and in most cases, should expect to see a savings after implementation when compared to their current High Pressure Sodium Vapor (HPSV) tariff (Note – due to the low energy savings associated with the replacement, 50 watt HPSV street lights do not yield a net cost savings). The LS-1 Option E tariff incorporates an energy efficiency premium, which recovers the capital cost of new fixtures. The premium will remain on the customer's bill for 20 years, while other components of the LS-1 tariff that are applicable to LED fixtures will fluctuate in accordance with California Public Utility Commission rate increases or decreases.

Current capital constraints will limit the number of LS-1 Option E light replacement projects SCE undertakes during the 2016-2017 time frame. SCE is including a capital funding request to perform LS-1 Option E replacements in the company's 2018 General Rate Case for the period of 2018 -2020. Customers interested in participating in LS-1 Option E will be placed into a queue after signing the LS-1 Option E agreement for service, and will enter the queue as agreements are finalized and received by SCE on a first come-first served basis (John King will receive agreements and manage the queue). A city-by-city bill impact analysis is currently being undertaken, and will show the expected savings for your community's LS-1 street light accounts after LS-1 Option E replacements have been completed. That bill impact analysis is expected to be completed by early July 2016, and will be delivered to communities as soon as it is finalized.

Below is the savings per lamp/per month by wattage (per the rates contained in the current LS-1 tariff), so you can undertake an estimate of savings for the number of lamps in your community ahead of the formal analysis. (For quick calculations, the



predominant lamp size in SCE's territory is the 100 watt HPSV. You can also find the breakout of lamp types on your SCE street light bill):

HPSV 50 watt (converts to 29 watt LED)	(0.50)	(50 watt HPSV conversions do not yield a net cost savings)
HPSV 70 watt (converts to 29 watt LED)	0.13	savings/lamp/month
HPSV 100 watt (converts to 39 watt LED)	0.65	savings/lamp/month
HPSV 150 watt (converts to 70 watt LED)	1.56	savings/lamp/month
HPSV 200 watt (converts to 130 watt LED)	1.10	savings/lamp/month
HPSV 250 watt (converts to 185 watt LED)	0.99	savings/lamp/month
HPSV 400 watt (converts to 275 watt LED)	1.22	savings/lamp/month"

The next step would be to execute an agreement with SCE for this program. John King of SCE indicated they have limited funds available for this program so he expects there will be a wait for cities who do not agree to the program quickly. If we act quickly there may be the ability to begin the conversion quickly and have it done in six to eight months.

#### **ADDITIONAL INFORMATION GATHERED BY STAFF SINCE LAST REPORT:**

In Southern California nearly 50 Cities are awaiting their turn to proceed with this new street light program. This includes close and neighboring cities to Stanton such as Westminster, Huntington Beach, La Palma, Fountain Valley, Santa Ana, Orange, and Tustin.

If the City of Stanton decides on the acquisition, the process begins with an initial meeting with SCE. A contract is then fabricated between the two organizations, SCE and Stanton. This development may take some time or can be accelerated by the help of contractors/consultants whom have devised similar documents which have assisted other Southern California cities in similar situations. After an agreement is established, the California Public Utilities Commission (CPUC) must sign off on the contract as well. Once everyone is in agreement and a check is written for the fixed amount, the entities are then acquired. After acquisition a proper walk through is conducted for a physical review in which the street lights will be tagged and ready for transition. After transition a contractor is hired, by sending a request for proposal (RFP), which could take six months or more, unless the City uses a previously bid RFP to select a contractor or use the California State Law, Chapter 3.2, section 4217.10 to 4217.18.

The entire project from beginning to end can be expedited by hiring a consultant company, such as Tanko Lighting, for a service of a standard Full Turn Key project, which entitles them to an audit, procurement, the installation, recycle, commissioning, and any extra services required.

Different Municipals are taking on the costs by paying through bonds, lease purchase financing, or internal funding. Either way a cost-benefit analysis is need for the costs of projects, paybacks, and itemized costs per pole.

The following is an evaluation of the costs of replacing one SCE-owned 70W HPS versus one 25W LED. If acquired, the monthly LS1 present rate will be \$10.46 and the LS2 future rate will be \$2.85, giving the city a savings of \$7.61 per month. If converted, the yearly LS1 rate present will be \$89,244 and the LS2 Rate future will be \$24,316, giving the city a savings of \$64,928 per year. That will in turn save the City \$3.2 million in savings over 20 years for the complete system.

