

CITY OF MASVINGO

MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE FINANCE AND GENERAL PURPOSES COMMITTEE HELD IN THE COMMITTEE ROOM, MUNICIPAL OFFICES ON MONDAY, 17 FEBRUARY 2025 AT 5.10 P.M.

PRESENT: Councillor B. Muchokwa (Chairman)
Deputy Mayor Councillor D. Mberikunashe
Councillor R. Musekiwa
Councillor M. Madhuna
Councillor S. Manyanga
Councillor A. Time

OFFICIALS: Chamber Secretary
Finance Director
Chief Environmental Health Officer
Director of Housing and Social Services
Acting Director of Engineering Services
Senior Health Officer
Chief Internal Auditor
Economic Development Officer
Public Relations Officer
Administration Officer
Committee Officer

N.B. *Before the meeting in the Committee Room, the Committee visited Exor Private Limited premises to appreciate the setup onsite following an application for consolidation of stands 30530, 30529 and 30528 Masvingo Township on which the developer had carried out some developments without Council authority and without paying the full cost of land.*

038. CONFIRMATION OF MINUTES

RESOLVED

THAT the minutes of the meeting held on 21 January 2025 be taken as read and confirmed as a correct record and signed.

*Moved by Councillor R. Musekiwa
Seconded by Councillor M. Madhuna*

039. MATTERS ARISING

i) Minute 015 (C): Revival of Shagashe Game Park

It was reported that Council was yet to visit some projects being implemented by the investor (Mhukahuru Private Limited) as part of Council's due diligence exercise. The Committee therefore agreed to tour the Darwendale Park project where the investor was operating a similar project in partnership with the National Parks and Wildlife of Zimbabwe.

RESOLVED TO RECOMMEND

THAT the Town Clerk be instructed to arrange a tour of the Darwendale project operated by Mhukarahuru Private Limited as part of Council due diligence exercise following the application to partner Council in the revival of Shagashe Game Park.

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040. REPORT OF THE FINANCE DIRECTOR

A. FINANCIAL PERFORMANCE.

Consideration was given to the report of the Finance Director on financial performance covering total cumulative revenue and major sources of revenue for the period under review. It was reported that the total cumulative revenue for the period up to 31 January 2025 amounted to ZWL\$ 53,804,983. Total revenue realized constituted 67% of the budgeted revenue for the period amounting to ZWL\$79, 894 208. The major sources of revenue for the period were sale of goods at 86%, transfers 5%, taxes 8% fines and penalties 1%. On the format of the report, it was suggested that the Finance Director should itemize the report showing allocation of resources per line item/vote in order to assist in the monitoring of projects.

(i) Measures being undertaken to improve revenue efficiency.

It was reported that Council had maintained early billing and dual bill distribution through SMS and physical water statements as well as eviction of defaulting tenants renting Council properties as well as extending payment plans for clearance of outstanding debts.

(ii) Expenditure

The report of the Finance Director on staff salaries and other recurrent expenditure was noted. The Committee expressed concern on the salary to service delivery ratio.

iii) Statutory Obligations

The report of the Finance Director on Statutory obligations due as presented below was noted.

DESCRIPTION	AMOUNT (ZiG)
ZIMRA (PAYE AND AIDS LEVY)	5,306,914.11
NSSA	1,759,407.38
LAPF	5,950,320.89
ZIMDEF	940,383.09
STANDARDS LEVY	790,788.44
MEDICAL AID	4,051,772.27
WORKERS UNIONS	367,278.17
Total Statutory Obligations	19,166,864.35

B. CAPITAL EXPENDITURE

It was reported that the total capital expenditure for the month amounted to ZWL\$ 119, 980.

C. CASHBOOK AND CASH FLOW PROJECTIONS

The report of the Finance Director on the cashbook and actual cashflow as at 31 January 2025 and bank balances was noted.

D. DEBTORS AND DEBT COLLECTION (RECEIVABLES MANAGEMENT)

Consideration was given to the report of the Finance Director on debtors and debt collection covering debtors by category low density and high density residential, commercial,

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government departments. The distributions of debtors by category, i.e commercial, industrial, residential high density, low density and institutions was noted. A collection efficiency of 56.80% derived from a billing equivalent of USD 1,805,745.95 and receipts amounting to USD 1,025,697.89 for billable properties. The billed revenue trend analysis for the months of November, December 2024 and January 2025 was noted. Total Debtors amounted to ZiG 301,206,799.60 as at 31 January 2025. The need to follow-up on Government debt was emphasised with Government departments owing ZiG 83,074,813.04, followed by low density residential at ZiG 53,160,153.26.

E. STORES AND ASSET MANAGEMENT

The report of the Finance Director on Stores and Asset Management for the month of January 2025 covering stock levels of various consumables including water treatment chemicals, oils and fuels was noted.

