



Management Meeting Minutes

3rd Thromde Council

7th Management Meeting

7th Management Meeting

Date – 25/03/2022

Venue – Thromde Conference Hall

Time – 9:30AM – 5:00PM

Members Present

Sl. No	Name	Designation/Division
1	Dasho Ugyen Dorji	Thrompon
2	Mr. Karma Namgyel	Executive Secretary
3	Mr. Sonam Dorjee	Chief ADM Officer
4	Mrs. Sonam Desel	Chief Environment Officer
5	Mr. Thinley Norbu	Chief Urban Planner
6	Mr. Yeshe Wangdi	Chief Engineer
7	Mr. Tashi Phuntsho	Chief, DRD
8	Mr. Tashi Dorji	Offtg. Chief, O&MD
9	Mr. Sonam Tshering	Dy. Chief TEO
10	Mr. Sonam Tobgay	Dy. Chief, LRSD
11	Mr. Ugyen T Dorji	Dy. Chief Legal Officer
12	Mr. Udeshe Chhettri	Dy. Chief Accounts Officer
13	Mr. Kinga Gyeltshen	Dy. Chief Thromde Health Officer
14	Mr. Omapati Luitel	Head, ICT
15	Mr. Lekzang J Dorji	Environment Officer
16	Mr. Jigme Wangdi	Engineer
17	Mrs. Zulkee C Rinzin	Media Relations Officer
18	Mr. Sonam Namgay	Dy. Executive Engineer
19	Mr. Roshan Rai	Urban Planner
20	Mrs. Shera Dolkar	Dy. Chief Forestry Officer
21	Mr. Sonam Tshering	Sr. Architect
22	Mr. Karma Dorji	Planning Officer



Opening Remarks

The Chair welcomed all the members to the 7th Management Meeting and thanked each and every staff of Thromde for having successfully delivered the services during the entire period of lockdown. Even the remote working has been implemented successfully and it all happened because of the dedicated service of each and every individual. Similarly, the group involved in delivering the emergency waste and other maintenance services have carried out the duties diligently without any problem.

He also shared that Thromde has achieved a lot within a short period of time which is commendable. The work has even been appreciated by others including the public and he urged all to continue with the same zeal.

Agenda 7.1 – WWTP Quarter at Babesa

The Head of the Operation and Maintenance Division (O&MD) submitted that the staff quarter at the Babesa Sewerage Treatment Plant (STP) is currently occupied by a few Thromde Officials based on the past Management's decision. However, henceforth if the flats are vacant, it must be given to the plant operators who are required 24/7 at the plant. He added that even during the lockdown situation when the zone movements were restricted, it was difficult to get operators at the site since they reside in different zones. He submitted that there are two apartments empty currently and proposed if the two can be given to the plant operators. Since the plant has to be managed and operated 24/7, it is important for the plant operators to stay at site he added.

Decision

The Management:

1. Decided that the two empty flats can be given to the plant operators immediately
2. Directed the project team to work out the total requirement of units for the plant operators and put to Management for further directives.

Action –Project Team

Agenda 7.2 – Wage Increase proposal for WWTP Wet Sweepers

The Head of the O&MD also proposed wage increase to Nu 500 per day for the wet sweepers of the sewerage treatment plants. Since their work nature is similar to other wet sweepers who are paid Nu 500 per day, it is proposed for similar wage raise.

Discussion

The members shared that it must be according to the Thromde Workforce rules and regulations and during the discussion on the workforce rules and regulation, there



wasn't any such proposals. And hence they were categorized according to workforce rules and regulations. Some members also questioned if their work nature is comparable with the wet sweepers of sewerage maintenance team and those involved at the crematorium management. The Chief ADM Officer submitted that the special allowance of Nu 500 per day has been decided since their work nature involves dealing with filths. The Head of O&MD clarified that the wet sweepers at the plants are also involved in carrying out such works.

Decision

The Management:

1. Approved Nu 500 for wet sweepers only,
2. Decided that Lajab to be categorized as per Thromde Workforce Rules and Regulations
3. Approved 1 level up for handy boys from current level.
4. The Management also directed the O&MD to propose to Tshogde for endorsement.

Action –O&MD

Agenda 7.3 – Proposal to increase Annual Maintenance Budget for Streetlights

The O&MD proposed the Management for increasing the annual maintenance budget for operation and maintenance of street lights. Currently the streetlights maintenance budget is Nu 0.3M and the division proposes Nu 10.6M. There are around 5800 streetlights within Thromde and many more are yet to be installed in the extended and un-served areas. Some of the street lights have become old and require maintenance. Therefore, the Division proposed that the maintenance budget will have to be increased.

