

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, 22 SEPTEMBER 2025 AT 4.35 P.M.**

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

IN ATTENDANCE: Mr. W. Vhomo- Local Governance Studies Student: GZU

OFFICIALS: Town Clerk
Chamber Secretary
Finance Director
Director of Housing and Social Services
Deputy Finance Director
Internal Audit Manager
Senior Health Officer
Economic Development Officer
Administration Officer
Public Relations Officer
Committee Officer

252. CONFIRMATION OF MINUTES

RESOLVED

THAT the minutes of the meeting held on 19 August 2025 be taken as read and confirmed as a correct record and signed.

*Seconded by Councillor S. Manyanga
Moved by Councillor A. Time*

253. MATTERS ARISING

(i). Minute 194(i): Revival of Shagashe Game Park

The Town Clerk reported that the Draft Memorandum of Agreement had been shared with the developer.

(ii) Budget Implementation Committee

It was reported that preparations were underway to implement the Council Resolution.

254. REPORT OF THE FINANCE DIRECTOR

A. FINANCIAL PERFORMANCE.

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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 August 2025 amounted to ZiG 428,283,229. Total revenue realized constituted 89% of the budgeted revenue for the period amounting to ZiG 477 061 955. The major sources of revenue for the period were services at 70%, taxes 28% fines, forfeits and penalties constituting 2%. The report was noted.

(i) Measures being undertaken to improve revenue efficiency.

It was reported that Council implemented the supplementary valuation in July 2025 which broadened the Council revenue base. Early billing also contributed positively to Council cash flows resulting in collection efficiency of 67%.

(ii) Expenditure

The report of the Finance Director on staff salaries and other recurrent expenditure was noted. Total expenditure for the period ending August 2025 was ZWG 428,283,229 distributed as follows, capital expenses 3%, employee compensation 68%, use of goods and services 28% and grants 1%. The Committee noted the need to collect more revenue in order to reduce the salaries to service delivery ration to acceptable levels. The need to engage the Government Departments to settle their bills was deliberated at length.

On concerns regarding the outsourcing of some vehicle repairs versus the cost of equipping the Municipal Vehicle Workshop the Finance Director reported that he would submit a report to the next meeting on the costs as well as spares procured for the Workshop to repair the fleet

B. CAPITAL EXPENDITURE

It was reported that the total capital expenditure for the month amounted to ZWG2,213,161.37. The report was noted.

C. CASHBOOK AND CASH FLOW PROJECTIONS

The report of the Finance Director on the cashbook and actual cashflow as at 31 August 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, government departments. The distributions of debtors by category, i.e commercial, industrial, residential high density, low density and institutions was noted. The total debtors for the period under review amounted to ZiG 511 228 723.71 equivalent to USD 14,950.00.55

E. CREDITORS ANALYSIS

Consideration was given to the report of the Finance Director on accounts Payables focusing on major trade and payroll creditors for the month of August 2025. In total Council is owing various suppliers and service providers ZiG 63 953 591.

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E. STORES AND ASSET MANAGEMENT

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

G. BOOMGATE REVENUE COLLECTION ANALYSIS

Consideration was given to the report of the Finance Director on the revenue analysis for collections made at the Boomgate for the period March to August 2025 which showed an increase in revenue for each month with a significant increase from June to August 2025 after secondment of Finance Staff to assist the Municipal Police in revenue collection. The report was noted.

H. Adoption of Report

RESOLVED TO RECOMMEND

THAT the report of the Finance Director be approved and adopted.

255. REPORT OF THE TOWN CLERK

A. APPLICATION FOR EDUCATIONAL LOAN: KUDAKWASHE MANYUCHI (120283) - ENVIRONMENTAL HEALTH TECHNICIAN GRADE 9.

The Committee considered the report of the Town Clerk on the application by Mr. Kudakwashe Manyuchi (120283) Environmental Health Technician Grade 9 for a study loan amounting to USD425.00 or equivalent in ZWG to pursue a Higher National Diploma -BTECH with Bulawayo Polytechnic.

RESOLVED TO RECOMMEND

THAT, subject to availability of funds in the educational loan account and conditions governing study loans, the application for study loan amounting to USD425.00 by Mr. Kudakwashe Manyuchi (120283) Environmental Health Technician Grade 9 to pursue a Higher National Diploma and BTECH with Bulawayo Polytechnic be granted.

B. TRAINING OF INTERGRITY COMMITTEE AND SIGNING OF INTEGRITY PLEDGES

The Committee noted the report of the Town Clerk on the training of the Integrity Committee by the Zimbabwe Anti-Corruption Commission officials from 3 to 5 July 2025. It was reported that the Committee members, Town Clerk and two Councillors signed Integrity Pledges and the signing of the integrity pledges would cascade to other employees.

