



City of Oceanside

300 North Coast Highway,
Oceanside, California 92054

Staff Report

File #: 26-1516

Agenda Date: 6/17/2026

Agenda #: 16.

DATE: June 17, 2026

TO: Honorable Mayor and City Councilmembers

FROM: Public Works Department

TITLE: PROFESSIONAL SERVICES AGREEMENT AND PROPERTY USE AGREEMENT WITH EASTSIDE UNITED COMMUNITY ACTION NETWORK, INC., DBA EUCAN, FOR USE AND OPERATION OF THE JUNIOR SEAU CLUB 55 FITNESS CENTER LOCATED AT 448 COUNTRY CLUB LANE IN OCEANSIDE FOR THE BENEFIT OF SENIORS AND YOUTH OF THE COMMUNITY

RECOMMENDATION

Staff recommends that the City Council approve a Professional Services Agreement in the amount of \$100,000 and a Property Use Agreement with Eastside United Community Action Network, Inc., dba EUCAN, for use of the Junior Seau Club 55 Fitness Center located at 448 Country Club Lane, to provide health and fitness related services to seniors and youth related services pursuant to the terms of the property use agreement, and appropriate \$5,000 for the two-year term for building maintenance expenses; and authorize the City Manager to execute the agreements upon receipt of all supporting documents.

BACKGROUND AND ANALYSIS

Since 2015, Vista Community Clinic ("VCC") has operated the Junior Seau Club 55 fitness center ("Club 55"), on city-owned property located at 448 Country Club Lane in Oceanside ("Premises"), for public service purposes and programs.

Given that the agreement between VCC and the City of Oceanside ("City") expires on June 30, 2026, the City issued a request for proposals ("RFP") in March 2026, seeking responses from qualified organizations capable of assuming use of the Premises for similar fitness and public service purposes.

One proposal was submitted in response to the RFP, which was thoroughly reviewed by City staff. Staff recommends awarding a contract to Eastside United Community Action Network, Inc., dba EUCAN ("Permittee"), a non-profit 501(c)(3) organization operated by one principal and a team of volunteers, as further identified in the proposal. The award would also require the City to enter into a Property Use Agreement and Professional Services Agreement with Permittee.

Permittee, including its team of volunteers, has many years of experience operating senior-focused and community-focused fitness programs, and is also experienced in facilitating intergenerational

programs connecting seniors with youth through mentorship, tutoring, and community engagement. Permittee plans to collaborate with several local organizations to obtain support of its operations, which focus on integration of fitness, social wellness, and intergenerational activities.

The proposed Professional Services Agreement (“PSA”) is for a term of two years, effective July 1, 2026, and terminating June 30, 2028. During the term of the PSA, the City will provide Permittee with \$45,000 per year to support Permittee’s operations at the Premises, specifically funding personnel, materials and supplies, marketing, utilities, and landscaping maintenance. The annual membership cost to the public is \$65 at Club 55 and Permittee will maintain a minimum of 55 members, consisting of seniors and/or Oceanside residents. Permittee will provide health education and fitness programs to seniors 62 years and older, operating Monday through Friday, 7:00 am to 2:30 pm. Youth and intergenerational related services will be provided Monday through Friday from 3:00 pm to 7:00 pm. Youth mentorship programs will also be provided when the Fitness Center is open on weekends.

The proposed Property Use Agreement (“PUA”) is for a term of two years, effective July 1, 2026, and terminating on June 30, 2028. The PUA includes a one-year extension option to be exercised at the City’s sole discretion. The PUA stipulates that Permittee will be responsible for nonstructural maintenance and repair of the interior and exterior of the Club 55 building. Permittee is responsible for maintenance of the fitness equipment, establishing and paying for all utilities, along with the day-to-day operational maintenance and repair of the Premises, to include janitorial, landscaping, tree trimming, basic plumbing needs, and related maintenance expenditures for the Premises. The City will be responsible for maintenance and repair of the HVAC system, foundation, interior and exterior structure of the building, and the roof structure and roof membrane.

Permittee will not be required to pay rent for use of the building; however, the services and activities to be provided to the general public, including the residents of Oceanside and the surrounding area including Permittee’s responsibility for the basic maintenance of the Premises, shall constitute the consideration to be paid by Permittee for the use and operation of the Premises during the two-year term of the proposed PUA.

FISCAL IMPACT

Club 55 expenses for use and operation of the services and building are estimated at \$45,000 annually and will be paid directly by the City to Permittee using Club 55 account 900439101.5395, which has a FY 2026-27 budget of \$45,614. The City is requesting an additional \$5,000 contingency appropriation for building maintenance expenses in FY 2026-27. An appropriation of \$5,000 will be needed from the City Building Services Restricted Parks & Recreation Maintenance reserves account 851.3100.0183 to the Parks & Recreation Building Maintenance account 630640851.5320 for FY 2026-27 to cover the cost of building maintenance expenses. Future years will be budgeted during the normal budget process.

Description	Appropriate	Two-Year PSA Amount	Funding Source	Account	Available Balance
PSA (\$45,000 Annually)		\$90,000		900439101.5395 Club 55	\$45,614

Building Maintenance Expenses	\$5,000	\$10,000	851.3100.0183 Restricted Parks & Rec Maint.	630640851.5320 Parks & Rec Building Maint.	\$367,745
Total		\$100,000			

COMMISSION OR COMMITTEE REPORT

Does not apply.

CITY ATTORNEY'S ANALYSIS

The referenced documents have been reviewed by the City Attorney and approved as to form.

Prepared by: Bryan Smithwick, Property Agent I

Reviewed by: Hamid Bahadori, Public Works Director

Submitted by: Jonathan Borrego, City Manager

ATTACHMENTS:

1. Request for Proposals
2. Permittee's Proposal
3. Professional Services Agreement
4. Property Use Agreement