

# Airport land-swap plan before City Council again

By STEVE SHENDER

A proposal by City Manager John Radin to trade 10 acres of city-owned airport land to a Southern California-based development firm in exchange for a seven-acre parcel and industrial leases worth \$116,000-\$125,000 annually will be the considered anew by the City Council when it meets this evening.

The development firm, which includes a number of local investors, wants to trade the city the "Jennings Industrial Park," between Manfre Road and the airport's main runway, for level city land on the southwest side of the intersection of the airport's main and secondary landing strips. The firm, GMC Ltd., of Newport Beach, is proposing to build a new industrial park to the west of the airport.

While acknowledging that the land swap would make development more profitable, a spokesman for the developers contends that the city would benefit from the deal as well. The new park would be occupied by one or two electronics firms, the developers' spokesman, Steve Mills of Capitola, indicated recently.

Radin first brought the proposed swap deal to the council a month ago, asking for council authorization to continue negotiations with the developers. At that time the council deadlocked 3-3 on his request. Two weeks ago, Councilman Frank

Osmer, who was absent for the first vote, requested a public hearing on the matter. Osmer, who apparently holds the swing vote on the issue, made his request after a number of Freedom residents objected that the city had not consulted them about its plans.

In other matters tonight, the council will discuss proposals to increase sewer charges and amend the city's sewer connection fee ordinance.

A new sewer rate schedule, which would increase charges for residential and most commercial users by 10.5 percent, and would up charges 52 percent for average industrial users, has been proposed by the city Public Works Department. The higher rates, required to pay for operation and maintenance of Watsonville's upgraded sewer plant, must be adopted by the city as a condition of its federal Clean Water grant. The council is expected to act tonight to set a public hearing on the new rate structure.

The proposed amendment to the sewer connection ordinance

would impose maximum sewage discharge limits on commercial and industrial facilities and require firms which increase discharges beyond those limits to pay new connection fees. The ordinance change is aimed at firms which discharge large amounts of wastewater into the city sewage system, and which have never paid any connection fees — because they were already hooked up to the sewer system before the present connection fee ordinance was passed — or which paid fees based on projected wastewater flows much less than what they are currently generating.

Public works officials say they have no record of fees ever having been paid by Ametek, Del Mar Foods, Green Giant, Martinelli Co. and Watsonville Canning. The latter firm discharges an estimated 1.2 million gallons of wastewater per day.

A connection fee paid by Richard Shaw Frozen Foods was based on a projected discharge of 60,000 gallons per day, but the firm is currently discharging 835,000 gallons daily, according to public works figures. Another firm, West Coast Circuits, paid a fee based on a projected daily wastewater discharge of 540 gallons, but is now adding 54,000 gallons daily to the city's sewage flow, public works officials say.