Decision

Since Thromde 's internal revenue has been hampered in the past 1-2 years, the Management decided to double the annual maintenance budget from Nu 0.3M to 0.6M and did not approved Nu 10.6M as proposed. The same can be endorsed together with the current budget by the Tshogde.

Action –O&MD

Agenda 7.4 - Recruitment of System Developer for ICT

The Head of ICT section proposed to recruit one system developer since the system once developed has to be updated frequently. Therefore, there is need to have a dedicated system developer recruited who can keep the system running. The current ICT Officials are busy with other task and will be difficult to monitor the system and keep updated.



Decision

The Management:

1. Decided to have ICT Division together with GIS under it and directed the ICT Section to present all the requirement of Division with clear ToR to the next Management.
2. Directed the HRC to deliberate and decided on the recruitment of a system developer.

Action- ICT/HRC

Agenda 7.5 - Maintenance of Coronation Park

The Environment Division presented to the Management the proposal for maintenance of Coronation Park. The main components required to be maintained are footpath, viewing deck and water fountain. The total estimated cost comes to around Nu 1.025M. The budget for the same will be used from beautification budget under the Division.

Decision

The Management approved the proposal and directed the Environment Division to award it directly to one of the eligible ongoing contractors and finish the work immediately, within a month's time.

Action – City Environment Division

Agenda 7.6 - Solid Waste Collection Services: Contract Extension and Way Forward

The Environment Division presented to the management the various scenarios of the solid waste collection modalities. The Division proposed the pros and cons with cost implications for both in-house and outsourcing modalities. The Division also proposed if the current contract could be extended so that the outsourcing modality can be clearly aligned with the National Waste Management Flagship Program later as directed by the NEC.

An important issue with the contract extension as mentioned was that the service providers, especially Clean City, were working on rates applicable 6 years ago, and that they might not opt for the extension due to that reason. It was apprised that this discussion could not be held earlier due to the 4th and 5th COVID 19 Pandemic Lockdown in Thimphu. Further, the management has directed that there is a need to have a live discussion since a lot of pertinent issues in waste management needed to be discussed intensively hence; online discussion had not been held.



It is also put to the Management to decide on the number of new vehicles to be given to each service provider and its modality. The Thromde is to receive 17 new Toyota waste compactor trucks, a dozer, 3 dumper placer trucks with 22 waste containers from the Government and People of Japan. The vehicles have already arrived in Thimphu and we are waiting the formal handing over of the vehicles after the inaugural ceremony.

Discussion

The Chair informed that it is very clear that in-house management of waste collection will be a big challenge for Thromde and better to opt for outsourcing. But there has to be clear terms and conditions drawn before it is outsourced along with the issuance of new garbage trucks. The extension of the current contracts was unanimously agreed upon mainly due to the following:

1. There is a need to align with the National Waste Management Flagship.
2. There is no other option as the waste collection have to be provided to the public at all times and not extending the contract would only cause suspension of waste collection services thus resulting in a lot of inconvenience to the public and the Thromde management.

The City Environment Division was directed to work out the additional rate to give the service providers so that they could meet their ends especially with the recent increase in fuel price. The Executive Secretary submitted that it is better to give one vehicle each to service providers as they are currently facing dearth of garbage trucks and see how the vehicles have been managed. This will determine how all new set of vehicles will to service providers be leased/hired out. He asked the City Environment Division to work out the requirement of vehicles for each service provider, so that the delivery of their services is not hindered. He also presented that in future, even the PPP model can be explored as one of the alternatives. The Chief Environment Officer submitted that the waste related infrastructure constructions through flagship program will be completed in 18 months (1 and a half years) and by the time the current contract extension ends, all waste infrastructures through flagship will have been completed.

The Executive Secretary also mentioned that the training for drivers and relevant personnel on the maintenance and operation of waste vehicles must be sustainable; Japanese consultants cannot always come to Bhutan to give the training. He recommended that it be on the ToT (Training of Trainers) model, so in case new service providers get selected in the future, Thromde will be able to efficiently train the new personnel.