Additional cost come from the maintenance which varies depending on whether using HPS and LED. Over the course of a year a High Pressure Sodium bulb (HPS) has to be regularly maintained 18-22% of the time while LED lights are less than 1% over a year. Day to day upkeep in response to "real" events such as power outages, knock downs or wire theft would be additional costs. Long term care would consist of any tree trimming, cleaning, webs or insects. Another maintenance option is the city takes on no additional work by hiring a subcontractor that would maintain the lights.

There are many different types of risks in this street acquisition program; some can be expected while others are by chance. Some of these risks include storms, earthquakes, and/or acts of God. In case these hazards occur, the City's insurance company will file an insurance claim for the arms, lights, pole, while FEMA can get involved along with the utility company to restore the power.

The timeline for the acquisition process could start as early as October 1<sup>st</sup> and depending on the processes chosen could be completed by March of 2017. If the SCE conversion method is chosen, the City could start as early as October 1<sup>st</sup> and have a full city conversion also by March of 2017.

#### **FISCAL IMPACT:**

For the streetlight acquisition program, there will be initial consultant costs that are unknown. The consultant will help develop the capital costs of the acquisition which are known as being \$1,718,396.

For the LED transition option there will be an approximate net savings of \$13,000 a year with no capital costs. Please note that lighting costs are paid for through the Lighting and Landscape Maintenance District, so the savings will be to this fund.

#### **ENVIRONMENTAL IMPACT:**

In accordance with the requirements of the California Environmental Quality Act (CEQA), the study by SCE would not be deemed to be a project per Section 15378(b)(4): ["Project" does not include] The creation of a government funding mechanism or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.

**LEGAL REVIEW:**

The City Attorney would provide review of either contract when brought to the City Council.

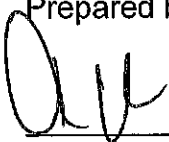
**PUBLIC NOTIFICATION:**

Notifications and advertisement were performed as prescribed by law.

**STRATEGIC PLAN OBJECTIVE ADDRESSED:**

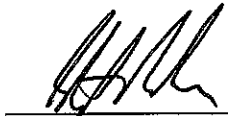
3 - Provide a quality infrastructure.

Prepared by:



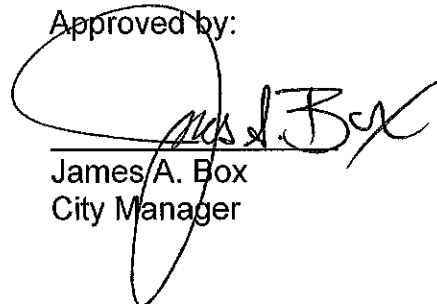
Allan Rigg, P.E.  
Director of Public Works/City Engineer

Concur



Stephen Parker  
Administrative Services Director

Approved by:



James A. Box  
City Manager

**Attachments:**

(1) Tanko Powerpoint



# Stanton, CA

STREETLIGHT ACQUISITION AND CONVERSION



# Why LED'S?

- ▶ Light quality
  - ▶ Dark Sky Compliant – Full cut off fixture
  - ▶ Control over distribution patterns
  - ▶ CRI – Color Rendering Index
- ▶ Public Safety
- ▶ SAVINGS



