

GROVE CITY, OHIO COUNCIL LEGISLATIVE AGENDA

February 20, 2018

6:30 - Caucus

7:00 – Reg. Meet.

Presentations: Oaths of Office; SWFC Historical Society Annual Report

FINANCE: Mr. Davis

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| <u>Ordinance C-06-18</u> | Authorize the Purchase of Property located at 4037 Arbutus Ave. and Appropriate \$120,000.00 from the General Fund for said purchase and related expenses. Second reading and public hearing. |
| <u>Ordinance C-07-18</u> | Authorize the Purchase of Property located at 4011 First Street and Appropriate \$75,000.00 from the General Fund for said purchase and related expenses. Second reading and public hearing. |
| <u>Ordinance C-10-18</u> | Repeal and Replace Chapter 194 of the Codified Ordinances titled Income Tax. First reading. |
| <u>Resolution CR-05-18</u> | Waive the provisions of Section 139.05 of the Codified Ordinances titled Bidding Purchases and Procedures for the real and personal property damaged in the 1/6/18 Fire at the Service Department. |
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SAFETY: Ms. Houk

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| <u>Resolution CR-06-18</u> | Waive the provisions of Section 529.07(b)3 of the Codified Ordinances for the Wine & Arts Festival on June 15 – 16, 2018 in the Town Center. |
| <u>Resolution CR-07-18</u> | Waive the provisions of Section 529.07(b)3 of the Codified Ordinances for the Bourbon Festival on August 11, 2018 in the Town Center. |
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SERVICE: Mr. Berry

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| <u>Ordinance C-08-18</u> | Levying Special Assessments for the Construction of Various Sidewalks in the City of Grove City (Tamara Dr. et. al). Second reading and public hearing. |
| <u>Ordinance C-09-18</u> | Levying Special Assessment for the Construction of Various Sidewalks in the City of Grove City (2017 Sidewalk Program). Second reading and public hearing. |
| <u>Ordinance C-11-18</u> | Vacate an Unused Waterline Easement located west of Edwards Road. First reading. |
| <u>Ordinance C-12-18</u> | Vacate an Unused Waterline Easement located on the 7 Star Entertainment parcel. First reading. |
| <u>Resolution CR-08-18</u> | Declaring the Necessity of Constructing Certain Sidewalks on Louise Avenue, Louise Place, Sheldon Place, Thomas Avenue, Homecomer Drive, Dennis Lane and requiring that abutting property owners construct same. |
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LANDS: Mr. Schottke

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| <u>Ordinance C-13-18</u> | Approve the Annexation of 0.501 acres located 4047 Casa Blvd. into the City of Grove City. First reading. |
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- Lands: Ordinance C-14-18 Approve the Special Use Permit for a Drive Thru for The Shoppes at 665 located at 2811 London-Groveport Road. First reading.
- Resolution CR-09-18 Approve the Development Plan for The Shoppes at 665 located at 2811 London-Groveport Road.
- Resolution CR-10-18 Approve the Development Plan for Concord Fabricators Addition located at 6511 Seeds Road.
- Resolution CR-11-18 Approve the Preliminary Development Plan for The Ashford of Grove City located South of Southwest Blvd. and West of Broadway.

ON FILE: Minutes of: 2/05 Council Meeting; 2/06 Planning Commission

Date: 01/29/18
Introduced By: Mr. Davis
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Robin.
Emergency: 30 Days:
Current Expense: X

No.: C-06-18
1st Reading: 02/05/18
Public Notice: 02/07/18
2nd Reading: 02/20/18
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-06-18

AN ORDINANCE TO AUTHORIZE THE PURCHASE THE PROPERTY
LOCATED AT 4037 ARBUTUS AVENUE AND APPROPRIATE \$120,000.00
FROM THE GENERAL FUND FOR SAID PURCHASE AND RELATED EXPENSES

WHEREAS, the City is looking to acquire the property located on the same block as the police station; and

WHEREAS, the acquisition would enable the City to add additional parking for the Division of Police.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. Council hereby authorizes the purchase the property located at 4037 Arbutus Avenue as set forth in Exhibit "A".

SECTION 2. There is hereby appropriated \$120,000.00 from the unappropriated monies of the General Fund to account number 100120.571000 for the Current Expense of said purchase and related expenses.

SECTION 3. This Ordinance shall take effect at the earliest date permitted by law.

Steven R. Robinette, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

C-06-18

Premises Address: 4037 Arbutus Ave page 1 of 13

This document has been prepared by the Columbus REALTORS® and the Columbus Bar Association and is for the use of their members only.

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The Columbus REALTORS®/CBA purchase contract shall be printed in 11 point Arial font, and all deviations in the standard form must be printed in 12 point or larger courier font in bold. Use of courier font in bold denotes deviation from the standard Columbus REALTORS®/CBA purchase contract. All deletions from the standard form are to be noted by "strike-out".

J Chris Roach

Chris Roach Real Estate

3980 Broadway

Grove City OH 43123

City

State

Zip

**REAL ESTATE
PURCHASE CONTRACT**

ADOPTED BY
**COLUMBUS
REALTORS®**

CBA
COLUMBUS BAR ASSOCIATION

It is recommended that all parties be represented by a REALTOR® and an Attorney

Date: Jan 8, 2018

Upon the following terms, the undersigned Buyer agrees to buy and the undersigned Seller agrees to sell, through the Broker referred to below, the premises, described as being located in the State of Ohio, County of Franklin, Tax parcel no(s). 040-000462 and further described as:

4037 Arbutus Ave, Grove City, OH

1. Purchase price shall be \$120,000.00

1.1 Additional Terms and Conditions:

Cash at closing - Subject to purchase approval by Grove City Council

2. Attorney Approval Clause

The Buyer or Seller may terminate this contract if the party's attorney disapproves this contract, by providing written notice of said disapproval, along with changes proposed by that party's attorney to remedy the disapproval, within 5 calendar-days after acceptance hereof (this provision is not applicable if number of days is not inserted). If the other party accepts the proposed changes in writing within 3 calendar-days after delivery thereof, this contract shall continue in full force and effect, as amended by the changes. The party requesting the changes may waive the request in writing prior to the expiration of the 3 calendar day period. If the contract is terminated, the earnest money deposit shall be returned to the Buyer pursuant to paragraph 12.

3. Financing: (Buyer shall select and initial one of the following)

3.1 / Buyer will pay the purchase price in cash at closing. Paragraph 3.2 does not apply to this contract. Buyer shall deliver to the Seller or Seller's Broker, within calendar-days (if left blank, number of calendar-days shall be 5) after the date of acceptance of this contract, one of the following: a letter from a financial institution, current bank statement, or other evidence reasonably satisfactory to Seller that sufficient funds are available to complete this transaction. If the Buyer does not deliver such evidence within the stated time period, Seller may terminate this contract pursuant to paragraph 3.3. **OR**

REV 5/17

This form is licensed for use to: Jon Roach

3.2 ____/____ This contract is contingent upon Buyer obtaining financing for the purchase of the property, subject to provisions set forth in this paragraph 3.2.

3.2(a) Lender Pre-Qualification:

Buyer ____/____ (insert initials here) has delivered OR ____/____ (insert initials here) shall deliver within ____ calendar-days (if left blank, the number shall be 2) after date of acceptance, to Seller or Seller's Broker, a lender's pre-qualification letter stating that the Buyer's credit report has been reviewed, and that Buyer is prequalified to obtain a loan sufficient to finance the purchase of the property. If the Buyer does not deliver the pre-qualification letter within the stated time period, Seller may terminate this contract pursuant to paragraph 3.3.

3.2(b) Loan Application:

(i) Within ____ calendar-days, (if left blank, the number of calendar-days shall be 7) after the date of acceptance of this contract, Buyer shall:

a) make formal application for a (write in type of loan: Conventional, FHA, VA, USDA) ____ loan,

b) inform the Seller or Seller's Broker in writing of the identity of the lender, and

c) notify the lender of the Buyer's intent to proceed pursuant to applicable federal regulations.

If the Buyer does not inform the Seller or Seller's Broker in writing of the identity of the lender within the stated time period, Seller may terminate this contract pursuant to paragraph 3.3.

(ii) The Buyer shall provide information and documentation, and otherwise comply with all reasonable requests made by the lender and title insurance agent during the mortgage loan application and approval process. If, at any time, the lender notifies the Buyer in writing that it will not be able to provide financing upon the terms and conditions stated in the loan application, the Buyer may terminate this contract by delivering a copy of the lender's written notification to the Seller or Seller's Broker within 3 calendar-days following Buyer's receipt thereof. Upon delivery, the earnest money deposit shall be returned to the Buyer pursuant to paragraph 12. **Failure of the Buyer to deliver the lender's written notification within 3 calendar-days following Buyer's receipt thereof constitutes a waiver of Buyer's right to terminate the contract due to the Buyer's failure to obtain financing.**

3.2(c) Loan Commitment:

The Seller's obligations are contingent upon the Buyer obtaining and delivering to the Seller or Seller's Broker a loan commitment within ____ calendar-days (this subsection 3.2(c) is not applicable if number of days not inserted) after acceptance of this contract. This time period shall be known as the Loan Commitment Period. Buyer shall use good faith and reasonable efforts to obtain the loan commitment. The loan commitment shall state that the lender will provide financing for the purchase of the property, subject to conditions and qualifications imposed at the lender's discretion.

If, at the expiration of the Loan Commitment Period, the Buyer has not delivered the loan commitment to the Seller or Seller's Broker, the Seller may terminate this contract pursuant to paragraph 3.3.

3.2(d) Appraisal Contingency:

If the property is appraised for loan purposes for less than the purchase price stated herein, the Buyer shall have the right to terminate this contract by written notice to the Seller or Seller's Broker delivered within 3 calendar-days after Buyer receives a copy of the appraisal. The notice shall be signed by the Buyer and accompanied with the appraisal. This contract shall terminate 3 calendar-days thereafter, and the earnest money deposit shall be returned to the Buyer, pursuant to paragraph 12. **Failure of the Buyer to deliver the written notice of low appraised value within 3 calendar-days following Buyer's receipt thereof constitutes a waiver of Buyer's right to terminate, pursuant to this provision.**

NOTE: The parties may use the 3 calendar day period prior to termination to renegotiate the purchase price or any other contract provisions in lieu of terminating the contract, but are not obligated to do so.

3.3 Demand for Financing Evidence:

If Seller does not receive Buyer's written notice or documents as required in paragraphs 3.1, 3.2(a), 3.2(b)(i), or 3.2(c) (the "Financing Evidence"), the Seller may, at any time until 7 calendar-days before the closing date set forth in paragraph 15.1, notify the Buyer or Buyer's Broker in writing that Seller has not received the required Financing Evidence, specifying which type of Financing Evidence is overdue (a "Demand for Financing Evidence"). If Seller receives the required Financing Evidence within 3 calendar-days after delivery of Seller's Demand for Financing Evidence, the parties shall proceed with the transaction. If Seller does not receive the required Financing Evidence within 3 calendar-days after delivery of the Demand for Financing Evidence, Seller may, at any time thereafter until the Financing Evidence has been received, terminate this contract by delivering written notice of termination to the Buyer or Buyer's Broker, at which time the Earnest Money Deposit shall be released to the Buyer. Seller's election to terminate pursuant to this paragraph 3.3 is Seller's sole legal remedy for Buyer's failure to deliver the Financing Evidence, acts as a bar to any additional legal or equitable claims that Seller may have against the Buyer, and constitutes Seller's consent to the release of the Earnest Money Deposit. **Failure of the Seller to timely deliver the written Demand for Financing Evidence constitutes a waiver of Seller's right to terminate pursuant to this provision.**

4. Taxes and Assessments:

4.1 The real estate taxes for the premises for the current year may change as a result of the transfer of the premises, or as a result of a change in the tax rate and valuation. Buyer and Seller understand that real estate valuations may be subject to retroactive change by governmental authority.

Seller shall pay or credit at closing:

- (a) all delinquent taxes, including penalty and interest;
- (b) all assessments which are a lien on the premises as of the date of the contract;
- (c) all agricultural use tax recoupments for years prior to the year of closing;
- (d) all other unpaid real estate taxes and community development charges imposed pursuant to Chapter 349 of the Ohio Revised Code which are a lien for years prior to closing; and
- (e) a portion of such taxes and community development charges for the year of closing shall be prorated through the date of closing based on a 365-day year. If taxes are undetermined for the year of closing, the proration shall be based on the most recent available tax rate and valuation, giving effect to applicable exemptions, recently voted millage, change in valuation, etc., whether or not certified.

