

CITY OF MASVINGO

MINUTES OF PROCEEDINGS OF THE 1051st ORDINARY COUNCIL MEETING HELD IN THE COUNCIL CHAMBER, MUNICIPAL OFFICES, ON MONDAY 26 FEBRUARY 2024 AT 5.06 P.M.

PRESENT: His Worship the Mayor Councillor A. Tabe
Deputy Mayor Councillor D. Mberikunashe
Councillor S. Chikwangwani
Councillor M. Madhuna
Councillor T. Masimba
Councillor R. Musekiwa
Councillor B. Muchokwa
Councillor S. Manyanga
Councillor A. Time
Councillor S.T. Marombedze
Councillor W. Sitemere
Councillor E. Zishiri
Councillor B. Hwata

IN ATTENDANCE: Mr L. Magwati Ministry of Local Government and Public Works
Ms K. Chingadza- Local Governance Intern
Ms T. Mahaso - Public Administration Intern
Mr K. Zvandaziva – Politics and Public Administration Intern

OFFICIALS: Town Clerk
Chamber Secretary
Finance Director
Director of Housing and Social Services
Acting Director of Engineering Services
Senior Health Officer
Chief Internal Auditor
Acting Deputy Finance Director
Acting Human Resources Officer
Public Relations Officer
Committee Officer
Assistant Committee Officers (2)

048. CONFIRMATION OF MINUTES.

RESOLVED

THAT the minutes of the meetings held on 29 January 2024 be taken as read, confirmed as a correct record, and signed.

*Proposed by Councillor S. Manyanga
Seconded by Councillor S. Chikwangwani*

049. MATTERS ARISING

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On minute 019, on the report on flooding on sections of Runyararo West, where Council instructed the Town Clerk to mobilise equipment to clear the waterways to ensure smooth flow of runoff from the catchment, the Town Clerk reported that Council was sourcing for funding to undertake the project and Management was seized with the matter.

On minute 021, Councillor Sitemere expressed gratitude to Council and Management on the decision to procure a small towing vehicle. He highlighted that the vehicle would assist in enforcing traffic by laws.

On minute 021 (2), clarity was sought on the operation of Ward Health Clubs and it was clarified that they operate under the Cleansing Section whilst reporting to Environmental Health Technicians, and they assist in cleaning their Wards with Council giving a token of appreciation.

On minute 023 (6) on the funding for Tanaiwa Hostels, the Chairman of the Finance and General Purposes Committee reported that funding for completion of the Tanaiwa Hostels had been secured through a development partner, Dialogue on Shelter. It was reported that the development partner had made an obligation of funding amounting to 3200 Euros towards the project and Council would no longer be funding the project, therefore a request was made for Council to rescind the resolution passed through minute 023 (6) of the 1050th Ordinary Council meeting held on 29 January 2024, which reads,

“THAT the request for funding amounting to USD 3200 to complete electrification works and facilitate the construction of toilets at Tanaiwa Hostels be approved.”

The motion for rescission of the resolution was moved by Councillor B. Muchokwa and was seconded by Councillor R Musekiwa. Council accordingly rescinded the resolution.

RESOLVED

THAT Minute 023 (6) of the 1050TH Ordinary Council held on 29 January 2024 which reads *“THAT the request for funding amounting to USD 3200 to complete electrification works and facilitate the construction of toilets at Tanaiwa Hostels be approved.”* be rescinded having secured funding from a development partner.

050. HEALTH, HOUSING AND ENVIRONMENTAL SERVICES COMMITTEE

IT WAS MOVED BY Councillor M. Madhuna seconded by Councillor S. Manyanga,

“THAT the minutes of the meeting of the Health, Housing and Environmental Services Committee held on 5 February 2024 be adopted subject to the resolutions passed in relation thereto”.

On minute 031 (A) on the activities of the Environmental Health Section, concern was raised on stray dogs which were becoming a menace to residents. It was reported that the Health Department had organized a program to monitor stray dogs in the City.

On minute 032 (E) on the application for free use of Mucheke Stadium by Masvingo United Football Club, it was noted that a one day training session was not adequate for the community club. It was clarified that there were two Football Clubs utilizing the Mucheke stadium main ground for training for a day each. It was reported that the remaining three days were reserved for maintenance of the grounds.