Decision

The Management:

1. Decided to extend the current contract term by another 1.6 years with the effect from 26th March 2022, and to work out the additional rates to be given



- to the service providers.
2. Directed the City Environment Division to work out how many vehicles to give each service provider and the modality of how the new vehicles will be given to each service provider.
 3. Directed the Division to also explore PPP modalities for waste collection services to be considered as one of the modalities for waste collection after the ongoing extended contract period ends.

Action – City Environment Division

Agenda 7.7 - Penalty on Property Transfer Tax Defaulters

The Dy. Chief of Land Record and Survey Division (LRSD) presented to the Management the details of property transfer tax defaulters. There are around 16 cases of property transfer tax defaulters. As per the prevailing practice, prior to the implementation of the Property Transfer Tax Act 2020, transfer taxes were paid after the transactions were approved by NLCS. However, individuals failing to pay the tax were given 6 months of cushion period to pay the taxes beyond which a 24% penalty was levied (as per the notification issued by NLCS and MoF). Although numerous reminders have been sent to the defaulters, the taxes are still not paid. Today, the total property transfer tax amounts to Nu 28.208 Million (including the 24% penalty for these defaulters calculated till date). The Division requested the Management to impose a strict deadline for all outstanding payments while taking firm action against defaulters by submitting the case to court.

Discussion

The Chair stated that these issues will have to be resolved for once and all. Such past unresolved issues are hampering Thromde to move forward. He highlighted that levying the 24% penalty on the defaulted transfer tax was a past practice. Whereas, with the enactment of the Property transfer tax act 2020, the property transfer tax is paid prior to approving the transaction and hence will not entail such defaulters. Besides, the property tax has been reduced from 5% to 3% for all transactions w.e.f 16th January, 2020. Therefore, in consideration of the enactment of the Act and the changes in the proceedings of the tax payments, it was agreed that the defaulted period will be calculated until 16th Jan, 2020 (excluding the 6 months grace period). In doing so, the total transfer tax will amount to about Nu. 20 Million. This was also supported by the Chief Urban Planner. Meanwhile, it was also agreed that a final notification for the payment within 1 month period shall be strictly conveyed to the defaulters failing to which the matter will be forwarded to the court.

Decision

The Management:

1. Decided to calculate the penalty till 16th January 2020 (excluding 6 months of



grace period) and send them the final notification to pay within one month from the date of notification.

2. The notification must state that the case will be forwarded to the court if the defaulters fail to abide by the notification.

Action - LRSD

Agenda 7.7 - Deferment of Transfer of Dy. Chief Thromde Education Officer (CTEO)

One of the Dy. Chief TEOs of Thimphu Thromde Education Division, Mr. Namgyel Dorji has been transferred but Thromde did not receive any relievers yet. The new Chief Thromde Education Officer for Thimphu Thromde could not join due prolonged lockdown and also having to undergo quarantine. Therefore, Mr. Namgyel Dorji has been serving as the Officiating Chief TEO for Thimphu Thromde. Since it is the time for school admission at this time of the year, there are many schools and teachers transfer cases to be facilitated.

Decision

Hence, the Management decided that Mr. Namgyel Dorji, Dy. Chief Thromde Education Officer shall not be relieved until his reliever joins the Office.

Action – HRS

Agenda 7.8 - Monopole Issues within Thimphu Thromde

The Urban Planning Division (UPD) presented to the Management the issues associated with the monopolies within Thromde. The Monopoles are erected by telecommunication service providers. It is 12 meter high and is also used as street light pole along with communication network facilities. There are a total of 65 monopolies erected by Bhutan Telecom and TashiCell in Thimphu Thromde (Bhutan Telecom- 38; TashiCell- 27). The Division also presented monopoly related urban planning issues. The Monopoly has limited coverage, it is demand and complaints based and lacks comprehensive plan, there is a pressure on state land and it is aesthetically unappealing. For the way forward, the Division proposed it would be better if the poles could blend well with the surrounding environment, colocation of monopolies will help reduce the number of poles, there must also be visual and disaster analysis being done and monopolies can be charged to generate revenue for Thromde. Considering the factors such as opportunity cost of the land occupied by monopoly and the vicinity land to Thromde, property devaluation, health and disaster risks, aesthetical impacts, and costs involved in future shifting of monopoly and the need to create public awareness via media, the Division also proposed for a lump sum Nu 20,000 per annum per monopoly.