These adjustments shall be final, except for the following: (none if nothing inserted)

4.2 The community development charge, if any, applicable to the premises was created by a covenant in an instrument recorded at (insert county) _____, Vol. _____, Page number _____ or Instrument number _____. (Note: If the foregoing blanks are not filled in and a community development charge affects the premises, this contract may not be enforceable by the Seller or binding upon the Buyer pursuant to Section 349.07 of the Ohio Revised Code.)

4.3 Seller warrants that no improvements or services (site or area) have been installed or furnished, nor notification received from public authority or owner's association of future improvements of which any part of the costs may be assessed against the premises, except the following: (none if nothing inserted)

5. Fixtures and Equipment:

5.1 The consideration shall include all fixtures owned by the seller, including but not limited to:

- All light fixtures
- All exterior plants, trees, landscaping lights and controls
- Attached floor coverings
- Attached media brackets (excluding televisions and other audio/visual components attached to such brackets)
- Attached mirrors
- Attached wall to wall carpeting
- Bathroom, lavatory and kitchen fixtures
- Built in appliances
- Central vacuum systems and attachments.
- Curtain rods and window coverings (excluding draperies and curtains)
- Fences, including subsurface electric fences and components.
- Fire, smoke and security systems and controls
- Fireplace inserts, logs, grates, doors and screens
- Garage door openers and controls
- Heating and central air conditioning
- Humidifying equipment and their control apparatuses
- Mailboxes and permanently affixed flagpoles
- Outside cooking units, if attached to the premises
- Pumps
- Roof antenna
- Smoke and carbon monoxide detectors
- Stationary tubs
- Storm and screen doors and windows, awnings, blinds and window air conditioners, whether now in or on the premises or in storage
- TV Antennas/Satellite reception system and components (excluding televisions and other audio/visual components)
- Water conditioning systems

And including the following:

5.2 The following shall be excluded: (none if nothing inserted)

5.3 The following leased items shall be excluded: (none if nothing inserted)

6. Inspections and Tests:

6.1 The Broker strongly recommends that the Buyer conduct inspections and/or tests. The Buyer and the Seller understand and agree that the Broker neither warrants nor assumes responsibility for the physical condition of the premises.

IT IS NOT THE INTENTION OF THIS PROVISION TO PERMIT THE BUYER TO TERMINATE THIS AGREEMENT FOR COSMETIC OR NON-MATERIAL CONDITIONS.

Buyer shall be responsible for the repair of any damages caused by the Buyer's inspections and tests; repairs shall be completed in a timely and workmanlike manner at Buyer's expense.

6.2 Seller shall cooperate in making the premises reasonably available for inspections and/or tests.

6.3 **Specified Inspection Period:** Buyer shall have _____ (not applicable if the number of calendar-days is not inserted) calendar-days after the date of acceptance of the contract by both parties to have inspections, environmental inspections, and/or tests completed. This time period shall be known as the Specified Inspection Period. The number of calendar-days for the Specified Inspection Period is a

specific time frame agreed upon by the Seller and the Buyer. The number of calendar-days cannot be modified or waived except by a written agreement signed by both parties.

All requests to remedy shall be submitted to the Seller or Seller's Broker within the Specified Inspection Period. Time is of the essence in completing any of the inspections, tests, and/or reports.

The Buyer, at Buyer's expense, shall have the right, and is strongly encouraged, to have any and all inspections, tests, and/or reports conducted, including but not limited to the following:

- (a) Inspection of the premises and all improvements, fixtures, and equipment;
- (b) Inspection or testing for radon;
- (c) Inspection or testing for mold, and any other environmental test;
- (d) Inspection or testing for lead-based paint;
- (e) A pest inspection for termite and wood destroying insects with a report provided on a FHA/VA approved form by a licensed Ohio Certified Pest (Termite) Control Applicator;
- (f) Inspection of the gas lines on the premises;
- (g) Inspection of the waste treatment systems and/or well systems by a local health authority or state EPA approved laboratory of the Buyer's choice;
- (h) Determination of the need for and cost of federal flood insurance;
- (i) Confirmation of the insurability of the premises with an insurance company of the Buyer's choice.

With respect to housing constructed prior to January 1, 1978, the Buyer must be provided with the pamphlet entitled "Protect Your Family from Lead in Your Home" and the "Lead-Based Paint and Lead-Based Hazard Disclosure Form." Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning.

Lead poisoning in young children may produce permanent neurological damage including learning disability, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

6.4 If the Buyer is **not**, in good faith, satisfied with the condition of the premises as disclosed by the Buyer's inspections, tests, and/or reports provided for in paragraph 6.3, then the Buyer may elect to proceed under one of the following provisions, 6.4(a) or 6.4(b):

6.4(a) Agreement to Remedy Period: On or before the end of the Specified Inspection Period, the Buyer shall deliver to the Seller or the Seller's Broker a written request to remedy, signed by the Buyer, stating the unsatisfactory conditions, along with a written copy of the inspections, tests, and/or reports, specifying the unsatisfactory conditions.

The Buyer and Seller shall have _____ calendar-days (not applicable if the number of calendar-days is not inserted), **after the end of the Specified Inspection Period**, to reach a written agreement regarding remedying the unsatisfactory conditions. This time period shall be known as the Agreement to Remedy Period. The number of calendar-days for the Agreement to Remedy Period is a specific time frame agreed upon by the Seller and the Buyer. The number of calendar-days cannot be modified or waived except by a written agreement signed by both parties. In the event the Buyer and Seller do **not** reach a written agreement regarding remedying the unsatisfactory conditions within the Agreement to Remedy Period, and the Buyer and Seller have **not** executed a written extension of the Agreement to Remedy Period, this contract shall terminate. Upon termination of the contract under this provision, the earnest money deposit shall be returned to the Buyer pursuant to paragraph 12.

OR

Prior to the end of the Agreement to Remedy Period, the Buyer can, in writing, waive such request to remedy and proceed with the contract.

The commencement of the Agreement to Remedy Period does not obligate the Seller to reach an agreement with the Buyer.

The delivery by the Buyer of a written request to remedy any unsatisfactory conditions does not preclude the Buyer from later delivering a notice of termination as contemplated by paragraph 6.4(b) below during the Agreement to Remedy Period, unless the Buyer and Seller have reached a signed agreement regarding the Buyer's written request to remedy.

OR

6.4(b) Notice of Termination: Within the Specified Inspection Period or as provided in paragraph 6.4(a), the Buyer may terminate this contract by delivering written notice of termination to the Seller or Seller's Broker, along with a written copy of the inspections, tests, and/or reports, specifying the unsatisfactory conditions. Upon termination, the earnest money deposit shall be returned to the Buyer pursuant to paragraph 12.

FAILURE OF THE BUYER TO DELIVER WRITTEN NOTICE PURSUANT TO PARAGRAPHS 6.4(a) OR 6.4(b) CONSTITUTES ACCEPTANCE OF THE CONDITION OF THE PREMISES AND SHALL BE A WAIVER OF THE BUYER'S RIGHT TO TERMINATE PURSUANT TO THIS PROVISION.

7. Warranties:

7.1 Home Warranty or Protection Plan: The Seller, at a cost not to exceed \$ _____, shall provide a home warranty or protection plan from _____ (not applicable if plan name not inserted). The Broker may receive compensation for services rendered in connection with the sale of the home warranty or protection plan.

7.2 Gas Line Warranty or Protection Plan: The Seller, at a cost not to exceed \$ _____ (not applicable if the dollar amount is not inserted), shall provide a gas line warranty or protection plan. Seller may obtain the gas line warranty or protection from a vendor of the Seller's choice, unless Buyer specifies the specific vendor hereafter: _____.

8. Deed:

8.1 The Seller shall convey to the Buyer marketable title in fee simple by transferable and recordable general warranty deed, with release of dower, if any, or fiduciary deed, as appropriate, free and clear of all liens and encumbrances not excepted by this contract, and except the following:

- (a) those created by or assumed by the Buyer;
- (b) those specifically set forth in this contract;
- (c) zoning ordinances;
- (d) legal highways;
- (e) covenants, restrictions, conditions and easements of record that do not unreasonably interfere with present lawful use; and
- (f) all coal, oil, gas and other mineral rights and interests previously transferred or reserved of record.

8.2 Seller has not transferred, conveyed, or reserved, nor does Seller have any knowledge of any prior transfers, conveyances or reservations of any coal, oil, gas, or other mineral rights or interests in the premises, except for the following (none if nothing inserted): _____.

9. Title Insurance:

9.1 The Seller shall furnish and pay for an ALTA Homeowner's Commitment and Policy of Title Insurance (latest revision) in the amount of the purchase price with a copy of the subdivision or condominium plat.

In the event that an ALTA Homeowner's Policy is not applicable for issuance on the premises, the Seller shall furnish and pay for an ALTA Owner's Commitment and Policy of Title Insurance (latest revision) with a copy of the subdivision or condominium plat.

Seller shall provide the base policy coverage for the applicable ALTA policy. Buyer is responsible for the cost of any coverage that requires additional premium for endorsements, or the deletion of any standard exceptions.

The title evidence shall be certified to within 30 calendar-days prior to closing with endorsement as of 8:00 AM on the business day prior to the date of closing, all in accordance with the standards of the Columbus Bar Association, and shall show in Seller marketable title, in fee simple, free and clear of all liens and encumbrances, subject to all matters listed in Paragraph 8.1.

9.2 Seller shall deliver, or cause to be delivered, to Buyer or Buyer's Broker, a copy of the Commitment referenced in Paragraph 9.1 above no later than 15 calendar-days prior to the date of closing pursuant to this agreement. If the Seller does not deliver the Commitment within the stated time period, Buyer may, by delivering written notice to Seller or Seller's Broker, either terminate this contract, or extend the date of closing to the tenth day following Seller's delivery of the Commitment. Upon termination pursuant to this provision, the earnest money deposit shall be returned to the Buyer pursuant to paragraph 12.

9.3 Buyer may object if the Commitment indicates that title to all or part of the premises is unmarketable, as determined by Ohio law with reference to the Ohio State Bar Association's Standards of Title Examination, or if Buyer, in good faith, objects to liens, encumbrances, easements, conditions, restrictions, conveyances or encroachments that are disclosed in, or excepted by, the Commitment, including, without limitation, all matters listed in Paragraph 8.1(c) through 8.1(f). Buyer must notify the Seller or Seller's Broker in writing of the objection by the earlier of: (i) the Closing date, or (ii) 10 calendar-days after Buyer receives the Commitment. Upon receipt of Buyer's written notice of an objection permitted herein, the Seller shall, within 30 calendar-days, remedy or remove any such defect, lien, encumbrance, easement, condition, restriction or encroachment, or obtain title insurance without exception therefor. The date of closing shall be extended to the extent necessary to accommodate Seller's efforts to remedy or remove items subject to the objection. Failure of the Seller to cure the Buyer's objection shall result in termination of this contract. Seller is not obligated to incur any expense in curing Buyer's objection. In the event that the cure of an objection will subject the Seller to additional expense, Seller shall have the option to either cure the objection at Seller's expense or to terminate the Contract by delivering a written Notice of Termination to the Buyer or Buyer's Broker. Upon termination, the earnest money deposit shall be returned to the Buyer pursuant to paragraph 12. Buyer's failure to object as permitted herein constitutes a waiver of Buyer's right to object.

9.4 If required by the Buyer's lender, the Buyer shall pay any expense incurred in connection with the mortgagee title insurance issued for the protection of the Buyer's lender. If the Buyer or Buyer's lender desires a current survey, the Buyer shall furnish and pay for such survey.

9.5 At closing, the Seller shall sign and deliver to Buyer and title insurer an affidavit with respect to off-record title matters, in accordance with the community custom.

10. Utility Charges, HOA / Condominium Charges, Interest, Rentals, and Security Deposits:

10.1 Through the date of possession, the Seller shall pay all accrued utility charges and any other charges that are or may become a lien on the premises.

10.2 Adjustments shall be made through the date of closing for (a) rentals, (b) interest on any mortgage assumed by the Buyer, and (c) condominium or other association periodic charges.