A motion was moved by Councillor S. Manyanga and seconded by Councillor A. Time for members of the Public Works and Planning and the Health, Housing and Environmental Services committee to

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conduct a learning visit to Harare City Council to appreciate ongoing upgrading works at Rufaro Stadium.

His Worship the Mayor urged Council to prioritize upgrading of Mucheke Stadium to ensure that the stadium meets the ZIFA standards in order to attract Premier League Teams. The matter was referred to the Health, Housing and Environmental Services Committee for further discussion.

WHEREUPON the original motion was put as the substantive motion and it was

RESOLVED

1. THAT the members of the Public Works and Planning and the Health, Housing and Environmental Services committees be authorized to conduct a learning visit to Harare City Council to appreciate ongoing upgrading of Rufaro Stadium.
2. THAT the minutes of the meeting held on 17 January 2023 be taken as read, confirmed as a correct record and signed.
3. THAT the Chief Environmental Health Officer be instructed to liaise with the Finance Director on the feasibility of engaging Meter Readers to take stock of dogs in the commonage during their meter reading duties with a view of enforcing regulations for dog keeping.
4. THAT the Chief Environmental Health Officer be instructed to engage Masvingo Rural District Council on the need to put in place refuse collection and disposal strategies in Victoria Ranch.
5. THAT the report of the Chief Environmental Health Officer be approved and adopted subject to the resolutions passed in relation thereto.
6. THAT the application by Tawanda M. Tanyanyiwa, for a Liquor Development permit to operate a Bar on Stand Number 7927, Welby Avenue, Masvingo be granted.
7. THAT the application by Vongai Gava, for a Liquor Development permit to operate a Bottle Store on Stand Number 26763, Robert Mugabe Way, Masvingo be granted.
8. THAT Council procures 100 textbooks for Shakashe Primary School for being ranked the best Council School in the 2023 Grade seven results.
9. THAT Council procures 80 textbooks for Vurombo Primary School for being the first Runner Up in the 2023 Grade seven results.
10. THAT Masvingo United Football Club be permitted free use of Mucheke Stadium once per week for training sessions during the 2024 Soccer season.
11. THAT the application by Masvingo United Football Club, for a house to accommodate players be turned down at the moment due to shortage of vacant houses, it being noted that the request would be considered when vacant houses become available in future.

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12. THAT the Director of Housing and Social Services be instructed to refer the rehabilitation of Alpha Cottages perimeter fence to Management for consideration.
13. THAT the report of the Director of Housing and Social Services be approved and adopted subject to the resolutions passed in relation thereto.
14. THAT the report of the Town Clerk be adopted.

051. PUBLIC WORKS AND PLANNING COMMITTEE

IT WAS MOVED BY Councillor R. Musekiwa seconded by Councillor S. Manyanga,

“THAT the minutes of the meeting of the Public Works and Planning Committee held on 20 February 2024 be adopted subject to the resolutions passed in relation thereto”

On minute 045 (A) (viii) on the significant increase on non-revenue water compared to the previous month, the Acting Director of Engineering Services reported that the differentials were caused by power outages in December 2023 where water supply to the City was low, thereby reducing non-revenue water. The high level of non-revenue water for the month of January 2024 was attributed to the high number of residents billed using estimates.

On the approval of change of land use applications, members raised concern that most lodges were violating the conditions of operation set by Council. It was reported that noise nuisances were being reported. The need for enforcement of operating conditions of lodges in the city was highlighted. The matter was referred to the Public Works and Planning Committee for further discussion.

Councillor W. Sitemere expressed gratitude on behalf of Ward 6 residents for the improvement in water supply in Runyararo South West suburb. A request was made for improvement of water supply in Clovelly suburb.

WHEREUPON the original motion was put as the substantive motion, and it was

RESOLVED

1. THAT the minutes of the meeting held on 17 January 2024 be taken as read, confirmed as a correct record and signed.
2. THAT the application by Claudious Banhire, for subdivision of Plot 70 and 71 of Flesk, Masvingo, into 31 lots measuring about 4000 square meters each, for residential development be granted subject to the developer setting aside land for institutional developments.
3. THAT the application by David Maruwa, for change of use of Stand Number 725, Hellen Mcghie Avenue from low density residential to Low density Clust be granted Subject to the following conditions:-
 - i. That the premises shall be used as a residential cluster only.