Discussion

The Chair informed that 65 monopoles within a small City is of high concern and it has to be controlled. The Chief UPD also supported the Chair and submitted that it has to be stopped and let them explore other better alternatives. He also proposed that other 4-legged communication towers will have to be charged as well. The Executive Secretary submitted that if monopoles have to be discouraged, the fees must be high. Many other members supported the same. The Chair shared that even if the charge is very high, it will impact Thromde later when they are not able to pay. Therefore, it must be charged certain amount which is payable, like Nu 10,000 per pole per year. This was also supported by Chief UPD but many supported to go for higher charges.

Decision

The Management:

1. Decided to stop giving approval for monopoles henceforth and no more monopoles shall be entertained within Thromde because of aforementioned urban planning issues such as aesthetic, street congestion, nuisance to the public and opportunity cost to Thromde.
2. They must explore other innovative and sustainable alternatives.
3. A comprehensive plan including but not limited to aspects such as demand forecasting, visual analysis, disaster management, coverage... must be submitted to Thromde.
4. Also decided to charge Nu 20,000 per pole/tower per annum for the existing monopoles and 4-legged communication towers.

Action – UPD

Agenda 7.9 - Yarkay Plaza Staircase Proposal

The DRD presented the revised stair case proposal of the Yarkay Plaza. The earlier design has been revoked by Thromde due to its odd look right in the core of the City. The current proposal has arcade (kiosk) in front and with two staircases from side. They even proposed for small public sitting place and a single unit public toilet below.

Discussion

The members were of the view that even the revised proposal doesn't blend well with the existing Norzin Lam building facades. It gives odd looks comparing to other structures which are in same line along Norzin Lam. The arcade comes forward towards the Norzin lam and this disrupts the building line aesthetics. The members also point out that the portion of one of the staircases encroaches into government land and if Norzin Lam re-development project comes later, all these spaces might have to be used for the development and its early to decide now.



Decision

The Management:

1. Did not approve the revised proposal as it destroys the aesthetics and even it will set precedence.
2. Also directed the DRD to communicate them to explore from side of the building and not from the Norzin lam side.

Action – DRD

Agenda 7.10 - Budget for COVID 19 and other related Outbreaks in Future

The Thromde Health Sector submitted that it is better for each Division to propose budget for COVID-19 and other disease outbreaks in future. This is because there is no separate budget for procurement of health related equipment and therefore, it is difficult to issue the health safety equipment and other when needed.

Discussion

The Executive Secretary said that like education sector, even for health, it can be proposed as current budget to Ministry of Health (MoH). The Chief ADM Officer also supplemented that for the usage of Thromde Offices, it can be procured from Thromde current budget but if it is to be used for Health Clinics, it can be requested from the MoH as current budget like Thromde receive for Thromde Education Division separately.

Decision

The Management decided to use from the Thromde current budget for Thromde Office purposes and for the use in Health Clinics, it can be requested through MoH as current budget.

Action – Thromde Health Sector

Agenda 7.11 – Discussion on Occupancy and Rental fixing for Community Service Centers

The focal engineer presented to the Management that Thromde has constructed 2 community centers, one in Babesa and the other in Jungzhina. Earlier, it was decided to be given to RBP and even the concept design has been based on the needs of the RBP. The centers are about 95% physically. The total budget was Nu 13.0 M each for two centers. The rent proposal for Jungzhina based on the floor area is Nu 92,701.92 and for Babesa Nu 78, 915.14M monthly. The rent fixing is based on floor area and Nu 22 per sq.ft based on NHDCL rate.

Discussion

The Executive Secretary stated that when we talk about service center, there must be



other services and not just the police service. The Chief UPD clarified that earlier, the decision was to institute police services for south and north and these centers are to be rented out to RBP. The police service in these areas will help the Babesa-Debsi areas in the South and Taba-Jungzhina areas in the North. The Chair informed that if the rate could be brought down since it is a service to the people. This was also supported by the Chief UPD since it is for the social cause. The Dy. Chief Legal Officer informed that the NHDCL rate is comparatively low and therefore the current proposed rate is not too high. He also submitted that there has to be clear agreement drawn before renting out to RBP. The Executive Secretary said the agreement has to be drawn for long term at the same time following the Tenancy Act.

Decision

The Management:

1. The Management decided that the two community service centers will be given to Royal Bhutan Police
2. Directed the Asset Manager along with Legal Division to carry out all the legal requirements (Agreement) with RBP.
3. With regard to rental charges, the Management directed the focal engineer to help Asset Manager in finalizing the rent considering the rental charges Thromde collects from BNCA and Traffic, also compare the current rent that RBP is paying to private buildings and also refer the Thromde Office rental charges by NPPE.
4. Directed the Infra Division to handover the completed structures to the Asset Manager will all relevant documents.
5. Also directed the LRSD to process for LUC.