10.3 Security deposits shall be transferred to the Buyer.

10.4 Any fees, except any initial reserves or capital contributions, including but not limited to any processing, expedite, delivery, or statement fees by any owner's association (condominium or otherwise), management company, or civic association, that are charged in connection with the sale or transfer of the premises, shall be paid by the Seller at closing.

11. Damage or Destruction of Premises:

NOTE: IT IS STRONGLY RECOMMENDED THAT, UPON DISCOVERY OF DAMAGE OR DESTRUCTION OF PREMISES, THE PARTIES RETAIN LEGAL COUNSEL.

11.1 Risk of loss to the premises and appurtenances occurring prior to closing shall be borne by the Seller.

11.2 If any part of the premises covered by this contract shall be substantially damaged or destroyed from the date of written acceptance of this contract through the date and time of closing, the Seller shall give a written notice to the Buyer and/or Buyer's Broker that the damage or destruction has occurred. Such notice must include all pertinent information regarding insurance policies and claims covering the premises that has been damaged or destroyed, including the amount of any applicable policy deduction. The written notice shall be delivered within 2 calendar days from the date of the discovery of the damage or destruction. Upon receipt of such notice, the Buyer may:

(a) agree to extend the closing date to the extent reasonably necessary to allow Seller to restore the premises to its previous condition; **OR**

(b) accept the premises in its damaged condition with an assignment of insurance proceeds, if any are available; OR

(c) terminate the contract by giving written notice to Seller and/or Seller's Broker. Upon termination the earnest money deposit, including any non-refundable deposits, shall be returned to the Buyer pursuant to paragraph 12.

11.3 Failure by the Buyer to notify the Seller and/or Seller's Broker in writing within 10 calendar-days from receipt of the notice of damage or destruction that Buyer is electing to proceed pursuant to paragraphs 11.2(a) or (b) shall constitute an election by the Buyer to terminate the contract pursuant to paragraph 11.2(c).

11.4 Failure by the Seller to provide the required written notice to the Buyer and/or Buyer's Broker shall result in the Buyer, upon discovery of the damage or destruction before closing, having all rights set forth in paragraph 11.2.

11.5 If Buyer discovers the damage or destruction after closing, Buyer shall have the right to pursue all legal remedies.

12. Earnest Money Deposit:

12.1 The Buyer shall make an Earnest Money Deposit in the amount of \$ _____
(Paragraph 12 is not applicable if no amount inserted).

12.1(a) The Earnest Money shall be deposited (Buyer shall select and initial one of the following):

_____ / _____ with the Buyer's Broker not later than 3 calendar-days after acceptance of this contract by both parties in writing.

OR

_____/_____/_____ with the Buyer's Broker not later than 3 calendar-days after the expiration of the Agreement to Remedy Period as set forth in paragraph 6.4 provided this Contract has not otherwise been terminated.

12.1(b) Within 3 calendar-days of the receipt of the earnest money, the Buyer or Buyer's Broker shall notify the Seller or Seller's Broker in writing that Buyer has made the earnest money deposit (the "Deposit Notice").

12.1(c) If Seller or Seller's Broker does not receive the Deposit Notice within 3 calendar-days following the date set forth in paragraph 12.1(a) for deposit of the Earnest Money, Seller may, at any time until Seller or Seller's Broker has received the Deposit Notice, notify Buyer or Buyer's Broker in writing that Seller has not received the Deposit Notice (a "Deposit Notice Demand"). If Seller receives the Deposit Notice within 3 calendar-days after delivery of Seller's Deposit Notice Demand, the parties shall proceed with the transaction. If Seller does not receive the Deposit Notice within 3 calendar-days after delivery of the Deposit Notice Demand, Buyer will be in breach of this contract and Seller may, at any time thereafter until the Deposit Notice has been delivered, terminate this contract by delivering written notice of termination to the Buyer.

12.2 Upon receipt of the earnest money by the Broker, the earnest money shall be deposited in the Broker's trust account.

Earnest Money Deposit Receipt

Broker acknowledges receipt of the Earnest Money Deposit set forth in Paragraph 12.1, by cash or check (check# _____), which shall be held, deposited and disbursed pursuant to paragraph 12.

Brokerage _____, By _____, Date _____

12.3 If any written contingency is not satisfied or waived, or if the Seller fails or refuses to perform or if the Buyer rescinds this contract pursuant to paragraph 11.1(b), all earnest money deposited hereunder shall be returned to the Buyer. If the Buyer fails or refuses to perform, the earnest money deposited hereunder shall be paid to the Seller. In any event, except as provided in paragraph 3.3, and subject to collection by the Broker's depository, all earnest money deposited hereunder are to be disbursed as follows:

- (a) The transaction closes and the Broker disburses the earnest money deposited hereunder to the Buyer or to the closing or escrow agent to be applied to the purchase price.
- (b) The parties provide the Broker with written instructions that both parties have signed that specify how the Broker is to disburse the earnest money deposited hereunder and the Broker acts pursuant to those instructions.
- (c) The Broker receives a copy of a final court order that specifies to whom all earnest money deposited hereunder is to be awarded and the Broker acts pursuant to the court order.
- (d) All earnest money deposited hereunder becomes unclaimed funds as defined in division (M)(2) of section 169.02 of the Revised Code, and, after providing the notice that division (D) of section 169.03 of the Revised Code requires, the Broker has reported the unclaimed funds to the director of commerce pursuant to section 169.03 of the Revised Code and has remitted all of the earnest money to the director.
- (e) In the event of a dispute between the Seller and Buyer regarding the disbursement of any earnest money deposited hereunder, the Broker is required by Ohio law to maintain such funds in his trust

account until the Broker receives (1) written instructions signed by the parties specifying how the earnest money is to be disbursed or (2) a final court order that specifies to whom the earnest money is to be awarded. If within two years from the date the earnest money was deposited in the Broker's trust account, the parties have not provided the Broker with such signed instructions or written notice that such legal action to resolve the dispute has been filed, the Broker shall return the earnest money to the Buyer with no further notice to the Seller.

12.4 Except as provided in paragraph 3.3, the return or payment of the earnest money deposit hereunder shall in no way prejudice the rights of the Seller, Buyer, or Broker in any action for damages or specific performance.

13. Additional Provisions:

13.1 This contract constitutes the entire agreement and there are no representations, oral or written, which have not been incorporated herein. Any amendment to this Contract shall be made in writing signed by the Buyer and Seller. All notices given in connection with this contract shall be made in writing signed by the party giving such notice.

13.2 Time is of the essence regarding all provisions of this contract. Whether or not so stated elsewhere in this contract, no deadline or time period under this contract can be modified or waived except by written agreement signed by both parties. Repetition of this provision in any given paragraph of this contract is intended for emphasis only, and shall not reduce the effect of this paragraph as to any other provision of this contract.

13.3 All representations, covenants, and warranties of the parties contained in this contract shall survive the closing.

13.4 Term Definition: The term "Broker" shall include, without limitation, Broker and/or Broker's agents and shall include collectively, except where the context clearly indicates otherwise, both the Seller's Broker and the Buyer's Broker, if different. The term "day(s)" means calendar day(s). All references to dates and times refer to Columbus, Ohio, time.

13.5 Signatures: Only manual or electronic signatures on contract documents, transmitted in original or facsimile (which includes photocopies, faxes, PDF, and scanned documents sent by any method) shall be valid for purposes of this contract and any amendments or any notices to be delivered in connection with this contract. Only original, manually signed documents shall be valid for deeds or other documents to be delivered at closing. For the purposes of this provision, "contract documents" do not include voice mail or email messages.

13.6 The date of acceptance of this Contract, counter offers, amendments or modifications thereto shall be when the final writing signed by the parties is delivered to the offering party. Notices delivered in connection with this contract shall be effective upon delivery. Delivery of all such documents shall be made by fax, email, or hand delivery.

(NOTE: It is strongly recommended that the delivering party verify that delivery has been received by the other party.)

13.7 Non-Foreign Seller: Seller represents that at the time of acceptance of this contract and at the time of closing, Seller is not a "foreign person" as such term is defined in the Foreign Investments in Real Property Tax Act of 1980 (26 USC Section 1445(f) et seq., commonly known as "FIRPTA"). If either the sale price of the property exceeds \$300,000.00, or the Buyer does not intend to use the premises as a primary residence, then, at closing, and as a condition thereto, Seller shall furnish to Buyer an affidavit, required under FIRPTA, signed under penalty of perjury, containing Seller's United States Social Security and/or taxpayer identification numbers and a declaration to the effect that Seller is not a foreign person

within the meaning of FIRPTA. Buyer and its agents agree to keep Seller's social security number or other taxpayer identification number confidential.

14. NOTICES TO THE PARTIES:

14.1 Professional Advice and Assistance: The parties acknowledge and agree that the purchase of real property encompasses many professional disciplines. While the Broker possesses considerable general knowledge, the Broker is not an expert on matters of law, tax, financing, surveying, structural conditions, hazardous materials, environmental conditions, inspections, engineering, etc. The Broker hereby advises the parties, and the parties acknowledge, that they should seek professional expert assistance and advice in these and other areas of professional expertise.

In the event the Broker provides to the parties names of companies or sources for such advice and assistance, the parties additionally acknowledge and agree that the Broker does not warrant, guarantee, or endorse the services and/or products of such companies or sources.

14.2 Ohio Fair Housing Law: It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code, and the Federal Fair Housing Law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations; refuse to negotiate for the sale or rental of housing accommodations; or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

14.3 Residential Property Disclosure Form: With respect to the sale of real property that has from one to four dwelling units, most Sellers will be required to provide the Buyer with a completed Property Disclosure Form complying with the requirements of Ohio law. If such disclosure is required but is not provided by the time the Buyer enters into this agreement, the Buyer may be entitled to rescind this agreement by delivering a document of rescission to the Seller or the Seller's Broker, provided such document of rescission is delivered prior to all three of the following dates: (a) the date of closing, (b) 30 days after the Seller accepted the Buyer's offer, and (c) within 3 business days following the receipt by the Buyer or the Buyer's Broker of the Property Disclosure Form or amendment of that form.

14.4 Ohio's Sex Offender Registration and Notification Law: If a sex offender resides in the area, Ohio's Sex Offender Registration and Notification Law requires the local sheriff to provide written notice to certain members of the community. The notice provided by the sheriff is a public record and is open to inspection under Ohio's Public Records Law.

The Buyer acknowledges that any information disclosed may no longer be accurate. The Buyer assumes responsibility to obtain accurate information from the sheriff's office. The Buyer shall rely on the Buyer's own inquiry with the local sheriff's office and shall **not** rely on the Seller or any Broker involved in the transaction.

14.5 Concessions: Buyer and Seller authorize the Broker to report sales and financing concessions data to the MLS membership and MLS sold database as applicable and to provide this information to state licensed appraisers researching comparables, upon inquiry, to the extent necessary to adjust price to accurately reflect market value.

15. Closing and Possession

15.1 Closing: This contract shall be performed, and this transaction closed, on or before February 28, 2018 unless the parties agree in writing to an extension.

The Parties hereby expressly authorize any lender and/or closing agent to provide the parties' brokers, agents, and attorneys with the closing settlement statement (ALTA-1 or equivalent) for review in advance of closing.

15.2 Final Verification of Condition: Buyer shall have the right to make a final verification of the condition of the Property within 1 calendar-days prior to the day of closing (if left blank, the number of calendar-days shall be 2) to confirm that the premises are in the same condition as they were on the date of this contract, or as otherwise agreed, and that repairs, if any, have been completed as agreed.

15.3 Possession: Seller is entitled to possession through Closing. At the time the Seller delivers possession, the premises will be in the same condition as the date of acceptance of this contract, normal wear and tear excepted, and except as provided in paragraph 11.

15.4 Debris and Personal Property: The Seller shall remove all debris and personal property not included in this contract by the date and time of the Buyer's possession.

16. Duration of Offer:

This offer shall be open for acceptance through January 9, 2018.