# Fixture Manufacturers

- ▶ GE
- ▶ CREE
- ▶ Leotek
- ▶ American Electric (AEL)
- ▶ Philips
- ▶ Cooper
  
- ▶ Decorative Fixtures
  - ▶ DLC equipment & 10 yr Warranty

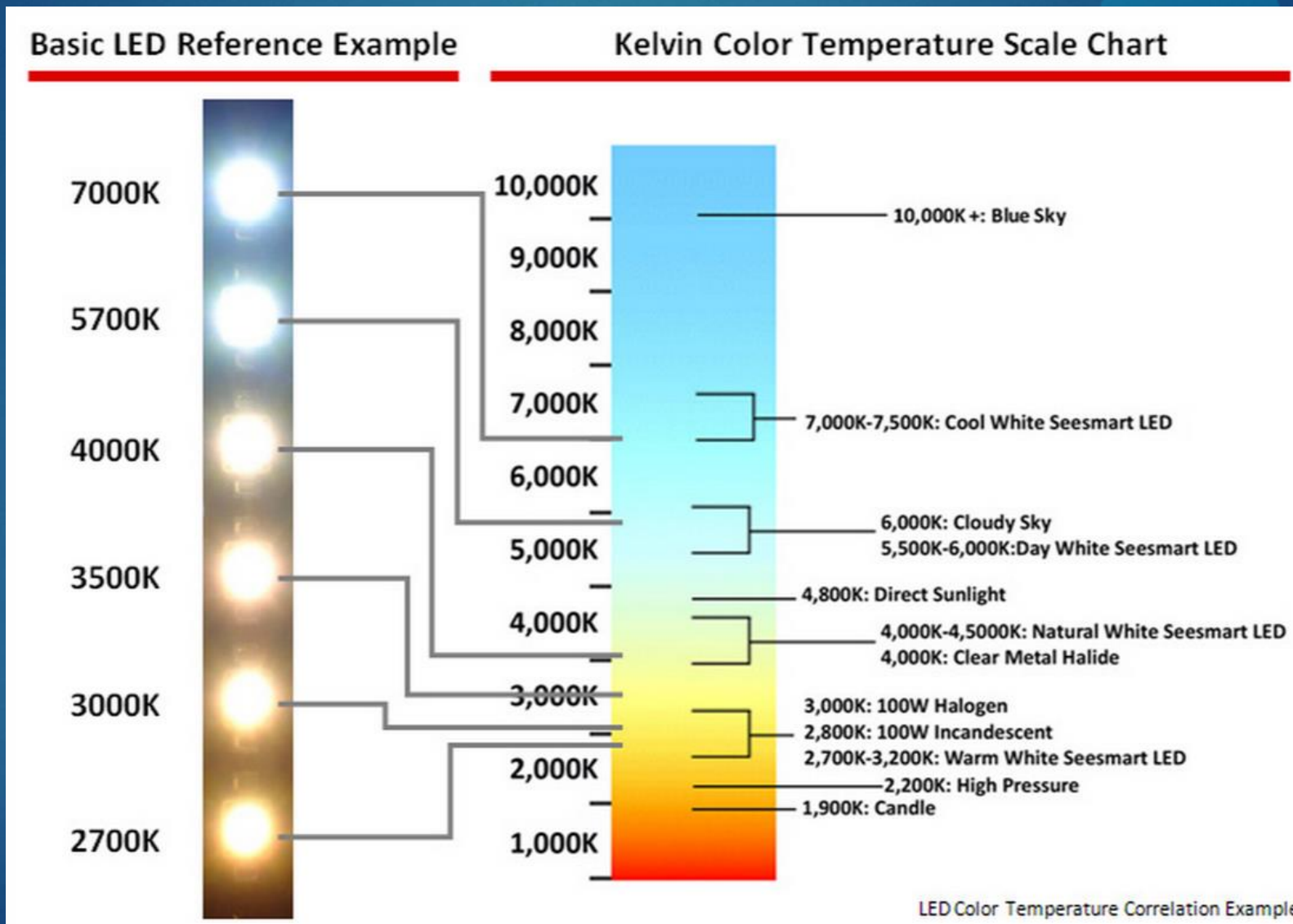






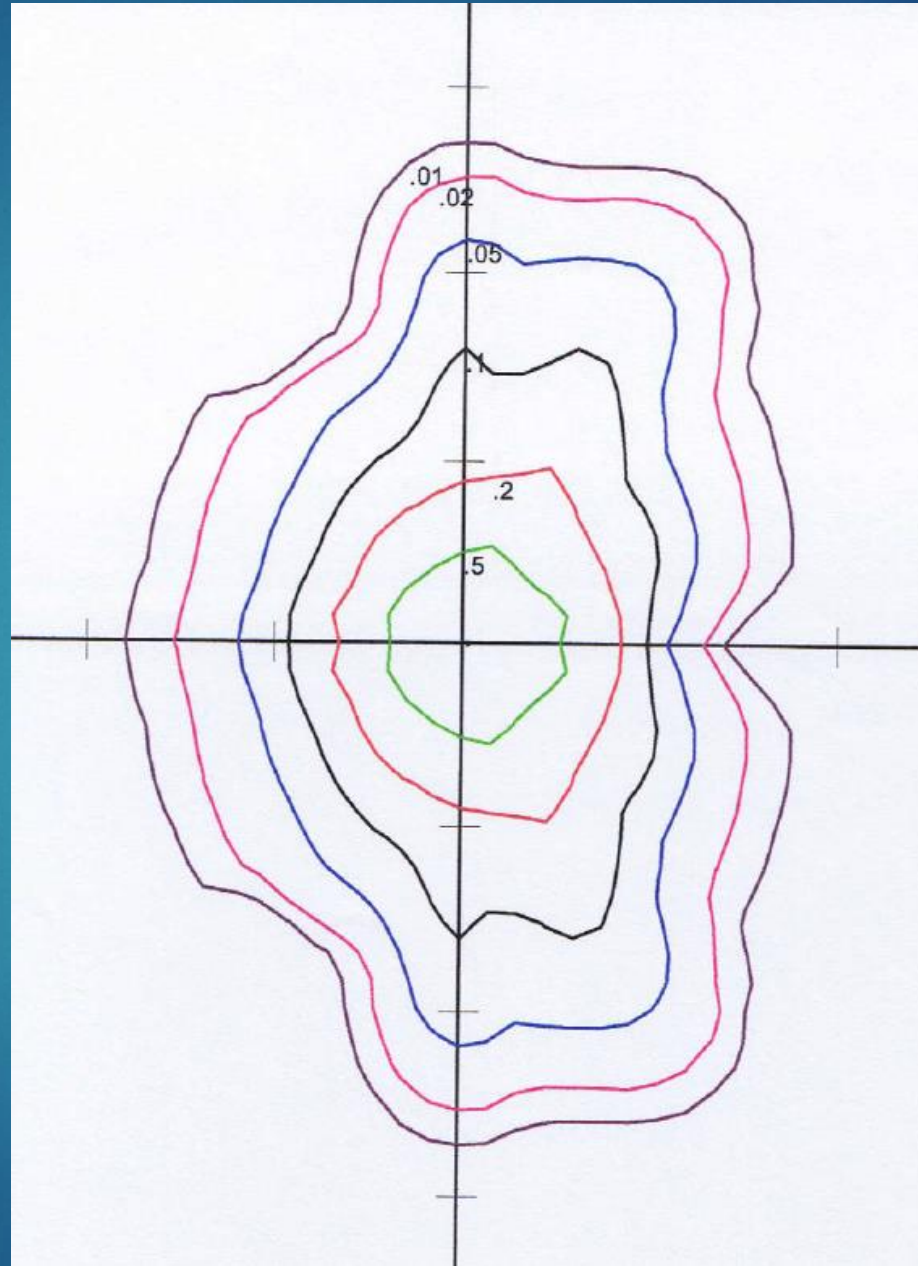


# Color Temperature



# Photometrics

- ▶ 70W HPS
- ▶ BUG Ratings



# Photometrics

## ► 25W LED



The Road

# Wattage Translations to LED

HPS Fixture Wattage	Equivalent LED Fixture Wattage Range
50 – 70W	17 – 22W
100W	35 – 44W
150W	55 – 70W
200W	73 – 87W
250W	90 – 101W
400W	139W +



# General Trends

- ▶ Cities and Towns Converting to LED
- ▶ Mostly on the East and West Coast
  - ▶ Power is expensive, \$.12-\$.18+/ kwhr
- ▶ Many Projects using a Full Turn Key Model

# History in Southern California.....

- ▶ SCE Opens the Doors

- ▶ Queue opened in 2014
- ▶ Closed August 15, 2015
- ▶ You have paid the \$10,000 to enter the queue

- ▶ Nearly 50 cities in the Queue

- ▶ Including neighbors in La Palma, Westminster, Huntington Beach, Fountain Valley, Santa Ana, Orange, and Tustin

# The Process...

- ▶ Initial Meeting - DONE
  - ▶ April 21, 2016
- ▶ City to Decide on Acquisition
- ▶ Review & Sign the Contract
  - ▶ SCE and Stanton
- ▶ California Public Utilities Commission (CPUC)
  - ▶ They must sign off
  - ▶ Stanton on fast track
- ▶ Write the Check
  - ▶ Then its yours!
- ▶ Write the Check
  - ▶ Then its yours!
  - ▶ After a physical review – tagging

# Utility Rates

- ▶ SCE has 3 rates
  - ▶ LS1 – Utility Owned
  - ▶ LS2 – City Owned
  - ▶ LS3 – Metered
- ▶ LS1 flat rates
  - ▶ Pay monthly rate based on wattage
  - ▶ SCE more than recovered original costs - \$\$\$
  - ▶ Also pay kWh rate
- ▶ LS2 significantly lower
  - ▶ Eliminates facility charges