Action – ID / Asset Manager / LRSD / Legal Division

Agenda 7.11 - Procurement Reform Proposal for Sensitive Projects

The Infra Division proposed to the Management to simplify the procurement processes for some of the sensitive projects. The Division proposed that in Procurement Rules and Regulations (PRR), the pre-qualification technique can be used even for some of the sensitive projects. The pre-qualification clause is applicable for large projects only. The pre-qualification criteria could be financial and technical capabilities, availability of resources including equipment and human and past histories of having carrying out similar or bigger projects.

Discussion

The Dy. Chief Legal Officer submitted that it would be difficult to amend the existing Acts and Rules and Regulations. However, the JSW Law College is currently reviewing the procurement rules and regulations and it is the right time to coordinate with them. The Chair clarified that the proposal is not to deviate from PRR but using the



pre-qualification clause which is already there. The Executive Secretary proposed to decide on the threshold percentage for abnormally low bid rather than using the pre-qualification clause. If the minimum threshold has been set, there will be no issues of abnormally low bid. The Chief Engineer also supported the idea of setting threshold percentage and also proposed that it would be much easier if the market rates are allowed to be used and not just the BSR. The Dy. Chief Legal Officer and other members submitted that Thromde cannot decide on the threshold as well as usage of market rate as it will be deviating from PRR. Therefore, at the least Thromde can propose to relevant authorities, the MoF for this matter as per the LG Act.

Decision

The Management directed the Infra Division to work out the threshold percentage and put to Tshogde for further deliberation and endorsement. The proposal must be submitted with strong justifications.

Action – ID

Agenda 7.12 – Discussion on Riverfront Development Plan, Soil stability at Zilukha, Issuance of Laptop and Solid waste Management

A. Discussions on Riverfront Development Plan:

1. Dasho thanked the whole team who was involved in the Riverfront Development Plan and for doing excellent work for Wangchhu River development. This Riverfront Development Plan will be considered one of a kind for Thimphu Thromde. He mentioned that almost everything which has been thought about for riverfront development has been covered in the 12 identified areas (8 recreational parks and 4 conservation areas). He asked the team to select one or two feasible areas which the team considers feasible for implementation during the next fiscal year.
2. Dasho also mentioned that upon an audience with Her Majesty the Gyalyum Tshering Yangdon, HM mentioned a connecting bridge from a location near the old dead Cypress tree near the existing Sewerage Treatment Plant to Anim Dratshang.
3. Dasho gave an example of the Samtenling stream which everyone thought was a difficult task to make it into a park but it is easier when everyone comes together to work and now we have a beautiful park. Dasho instructed the team to similarly choose other streams to convert into a park.
4. The Executive Secretary also conveyed his thanks to the team for doing an excellent job. The plan has captured almost all of the features from commercial type of development to cultural type of development which was of interest for a riverfront development. It has also covered details on open storm water drain outlets and waste management problems which are usually situational



- aspects. Therefore a detailed plan covering all the outlets must be looked into.
5. He highlighted that development entails higher risks from floods and therefore, necessary arrangements have to be made to protect these areas from floods.
 6. ES added that besides the connectivity arrangements such as footpaths, cycling trails and jogging trails, there is also a need to ensure that internal park connectivity has linkages to external connectivity arrangements.
 7. He mentioned that it is very important to develop up-scaled plans in view of the growth of neighboring Dzongkhags such as Paro and Wangdue Phodrang. The utility aspects of the riverfront developments should also address the needs of people living in these dzongkhags.
 8. Centenary Farmers Market also needs to be incorporated in the plan for development of recreational area R-7 (Chuphakha) in view of the fact that it will no longer be used for the earlier purpose due to overcrowding and traffic management problems, especially during times such as the current Covid-19 pandemic. He also mentioned that the area opposite to the crematorium has not been included and that we should include it.
 9. ES mentioned that though Wangchhu the river banks are full during the monsoon and exposed during lean flow in winter the banks are exposed. In order to ensure that some banks are covered with water in winter, he suggested creation of retention ponds within the river. He further mentioned that climate change impacts are not predictable and steps may have to be taken now to store water during the lean season.
 10. The ES mentioned that in certain countries, there are water based recreation ponds dedicated solely for children. It is suggested that the feasibility of such a creation may be looked into.
 11. The Specialist indicated that the last pond is part of the expansion plan for the Sewerage Treatment Plant and should be excluded from the River Development Plan of the last sewerage pond in the future to extend the sewerage treatment Plant so he recommended excluding the last pond to avoid problems in the future.
 12. The CAO also raised a similar conflict of plan and mentioned that where we have proposed the maze garden, it is supposed to be city bus parking. Similarly, the team proposed an ash disposal point in the same location but previously the ash disposal point was near Olarong chhu. Therefore, he suggested that the River Development Plan take stock of all existing plans so as to avoid conflicts in the future.
 13. The Chief Environment Officer mentioned that these plans are just a suggestion from the team and the prerogative for selection lies with the management. The CEO also mentioned that upscaling of the plan is very important and this Riverfront Development plan will be a guide for taking up activities for APA. The CEO requested the status of the Sewerage Treatment Plant for developing it into a Waterfront Development Plan which is included in our APA for the next fiscal year 2022-2023.



