



City of Oceanside

300 North Coast Highway,
Oceanside, California 92054

Staff Report

File #: 25-1141

Agenda Date: 12/17/2025

Agenda #: 11.

DATE: December 17, 2025

TO: Honorable Mayor and City Councilmembers

FROM: City Manager's Office

TITLE: AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH MAINSTREET OCEANSIDE FOR ENHANCED SECURITY SERVICES

RECOMMENDATION

Staff recommends that the City Council approve Amendment 3 to the Professional Services Agreement (PSA) with MainStreet Oceanside (MSO), in the amount of \$1,366,100 for a PSA total of \$5,940,301, to continue management of enhanced safety and security in Downtown Oceanside for a period of one year; and authorize the City Manager to execute the amendment.

BACKGROUND AND ANALYSIS

On September 28, 2022, the City Council approved a PSA with MSO, in the amount of \$1,326,319, for implementation and management of a one-year pilot program for enhanced safety and security in Downtown Oceanside.

On September 27, 2023, the City Council approved Amendment 1 to the PSA with MSO, in the amount of \$1,881,766, to continue management of enhanced safety and security for a period of 15 months, expiring on December 31, 2024.

On December 18, 2024, the City Council approved Amendment 2 to the PSA with MSO, in the amount of \$1,366,108, to continue management of enhanced safety and security in Downtown Oceanside for a period of one year, expiring on December 31, 2025.

The amended contract with MainStreet Oceanside will provide for the continuation of enhanced, proactive security presence in the downtown, beachfront and Oceanside Transit Center areas for a period of one year. The attached Scope of Work includes a map of the service area. While these services are currently provided by Gatekeepers Security Services, Inc., under the terms of the Agreement, MainStreet has discretion to choose the provider of this service.

Services to be provided under the Agreement include four trained security officers in marked vehicles or bicycles. These services are provided seven days a week, 24 hours a day in the downtown area. The goal of the enhanced security service is to reduce crime, property damage and other activities that have the potential to impact downtown residents, businesses and visitors. As described in the

attached Scope of Work, assigned security officers will also continue to work closely with the Oceanside Police Department's (OPD) Homeless Outreach Team (HOT) to assist vulnerable populations in connecting with resources. Connecting vulnerable populations with available resources remains an important component of this PSA.

Gatekeepers Security Services has been providing enhanced security services in Downtown Oceanside since October 2022. Since beginning their contract with MainStreet Oceanside, Gatekeepers Security officers' presence has been met with overwhelmingly positive feedback from downtown business owners and residents. Security officers are recruited through a rigorous company hiring process and attend monthly training sessions at the MainStreet Oceanside office. Gatekeepers Security Services places a strong emphasis on officers first *preventing* disruptive and/or illegal activity through communication and de-escalation tactics. On-going de-escalation training remains an important component security officer training and is required per the PSA's Scope of Work.

On average, security officers engage in 1,000 contacts per month with approximately 150 unique individuals for a variety of issues including public intoxication, illegal camping, theft, vandalism and loitering. Incidents are either handled by security officers at the time of the incident, or Oceanside Police Department (OPD) is contacted for assistance as appropriate. Security officers also coordinate with OPD's Homeless Outreach Team (HOT) and other service providers to connect individuals experiencing homelessness with resources including food, medical attention, housing and transportation. Security officers also serve as 24/7 "eyes and ears" for Downtown Oceanside, coordinating with MainStreet Oceanside Courtesy Crews, Oceanside Public Works and other resource providers to address abandoned property, litter, safety and maintenance issues. Additionally, the officers foster positive relationships with downtown business owners, property managers, residents and other private security officers, providing an open line of communication for the downtown community to report and address issues.

FISCAL IMPACT

The costs associated with the enhanced security services are shared by the City and MSO. As indicated in the scope of work, MainStreet Oceanside's contribution to the security contract is \$312,726, allocated in the Downtown Oceanside Property Business Improvement District's maintenance and safety budget. The City's share of the Agreement is funded by Measure X. The Amendment to the PSA with MSO in the amount of \$1,366,100 will be charged to Downtown Security Presence account 150568103.5355 which has a current available balance of \$683,050. The cost of \$683,050 for FY 2026-27 has already been programmed in the Measure X spending plan; therefore, sufficient funds are available.

Description	Amount	Account Number	Available Balance
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Amendment #3 to PSA with MainStreet Oceanside	\$683,050 FY 2025-2026 (Jan- - Jun 2026) \$683,050 FY 2026-2027 (Jul-Dec 2026)	150568103.5355	\$683,050
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CITY ATTORNEY'S ANALYSIS

The City Attorney's Office has reviewed and approved the amendment as to form as well as the additional insurance requirements beyond the City's standard contract requirements.

Prepared by: Michelle Geller, Economic Development Manager

Reviewed by: Michael Gossman, Assistant City Manager

Submitted by: Jonathan Borrego, City Manager

ATTACHMENTS:

1. Staff Report
2. Amendment 3
3. Revised Scope of Work