Premises Address: 4037 Arbutus Ave page 13 of 13

The undersigned Buyer agrees to the terms and acknowledges the receipt hereof:

Signature: *Charles W. Boso, Jr.*
Print Name: Charles W. Boso, Jr.
Date Signed: 1/08/2018

Signature: _____
Print Name: _____
Date Signed: _____
Address: _____

Phone #: _____
Deed to: _____

Attorney: _____
Ofc. #: _____
Fax #: _____
Email: _____

Brokerage: Chris Roach Real Estate
Brokerage License #: 332811
MLS Office ID #: 7820
Ofc. #: 614-539-1234
Fax #: 614-875-3880
Address: 3980 Broadway
Grove City OH 43123
Agent: J Chris Roach
Agent License #: 332811
Phone #: _____
Alternate Phone #: 614-506-7081
Fax #: _____
Email: grovecityroach@aol.com

The undersigned Seller agrees to the terms and acknowledges the receipt hereof:

Signature: _____
Print Name: _____
Date Signed: _____

Signature: _____
Print Name: _____
Date Signed: _____
Address: _____

Phone #: _____

Attorney: _____
Ofc. #: _____
Fax #: _____
Email: _____

Brokerage: _____
Brokerage License #: _____
MLS Office ID #: _____
Ofc. #: _____
Fax #: _____
Address: _____
Agent: _____
Agent License #: _____
Phone #: _____
Alternate Phone #: _____
Fax #: _____
Email: _____

REV 5/17

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Date: 01/29/18
Introduced By: Mr. Davis
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Robin.
Emergency: 30 Days:
Current Expense: X

No.: C-07-18
1st Reading: 02/05/18
Public Notice: 02/07/18
2nd Reading: 02/20/18
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-07-18

AN ORDINANCE TO AUTHORIZE THE PURCHASE THE PROPERTY
LOCATED AT 4011 FIRST STREET AND APPROPRIATE \$75,000.00 FROM
THE GENERAL FUND FOR SAID PURCHASE AND RELATED EXPENSES

WHEREAS, this property was offered for sale and the City is looking to acquire property in the Town Center for redevelopment.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. Council hereby authorizes the purchase the property located at 4011 First Street as set forth in Exhibit "A".

SECTION 2. There is hereby appropriated \$75,000.00 from the unappropriated monies of the General Fund to account number 100120.571000 for the Current Expense of said purchase and related expenses.

SECTION 3. This Ordinance shall take effect at the earliest date permitted by law.

Steven R. Robinette, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

C-07-18

Premises Address: 4011 First St page 1 of 13

This document has been prepared by the Columbus REALTORS® and the Columbus Bar Association and is for the use of their members only.
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The Columbus REALTORS®/CBA purchase contract shall be printed in 11 point Arial font, and all deviations in the standard form must be printed in 12 point or larger courier font in bold. Use of courier font in bold denotes deviation from the standard Columbus REALTORS®/CBA purchase contract. All deletions from the standard form are to be noted by "strike-out".

J Chris Roach

Agent

Chris Roach RE

Company

3980 Broadway

Address

Grove City OH 43123

City

State

Zip

**REAL ESTATE
PURCHASE CONTRACT**

ADOPTED BY
**COLUMBUS
REALTORS®**

CBA
COLUMBUS BAR ASSOCIATION

It is recommended that all parties be represented by a REALTOR® and an Attorney

Date: Jan 5, 2018

Upon the following terms, the undersigned Buyer agrees to buy and the undersigned Seller agrees to sell, through the Broker referred to below, the premises, described as being located in the State of Ohio, County of Franklin, Tax parcel no(s). 040-000867 and further described as:

4011 First St. Grove City, OH

1. Purchase price shall be \$75,000

1.1 Additional Terms and Conditions:
Cash at Closing

Subject to approval by Grove City City Council.

2. Attorney Approval Clause

The Buyer or Seller may terminate this contract if the party's attorney disapproves this contract, by providing written notice of said disapproval, along with changes proposed by that party's attorney to remedy the disapproval, within 5 calendar-days after acceptance hereof (this provision is not applicable if number of days is not inserted). If the other party accepts the proposed changes in writing within 3 calendar-days after delivery thereof, this contract shall continue in full force and effect, as amended by the changes. The party requesting the changes may waive the request in writing prior to the expiration of the 3 calendar day period. If the contract is terminated, the earnest money deposit shall be returned to the Buyer pursuant to paragraph 12.

3. Financing: (Buyer shall select and initial one of the following)

3.1 / Buyer will pay the purchase price in cash at closing. Paragraph 3.2 does not apply to this contract. Buyer shall deliver to the Seller or Seller's Broker, within calendar-days (if left blank, number of calendar-days shall be 5) after the date of acceptance of this contract, one of the following: a letter from a financial institution, current bank statement, or other evidence reasonably satisfactory to Seller that sufficient funds are available to complete this transaction. If the Buyer does not deliver such evidence within the stated time period, Seller may terminate this contract pursuant to paragraph 3.3. **OR**

REV 5/17

This form is licensed for use to: Jon Roach

3.2 ____/____ This contract is contingent upon Buyer obtaining financing for the purchase of the property, subject to provisions set forth in this paragraph 3.2.

3.2(a) Lender Pre-Qualification:

Buyer ____/____ (insert initials here) has delivered OR ____/____ (insert initials here) shall deliver within ____ calendar-days (if left blank, the number shall be 2) after date of acceptance, to Seller or Seller's Broker, a lender's pre-qualification letter stating that the Buyer's credit report has been reviewed, and that Buyer is prequalified to obtain a loan sufficient to finance the purchase of the property. If the Buyer does not deliver the pre-qualification letter within the stated time period, Seller may terminate this contract pursuant to paragraph 3.3.

3.2(b) Loan Application:

(i) Within ____ calendar-days, (if left blank, the number of calendar-days shall be 7) after the date of acceptance of this contract, Buyer shall:

a) make formal application for a (write in type of loan: Conventional, FHA, VA, USDA) ____ loan,

b) inform the Seller or Seller's Broker in writing of the identity of the lender, and

c) notify the lender of the Buyer's intent to proceed pursuant to applicable federal regulations.

If the Buyer does not inform the Seller or Seller's Broker in writing of the identity of the lender within the stated time period, Seller may terminate this contract pursuant to paragraph 3.3.

(ii) The Buyer shall provide information and documentation, and otherwise comply with all reasonable requests made by the lender and title insurance agent during the mortgage loan application and approval process. If, at any time, the lender notifies the Buyer in writing that it will not be able to provide financing upon the terms and conditions stated in the loan application, the Buyer may terminate this contract by delivering a copy of the lender's written notification to the Seller or Seller's Broker within 3 calendar-days following Buyer's receipt thereof. Upon delivery, the earnest money deposit shall be returned to the Buyer pursuant to paragraph 12. **Failure of the Buyer to deliver the lender's written notification within 3 calendar-days following Buyer's receipt thereof constitutes a waiver of Buyer's right to terminate the contract due to the Buyer's failure to obtain financing.**

3.2(c) Loan Commitment:

The Seller's obligations are contingent upon the Buyer obtaining and delivering to the Seller or Seller's Broker a loan commitment within ____ calendar-days (this subsection 3.2(c) is not applicable if number of days not inserted) after acceptance of this contract. This time period shall be known as the Loan Commitment Period. Buyer shall use good faith and reasonable efforts to obtain the loan commitment. The loan commitment shall state that the lender will provide financing for the purchase of the property, subject to conditions and qualifications imposed at the lender's discretion.

If, at the expiration of the Loan Commitment Period, the Buyer has not delivered the loan commitment to the Seller or Seller's Broker, the Seller may terminate this contract pursuant to paragraph 3.3.

3.2(d) Appraisal Contingency:

If the property is appraised for loan purposes for less than the purchase price stated herein, the Buyer shall have the right to terminate this contract by written notice to the Seller or Seller's Broker delivered within 3 calendar-days after Buyer receives a copy of the appraisal. The notice shall be signed by the Buyer and accompanied with the appraisal. This contract shall terminate 3 calendar-days thereafter, and the earnest money deposit shall be returned to the Buyer, pursuant to paragraph 12. **Failure of the Buyer to deliver the written notice of low appraised value within 3 calendar-days following Buyer's receipt thereof constitutes a waiver of Buyer's right to terminate, pursuant to this provision.**

NOTE: The parties may use the 3 calendar day period prior to termination to renegotiate the purchase price or any other contract provisions in lieu of terminating the contract, but are not obligated to do so.

3.3 Demand for Financing Evidence:

If Seller does not receive Buyer's written notice or documents as required in paragraphs 3.1, 3.2(a), 3.2(b)(i), or 3.2(c) (the "Financing Evidence"), the Seller may, at any time until 7 calendar-days before the closing date set forth in paragraph 15.1, notify the Buyer or Buyer's Broker in writing that Seller has not received the required Financing Evidence, specifying which type of Financing Evidence is overdue (a "Demand for Financing Evidence"). If Seller receives the required Financing Evidence within 3 calendar-days after delivery of Seller's Demand for Financing Evidence, the parties shall proceed with the transaction. If Seller does not receive the required Financing Evidence within 3 calendar-days after delivery of the Demand for Financing Evidence, Seller may, at any time thereafter until the Financing Evidence has been received, terminate this contract by delivering written notice of termination to the Buyer or Buyer's Broker, at which time the Earnest Money Deposit shall be released to the Buyer. Seller's election to terminate pursuant to this paragraph 3.3 is Seller's sole legal remedy for Buyer's failure to deliver the Financing Evidence, acts as a bar to any additional legal or equitable claims that Seller may have against the Buyer, and constitutes Seller's consent to the release of the Earnest Money Deposit. **Failure of the Seller to timely deliver the written Demand for Financing Evidence constitutes a waiver of Seller's right to terminate pursuant to this provision.**

4. Taxes and Assessments:

4.1 The real estate taxes for the premises for the current year may change as a result of the transfer of the premises, or as a result of a change in the tax rate and valuation. Buyer and Seller understand that real estate valuations may be subject to retroactive change by governmental authority.

Seller shall pay or credit at closing:

- (a) all delinquent taxes, including penalty and interest;
- (b) all assessments which are a lien on the premises as of the date of the contract;
- (c) all agricultural use tax recoupments for years prior to the year of closing;
- (d) all other unpaid real estate taxes and community development charges imposed pursuant to Chapter 349 of the Ohio Revised Code which are a lien for years prior to closing; and
- (e) a portion of such taxes and community development charges for the year of closing shall be prorated through the date of closing based on a 365-day year. If taxes are undetermined for the year of closing, the proration shall be based on the most recent available tax rate and valuation, giving effect to applicable exemptions, recently voted millage, change in valuation, etc., whether or not certified.

These adjustments shall be final, except for the following: (none if nothing inserted)

4.2 The community development charge, if any, applicable to the premises was created by a covenant in an instrument recorded at (insert county) _____, Vol. _____, Page number _____ or Instrument number _____. (Note: If the foregoing blanks are not filled in and a community development charge affects the premises, this contract may not be enforceable by the Seller or binding upon the Buyer pursuant to Section 349.07 of the Ohio Revised Code.)

4.3 Seller warrants that no improvements or services (site or area) have been installed or furnished, nor notification received from public authority or owner's association of future improvements of which any part of the costs may be assessed against the premises, except the following: (none if nothing inserted)

5. Fixtures and Equipment:

5.1 The consideration shall include all fixtures owned by the seller, including but not limited to:

- All light fixtures
- All exterior plants, trees, landscaping lights and controls
- Attached floor coverings
- Attached media brackets (excluding televisions and other audio/visual components attached to such brackets)
- Attached mirrors
- Attached wall to wall carpeting
- Bathroom, lavatory and kitchen fixtures
- Built in appliances
- Central vacuum systems and attachments.
- Curtain rods and window coverings (excluding draperies and curtains)
- Fences, including subsurface electric fences and components.
- Fire, smoke and security systems and controls
- Fireplace inserts, logs, grates, doors and screens
- Garage door openers and controls
- Heating and central air conditioning
- Humidifying equipment and their control apparatuses
- Mailboxes and permanently affixed flagpoles
- Outside cooking units, if attached to the premises
- Pumps
- Roof antenna
- Smoke and carbon monoxide detectors
- Stationary tubs
- Storm and screen doors and windows, awnings, blinds and window air conditioners, whether now in or on the premises or in storage
- TV Antennas/Satellite reception system and components (excluding televisions and other audio/visual components)
- Water conditioning systems

And including the following:

5.2 The following shall be excluded: (none if nothing inserted)

5.3 The following leased items shall be excluded: (none if nothing inserted)

6. Inspections and Tests:

6.1 The Broker strongly recommends that the Buyer conduct inspections and/or tests. The Buyer and the Seller understand and agree that the Broker neither warrants nor assumes responsibility for the physical condition of the premises.