C. RECOMMENDATIONS AND ADOPTION OF THE RISK MATRIX AND ACTION PLAN

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The Committee adopted the report of the Town Clerk on the adoption of the Risk Matrix and Action Plan that was developed by the Integrity Committee and accordingly Councillors and Management were sensitized on the Matrix and Action Plan.

RESOLVED TO RECOMMEND

THAT the Risk Matrix and Action Plan developed by the Integrity Committee be adopted.

D. 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 August 2025. It was reported that the section recorded total sales of ZiG 484,336.94 as compared to ZiG01,481.06 which translated to an increase in sales of 60.65%. Of the total sales, Rujeko contributed ZiG 207,422.44, Chiwororo Tavern ZiG 1681541.36 and Chidavaenzi bottle Store ZiG 108,773.14. The Liquor business recorded a net loss of ZiG 29,498.34 for the month under review.

The Committee noted that a Special meeting of the Finance and General Purposes Committee to explore the option of operating the liquor outlets under a Strategic Business Unit was yet to be held. The Committee noted the challenges faced by the Liquor Section which included lack of a dedicated vehicle, the need to repair equipment such as refrigerators. It was noted that there were standing resolutions authorising the interventions. The Committee also authorised the use of promotional activities including the re-introduction of the Managers' Vote.

RESOLVED TO RECOMMEND

THAT the Manager's Vote for the Liquor Section be reinstated as part of the Council Liquor promotional strategies to increase sales in Council operated Liquor Outlets.

E. Adoption of Report

RESOLVED TO RECOMMEND

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

256. REPORT OF THE DIRECTOR OF HOUSING AND SOCIAL SERVICES

A. VALUATION REPORT OF COUNCIL RENTED PROPERTIES FOR DISPOSAL UNDER HOME-OWNERSHIP SCHEME.

The Committee considered the report of the Director of Housing and Social Services on the disposal of rented accommodation to sitting tenants under Home-Ownership Scheme as per Government policy and Council strategic plan phases. It was reported that the valuation of nine (9) Council Rented Houses in Mucheke had been successfully undertaken as indicated in the table hereunder.

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ITEM	STAND	HOUSE NUMBER	TOTAL VALUE
1.	21553	R347 Zimuto Street, Mucheke	8,130.00
2.	21590	R304 Zimuto Street, Mucheke	8,700.00
3.	21526	R321 Zimuto Street, Mucheke	8,170.00
4.	21482	R227 Zimuto Street, Mucheke	8,259.00
5.	21495	R290 Zimuto Street, Mucheke	8,190.00
6.	21362	R140 Zimuto Street, Mucheke	8,500.00
7.	21255	R36 Zimuto Street, Mucheke	7,600.00
8.	21222	R31 Zimuto Street, Mucheke	8,000.00
9.	12672	R1681 Mushagashe Street, Mucheke	8,700.00

The Committee approved the disposal.

RESOLVED TO RECOMMEND

THAT Council disposes stand numbers 21553, 21590, 21590, 21482, 21495, 21362, 21255, 21222 and 12672 to sitting tenants under Home-Ownership Scheme as per Government policy and per valuation report.

B. Adoption of Report

RESOLVED TO RECOMMEND

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

257. REPORT OF THE CHAMBER SECRETARY

A. FIXING OF COST OF LAND AND CONSOLIDATION OF STANDS ALLOCATED TO EXOR ENTERPRISES: STAND NUMBER 30530,30529 AND 30528, MASVINGO TOWNSHIP.

Consideration was given to the report of the Chamber Secretary on the fixing of cost of land and authority for consolidation of stands number 30530,30529 and 30528, Masvingo Township which were allocated to Exor Enterprises Private Limited in 2001.

It was noted that an earlier request for the consolidation of the stands was turned down by Council on the basis that the developer had not paid the full cost of land for the stands. In 2025 Council resolved to sell the stands to the developer at USD 35.00/m². It was reported that the developer took Council to court over the matter and is now opting for an out of court settlement requesting Council to sell the land at USD 15.00/m².

The Committee therefore approved the sale of the stands to the developer at USD 15.00/m² and consolidation of the stands.

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RESOLVED TO RECOMMEND

1. THAT Council approves the sale of stands number 30530,30529 and 30528, Masvingo Township to Exor Enterprises Private Limited at a rate of USD 15.00/m².
2. THAT the application by Exor Enterprises Private Limited to consolidate stands number 30530,30529 and 30528, Masvingo Township be granted.

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 6.15 p.m

CONFIRMED THIS

DAY OF

2025

CHAIRMAN

TOWN CLERK