



Miontuairiscí / Meeting Minutes

Kells Municipal District

Ordinary Meeting

4.00pm, 19th February, 2018, Kells Civic Offices

An Cathaoirleach, **Councillor David Gilroy**, presided.

Councillors Present: Eugene Cassidy, Seán Drew, Michael Gallagher, Johnny Guirke, Bryan Reilly, Sarah Reilly.

Officials in Attendance:

Director of Service: Kevin Stewart

Meetings Administrator: Claire King

Executive Engineer: Aaron Smith

Staff Officer: Triona Keating

1 Confirmation of Minutes

1.1 Confirmation of minutes of Ordinary Meeting held on 15th January, 2018.

The minutes of the Ordinary Meeting held on the 15th January, 2018 were adopted on the proposal of **Councillor Michael Gallagher** and seconded by **Councillor Bryan Reilly**.

2 Matters arising from the Minutes

There were no matters arising.

3 Expressions of Sympathy and Congratulations

There were no expressions of sympathy or congratulations.

4 Statutory Business

4.1 Transportation



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- 4.1.1 To receive a Progress Report on works undertaken/planned for Kells Municipal District.

The report, which had been circulated in advance, was noted.

4.2 To consider and adopt the 2018 Schedule of Municipal District Works.

David Jones, Housing Department outlined the categories for housing maintenance and repair and explained the background to the allocations, including those managed centrally. It was pointed out that the proposed programme of works was based on the 2017 funding allocations, as the 2018 allocations had not yet been confirmed but should be similar to that in 2017.

Matters raised by Councillors included:

- The expenditure on pre-let repairs, the length of time units are vacant and the need for the extent of works carried out – it was confirmed that the average time that units were vacant in 2016 was 20.6 weeks, that there are currently 8 units vacant in Kells Municipal District and that the cost, nationally, was quite high. There are three categories of works: (1) essential works, e.g. electrics, safety, etc., (2) works dependent on the condition of the unit when vacated, and (3) improvement works, e.g. planned upgrades. The expenditure was based on current available funding and represented an investment in the housing stock.
- The penalties for tenants who damage properties – it was confirmed that any damage is recorded and, where a tenant returns in the future, a repayment plan is put in place to cover any associated costs with inspections carried out in the event of transfers.
- The percentage of the budget required to repair properties that are returned in poor condition and the plans for a property inspection programme – it was pointed out that this information was not currently available but that the SPC may undertake an analysis for 2017 and that, nationally, a stock audit was planned.
- The status of the planned social housing developments in Kells and Athboy – it was confirmed that the Athboy development was due to be completed in



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June/July and that the tendering process for the Kells development was ongoing, with a potential commencement in July.

- The timeframe for the allocation of units for the Athboy development – it was confirmed that the allocation process commences now with an eligibility assessment of the waiting list with a view to having all pre-tenancy completed by the time the site is handed over.
- The weighting system applied to allocations favouring those from the local area – it was pointed out that the allocation system, adopted by Meath County Council in 2014, determined how units are allocated, i.e. time based, but that it is expected that the majority will have local needs.
- The status of the planned development in Oldcastle – it was pointed out that 44 houses are planned for developments in Oldcastle, Nobber and Carlanstown. These are at design stage with a view to completion in Q3 2019.
- The issues relating to accessing the site in Nobber and the possibility of providing a new entrance – it was pointed out that the landbank was limited, that the access points were being considered and that the Department would require all options be considered based on cost effectiveness but that the Part VIII would be brought to the Municipal District for consideration.
- The need for on-the-spot inspections of units, e.g. based on the external appearance - it was confirmed that, by March, there would be three Tenant Liaison Officers in place, allowing greater overview of issues such as those highlighted.

Des Foley and John McGrath, Senior Engineer, Transportation Department provided an overview of the breakdown of funding relating to transportation, the sources of funding and how these can be spent, the rationale for the allocations to the Municipal District and the central budgets that are allocated over the six municipal districts. The increase in funding to Kells Municipal District was highlighted across a number of headings including footpath repairs and maintenance and drainage works, as was the percentage allocation against other municipal districts, reflecting the size of the district and the percentage of regional/local roads. It was pointed out that the figures presented did not include planned capital expenditure and changes to the CIS/LIS were outlined.



