

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, 23 JUNE 2025 AT 4.38 P.M.

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

APOLOGY: Deputy Mayor Councillor D. Mberikunashe

OFFICIALS: Town Clerk
Finance Director
Chief Environmental Health Officer
Director of Housing and Social Services
Acting Director of Engineering Services
Chief Internal Auditor
Monitoring and Valuation Officer
Economic Development Officer
Administration Officer
Public Relations Officer
Committee Officer

168. CONFIRMATION OF MINUTES

RESOLVED

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

Moved by Councillor A. Time

Seconded by Councillor M. Madhuna

169. MATTERS ARISING

i) Minute 136 (1): Revival of Shagashe Game Park

It was reported that a Draft Agreement had been drawn up and engagements with the investor were underway.

ii) Valuation Report for Rujeko Infill Stands

The Director of Housing and Social Services explained to the Committee the rationale behind the fixing of the intrinsic value of land at USD 5.00/m² and that the cost of land would be used as a basis of Council's contribution towards the project when a partner is engaged in the servicing of the project. The Committee adopted the intrinsic value of land at USD 5.00/m² for the Rujeko D Housing Scheme Project.

RESOLVED TO RECOMMEND

THAT the intrinsic value of cost of land for Rujeko D Housing Scheme be fixed at USD 5.00/m².

170. 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 May 2025 amounted to ZiG255 207 629. Total revenue realized constituted 83% of the budgeted revenue for the period amounting to ZiG 305 678 353. The major sources of revenue for the period were sale of goods at 69%, taxes 29% fines and penalties 2%.

(i) Measures being undertaken to improve revenue efficiency.

It was reported that engagements with Government Departments were ongoing given the level of Government debt and a grace period of three months was given to those who entered into payment plans with Council. Council is not issuing out trading licenses to properties with outstanding debt to force them to clear their debts. A supplementary valuation Roll had also been carried out to increase billing efficiency and accountability. It was reported that a setoff with ZETDC amounting to ZWG 4 005 494.01 had been effected.

(ii) Expenditure

The report of the Finance Director on staff salaries and other recurrent expenditure was noted. Total expenditure for the period ending May 2025 was ZWG 223 636 383 distributed as follows, capital expenses 5%, employee compensation 57%, use of goods and services 38%.

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)	8 309 309.50
NSSA	3 479 813.38
LAPF	4 454 492.09
ZIMDEF	1 287 602.19
STANDARDS LEVY	1 146 768.02
MEDICAL AID	5 673 100.11
WORKERS UNIONS	519 719.03

Minutes- Finance & General Purposes Committee: 23 June 2025

B. CAPITAL EXPENDITURE

It was reported that the total capital expenditure for the month amounted to ZWG 10 069 381.26.

C. CASHBOOK AND CASH FLOW PROJECTIONS

The report of the Finance Director on the cashbook and actual cashflow as at 31 May 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. A collection efficiency of 70% derived from a billing equivalent of ZiG 50,381,723.96 and receipts amounting to ZWG 35 116 881.98 for billable properties. The billed revenue trend analysis for the months of January 2025 to May 2025 was noted. Total Debtors amounted to ZiG 384 663 094.24 as at 31 May 2025. The need to follow-up on Government debt was emphasised with Government departments owing ZiG 108,009 734.78. Commercial sector owed Council a total of ZWG 72 571 401.94, High Density Residential ZWG 79 104 020.13, Low Density Residential ZWG 28 820 359.95.

The Committee noted with concern the electricity bill for the Waterworks and Sewage Treatment Works and the need to vigorously collect all Council bills. It was noted that Council should address non-revenue water losses and also engage business operators who had left their premises to operate from open spaces to avoid paying Council bills.

E. STORES AND ASSET MANAGEMENT

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

F. REQUEST FOR AUTHORITY TO OPEN DESIGNATED WATER ACCOUNT WITH ZB BANK

The Committee gave consideration to the report of the Finance Director on the request to open a dedicated water account with ZB Bank in line with Government of Zimbabwe thrust for commercialisation and privatisation of water service to improve service delivery. The opening of the bank account will result in all receipts of water being banked and expended from that account. The Council main account is held with ZB Bank. The request was approved.

RESOLVED TO RECOMMEND

THAT the Finance Director be instructed to open a dedicated water account with ZB Bank.

Minutes- Finance & General Purposes Committee: 23 June 2025

G. REQUEST FOR DONATIONS TOWARDS THE 2025 GRADUATION CEREMONY- GREAT ZIMBABWE UNIVERSITY.

Consideration was given to the report of the Finance Director on the request for donations towards the 2025 Graduation Ceremony by Great Zimbabwe University. The Committee adopted the recommendation of the Finance Director to donate USD 100 towards the 2025 Graduation Ceremony being prize for the Best Student in Local Governance Studies.

RESOLVED TO RECOMMEND

THAT Council makes a donation of USD 100 towards the 2025 Graduation Ceremony of Great Zimbabwe University being prize for the Best Student in Local Governance Studies.

H. REVIEW OF PRICE FOR GRAVEL FOR MUNHUMUTAPA NATIONAL YOUTH HOUSING SCHEME: LEENGATE PRIVATE LIMITED.

The Committee considered a report of the Finance Director on the letter received from the Secretary of Local Government and Public Works requesting Council to review downwards the price of gravel charged to Leengate Private Limited the contractor engaged to implement works for the Munhumutapa National Youth Housing Scheme. The current price was USD 3.00/m³. It was reported that the parent ministry had recommended a price of USD 0.95/m³ exclusive of stockpiling and hauling costs. The recommendation was adopted.