14. The Specialist reported the status of the existing ponds and he said that it will be covered soon. In fact the news regarding the commissioning of the new Sewerage treatment plant will be in Kuensel in 2 - 3 days and the plant has been successfully running for the last 4 months now. Except for the last pond which will be used for sewerage drying after extension, the Environment Division can start with the Park development work by dewatering the ponds and that is very much in line with the plan of the National Environment Commission.
15. The ES mentioned that dewatering of the pond will have to be done in a technical manner so that there are no problems and asked the Specialist to communicate the dewatering process to the Environment Division.
16. The CUP said that the team has done a good job with the resources available. He also asked the team to link the concept of Water Park developed by Srijana, the architect who worked on it upon instruction from ES.
17. The CUP highlighted the need to incorporate the stream running beside the old PM's residence in Taba as it has more potential. Currently there are a lot of issues related to people dumping waste in the stream.
18. The existing Changjiji bus stop where the team has planned to develop into a rock garden was proposed as a labor camp and CUP recommended rechecking the plans so that the plans do not overlap later.
19. The CUP also pointed out that there is a historic place below the helipad where there is the chorten dangrim that a platform has been made which was used in ancient time by Zhabdrung as a resting place (Lewa). He recommended that we include the place in the Rock Garden development plan.
20. The CUP informed that a road connecting Changbangdu with Depsi is being planned. The planning also includes viewing decks and these may be included in the River Development Plan..
21. The CUP mentioned that it is important to integrate this plan with the Thimphu Structural Plan which is currently being reviewed by MoWHS because later during execution they might intervene and stop our plans.
22. The CUP also highlighted that there is a trail from Taba to Kabisa in the Conservation area mentioned in this plan and he asked the team to avoid the area where there is a landslide and to study an alternative trail.
23. The CUP also asked the team to look into the Core Urban Design Plan which is already in place and to review the plan to be executed.

Decisions:

1. NTE clarified that all the necessary plans such as TSP, SWMP, Waste management plan, etc have been referred to while developing this plan. He mentioned that Changbangdue, Depsi and Taba area highlighted above has not been included and it will be included as this is just the first draft.
2. Dasho Thrompon also clarified that the area in Depsi which is proposed as Maze Garden will not be hampered as the City Bus Parking is just for temporary use and it is not feasible to have a bus parking adjacent to the river