IT IS NOT THE INTENTION OF THIS PROVISION TO PERMIT THE BUYER TO TERMINATE THIS AGREEMENT FOR COSMETIC OR NON-MATERIAL CONDITIONS.

Buyer shall be responsible for the repair of any damages caused by the Buyer's inspections and tests; repairs shall be completed in a timely and workmanlike manner at Buyer's expense.

6.2 Seller shall cooperate in making the premises reasonably available for inspections and/or tests.

6.3 Specified Inspection Period: Buyer shall have _____ (not applicable if the number of calendar-days is not inserted) calendar-days after the date of acceptance of the contract by both parties to have inspections, environmental inspections, and/or tests completed. This time period shall be known as the Specified Inspection Period. The number of calendar-days for the Specified Inspection Period is a

specific time frame agreed upon by the Seller and the Buyer. The number of calendar-days cannot be modified or waived except by a written agreement signed by both parties.

All requests to remedy shall be submitted to the Seller or Seller's Broker within the Specified Inspection Period. Time is of the essence in completing any of the inspections, tests, and/or reports.

The Buyer, at Buyer's expense, shall have the right, and is strongly encouraged, to have any and all inspections, tests, and/or reports conducted, including but not limited to the following:

- (a) Inspection of the premises and all improvements, fixtures, and equipment;
- (b) Inspection or testing for radon;
- (c) Inspection or testing for mold, and any other environmental test;
- (d) Inspection or testing for lead-based paint;
- (e) A pest inspection for termite and wood destroying insects with a report provided on a FHA/VA approved form by a licensed Ohio Certified Pest (Termite) Control Applicator;
- (f) Inspection of the gas lines on the premises;
- (g) Inspection of the waste treatment systems and/or well systems by a local health authority or state EPA approved laboratory of the Buyer's choice;
- (h) Determination of the need for and cost of federal flood insurance;
- (i) Confirmation of the insurability of the premises with an insurance company of the Buyer's choice.

With respect to housing constructed prior to January 1, 1978, the Buyer must be provided with the pamphlet entitled "Protect Your Family from Lead in Your Home" and the "Lead-Based Paint and Lead-Based Hazard Disclosure Form." Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning.

Lead poisoning in young children may produce permanent neurological damage including learning disability, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

6.4 If the Buyer is not, in good faith, satisfied with the condition of the premises as disclosed by the Buyer's inspections, tests, and/or reports provided for in paragraph 6.3, then the Buyer may elect to proceed under one of the following provisions, 6.4(a) or 6.4(b):

6.4(a) Agreement to Remedy Period: On or before the end of the Specified Inspection Period, the Buyer shall deliver to the Seller or the Seller's Broker a written request to remedy, signed by the Buyer, stating the unsatisfactory conditions, along with a written copy of the inspections, tests, and/or reports, specifying the unsatisfactory conditions.

The Buyer and Seller shall have _____ calendar-days (not applicable if the number of calendar-days is not inserted), **after the end of the Specified Inspection Period**, to reach a written agreement regarding remedying the unsatisfactory conditions. This time period shall be known as the Agreement to Remedy Period. The number of calendar-days for the Agreement to Remedy Period is a specific time frame agreed upon by the Seller and the Buyer. The number of calendar-days cannot be modified or waived except by a written agreement signed by both parties. In the event the Buyer and Seller do not reach a written agreement regarding remedying the unsatisfactory conditions within the Agreement to Remedy Period, and the Buyer and Seller have not executed a written extension of the Agreement to Remedy Period, this contract shall terminate. Upon termination of the contract under this provision, the earnest money deposit shall be returned to the Buyer pursuant to paragraph 12.

OR

Prior to the end of the Agreement to Remedy Period, the Buyer can, in writing, waive such request to remedy and proceed with the contract.

The commencement of the Agreement to Remedy Period does not obligate the Seller to reach an agreement with the Buyer.

The delivery by the Buyer of a written request to remedy any unsatisfactory conditions does not preclude the Buyer from later delivering a notice of termination as contemplated by paragraph 6.4(b) below during the Agreement to Remedy Period, unless the Buyer and Seller have reached a signed agreement regarding the Buyer's written request to remedy.

OR

6.4(b) Notice of Termination: Within the Specified Inspection Period or as provided in paragraph 6.4(a), the Buyer may terminate this contract by delivering written notice of termination to the Seller or Seller's Broker, along with a written copy of the inspections, tests, and/or reports, specifying the unsatisfactory conditions. Upon termination, the earnest money deposit shall be returned to the Buyer pursuant to paragraph 12.

FAILURE OF THE BUYER TO DELIVER WRITTEN NOTICE PURSUANT TO PARAGRAPHS 6.4(a) OR 6.4(b) CONSTITUTES ACCEPTANCE OF THE CONDITION OF THE PREMISES AND SHALL BE A WAIVER OF THE BUYER'S RIGHT TO TERMINATE PURSUANT TO THIS PROVISION.

7. Warranties:

7.1 Home Warranty or Protection Plan: The Seller, at a cost not to exceed \$ _____, shall provide a home warranty or protection plan from _____ (not applicable if plan name not inserted). The Broker may receive compensation for services rendered in connection with the sale of the home warranty or protection plan.

7.2 Gas Line Warranty or Protection Plan: The Seller, at a cost not to exceed \$ _____ (not applicable if the dollar amount is not inserted), shall provide a gas line warranty or protection plan. Seller may obtain the gas line warranty or protection from a vendor of the Seller's choice, unless Buyer specifies the specific vendor hereafter: _____.

8. Deed:

8.1 The Seller shall convey to the Buyer marketable title in fee simple by transferable and recordable general warranty deed, with release of dower, if any, or fiduciary deed, as appropriate, free and clear of all liens and encumbrances not excepted by this contract, and except the following:

- (a) those created by or assumed by the Buyer;
- (b) those specifically set forth in this contract;
- (c) zoning ordinances;
- (d) legal highways;
- (e) covenants, restrictions, conditions and easements of record that do not unreasonably interfere with present lawful use; and
- (f) all coal, oil, gas and other mineral rights and interests previously transferred or reserved of record.

8.2 Seller has not transferred, conveyed, or reserved, nor does Seller have any knowledge of any prior transfers, conveyances or reservations of any coal, oil, gas, or other mineral rights or interests in the premises, except for the following (none if nothing inserted): _____.

9. Title Insurance:

9.1 The Seller shall furnish and pay for an ALTA Homeowner's Commitment and Policy of Title Insurance (latest revision) in the amount of the purchase price with a copy of the subdivision or condominium plat.

In the event that an ALTA Homeowner's Policy is not applicable for issuance on the premises, the Seller shall furnish and pay for an ALTA Owner's Commitment and Policy of Title Insurance (latest revision) with a copy of the subdivision or condominium plat.

Seller shall provide the base policy coverage for the applicable ALTA policy. Buyer is responsible for the cost of any coverage that requires additional premium for endorsements, or the deletion of any standard exceptions.

The title evidence shall be certified to within 30 calendar-days prior to closing with endorsement as of 8:00 AM on the business day prior to the date of closing, all in accordance with the standards of the Columbus Bar Association, and shall show in Seller marketable title, in fee simple, free and clear of all liens and encumbrances, subject to all matters listed in Paragraph 8.1.

9.2 Seller shall deliver, or cause to be delivered, to Buyer or Buyer's Broker, a copy of the Commitment referenced in Paragraph 9.1 above no later than 15 calendar-days prior to the date of closing pursuant to this agreement. If the Seller does not deliver the Commitment within the stated time period, Buyer may, by delivering written notice to Seller or Seller's Broker, either terminate this contract, or extend the date of closing to the tenth day following Seller's delivery of the Commitment. Upon termination pursuant to this provision, the earnest money deposit shall be returned to the Buyer pursuant to paragraph 12.

9.3 Buyer may object if the Commitment indicates that title to all or part of the premises is unmarketable, as determined by Ohio law with reference to the Ohio State Bar Association's Standards of Title Examination, or if Buyer, in good faith, objects to liens, encumbrances, easements, conditions, restrictions, conveyances or encroachments that are disclosed in, or excepted by, the Commitment, including, without limitation, all matters listed in Paragraph 8.1(c) through 8.1(f). Buyer must notify the Seller or Seller's Broker in writing of the objection by the earlier of: (i) the Closing date, or (ii) 10 calendar-days after Buyer receives the Commitment. Upon receipt of Buyer's written notice of an objection permitted herein, the Seller shall, within 30 calendar-days, remedy or remove any such defect, lien, encumbrance, easement, condition, restriction or encroachment, or obtain title insurance without exception therefor. The date of closing shall be extended to the extent necessary to accommodate Seller's efforts to remedy or remove items subject to the objection. Failure of the Seller to cure the Buyer's objection shall result in termination of this contract. Seller is not obligated to incur any expense in curing Buyer's objection. In the event that the cure of an objection will subject the Seller to additional expense, Seller shall have the option to either cure the objection at Seller's expense or to terminate the Contract by delivering a written Notice of Termination to the Buyer or Buyer's Broker. Upon termination, the earnest money deposit shall be returned to the Buyer pursuant to paragraph 12. Buyer's failure to object as permitted herein constitutes a waiver of Buyer's right to object.

9.4 If required by the Buyer's lender, the Buyer shall pay any expense incurred in connection with the mortgagee title insurance issued for the protection of the Buyer's lender. If the Buyer or Buyer's lender desires a current survey, the Buyer shall furnish and pay for such survey.

9.5 At closing, the Seller shall sign and deliver to Buyer and title insurer an affidavit with respect to off-record title matters, in accordance with the community custom.

10. Utility Charges, HOA / Condominium Charges, Interest, Rentals, and Security Deposits:

10.1 Through the date of possession, the Seller shall pay all accrued utility charges and any other charges that are or may become a lien on the premises.

10.2 Adjustments shall be made through the date of closing for (a) rentals, (b) interest on any mortgage assumed by the Buyer, and (c) condominium or other association periodic charges.

10.3 Security deposits shall be transferred to the Buyer.

10.4 Any fees, except any initial reserves or capital contributions, including but not limited to any processing, expedite, delivery, or statement fees by any owner's association (condominium or otherwise), management company, or civic association, that are charged in connection with the sale or transfer of the premises, shall be paid by the Seller at closing.

11. Damage or Destruction of Premises:

NOTE: IT IS STRONGLY RECOMMENDED THAT, UPON DISCOVERY OF DAMAGE OR DESTRUCTION OF PREMISES, THE PARTIES RETAIN LEGAL COUNSEL.

11.1 Risk of loss to the premises and appurtenances occurring prior to closing shall be borne by the Seller.

11.2 If any part of the premises covered by this contract shall be substantially damaged or destroyed from the date of written acceptance of this contract through the date and time of closing, the Seller shall give a written notice to the Buyer and/or Buyer's Broker that the damage or destruction has occurred. Such notice must include all pertinent information regarding insurance policies and claims covering the premises that has been damaged or destroyed, including the amount of any applicable policy deduction. The written notice shall be delivered within 2 calendar days from the date of the discovery of the damage or destruction. Upon receipt of such notice, the Buyer may:

(a) agree to extend the closing date to the extent reasonably necessary to allow Seller to restore the premises to its previous condition; **OR**

(b) accept the premises in its damaged condition with an assignment of insurance proceeds, if any are available; **OR**

(c) terminate the contract by giving written notice to Seller and/or Seller's Broker. Upon termination the earnest money deposit, including any non-refundable deposits, shall be returned to the Buyer pursuant to paragraph 12.

11.3 Failure by the Buyer to notify the Seller and/or Seller's Broker in writing within 10 calendar-days from receipt of the notice of damage or destruction that Buyer is electing to proceed pursuant to paragraphs 11.2(a) or (b) shall constitute an election by the Buyer to terminate the contract pursuant to paragraph 11.2(c).

11.4 Failure by the Seller to provide the required written notice to the Buyer and/or Buyer's Broker shall result in the Buyer, upon discovery of the damage or destruction before closing, having all rights set forth in paragraph 11.2.

