



CITY OF  
**FARMERS BRANCH**  
TEXAS

# Mercer North Median Discussion

City Council Study Session | March 19, 2024



# Background Mercer North Medians



Median Locations:

1. Mercer Parkway and 2. Wittington Way



Medians currently maintained by the Mercer North HOA.



Mercer North HOA residents pay for median maintenance as part of their HOA assessments.



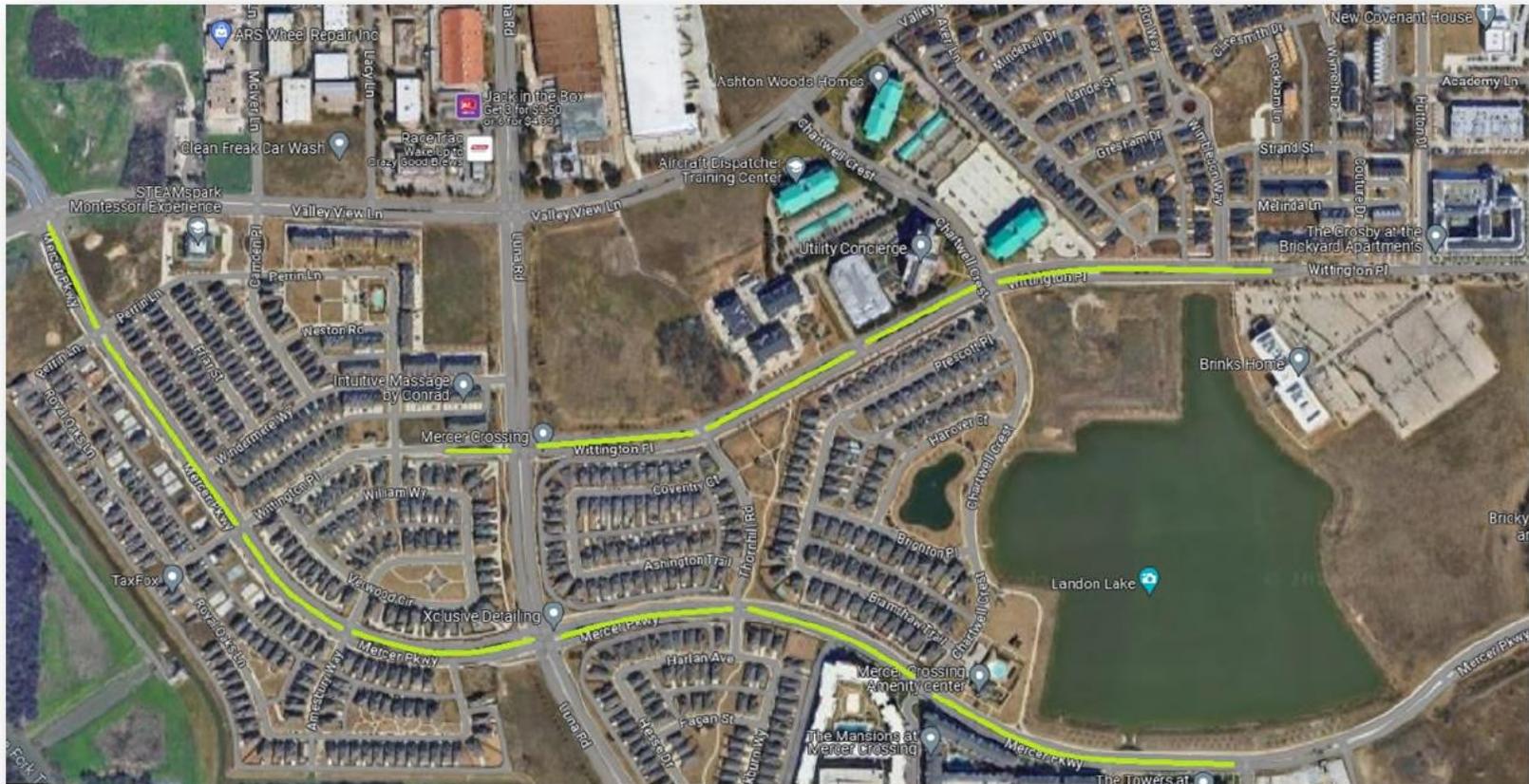
CMO, PARD, PW meet with Councilmembers Roman and Bennett-Burton, and representatives with Essex Property Management on March 6, 2024 to discuss current median operations and logistics.





## Location of Mercer Medians

### MERCER NORTH – MEDIANS | AERIAL IMAGE





## Discussion Points

City estimated costs to maintain the Mercer North Medians-

Start up costs first year-\$345,000+\$20,000 (water)=\$365,000

Includes-3 staff, truck/trailer, equipment, irrigation, weed control, maintenance of all current landscape.

Year 2 annual-\$235,000+\$20,000 (water)=\$255,000

Start up costs deducted out-truck/trailer, equipment. Maintaining landscape and trees to City PARD standards.

Mercer North HOA residents pay approximately \$300 annually in HOA dues for median maintenance, irrigation maintenance, and the maintenance of the four development monuments and median sculpture located in Mercer area.

Mercer North HOA and Essex staff are exploring the possibility of providing the City some funding from their current HOA fund. The funding could be utilized for potential start up costs if the medians are turned over to the City. An exact amount of funding has yet to be determined.

Median maintenance was part of the original development agreement that was completed prior to development starting in Mercer Crossing.



# Pathways Forward

- The City takes over medians and maintains them per City standards.
- The City takes over medians, and HOA pays for utilities (maintenance, repair, and cost of water for irrigation).
- The City takes over medians and maintains them to HOA standards.
- No change, HOA continues to maintain the medians per the current development agreement.



# Questions?