- ii. That the premises shall not be used as a wedding venue, host parties, or host any other activity that generates excessive noise, or traffic, or whose land requirements exceeds the size of the stand. Activities at the lodge shall not inconvenience the neighbourhood.
 - iii. The applicant shall obtain an operating licence from Council upon fulfilment of both Council Health and Fire By-Laws and Minister responsible for National Housing requirements.
 - iv. All alterations to existing building plans shall be approved by the Director Engineering Services before commencement of any works.
 - v. The Applicant shall install directional signage to a standard approved by Council. Authority to erect such signage shall be sought from Council.
 - vi. The Applicant shall provide onsite parking and shall ensure that visitors and tenants to the clusters park their vehicles within the premises at all times.
 - vii. No liquor selling shall be permitted within the premises.
 - viii. The applicant shall provide user friendly facilities for the physically challenged guests.
 - ix. The proposed residential cluster shall be operated at Council's discretion and Council reserves the right to withdraw this permit should the residential cluster become a nuisance in any way. Council will give one month notice should it want the use to cease and Council will not be liable to compensate the applicant in any form.
 - x. The proposed use shall at all times conform to the requirements of the Chief Environmental Health Officer, the Director Engineering Services and Ministry responsible for National.
 - xi. The property shall pay commercial rates consistent with the approved new status.
 - xii. Council through its officers shall have access to the stand to carry out relevant inspection at all reasonable times.
4. THAT the application for change of use of stand number 7049 Shudu Street, Target Kopje, Masvingo, by Tapiwa Chamboko, from residential to a Lodge, be granted subject to the following conditions:
- i. The premises shall be used as a lodge only.
 - ii. That the lodge shall not be used as a wedding venue, host parties, or host any other activity that generates excessive traffic, or noise or whose land requirements exceed the size of the stand. Activities at the lodge shall not inconvenience the neighbourhood.
 - iii. The applicant shall obtain an operating licence from Council upon fulfilment of Council Health By-Laws, Fire By-Laws and Minister responsible for Tourism.
 - iv. All alterations to existing building plans shall be approved by the Director Engineering Services before commencement of any works.
 - v. The Applicant shall install directional signage to a standard approved by Council. Authority to erect such signage shall be sought from Council.
 - vi. The Applicant shall provide onsite parking and shall ensure that visitors to the lodge park their vehicles within the premises at all times.
 - vii. No liquor selling shall be permitted within the premises.

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- viii. The applicant shall provide user friendly facilities for the guests living with disabilities.
 - ix. The lodge shall be operated at Council's discretion and Council reserves the right to withdraw this permit should the lodge become a nuisance in any way. Council will give one month notice should it want the use to cease and Council will not be liable to compensate the applicant in any form.
 - x. The lodge shall at all times conform to the requirements of the Chief Environmental Health Officer, the Director Engineering Services and Minister responsible for Tourism.
 - xi. The property shall pay commercial rates consistent with the approved new status.
 - xii. Council through its officers shall have access to the stand to carry out relevant inspection at all reasonable times.
5. THAT the application by Old Mutual Services, for change of use of stand number 286 Simon Mazorodze Avenue CBD, Masvingo, from Commercial Services to Funeral Parlor, be granted subject to the following conditions:
- i. The premises shall be used as a funeral parlor only. That the funeral parlor shall not be used as for weddings, host parties, or host any other activity that generates excessive traffic, or noise or whose land requirements exceed the size of stand. Activities at the funeral parlor shall not inconvenience the neighborhood.
 - ii. The applicant shall obtain an operating license from Council upon fulfillment of the Council Health, Fire By-Laws.
 - iii. All alterations to existing building plans shall be approved by the Director Engineering Services before commencement of any works.
 - iv. The Applicant shall install directional signage to a standard approved by Council. Authority to erect such signage shall be sought from council.
 - v. The Applicant shall provide onsite parking and shall ensure that visitors to the Parlour Park their vehicles within the premises at all times.
 - vi. No liquor selling shall be permitted within the premises.
 - vii. The applicant shall provide user friendly facilities for the physically challenged guests.
 - viii. That the Parlour shall not host any activity that generates excessive noise and air pollution not consistent with locality.
 - ix. The proposed funeral parlor shall be operated at Council's discretion and Council reserves the right to withdraw this permit should the funeral parlor become a nuisance in any way. Council will give one month notice should it want the use to cease, and Council will not be liable to compensate the applicant in any form.
 - x. The proposed use shall at all times conform to the requirements of the Chief Environmental Health Officer and the Director Engineering Services
 - xi. The property shall pay commercial rates consistent with the approved new status.
 - xii. Council through its officers shall have access to the stand to carry out relevant inspection at all reasonable times.