F. INVESTMENT OF USD 300,000 WITH FBC BUILDING SOCIETY

The Committee gave consideration to the report of the Finance Director on the request to invest USD 300,000 with FBC Building Society at an interest rate of 8% per annum for an initial period of ninety days, rolled over as and when necessary. It was reported that the investment was part of the requirements by FBC Building Society on an employee backed mortgage facility for senior employees in line with their conditions of service. The Finance Director provided a comparison of interest rates offered by two other financial institutions. The funds would be sourced from estate, parking and revenue accounts.

RESOLVED TO RECOMMEND

THAT Council approves the investment of USD 300,000 with FBC Building Society at an interest rate of 8% per annum over an initial period of ninety days, rolled over as and when necessary, which will form part of the conditions for advancing employer backed mortgage facility for Senior Council employees as per their conditions of service.

FD

G. REQUEST FOR FINANCIAL ASSISTANCE FOR 2025 SOCCER SEASON AFFILIATION: MASVINGO UNITED FOOTBALL CLUB

Consideration was given to the report of the Finance Director on the request from the Secretary General for Masvingo United Football Club for financial assistance for affiliation fees for the 2025 Soccer Season. It was noted that the Masvingo United Football team was facing financial challenges and was requesting Council to assist with affiliation fees amounting to USD 3,618 with affiliation fee of USD 3,250 and Referees Fees of USD 368. The Committee noted that Masvingo United Football Club was community owned with no sponsorship and agreed to pay the fees.

RESOLVED TO RECOMMEND

THAT Council pays affiliation fees for the 2025 Football Season for Masvingo United Football Club amounting to USD 3,618 being affiliation fees and Referees Fees of USD 368, it being noted that Masvingo United is a community Club.

FD

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H. REQUEST FOR CONTRIBUTION TOWARDS PROVINCIAL AFFAIRS AND DEVOLUTION FOR 2025 TRADE FAIR BUDGET.

The Committee considered a report of the Finance Director on the request by the Honourable Minister of State for Provincial Affairs and Devolution for contributions towards Masvingo Province participation in the 2025 edition of the Zimbabwe International Trade Fair (ZITF) exhibitions. Each local authority in Masvingo was requested to contribute USD 1,800 by 3 March 2025 directed to the Chief Executive Officer's Forum Accountant at Masvingo Rural District Council. The Finance Director reported that given that Council had its own Pavillion at the Zimbabwe International Trade Fair which it had already paid rentals, it was being recommended that Council contribute USD 900.00 in support of the Provincial exhibition preparations.

RESOLVED TO RECOMMEND

THAT Council donates USD 900 towards the provincial preparations for the 2025 Zimbabwe International Trade Fair exhibitions. **FD**

I. APPOINTMENT OF THE MINISTRY OF LOCAL GOVERNMENT AND PUBLIC WORKS TO CARRY OUT ASSESSMENT AND SUPPLEMENTARY VALUATION ROLL

The Committee considered the report of the Finance Director on the appointment of the Ministry of Local Government and Public Works for the purposes of causing a Supplementary Valuation or assessment in terms of Section 249 Subsection (a)(b) and (c) of the Urban Councils Act Chapter 29:15 which provides for instances when a supplementary valuation can be carried out. The need to carry out a valuation arose from twelve (12) properties which had been developed after the General Valuation Rolls and twenty (20) properties whose use had been changed. The request was approved and it was agreed that the process would commence on 18 February 2025.

RESOLVED TO RECOMMEND

THAT the Ministry of Local Government and Public Works be engaged to undertake the assessment and valuation of the identified properties and any other properties requiring supplementary valuation, it being noted that the exercise will commence on 18 February 2025. **FD**

J. Adoption of Report

RESOLVED TO RECOMMEND

THAT the report of the Finance Director be approved and adopted subject to the resolutions passed in relation thereto.

041. REPORT OF THE TOWN CLERK

A. LIQUOR SECTION REPORT

The Committee considered the report of the Town Clerk on Council liquor outlets covering sales by brand and outlet, profitability and challenges for the month of January 2025. It was reported that the section recorded total sale of ZiG 445,070,08 for the month of December 2024 and a net loss of ZiG 144 493.63 attributed to above market salaries whereas in December 2024 the section recorded net losses of ZiG 27,201.77. The Committee raised very serious concern on the losses recorded by the Section and instructed the Town Clerk to submit to the next meeting, a

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comprehensive report on strategies to viably operate the Council Liquor business. The Challenges faced by the section were noted.