- and it is more appropriate to have it as a recreational park.
3. Dasho also mentioned that Her Majesty Gyalum Tshering Yangdon Wangchuck was concerned over the decommissioning of the STP and to convert the area into a recreational park. As mentioned by the Specialist, Dasho also suggested excluding the last pond for future sewerage plant extension.
 4. Dasho also highlighted that we should capture the 30 meter buffer in our plan that has been kept from the Bus terminal area to Olarong chhu as it will be beneficial if it is documented.
 5. Dasho said that there is no disadvantage in having two ash disposal points and that we can have more points so that people can use it as viewing decks also.
 6. Dasho mentioned that areas such as the city bus office, athletic ground, RSTA office should also be included in the plan to serve as a guide for future plans. These areas along with the Tashichhodzong and Gyelyong Tshokhang Office till Indian Embassy need to be included in the plan.
 7. There is a Treatment Plant developed near Jungshia Bridge and it is important to capture it in the master plan as it can be removed from the area later as per the plan. Currently there is a problem in taking huge pipes to the plant and it is not feasible.
 8. Dasho pointed out that we should go ahead with the investment plan and detailed planning by prioritizing the areas to be developed. Also to prioritize the decommissioning of STP and converting it into a Park.
 9. ES also supported Dasho to start with the design and decommissioning of the STP immediately to prevent other agencies from developing their own plans.
 10. Dasho asked about the status of acquiring the LUC from NLCS which was processed last year
 11. The head of LSRD, reported that the requisition for the LUC has already been put up to NLCS since October, 2021 however, a concrete decision on the approval is yet to be received. Although it was reported that the area will be used as a recreational park however no details/evidence has been submitted so far. Now that the details are in place, he will follow up the process for the LUC. A bilateral meeting will be taking place soon and the Land Head will take it up as a first priority during the meeting.
 12. The Head, LSRD said that LUC for STP area and Changbangdue is critical and must be processed at the earliest. The state land in Changangdue is leased to BIGSA and some to Construction Companies. Therefore, it will be a priority to acquire the LUC immediately.
 13. The Head, LSRD said that we need to kick-off with our plan and prioritize the STP and the Changbangdu area in the first phase. This is because everyone is eyeing on these areas. He also mentioned that Changbangdue area has high potential to extend connectivity with the surrounding infrastructures viz. Changjiji Sports Complex, Flyover, Changjiji Colony, APIC garden, Bazam, etc. Meanwhile, since the area has exclusive road accessibility, development



will not have any adverse effect on other facilities..

14. The Head, LSRD informed that there are big drain outlets in Taba and in the south which handles huge quantities of waste and it is important to redevelop these outlets.
15. Similar to the STP, Dasho mentioned that we need to secure the Changjiji archery ground so that people will have the notion that it will be developed into a park. After getting the LUC, we can start off by fencing the area as it will be difficult to implement the full plan immediately.

B. Discussion on Zilukha Soil Stability

1. Dasho mentioned that through the EbA project the soil stability of the area below Dechenphodrang in Zilukha will be taken up and it has become crucial as His Majesty uses the road and there is traffic congestions at the junction and also due to the monsoon season the landslide will be triggered again. The estimate for the work has been forwarded to the Infrastructure Division.

Decision:

1. The Chief Engineer mentioned that the work has been given to an engineer for estimation. Some of the estimation work required help from NTE and it has been solved. It is given to the engineer for floating the tender immediately.

C. Discussion on issuance of Laptops to the Staff

1. The Head of Land Record and Survey Division (LRSD) submitted that the Division has requested for 3 laptops for the new staff. He submitted that the laptops could not be issued till now and it has been almost a year. It is very difficult for the staff to work from home in the absence of laptops, especially in the current situation where the staff is required to work from home. Therefore, the Division requests the Management to expedite the issuance of requested laptops.
2. The same has been also submitted by other Divisions and submitted that it is hampering the service delivery. The Chief of Urban Planning Division also proposed if the laptops can be procured directly from the authentic agents like STCBL and others in the market rather than having to base on the annual quotation as the practice used to be. He also shared that most of the laptops procured through annual quotation are questionable as frequent breakdowns have been observed in many cases in a short period of time after issuance. The
3. The Head of LSRD also proposed if the laptops can be procured through the EBA project which need not have to be based on the quotation.
4. Dasho supported the view of procuring the laptops directly from the authentic agents without having to follow annual quotations. For this he said, quick discussions will be carried out right after the lockdown.



5. The Chief Environment Officer informed that there is no budget in the EBA project for procurement of equipment and therefore, even the project team could not procure the required color printer for the project.
6. NTE said that there is a possibility of purchasing the laptop for monitoring purposes through the Project but the budget kept for the equipment procurement has been exhausted.

Decision

The Management directed the Administration and Finance Division (AFD) to expedite the issuance of the requested laptops. The Management also directed the EBA project team to explore procuring a few laptops through the project and in the meantime, the discussion on the procurement of laptops directly through the authentic dealing agents shall be discussed right after the lockdown. The Management also directed every member of the management to explore some of the areas through which Thromde can tap revenue.

D. Discussion on Solid Waste Management

The Chief Environment Officer highlighted that there is an urgent need to discuss on the overall management of municipal solid waste management with the focus on the solid waste collection services mainly because the contract for the three service providers were coming to an end in March and also, the new waste compactor vehicles have arrived in Bhutan. The decision on the modality of implementation was urgently required at the earliest. Initially, this issue was supposed to be discussed during the management meeting scheduled on February 25, 2022 however, had to be postponed due to the 5th COVID 19 Pandemic lock down in Thimphu.