11.5 If Buyer discovers the damage or destruction after closing, Buyer shall have the right to pursue all legal remedies.

12. Earnest Money Deposit:

12.1 The Buyer shall make an Earnest Money Deposit in the amount of \$ _____
(Paragraph 12 is not applicable if no amount inserted).

12.1(a) The Earnest Money shall be deposited (Buyer shall select and initial one of the following):

_____ / _____ with the Buyer's Broker not later than 3 calendar-days after acceptance of this contract by both parties in writing.

account until the Broker receives (1) written instructions signed by the parties specifying how the earnest money is to be disbursed or (2) a final court order that specifies to whom the earnest money is to be awarded. If within two years from the date the earnest money was deposited in the Broker's trust account, the parties have not provided the Broker with such signed instructions or written notice that such legal action to resolve the dispute has been filed, the Broker shall return the earnest money to the Buyer with no further notice to the Seller.

12.4 Except as provided in paragraph 3.3, the return or payment of the earnest money deposit hereunder shall in no way prejudice the rights of the Seller, Buyer, or Broker in any action for damages or specific performance.

13. Additional Provisions:

13.1 This contract constitutes the entire agreement and there are no representations, oral or written, which have not been incorporated herein. Any amendment to this Contract shall be made in writing signed by the Buyer and Seller. All notices given in connection with this contract shall be made in writing signed by the party giving such notice.

13.2 Time is of the essence regarding all provisions of this contract. Whether or not so stated elsewhere in this contract, no deadline or time period under this contract can be modified or waived except by written agreement signed by both parties. Repetition of this provision in any given paragraph of this contract is intended for emphasis only, and shall not reduce the effect of this paragraph as to any other provision of this contract.

13.3 All representations, covenants, and warranties of the parties contained in this contract shall survive the closing.

13.4 Term Definition: The term "Broker" shall include, without limitation, Broker and/or Broker's agents and shall include collectively, except where the context clearly indicates otherwise, both the Seller's Broker and the Buyer's Broker, if different. The term "day(s)" means calendar day(s). All references to dates and times refer to Columbus, Ohio, time.

13.5 Signatures: Only manual or electronic signatures on contract documents, transmitted in original or facsimile (which includes photocopies, faxes, PDF, and scanned documents sent by any method) shall be valid for purposes of this contract and any amendments or any notices to be delivered in connection with this contract. Only original, manually signed documents shall be valid for deeds or other documents to be delivered at closing. For the purposes of this provision, "contract documents" do not include voice mail or email messages.

13.6 The date of acceptance of this Contract, counter offers, amendments or modifications thereto shall be when the final writing signed by the parties is delivered to the offering party. Notices delivered in connection with this contract shall be effective upon delivery. Delivery of all such documents shall be made by fax, email, or hand delivery.

(NOTE: It is strongly recommended that the delivering party verify that delivery has been received by the other party.)

13.7 Non-Foreign Seller: Seller represents that at the time of acceptance of this contract and at the time of closing, Seller is not a "foreign person" as such term is defined in the Foreign Investments in Real Property Tax Act of 1980 (26 USC Section 1445(f) et seq., commonly known as "FIRPTA"). If either the sale price of the property exceeds \$300,000.00, or the Buyer does not intend to use the premises as a primary residence, then, at closing, and as a condition thereto, Seller shall furnish to Buyer an affidavit, required under FIRPTA, signed under penalty of perjury, containing Seller's United States Social Security and/or taxpayer identification numbers and a declaration to the effect that Seller is not a foreign person

within the meaning of FIRPTA. Buyer and its agents agree to keep Seller's social security number or other taxpayer identification number confidential.

14. NOTICES TO THE PARTIES:

14.1 Professional Advice and Assistance: The parties acknowledge and agree that the purchase of real property encompasses many professional disciplines. While the Broker possesses considerable general knowledge, the Broker is not an expert on matters of law, tax, financing, surveying, structural conditions, hazardous materials, environmental conditions, inspections, engineering, etc. The Broker hereby advises the parties, and the parties acknowledge, that they should seek professional expert assistance and advice in these and other areas of professional expertise.

In the event the Broker provides to the parties names of companies or sources for such advice and assistance, the parties additionally acknowledge and agree that the Broker does not warrant, guarantee, or endorse the services and/or products of such companies or sources.

14.2 Ohio Fair Housing Law: It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code, and the Federal Fair Housing Law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations; refuse to negotiate for the sale or rental of housing accommodations; or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

14.3 Residential Property Disclosure Form: With respect to the sale of real property that has from one to four dwelling units, most Sellers will be required to provide the Buyer with a completed Property Disclosure Form complying with the requirements of Ohio law. If such disclosure is required but is not provided by the time the Buyer enters into this agreement, the Buyer may be entitled to rescind this agreement by delivering a document of rescission to the Seller or the Seller's Broker, provided such document of rescission is delivered prior to all three of the following dates: (a) the date of closing, (b) 30 days after the Seller accepted the Buyer's offer, and (c) within 3 business days following the receipt by the Buyer or the Buyer's Broker of the Property Disclosure Form or amendment of that form.

14.4 Ohio's Sex Offender Registration and Notification Law: If a sex offender resides in the area, Ohio's Sex Offender Registration and Notification Law requires the local sheriff to provide written notice to certain members of the community. The notice provided by the sheriff is a public record and is open to inspection under Ohio's Public Records Law.

The Buyer acknowledges that any information disclosed may no longer be accurate. The Buyer assumes responsibility to obtain accurate information from the sheriff's office. The Buyer shall rely on the Buyer's own inquiry with the local sheriff's office and shall **not** rely on the Seller or any Broker involved in the transaction.

14.5 Concessions: Buyer and Seller authorize the Broker to report sales and financing concessions data to the MLS membership and MLS sold database as applicable and to provide this information to state licensed appraisers researching comparables, upon inquiry, to the extent necessary to adjust price to accurately reflect market value.

Premises Address: 4011 First St page 12 of 13

15. Closing and Possession

15.1 Closing: This contract shall be performed, and this transaction closed, on or before February 28, 2018 unless the parties agree in writing to an extension.

The Parties hereby expressly authorize any lender and/or closing agent to provide the parties' brokers, agents, and attorneys with the closing settlement statement (ALTA-1 or equivalent) for review in advance of closing.

15.2 Final Verification of Condition: Buyer shall have the right to make a final verification of the condition of the Property within 1 calendar-days prior to the day of closing (if left blank, the number of calendar-days shall be 2) to confirm that the premises are in the same condition as they were on the date of this contract, or as otherwise agreed, and that repairs, if any, have been completed as agreed.

15.3 Possession: Seller is entitled to possession through Closing. At the time the Seller delivers possession, the premises will be in the same condition as the date of acceptance of this contract, normal wear and tear excepted, and except as provided in paragraph 11.

15.4 Debris and Personal Property: The Seller shall remove all debris and personal property not included in this contract by the date and time of the Buyer's possession.

16. Duration of Offer:

This offer shall be open for acceptance through January 9, 2018.

Premises Address: 4011 First St page 13 of 13

The undersigned Buyer agrees to the terms and acknowledges the receipt hereof:

Signature: *Charles W. Roach, Jr.*
Print Name: Charles W. Roach, Jr.
Date Signed: 01/08/2018

Signature: _____
Print Name: _____
Date Signed: _____
Address: _____

Phone #: _____
Deed to: _____

Attorney: _____
Ofc. #: _____
Fax #: _____
Email: _____

Brokerage: Chris Roach RE
Brokerage License #: 332811
MLS Office ID #: 7820
Ofc. #: 614-539-1234
Fax #: _____
Address: 3980 Broadway
Grove City OH 43123
Agent: J Chris Roach
Agent License #: 332811
Phone #: _____
Alternate Phone #: 614-506-7081
Fax #: _____
Email: grovecityroach@aol.com

The undersigned Seller agrees to the terms and acknowledges the receipt hereof:

Signature: _____
Print Name: _____
Date Signed: _____

Signature: _____
Print Name: _____
Date Signed: _____
Address: _____

Phone #: _____

Attorney: _____
Ofc. #: _____
Fax #: _____
Email: _____

Brokerage: _____
Brokerage License #: _____
MLS Office ID #: _____
Ofc. #: _____
Fax #: _____
Address: _____
Agent: _____
Agent License #: _____
Phone #: _____
Alternate Phone #: _____
Fax #: _____
Email: _____

REV 5/17

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This form is licensed for use to: Jon Roach



Date: 2/15/17
Introduced By: Mr. Davis
Committee: Finance
Originated By: Mr. Turner
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-10-18
1st Reading: 02/20/18
Public Notice: 02/23/18
2nd Reading: 03/05/18
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-10-18

AN ORDINANCE TO REPEAL AND REPLACE CHAPTER 194 OF THE CODIFIED ORDINANCES OF THE CITY OF GROVE CITY TITLED INCOME TAX

WHEREAS, House Bill 49 of the 132nd General Assembly, the State's general appropriations bill for the biennium, includes Section 803.100 purporting to require that municipalities, on or before January 31, 2018, adopt certain municipal income tax provisions that are also adopted within H.B. 49 to authorize State officials to collect and administer municipal net profits taxes; and

WHEREAS, Section 803.100 of H.B. 49 references and relies upon Section 718.04(A) of the Ohio Revised Code, which purports to make municipal income taxing authority conditional upon a municipality's adoption of code sections as dictated by the State; and

WHEREAS, the City of Grove City is a party to ongoing litigation seeking a declaration that the H.B. 49 municipal income tax provisions, Section 718.04(A) of the Ohio Revised Code, and other provisions of Ohio law that usurp the powers of local self-government are unconstitutional, and to enjoin all actions by state officials to implement the H.B. 49 municipal income tax provisions; and

WHEREAS, the December 21, 2017 Agreed Order City extended to February 24, 2018 the date purporting to require that municipalities adopt certain municipal income tax provisions that are also adopted within H.B. 49 to authorize State officials to collect and administer municipal net profits taxes; and

WHEREAS, although the municipal income tax provisions of H.B. 49, and Section 718.04(A) of the Ohio Revised Code, violate the Home Rule Amendment, the City of Grove City nevertheless is compelled to adopt H.B. 49's municipal income tax provisions, on or before February 24, 2018, to avoid any doubt or taxpayer challenge as to its ability to impose a municipal income tax under the terms of Section 803.100 of H.B. 49 and Section 718.04(A) of the Ohio Revised Code; and

WHEREAS, the City of Grove City, by enacting this Ordinance, does not concede the legality of H.B. 49's municipal income tax provisions, Section 718.04(A) of the Ohio Revised Code, or any other law that is subject to the suit in which the City of Grove City is participating, and reserves its right to continue prosecution of that lawsuit.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, COUNTY OF FRANKLIN, AND STATE OF OHIO, THAT:

SECTION 1. Effective for tax years beginning on or after January 1, 2018, Chapter 194 is hereby repealed and replaced with Exhibit "A", attached hereto and made a part hereof.

SECTION 2. The City of Grove City Council hereby expressly finds and determines that it does not concede the legality of H.B. 49's municipal income tax provisions; Section 803.100 of H.B. 49;

Section 718.04(A) of the Ohio Revised Code; or any other law that is the subject of the action pending in Case Number 2017 CV 10258 in the Franklin County Court of Common Pleas, and that the City of Grove City reserves its rights to continue its participation in and prosecution of said litigation, and any other litigation challenging the State's authority to dictate municipal tax collection and administration, and that adoption of this Ordinance shall not prejudice the claims of the City of Grove City therein.

SECTION 3. This Ordinance arises from the coercive provisions of law found in H.B. 49 and Section 718.04(A) of the Ohio Revised Code and the need for the City of Grove City to preserve its taxing authority in the event that the H.B. 49 municipal income tax provisions and Section 718.04(A) of the Ohio Revised Code are not declared to be unconstitutional.

SECTION 4. This ordinance shall take effect at the earliest opportunity allowed by law.