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Matters raised included:

- Requested further detail on some of the works included with responses provided.
- The need for more work on making footpaths wheelchair accessible.
- The need to clear the footpath to Grangegodden.
- The pace of progress on improving all roads within the municipal district.
- The requirement for a community contribution under the CIS – it was agreed that applications should be made for the national fund and then consideration given to collectively assisting communities via the Municipal District Allocation Scheme.
- The impact of the poor weather conditions on road conditions.
- The lower expenditure in Kells town since the abolition of the Town Council.

A short discussion followed on the need for additional funding to improve the roads in north Meath and the consequences of not adopting the Schedule of Municipal District Works.

The adoption of the Schedule of Municipal District Works was proposed by Councillor Eugene Cassidy and seconded by Councillor Sarah Reilly.

As there was not full agreement, it was agreed to adjourn the meeting for five minutes on the proposal of **Councillor Michael Gallagher** and seconded by **Councillor Bryan Reilly**.

When the meeting resumed, it was agreed to hold a roll call vote, with the following result:

Councillor	For	Against	Abstain
CASSIDY, Eugene	✓	-	-

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DREW, SEÁN	-	✓	-
GALLAGHER, Michael	-	✓	-
GILROY, David	✓	-	-
GUIRKE, Johnny	-	✓	-
REILLY, Bryan	✓	-	-
REILLY, Sarah	✓	-	-
RESULT	4	3	-

With four votes in favour and three against, the 2018 Schedule of Municipal District Works for Kells was adopted.

5 Notice of Question

There were no Notices of Question.

6 Notice of Motion

6.1 Submitted by Councillor Sarah Reilly

“That a full review of all parking facilities (to include the car park on Chipper Lane) in Kells be conducted. This review will determine any present health and safety concerns, capacity issues and present/future requirements.”

Supporting information subject to the motion being proposed, seconded and considered:

The parking service in Kells is regularly monitored by Meath County Council staff. The number of spaces available in the car parks at present is considered adequate to cater for the current demand, as the ongoing monitoring seldom identifies car parks at capacity. In relation to the future parking needs, these can be considered as part of the planning process for any potential town centre developments.

As there are currently no allocation or capacity issues, it is not intended to undertake a study of the parking facilities in Kells.



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In relation to the request to review health and safety concerns, if individual concerns can be identified, these can be looked at on a case by case basis.

The motion was proposed by **Councillor Sarah Reilly** and seconded by **Councillor Eugene Cassidy**.

A short discussion followed on the issues affecting the car park on Chipper Lane in particular and possible ways to address these. It was agreed to undertake a review of parking in the Bective Street area.

The motion was adopted.

7 Strategic Policy Committee Reports – For Information Purposes

- 7.1 To note the report from the Housing, Community & Cultural Development SPC meeting of 23rd January, 2018.

The report was noted.

- 7.2 To note the report from the Planning, Economic Development & Enterprise SPC meeting of 23rd January, 2018.

The report was noted.

- 7.3 To note the report from the Transportation SPC meeting of 24th January, 2018.

The report was noted.

8 Correspondence

- 8.1 Correspondence received from the Department of Business, Enterprise and Innovation in response to the Notice of Item 7.1 – Notice of Motion as adopted at December meeting.

The correspondence was noted.



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- 8.2 Correspondence received from the Department of Education & Skills in response to the Notice of Item 10.2.3 from January meeting re Eureka school.

The correspondence was noted.

9 Any Other Business

- 9.1 Councillor Johnny Guirke raised the following issue:

9.1.1 The need to prioritise houses over farmholdings when deciding on LIS applications – it was pointed out that the Transportation SPC had reviewed the relevant weighting which was due before the March full Council meeting.

- 9.2 Councillor Michael Gallagher raised the following issue:

9.2.1 Update on the taxi ranks in Kells – it was confirmed that the deadline for submissions had passed and that a report and recommendations would be brought to the Municipal District.

- 9.3 Councillor Sarah Reilly raised the following issue:

9.3.1 Requested an update on the capital allocation to three graveyards.

- 9.4 Councillor Seán Drew raised the following issue:

9.4.1 The possibility of providing salt to shop and other property owners to improve safety on footpaths during winter – it was pointed out that there was no precedent for this.

This concluded the business of the meeting.

Signed:

Cathaoirleach