# Why Acquisition & Conversion?

## A Comparison

- Southern California Edison ONE - 70W HPS vs. ONE - 25W LED

ACQUISITION	COSTS / Month		SAVINGS / Month
	LS1 Rate- present	LS2 Rate - future	
Facility Charge	\$10.460	\$2.85	<b>\$7.61</b>

CONVERSION	COSTS / Year X 711		SAVINGS / Year
Facility Charge	\$89,244	\$24,316	<b>\$64,928</b>

- **\$3.2 Million in Savings over 20 years for complete system**

# Another Option...

- ▶ SCE has a program
  - ▶ Will convert the lights for you
  - ▶ At “no cost” – free financing
- ▶ SCE maintains ownership
  - ▶ Continued maintenance flat rate
- ▶ Reduces your savings
  - ▶ 70W HPS Example

Savings/lamp/month	Savings/year	Savings/year X 711
\$.13	\$1.56	\$1,109

- ▶ Higher wattages
  - ▶ Replacements above industry standard

# Maintenance

- ▶ HPS 18-22% regular maintenance over the course of a year
- ▶ LED > 1% regular maintenance per year
- ▶ Long Term
  - ▶ Tree Trimming
  - ▶ Cleaning, webs, insects, etc
- ▶ Day to day maintenance retracts to “real” events
  - ▶ Power outages, Knock downs, Wire theft, Capital work
- ▶ Subcontract out
  - ▶ City takes on no additional work

# Typical issues

- ▶ Audit results
- ▶ Faulty wiring
- ▶ Tripped contactors
- ▶ Blown fuses
- ▶ Faulty photocells



# Risk.....

- ▶ Insurance billing for issues – unless proven negligence
- ▶ New construction is a capital cost to the City like any other
- ▶ Storms, earthquakes , act of God
  - ▶ Insurance claims for arms, lights and poles
  - ▶ Utility will restore power
  - ▶ FEMA involvement
- ▶ Some do it themselves
  - ▶ Hired 2 electricians, purchased bucket trucks, poles etc.



# Extras

- ▶ Streetlight Tagging
- ▶ Control Systems - when you're ready for it
- ▶ Embedded technology – the future
- ▶ Security

# What now?

## Options for getting it done

### RFP

Could be six months or more before you have a contract

### Piggyback

Use a previously bid RFP to select a contractor

### Sole Source

CA State Law

Chapter 3.2, Sections 4217.10 to 4217.18

# Street Light Market

- ▶ Energy Service Companies (ESCO's)
  - ▶ Jack of all trades
  - ▶ Master of None
- ▶ Smaller local Firms
  - ▶ Weaker design and market context
- ▶ Consultant for Full Turn Key
- ▶ Consultant Only Model for Turn Key



# Services of a Standard Full Turn Key Project

- ▶ Audit – GIS of entire street light system
- ▶ Procurement
- ▶ Install
- ▶ Recycle
- ▶ Commissioning
- ▶ Extras services vary

# How are Muni's paying?

- ▶ Bonds
- ▶ Lease Purchase Financing
- ▶ On Bill
- ▶ Internal Funding
- ▶ Cost Benefit Analysis either way needed
  - ▶ Cost of Project
  - ▶ Paybacks
  - ▶ Itemized costs per pole format

# Potential Timelines...

- ▶ Start date October 1 – Acquisition Path
  - ▶ Release/resolve RFP: 6-8 weeks (piggyback or sole source to reduce)
  - ▶ Contract negotiation with SCE: 4-12 weeks
  - ▶ CPUC sign off: 4-8 weeks
  - ▶ SCE streetlight ownership transition: 4-8 weeks
  - ▶ Turnkey service: 8 –12 weeks (dependent on contractor)
  - ▶ Full City conversion completed: March 2017 – November 2017
- ▶ Start date October 1 – SCE Conversion
  - ▶ SCE claims 6-8 month conversion
  - ▶ Full City conversion completed: March 2017 – May 2017
- ▶ Program timelines vary
  - ▶ Further streamline by CPUC
  - ▶ Selected contractor approach

# Be Clear in What You Want

- ▶ Have not done this before
  - ▶ Get it right the first time
- ▶ Get Good advice, Pay a Reasonable Price
- ▶ Talk to your neighbors
- ▶ There is no wrong way
  - ▶ This is about what you want



Questions?