Roby Schottke, President of Council

Passed:

Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

EXHIBIT A

CHAPTER 194

Income Tax Effective Beginning January 1, 2016

- 194.01 Authority to levy tax; purpose of tax.
- 194.02 Definitions.
- 194.03 Imposition of tax.
- 194.04 Collection at source.
- 194.05 Annual return; filing.
- 194.06 Credit for tax paid.
- 194.07 Estimated taxes.
- 194.08 Rounding of amounts.
- 194.09 Requests for refunds.
- 194.10 Second municipality imposing tax after time period allowed for refund.
- 194.11 Amended returns.
- 194.12 Limitations.
- 194.13 Audits.
- 194.14 Service of assessment.
- 194.15 Administration of claims.
- 194.16 Tax information confidential
- 194.17 Fraud.
- 194.18 Interest and penalties.
- 194.19 Authority of Tax Administrator; verification of information.
- 194.20 Request for opinion of the Tax Administrator.
- 194.21 Board of Tax Review.
- 194.22 Authority to create rules and regulations.
- 194.23 (Removed).
- 194.24 Savings clause.
- 194.25 Collection of tax after termination of chapter.
- 194.26 Adoption of RITA rules and regulations.

Effective for Tax Years Beginning on or after January 1, 2018.

- 194.80 Filing Net Profit Taxes; Election to be subject to sections 194.80 to 194.95.
- 194.81 Definitions.
- 194.82 Applicability; taxable situs; apportionment.
- 194.83 Certification of amounts to be paid to municipalities.
- 194.84 Information provided to tax administrators; confidentiality.
- 194.85 Filing of annual return; remittance; disposition of funds.
- 194.85¹ Electronic filing.
- 194.86 Consolidated returns.
- 194.87 Failure to pay tax.
- 194.88 Declaration of estimated taxes.
- 194.89 Additional penalties.
- 194.90 Assessments against taxpayer.
- 194.91 Refund applications.
- 194.92 Amended returns.
- 194.93 Examination of records and other documents and persons.
- 194.94 Credits.
- 194.95 Reckless violations; penalties.
- 194.99 Violations; penalties.

CROSS REFERENCES

194.01 AUTHORITY TO LEVY TAX; PURPOSE OF TAX.

- (a) To provide funds for the purposes of general municipal operations, maintenance, new equipment, extension and enlargement of municipal services and facilities and capital improvements, the City of Grove City hereby levies an annual municipal income tax on income, qualifying wages, commissions and other compensation, and on net profits as hereinafter provided.
- (b) The annual tax is levied at a rate of two percent (2%). The tax is levied at a uniform rate on all persons residing in or earning or receiving income in Grove City. The tax is levied on income, qualifying wages, commissions and other compensation, and on net profits as hereinafter provided in Section 194.03 of this chapter and other sections as they may apply.
- (c) The tax on income and the withholding tax established by this Chapter 194 are authorized by Article XVIII, Section 3 of the Ohio Constitution. The tax is levied in accordance with, and is intended to be consistent with, the provisions and limitations of Ohio Revised Code ("ORC") 718. This chapter is effective for tax years beginning on or after January 1, 2016. Taxable years beginning on or before December 31, 2015 are subject to the provisions of Chapter 191.

(Ord. C85-15. Passed 11-16-15.)

194.02 DEFINITIONS.

- (a) Any term used in this chapter that is not otherwise defined in this chapter has the same meaning as when used in a comparable context in laws of the United States relating to federal income taxation or in Title LVII of the ORC, unless a different meaning is clearly required. ~~If~~ Except as provided in section 194.81 of the Codified Ordinances of Grove City, if a term used in this chapter that is not otherwise defined in this chapter is used in a comparable context in both the laws of the United States relating to federal income tax and in Title LVII of the ORC and the use is not consistent, then the use of the term in the laws of the United States relating to federal income tax shall control over the use of the term in Title LVII of the ORC.
- (b) The singular shall include the plural, and the masculine shall include the feminine and the gender-neutral.
- (c) As used in this chapter:
 - (1) **"Adjusted federal taxable income,"** for a person required to file as a C corporation, or for a person that has elected to be taxed as a C corporation under subsection (c)(2~~4~~)~~D-E~~, means a C corporation's federal taxable income before net operating losses and special deductions as determined under the Internal Revenue Code, adjusted as follows:
 - A. Deduct intangible income to the extent included in federal taxable income. The deduction shall be allowed regardless of whether the intangible income relates to assets used in a trade or business or assets held for the production of income.
 - B. Add an amount equal to five percent (5%) of intangible income deducted under subsection (c)(1)A, but excluding that portion of intangible income directly related to the sale, exchange, or other disposition of property described in Section 1221 of the Internal Revenue Code;
 - C. Add any losses allowed as a deduction in the computation of federal taxable income if the losses directly relate to the sale, exchange, or other disposition of an asset described in Section 1221 or 1231 of the Internal Revenue Code;
 - D. 1. Except as provided in subsection (c)(1)D.2, deduct income and gain included in federal taxable income to the extent the income and gain directly relate to the sale, exchange, or other disposition of an asset described in Section 1221

or 1231 of the Internal Revenue Code;

2. Subsection (c)(1)D.1 does not apply to the extent the income or gain is income or gain described in Section 1245 or 1250 of the Internal Revenue Code.
- E. Add taxes on or measured by net income allowed as a deduction in the computation of federal taxable income;
- F. In the case of a real estate investment trust or regulated investment company, add all amounts with respect to dividends to, distributions to, or amounts set aside for or credited to the benefit of investors and allowed as a deduction in the computation of federal taxable income;
- G. Deduct, to the extent not otherwise deducted or excluded in computing federal taxable income, any income derived from a transfer agreement or from the enterprise transferred under that agreement under Section 4313.02 of the ORC;
- H
 1. ~~Except as limited by subsections (c)(1)H.2., 3., and 4., deduct any net operating loss incurred by the person in a taxable year beginning on or after January 1, 2017. The amount of such net operating loss shall be deducted from net profit that is reduced by exempt income to the extent necessary to reduce municipal taxable income to zero (0), with any remaining unused portion of the net operating loss carried forward to not more than five (5) consecutive taxable years following the taxable year in which the loss was incurred, but in no case for more years than necessary for the deduction to be fully utilized.~~
 2. ~~No person shall use the deduction allowed by subsection (c)(1)H. to offset qualifying wages.~~
 3.
 - a. ~~For taxable years beginning in 2018, 2019, 2020, 2021 or 2022, a person may not deduct more than fifty percent (50%) of the amount of the deduction otherwise allowed by subsection (c)(1)H.1.~~
 - b. ~~For taxable years beginning in 2023 or thereafter, a person may deduct the full amount allowed by subsection (c)(1)H.1.~~
 4. ~~Any pre-2017 net operating loss carryforward deduction that is available must be utilized before a taxpayer may deduct any amount pursuant to subsection (c)(1)H.~~
 5. ~~Nothing in subsection (c)(1)H.3.a. precludes a person from carrying forward, use with respect to any return filed for a taxable year beginning after 2018, any amount of net operating loss that was not fully utilized by operation of subsection (c)(1)H.3.a. To the extent that an amount of net operating loss that was not fully utilized in one (1) or more taxable years by operation of subsection (c)(1)H.3.a. is carried forward for use with respect to a return filed for a taxable year beginning in 2019, 2020, 2021, or 2022, the limitation described in subsection (c)(1)H.3.a. shall apply to the amount carried forward.~~

Deduct exempt income to the extent not otherwise deducted or excluded in computing adjusted federal taxable income.

- I. Deduct any net profit of a pass-through entity owned directly or indirectly by the taxpayer and included in the taxpayer's federal taxable income unless an affiliated group of corporations includes that net profit in the group's federal taxable income in accordance with Section 194.05(v)(3)B.
- J. Add any loss incurred by a pass-through entity owned directly or indirectly by the taxpayer and included in the taxpayer's federal taxable income unless an affiliated group of corporations includes that loss in the group's federal taxable income in accordance with Section 194.05(v)(3)B.

If the taxpayer is not a C corporation, is not a disregarded entity that has made

an election described in subsection (c)(48)B, is not a publicly traded partnership that has made the election described in subsection (c)(24)~~D-E~~, and is not an individual, the taxpayer shall compute adjusted federal taxable income under this section as if the taxpayer were a C corporation, except guaranteed payments and other similar amounts paid or accrued to a partner, former partner, shareholder, former shareholder, member, or former member shall not be allowed as a deductible expense unless such payments are in consideration for the use of capital and treated as payment of interest under Section 469 of the Internal Revenue Code or United States treasury regulations. Amounts paid or accrued to a qualified self-employed retirement plan with respect to a partner, former partner, shareholder, former shareholder, member, or former member of the taxpayer, amounts paid or accrued to or for health insurance for a partner, former partner, shareholder, former shareholder, member, or former member, and amounts paid or accrued to or for life insurance for a partner, former partner, shareholder, former shareholder, member, or former member shall not be allowed as a deduction.

Nothing in subsection (c)(1) shall be construed as allowing the taxpayer to add or deduct any amount more than once or shall be construed as allowing any taxpayer to deduct any amount paid to or accrued for purposes of federal self-employment tax.

- (2) A. **“Assessment”** means a written finding by the Tax Administrator that a person has underpaid municipal income tax, or owes penalty and interest, or any combination of tax, penalty, or interest, to the municipal corporation that commences the person’s time limitation for making an appeal to the Board of Tax Review pursuant to Section 194.21, and has **“ASSESSMENT”** written in all capital letters at the top of such finding.
- B. **“Assessment”** does not include a notice denying a request for refund issued under Section 194.09 (c)(3), a billing statement notifying a taxpayer of current or past-due balances owed to the municipal corporation, a Tax Administrator’s request for additional information, a notification to the taxpayer of mathematical errors, or a Tax Administrator’s other written correspondence to a person or taxpayer that does not meet the criteria prescribed by subsection (c)(2)A.
- (3) **“Audit”** means the examination of a person or the inspection of the books, records, memoranda, or accounts of a person, ordered to appear before the Tax Administrator, for the purpose of determining liability for a municipal income tax.
- (4) **“Board of Tax Review”** or **“Board of Review”** or **“Board of Tax Appeals”**, or other named local board constituted to hear appeals of municipal income tax matters, means the entity created under Section 194.21.
- (5) **“Calendar quarter”** means the three (3) month period ending on the last day of March, June, September, or December.
- (6) **“Casino operator”** and **“casino facility”** have the same meanings as in Section 3772.01 of the ORC.
- (7) **“Certified mail,” “express mail,” “United States mail,” “postal service,”** and similar terms include any delivery service authorized pursuant to Section 5703.056 of the ORC.
- (8) **“Disregarded entity”** means a single member limited liability company, a qualifying subchapter subsidiary, or another entity if the company, subsidiary, or entity is a disregarded entity for federal income tax purposes.
- (9) **“Domicile”** means the true, fixed, and permanent home of a taxpayer and to which, whenever absent, the taxpayer intends to return. A taxpayer may have more than one residence but not more than one domicile.
- (10) **“Employee”** means an individual who is an employee for federal income tax purposes.

- (11) **“Employer”** means a person that is an employer for federal income tax purposes.
- (12) **“Exempt income”** means all of the following:
- A. The military pay or allowances of members of the armed forces of the United States or members of their reserve components, including the national guard of any state.
 - B. Intangible income.
 - C. Social security benefits, railroad retirement benefits, unemployment compensation, pensions, retirement benefit payments, payments from annuities, and similar payments made to an employee or to the beneficiary of an employee under a retirement program or plan, disability payments received from private industry or local, state, or federal governments or from charitable, religious or educational organizations, and the proceeds of sickness, accident, or liability insurance policies. As used in subsection (c)(12)C, “unemployment compensation” does not include supplemental unemployment compensation described in Section 3402(o)(2) of the Internal Revenue Code.
 - D. The income of religious, fraternal, charitable, scientific, literary, or educational institutions to the extent such income is derived from tax-exempt real estate, tax-exempt tangible or intangible property, or tax-exempt activities.
 - E. Compensation paid under Section 3501.28 or 3501.36 of the ORC to a person serving as a precinct election official to the extent that such compensation does not exceed one thousand dollars (\$1,000.00) for the taxable year. Such compensation in excess of one thousand dollars (\$1,000.00) for the taxable year may be subject to taxation by a municipal corporation. A municipal corporation shall not require the payer of such compensation to withhold any tax from that compensation.
 - F. Dues, contributions, and similar payments received by charitable, religious, educational, or literary organizations or labor unions, lodges, and similar organizations;
 - G. Alimony and child support received.
 - H. Compensation for personal injuries or for damages to property from insurance proceeds or otherwise, excluding compensation paid for lost salaries or wages or compensation from punitive damages.
 - I. Income of a public utility when that public utility is subject to the tax levied under Section 5727.24 or 5727.30 of the ORC. Subsection (c)(12)I does not apply for purposes of Chapter 5745 of the ORC.
 - J. Gains from involuntary conversions, interest on federal obligations, items of income subject to a tax levied by the state and that a municipal corporation is specifically prohibited by law from taxing, and income of a decedent's estate during the period of administration except such income from the operation of a trade or business.
 - K. Compensation or allowances excluded from federal gross income under Section 107 of the Internal Revenue Code.
 - L. Employee compensation that is not qualifying wages as defined in subsection (c)(35).
 - M. Compensation paid to a person employed within the boundaries of a United States air force base under the jurisdiction of the United States air force that is used for the housing of members of the United States air force and is a center for air force operations, unless the person is subject to taxation because of residence or domicile. If the compensation is subject to taxation because of residence or domicile, tax on such income shall be payable only to the municipal corporation of residence or domicile.
 - N. An S corporation shareholder's share of net profits of the S corporation, other than

any part of the share of net profits that represents wages as defined in Section 3121(a) of the Internal Revenue Code or net earnings from self-employment as defined in Section 1402(a) of the Internal Revenue Code.