RESOLVED TO RECOMMEND

THAT Council charges Leengate Private Limited, the contractor engaged to implement works for the Munhumutapa National Youth Housing Scheme USD 0.95/m³ for gravel exclusive of stockpiling and hauling costs.

I. REQUEST FOR FUNDING: DANHIKO ANNUAL PARALYMPIC GAMES: MASVINGO WHEELCHAIR TENNIS ASSOCIATION.

The Committee considered the report of the Finance Director on the request for donations by the Masvingo Wheelchair Association to attend the Danhiko Paralympic Games for registration fees for 6 officials and 14 players. The amount requested was USD 165.00.

RESOLVED TO RECOMMEND

THAT the Finance Director be instructed to process a donation of USD 165 to Masvingo Wheelchair Association to attend the 2025 Danhiko Paralympic Games for registration fees for 6 officials and 14 players.

J. SUPPLEMENTARY GENERAL VALAUATION FOR 2025

Minutes- Finance & General Purposes Committee: 23 June 2025

The Committee gave consideration to the report of the Finance Director on the 2025 Supplementary General Valuation. It was reported that in terms of Section 254 (a) of the Urban Councils Act (29:15) a copy of the Supplementary Valuation Roll had been open for public inspection at Council offices and in terms of section 254(b) (1)(iii) by notice published in the Gazette and in two issues of a newspaper, the first issue of 9 May 2025 appeared in the Herald and second issue of 14 May 2025 inviting objections.

It was noted that thirty days had lapsed and no objections had been received thus Council was being requested to authorise His Worship the Mayor and Town Clerk to certify the General Valuation in terms of section 262(a) of the Urban Councils Act. The Committee adopted the recommendation of the Finance Director to implement the General Valuation Roll in terms of section 263(2) of the Urban Councils Act (29:15) with effect from 1 July 2025.

RESOLVED TO RECOMMEND

1. THAT the 2025 Final Supplementary General Valuation Roll be adopted and accordingly signed by the Town Clerk and His Worship the Mayor in terms of section 262(a) of the Urban Councils Act Chapter 29:15.
2. THAT the 2025 Supplementary General Valuation Roll be implemented in terms of section 263(2) of the Urban Councils Act (29:15) with effect from 1 July 2025

K. QUARTER 1, BUDGET PERFORMANCE REPORT

The Committee considered the report of the Finance Director on the City of Masvingo Budget Performance Report for First Quarter. The Committee adopted the report and it was agreed that Ward Feedback Meetings be held in the first two weeks of July 2025. The Finance Director was instructed to circulate the in preparation for the Ward Feedback meetings.

RESOLVED TO RECOMMEND

1. THAT the City of Masvingo Budget Performance Report for the First Quarter be adopted.
2. THAT Ward Feedback meetings on the City of Masvingo Budget Performance Report for the First Quarter be conducted in the first week of July 2025.

L. 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.

Minutes- Finance & General Purposes Committee: 23 June 2025

171. 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 May 2025. It was reported that the section recorded total sale of ZiG 368 467.58 for the month of May 2025 and a net loss of ZiG 11 397.93 as compared to ZiG 4,913.02 the previous month attributed to shortage of beverages in the market.

The Committee noted the need for the Town Clerk to engage Delta Beverages to prioritise Council Liquor outlets for products and also discuss the issue of Council operating a Stockist of Delta Beverages products.

B. EXPRESSION OF INTEREST TO INVEST IN WATER AUGMENTATION PROJECT

Consideration was given to the report of the Town Clerk on the expression of interest received from Housing Infinity Development Investments to partner the City of Masvingo in the Water Augmentation project Phase 2 with China Railways First Group (CRFG) as the as the Engineering, Procurement and Construction (EPC) Contractor.

It was reported that HIDI is a Mutare based land and property development company based in Mutare whilst CRFG had vast experience in civil and construction works in water infrastructure, power and transport projects and possessed the financial capacity to partner the City of Masvingo in the project. It was agreed that the Committee should carry out a visit to HIDI where they will make a presentation as part of the due diligence exercise pending consideration of HIDI application to partner the City of Masvingo in the Water Augmentation Phase 2 Project.

RESOLVED TO RECOMMEND

THAT the Finance and General Purposes Committee be authorised to carry out a visit to Housing Infinity Development Investments (HIDI) as part of due diligence pending negotiations to enter into a Public Private Partnership to partner the City of Masvingo and China Railway First Group as the Engineering, Procurement and Construction (EPC) Contractor on the Water Augmentation Project Phase 2.

C. APPLICATION FOR EDUCATIONAL LOAN: TAVONGA CHAPANDUKA (130495) GENERAL HAND GRADE 1

The Committee considered the report of the Town Clerk on the application for an education amounting to USD 345 by Tavonga Chapanduka (130495) General Hand Grade 1 to pursue a National Certificate in Motor Mechanics with Masvingo Urban Vocational Training Centre. The application was granted subject to availability of funds in the educational loan account and conditions governing study loans.

Minutes- Finance & General Purposes Committee: 23 June 2025

RESOLVED TO RECOMMEND

THAT Tavonga Chapanduka, General Hamd Grade 1 be granted an educational loan amounting to USD 345.00 to pursue a National Certificate in Motor Mechanics with Masvingo Urban Vocational Training Centre subject to availability of funds in the educational loan account and conditions governing study loans.

D. 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.

The meeting ended at 6.15 p.m

CONFIRMED THIS

DAY OF

2025

CHAIRMAN

TOWN CLERK