RESOLVED TO RECOMMEND

THAT the Town Clerk be instructed to submit a detailed report to the next meeting of the Finance and General Purposes Committee on the strategies to viably operate the Council Liquor Undertaking Business. **TC**

B. INCOME GENERATION PROJECTS

i) Brick Moulding Project

The Committee considered the report of the Town Clerk on the revival of the Brick Moulding Project. It was reported that a test run of the old brick moulding machine was done which showed that the final product was poor owing to the old age of the machine. The Committee approved the recommendation to procure a hybrid brick moulding machine capable of operating on solar power and grid electricity. The procurement of the machine had been provided for in the 2025 Budget.

RESOLVED TO RECOMMEND

THAT the Town Clerk be instructed to procure a hybrid brick moulding machine for the Brick Moulding Income generation project. **TC**

ii) Truck Stop

It was reported that a Bulldozer had been hired to commence land clearance and the next stages would involve compaction of the cleared ground, fencing, construction of guardroom and ablution facilities, paving and solar lighting. The report was noted.

C. CITY OF MASVINGO 3MEGAWATT SOLAR PLANT PROJECT

The Committee considered the report of the Town Clerk on the establishment of a three (3) Megawatt (MW) Solar Plant to provide uninterrupted power to the water treatment works in partnership with the Scientific and Industrial Research and Development Centre (SIRDC). It was reported that SIRDC provided two models for the project namely net metering and commercial power plant, of which the net metering is the preferred option for the City of Masvingo.

SIRDC had experience in solar power plant installation, currently working on the Chivhu 25MW plant. It was reported that SIRDC had availed a Draft Memorandum of Understanding for the City of Masvingo's input and had also expressed interest to partner Council in biogas production and generation of electricity from wind. The Committee approved the recommendation to enter into a memorandum of understanding with SIRDC for the establishment of a 3MW solar power plant operated on a net metering model.

RESOLVED TO RECOMMEND

1. THAT Council approves the partnership with the Scientific and Industrial Research and Development Centre (SIRDC) to establish a 3MW solar power plant for the provision of uninterrupted power supply to the Bushmead Waterworks on a net metering model.

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2. THAT the Town Clerk be instructed to commence negotiations with Scientific and Industrial Research and Development Centre (SIRDC) with a view to sign a Memorandum of Understanding for the establishment of a 3MW solar plant.

D. CITY OF MASVINGO BUDGET BREAKFAST MEETING

The Committee noted the report of the Town Clerk on the City of Masvingo Budget Breakfast meeting held on 17 January 2025 to discuss the implications of the 2025 National Budget and local Budgets. It was reported that the Breakfast meeting was hosted from sponsorships.

E. INVITATION TO PARTICIPATE IN THE COLOURS OF THE WORLD- CULTURE, TOURSIM AND DESTINATION FAIR- APRIL 18-20, 2025: INSTANBUL EURASIA EXHIBITION AND ART CENTRE, TURKIYE

The Committee considered the report of the Finance Director on the invitation received to participate in the Colours of the World, Culture, Tourism and destination fair to be held for the period 18-20 April 2025 in Istanbul, Türkiye at the Eurasia Exhibition and Art Centre. The fair sought to promote tourism destination, people to people cultural exchange and tourism industry growth and also;

- Promote cultural exchanges
- Contribute to sustainable growth of tourism sector and generate real economic benefits for countries and cities
- Showcase the tourist, cultural and historical, gastronomic treasures along with vibrant festival to global audiences

It was reported that the City of Masvingo stood to benefit by promoting the city brand as a heritage, culture and tourism city and consolidate the gains from membership to the International Tourism Alliance for Silk Road Cities whose membership has grown to over 85 cities in one year and also enable Council to interact with various investors and engage in cultural exchanges.

It was proposed that Council participate in the following activities;

- **City promotion booths**-50m2 exhibition stand offered free by the organisers where B2B meetings are scheduled
- **Lives stage performance, music, arts and culture** – Charles Austin Theatre to come up with musical displays and plays that portrays the city's rich cultural heritage and treasures and request 7 participants who are multi-talented
- **Live gastronomy shows**- showcasing traditional food and menus to an international audience thus require 3 people with exceptional culinary skills and take advantage of residents who participate in the First Lady's cooking competitions whilst they also contribute towards their travel expenses.
- **B2B Meetings**- meetings exploring potential areas of co-operation and engage two businesspersons from the hospitality sector with Council meeting the cost of their participation.
- **Conference and panels**- Council delegates and representatives from the Zimbabwe Tourism Authority, Ministry of Tourism, Minister of State for Provincial Affairs and Devolution.

It was proposed and agreed that a Council delegation of 23 participants attend the festival. The air tickets would cost approximately USD 1,375 per person, visas USD 200 per person, meals

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(for 20 delegates) USD 13,240, accommodation and daily allowances USD 6,616, Audio visual promotional materials USD 1500.

It was reported that the organisers had offered five triple shared accommodation to the participants hence the cost of accommodation above would be for Council and Government Delegates only. The Committee approved the participation of the Council delegation as indicated below. The committee observed the need to ensure that future participation at various events should be guided by appointments to the respective outside body.