Decision

Dasho Thrompoen directed that there is a need to discuss and understand in detail for solid waste management. Hence this agenda should be discussed in a meeting and not via zoom meeting as it would not be an efficient medium to discuss thoroughly on solid waste management which requires deliberation and many decisions from the management.

Agenda 7.13 – AOB

Agenda 7.13.1 – Discussion on City Hall

The Chair put forth to the Management that the discussion on City Hall has been there for quite a long time but it could not be initiated due to some factors. He informed that site has been identified and concept design has been developed and therefore, it can be developed on the existing concept design. If the design can be readied by the end of this year, beginning next year, the physical work can be started. The other members



also supported the proposal and agreed to once again pursue the idea of having City Hall.

Decision

The Management:

1. Decided to go ahead with City Hall construction and directed the Infra team to work on the existing concept design and get it ready.
2. The Management also decided that by the beginning of next year, the physical works must be initiated.

Action – ID

Agenda 7.13.2 – Discussion on Thomde Logo

The Chair submitted that there is a need to develop a new Thomde Logo since the current logo doesn't speak anything of Thomde. Therefore, the new logo based on Thomde visions and mission and futuristic must be developed.

Decision

The Management decided to call for logo competition amongst Thomde staff and give away Nu 20,000 for the best logo developed. The timeline is within one month from the date the management meeting minutes is out.

Action – Management

Agenda 7.13.3 – Discussion on Service Charges and Levying of Urban Tax

(i) Service Charges:

The Chair put forth the deliberations on the Service charges, especially the waste collection service charges. In the earlier presentation by the Environment Division, it is known that the yearly, Thomde spends around Nu 20.0M for waste collection whereas total collections from as service charges is just about Nu 4.0M a year which is just about 20% of what has been spent. Therefore, a least to recover the running cost, there is a need to increase the waste collection service charges. The other members also supported that if Thomde is to be financially sustainable, it is important to at least recover the maintenance or the running cost of the services.

Decision

The Management directed the Environment Division to work out the rate for solid waste collection service charges and submit to Tshogde for further deliberations and directives.

Action – Environment Division



(ii) Urban Tax

The Chair also put forth the discussion on the urban Taxes. The UV 2 is considered as residential and is charged Nu 0.25 per sqft land tax. But now the UV2 is mostly commercial. Therefore, based on function of the building, it can be charged at commercial rate i.e. Nu 0.5 per sq.ft. Similarly even in the E4, it is no more agriculture precincts and mostly are residential. Therefore, it can be charged at residential rate i.e. Nu 0.25 per sq.ft.

Discussion

The Chief UPD informed that once UV 2 is charged at commercial rate, even the building usage will be changed by the owners. According to DCR, only the ground floor has been given as commercial and above 2nd floor is residential. When they are charged commercial, they will apply for whole usage of building as commercial and even the DCR will have to be amended. The some of the members said that if the house/units are rented out, it still can be considered a commercial.

Decision

The Management agreed to propose as there is a basis for imposing commercial rate to UV 2 and residential rate in the E4 areas based on the current usage of the buildings. It is forwarded to the Tshogde for further deliberations and directives.

Action – Management

Agenda 7.13.4– Construction of Median for 4-lane Road from Bhutan Telecom till Jungzhina

The Management felt the need to have median constructed along the 4-lane road since people and vehicles crossover and make U-turns at any point. The height will have to be high enough for people to not to cross over but not as high and big as the ones along the Doebum Lam.

Decision

The Management decided to install median along the 4-lane project and directed the Infra Division to work on the type of median structures to be used and work out the total cost.

Action – ID

Agenda 7.13.5– Thromde Information Bulletin

Thromde has outsourced the compilation and publication of comprehensive report about Thimphu Thromde. The report has been completed and now it is put to Management to decide upon the number of copies to be printed and who will have it



printed, Thromde or the by the consultants to whom it was outsourced. The report is around 164 pages and covers a whole range of topics from the history, evolution and the current scenario of Thimphu City.

Decision

The Management agreed to go by the earlier agreement with the private consultant and if there is a need to have more copies later, Thromde will have it printed.

Action- MRO

Conclusion

The Chair thanked all the members of the Management for full attendance and for fruitful deliberations and meaningful decisions taken. He also requested all members to work to implement the decisions and propose to Tshogde those requiring Tshogde's endorsement or directives. The Meeting adjourned at 5:00PM.

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