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6. THAT Mr B. Tsingo be permitted to advertise the intended change of use of Stand Number 27371, ZIMRE Park Masvingo from low density residential to a Lodge in terms of the Regional Town and Country Planning Act, Chapter 29:12.
7. THAT the Chief Internal Auditor be instructed to investigate the status of Stand Number 25752, Target Kopje, Masvingo on whether the premises was being utilized for its primary use.
8. THAT Mr. Elisha Tamirepi be permitted to advertise the intended Change of use of Stand Number 25752, Target Kopje Masvingo, from low density residential to a Guest Lodge, in terms of the Regional Town and Country Planning Act, Chapter 29.12.
9. THAT the request for subdivision of Stand Number 27565 Fort Victoria Township, to create one stand measuring 6000 square meters and the remainder measuring 7 512 square meters be granted.
10. THAT the report of the Acting Director of Engineering Services be approved and adopted subject to the resolutions passed in relation thereto.

052. FINANCE AND GENERAL PURPOSES COMMITTEE

IT WAS MOVED BY Councillor B. Muchokwa seconded by Councillor S. Manyanga,

“THAT the minutes of the meeting of the Finance and General Purposes Committee held on 19 February 2024 be adopted subject to the resolutions passed in relation thereto”.

On minute 041(G) the representative from the Ministry of Local Government and Public Works commended Council for purchasing a Refuse Compactor truck to improve service delivery.

Members sought clarity on the contribution to the discussion by invited officials from the Ministry of Local Government and Public Works, which the Town Clerk advised that representatives attending the Council meetings can contribute to the discussions. The Town Clerk also acknowledged the attendance of the Member of Parliament for Masvingo Urban, Honourable M. Mureri.

Members sought clarity on how property tax is levied, which the Finance Director provided an explanation. Members also raised concern on the high electricity bill given the upward review of electricity tariffs.

WHEREUPON the original motion was put as the substantive motion and it was;

RESOLVED

1. THAT the minutes of the meeting held on 23 January 2023 be taken as read and confirmed as a correct record and signed.
2. THAT the Finance Director be instructed to submit a report on overtime showing distribution of overtime accrued by Department/Section.

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- 3. THAT the purchase of a Refuse Compactor truck at a cost of USD 179,141.15 funded from the Estate Account be ratified.
- 4. THAT the report of the Finance Director be approved and adopted subject to the resolutions passed in relation thereto.
- 5. THAT the report of the Director of Housing and Social Services be approved and adopted subject to the resolution passed in relation thereto.

053. MOTION FOR COUNCIL TO TURN INTO COMMITTEE

IT WAS MOVED BY Councillor R. Musekiwa seconded by Councillor E. Zishiri,

“THAT Council turns itself into Committee for purposes of confirming the minutes of the 1050th Ordinary Council in Committee meeting held on 29 January 2024 and adopting the minutes of the Human Resources and Gender Committee meeting held on 12 February 2024 and minutes of the Audit Committee held on 19 February 2024”

WHEREUPON the original motion was taken as the substantive motion, and it was;

RESOLVED

THAT Council turns itself into Committee for purposes of confirming the minutes of the 1050th Ordinary Council in Committee meeting held on 29 January 2024 and adopting the minutes of the Human Resources and Gender Committee meeting held on 12 February 2024 and minutes of the Audit Committee held on 19 February 2024.

The meeting ended at 6.24 p.m.

CONFIRMED THIS DAY OF 2024

MAYOR

TOWN CLERK