Organisation	Number of Participants	Funding
City of Masvingo	7	MCC
Minister of State for Provincial Affairs & Devolution	1	MCC
Ministry of Local Government & Public Works	1	MCC
Zimbabwe Tourism Authority- Masvingo	1	MCC
Ministry of Tourism- Masvingo	1	MCC
Tourism Industry Players- Masvingo District	2	Self/ECE
Gastronomy/Culinary Industry Players	3	Self/MCC/ECE
Charles Austin Theatre	7	MCC/ECE
Total	23	

The Council delegation would consist of His Worship the Mayor (Councillor A. Tabe), Councillor R. Musekiwa, Councillor B. Hwata, Councillor M. Madhuna, Councillor A. Time, Town Clerk, Eng. E. Mukaratirwa and Finance Director, Mr. D. Jori.

RESOLVED TO RECOMMEND

1. THAT subject to cabinet approval, a Council delegation consisting of His Worship the Mayor (Councillor A. Tabe), Councillor R. Musekiwa, Councillor B. Hwata, Councillor M. Madhuna, Councillor A. Time, Town Clerk, Eng. E. Mukaratirwa and Finance Director, Mr. D. Jori be authorised to attend Colours of the World Culture, Tourism Destination Promotion to be held in Istanbul, Türkiye for the period 18-20 April 2025.
2. THAT the City of Masvingo team to participate in the Colours of the World Culture, Tourism Destination Promotion to be held in Istanbul, Türkiye for the period 18-20 April 2025 be constituted of 23 participants as summarised below;

Organisation	Number of Participants	Funding
City of Masvingo	7	MCC
Minister of State for Provincial Affairs & Devolution	1	MCC
Ministry of Local Government & Public Works	1	MCC
Zimbabwe Tourism Authority- Masvingo	1	MCC
Ministry of Tourism- Masvingo	1	MCC
Tourism Industry Players- Masvingo District	2	Self/ECE
Gastronomy/Culinary Industry Players	3	Self/MCC/ECE
Charles Austin Theatre	7	MCC/ECE
Total	23	

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F. Adoption of Report

RESOLVED TO RECOMMEND

THAT the report of the Town Clerk be approved and adopted subject to the resolution passed in relation thereto.

042. REPORT OF THE CHAMBER SECRETARY

A. CONSOLIDATION OF STANDS ALLOCATED TO EXOR ENTERPRISES PRIVATE LIMITED AND FIXING OF OUSTANDING COST OF LAND.

Consideration was given to the report of the Chamber Secretary on the consolidation of stands 30530, 30529 and 30528 Masvingo Township measuring a total of 3673m² allocated to Exor Enterprises Private Limited and the payment of the outstanding cost of land. It was reported that Exor Private Limited had had been allocated the additional stands by Minute 297(1) of the 824th Ordinary Council meeting held on 27 August 2001.

It was reported that a valuation of the pieces of land had been carried out which fixed the cost of land at USD 35.00/m², a price which the developer had appealed against on the grounds that at the time of allocation of the stands, the Exor area had very low value and their developments had resulted in the increase of the property and land value in the area. The developer had appealed to Council to consider reducing the cost of land to USD 10.00/m² which would translate to a total purchase price of USD 36,730 and submitted a payment plan of eighteen months. The Committee visited the premises before the meeting to appreciate the set up on the ground. The Committee agreed that the application for consolidation of the three stands be referred to the Public Works and Planning Committee.

Regarding the appeal for the downward review of the cost of land from USD 35.00/m² to USD 10.00/m² some Committee members were of the view that the recommended price of USD 10.00/m² was too low and Council should stick to the initial valuation of USD 35.00/m² since the value of land had appreciated over time. The members also raised concern that the developer had constructed some structures without Council permission. The Chamber Secretary was tasked to submit a detailed report to the next meeting of the Finance and General Purposes Committee on the matter.

RESOLVED TO RECOMMEND

1. THAT the Director of Engineering Services be instructed to refer the application for consolidation of stands number 30530, 30529 and 30528 Masvingo Township measuring a total of 3673m² allocated to Exor Enterprises Private Limited to the Public Works and Planning Committee.
2. THAT the Chamber Secretary be instructed to submit detailed report to the next meeting of the Finance and General Purposes Committee on the sale of stands 30530, 30529 and 30528 Masvingo Township measuring a total of 3673m² allocated to Exor Enterprises Private Limited.

CS

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B. Adoption of Report

RESOLVED TO RECOMMEND

THAT the report of the Chamber Secretary be approved and adopted subject to the resolutions passed in relation thereto.

The meeting ended at 7.45 p.m

CONFIRMED THIS

DAY OF

2025

CHAIRMAN

TOWN CLERK