- O. All of the income of individuals under eighteen (18) years of age.
- P.
 - 1. Except as provided in subsections (c)(12)P.1, 2, 3, and 4, qualifying wages described in Sections 194.04(c)(2) or (5) to the extent the qualifying wages are not subject to withholding for Grove City under either of those subsections.
 - 2. The exemption provided in subsection (c)(12)P.1 does not apply with respect to the municipal corporation in which the employee resided at the time the employee earned the qualifying wages.
 - 3. The exemption provided in subsection (c)(12)P.1 does not apply to qualifying wages that an employer elects to withhold under Section 194.04(c)(4)B.
 - 4. The exemption provided in subsection (c)(12)P.1 does not apply to qualifying wages if both of the following conditions apply:
 - a. For qualifying wages described in Section 194.04(c)(2), the employee's employer withholds and remits tax on the qualifying wages to the municipal corporation in which the employee's principal place of work is situated, or, for qualifying wages described in Section 194.04(c)(5), the employee's employer withholds and remits tax on the qualifying wages to the municipal corporation in which the employer's fixed location is located;
 - b. The employee receives a refund of the tax described in subsection (c)(12)P.4.a on the basis of the employee not performing services in that municipal corporation.
- Q.
 - 1. Except as provided in subsection (c)(12)Q.2 or 3, compensation that is not qualifying wages paid to a nonresident individual for personal services performed in Grove City on not more than twenty (20) days in a taxable year.
 - 2. The exemption provided in subsection (c)(12)Q.1 does not apply under either of the following circumstances:
 - a. The individual's base of operation is located in the municipal corporation.
 - b. The individual is a professional athlete, professional entertainer, or public figure, and the compensation is paid for the performance of services in the individual's capacity as a professional athlete, professional entertainer, or public figure. For purposes of subsection (c)(12)Q.2.b, "professional athlete," "professional entertainer," and "public figure" have the same meanings as in 194.04(c).
 - 3. Compensation to which subsection (c)(12)Q applies shall be treated as earned or received at the individual's base of operation. If the individual does not have a base of operation, the compensation shall be treated as earned or received where the individual is domiciled.
 - 4. For purposes of subsection (c)(12)Q, "base of operation" means the location where an individual owns or rents an office, storefront, or similar facility to which the individual regularly reports and at which the individual regularly performs personal services for compensation.
- R. Compensation paid to a person for personal services performed for a political subdivision on property owned by the political subdivision, regardless of whether the compensation is received by an employee of the subdivision or another person performing services for the subdivision under a contract with the subdivision, if the

property on which services are performed is annexed to a municipal corporation pursuant to Section 709.023 of the ORC on or after March 27, 2013, unless the person is subject to such taxation because of residence. If the compensation is subject to taxation because of residence, municipal income tax shall be payable only to the municipal corporation of residence.

- S. Income the taxation of which is prohibited by the Constitution or laws of the United States. Any item of income that is exempt income of a pass-through entity under subsection (c) is exempt income of each owner of the pass-through entity to the extent of that owner's distributive or proportionate share of that item of the entity's income.
- (13) **"Form 2106"** Means Internal Revenue Service form 2106 filed by a taxpayer pursuant to the Internal Revenue Code.
- (14) **"Generic form"** means an electronic or paper form that is not prescribed by a particular municipal corporation and that is designed for reporting taxes withheld by an employer, agent of an employer, or other payer, estimated municipal income taxes, or annual municipal income tax liability or for filing a refund claim.
- (15) **"Gross receipts"** means the total revenue derived from sales, work done, or service rendered.
- (16) **"Income"** means the following:
- A. 1. For residents, all income, salaries, qualifying wages, commissions, and other compensation from whatever source earned or received by the resident, including the resident's distributive share of the net profit of pass-through entities owned directly or indirectly by the resident and any net profit of the resident, except as provided in subsection (c)(24) ~~DE~~.
2. For the purposes of subsection (c)(16) ~~(a)(i)~~ **A.1**:
- a. Any net operating loss of the resident incurred in the taxable year and the resident's distributive share of any net operating loss generated in the same taxable year and attributable to the resident's ownership interest in a pass-through entity shall be allowed as a deduction, for that taxable year and the following five (5) taxable years, against any other net profit of the resident or the resident's distributive share of any net profit attributable to the resident's ownership interest in a pass-through entity until fully utilized, subject to subsection (c)(16)A.4;
- b. The resident's distributive share of the net profit of each pass-through entity owned directly or indirectly by the resident shall be calculated without regard to any net operating loss that is carried forward by that entity from a prior taxable year and applied to reduce the entity's net profit for the current taxable year.
3. Subsection (c)(16)A.2 does not apply with respect to any net profit or net operating loss attributable to an ownership interest in an S corporation unless shareholders' shares of net profits from S corporations are subject to tax in the municipal corporation as provided in subsection (c)(12)N.
4. Any amount of a net operating loss used to reduce a taxpayer's net profit for a taxable year shall reduce the amount of net operating loss that may be carried forward to any subsequent year for use by that taxpayer. In no event shall the cumulative deductions for all taxable years with respect to a taxpayer's net operating loss exceed the original amount of that net operating loss available to that taxpayer.
- B. In the case of nonresidents, all income, salaries, qualifying wages, commissions, and other compensation from whatever source earned or received by the

nonresident for work done, services performed or rendered, or activities conducted in the municipal corporation, including any net profit of the nonresident, but excluding the nonresident's distributive share of the net profit or loss of only pass-through entities owned directly or indirectly by the nonresident.

- C. For taxpayers that are not individuals, net profit of the taxpayer;
 - D. Lottery, sweepstakes, gambling and sports winnings, winnings from games of chance, and prizes and awards. If the taxpayer is a professional gambler for federal income tax purposes, the taxpayer may deduct related wagering losses and expenses to the extent authorized under the Internal Revenue Code and claimed against such winnings.
- (17) **"Intangible income"** means income of any of the following types: income yield, interest, capital gains, dividends, or other income arising from the ownership, sale, exchange, or other disposition of intangible property including, but not limited to, investments, deposits, money, or credits as those terms are defined in Chapter 5701 of the ORC, and patents, copyrights, trademarks, tradenames, investments in real estate investment trusts, investments in regulated investment companies, and appreciation on deferred compensation. "Intangible income" does not include prizes, awards, or other income associated with any lottery winnings, gambling winnings, or other similar games of chance.
- (18) **"Internal Revenue Code"** has the same meaning as in Section 5747.01 of the ORC.
- (19) **"Limited liability company"** means a limited liability company formed under chapter 1705 of the ORC or under the laws of another state.
- (20) **"Municipal corporation"** includes a joint economic development district or joint economic development zone that levies an income tax under Section 715.691, 715.70, 715.71, 715.72, 715.74, or 715.76 of the ORC.
- (21) A. **"Municipal taxable income"** means the following:
- 1. For a person other than an individual, income ~~reduced by exempt income to the extent otherwise included in income and then, as applicable,~~ apportioned or situated to Grove City under Section 194.03, ~~and further~~ as applicable, reduced by any pre-2017 net operating loss carryforward available to the person for Grove City.
 - 2. a. For an individual who is a resident of Grove City, income reduced by exempt income to the extent otherwise included in income, then reduced as provided in subsection (c)(21)B, and further reduced by any pre-2017 net operating loss carryforward available to the individual for Grove City.
 - b. For an individual who is a nonresident of Grove City, income reduced by exempt income to the extent otherwise included in income and then, as applicable, apportioned or situated to the municipal corporation under Section 194.03, then reduced as provided in subsection (c)(21)~~(b)~~E, and further reduced by any pre-2017 net operating loss carryforward available to the individual for Grove City.
- B. In computing the municipal taxable income of a taxpayer who is an individual, the taxpayer may subtract, as provided in subsections (c)(21)~~(a)(ii)(a)~~A.2.a or (c)(21)~~(a)(ii)(b)~~A.2.b, the amount of the individual's employee business expenses reported on the individual's form 2106 that the individual deducted for federal income tax purposes for the taxable year, subject to the limitation imposed by Section 67 of the Internal Revenue Code. For the municipal corporation in which the taxpayer is a resident, the taxpayer may deduct all such expenses allowed for federal income tax purposes, but only to the extent the expenses do not relate to

exempt income. For a municipal corporation in which the taxpayer is not a resident, the taxpayer may deduct such expenses only to the extent the expenses are related to the taxpayer's performance of personal services in that nonresident municipal corporation and are not related to exempt income.

(22) **"Municipality"** means the same as the City of Grove City. If the terms are capitalized in the ordinance they are referring to Grove City. If not capitalized they refer to a municipal corporation other than Grove City.

(23) **"Net operating loss"** means a loss incurred by a person in the operation of a trade or business. "Net operating loss" does not include unutilized losses resulting from basis limitations, at-risk limitations, or passive activity loss limitations.

(24) A. ~~"Net profit" for a person other than an individual means adjusted federal taxable income.~~

B. **"Net profit"** for a person who is an individual means the individual's net profit required to be reported on schedule C, schedule E, or schedule F reduced by any net operating loss carried forward. For the purposes of subsection (c)(24)~~(b)~~A, the net operating loss carried forward shall be calculated and deducted in the same manner as provided in subsection (c)~~(1)H~~(24)C.

B. "Net profit" for a person other than an individual means adjusted federal taxable income reduced by any net operating loss incurred by the person in a taxable year beginning on or after January 1, 2017, subject to the limitations of subsection (c)(24)C. of this section.

C. 1. The amount of such operating loss shall be deducted from net profit to the extent necessary to reduce municipal taxable income to zero, with any remaining unused portion of the net operating loss carried forward to not more than five (5) consecutive taxable years following the taxable year in which the loss was incurred, but in no case for more years than necessary for the deduction to be fully utilized.

2. No person shall use the deduction allowed by subsection (c)(24)C of this section to offset qualifying wages.

3. a. For taxable years beginning in 2018, 2019, 2020, 2021, or 2022, a person may not deduct more than fifty percent (50%) of the amount of the deduction otherwise allowed by subsection (c)(24)C.1 of this section.

b. For taxable years beginning in 2023 or thereafter, a person may deduct the full amount allowed by subsection (c)(24)C.1 of this section without regard to the limitation of subsection (c)(24)C.3.a of this section.

4. Any pre-2017 net operating loss carryforward deduction that is available may be utilized before a taxpayer may deduct any amount pursuant to subsection (c)(24)C of this section.

5. Nothing in subsection (c)(24)C.3.a of this section precludes a person from carrying forward, for use with respect to any return filed for a taxable year beginning after 2018, any amount of net operating loss that was not fully utilized by operation of subsection (c)(24)C.3.a of this section. To the extent that an amount of net operating loss that was not fully utilized in one or more taxable years by operation of subsection (c)(24)C.3.a of this section is carried forward for use with respect to a return filed for a taxable year beginning in 2019, 2020, 2021, or 2022, the limitation described in subsection (c)(24)C.3.a of this section shall apply to the amount carried forward.

~~C.D.~~ For the purposes of this chapter, and notwithstanding subsection (c)(24)~~A~~.B, net profit of a disregarded entity shall not be taxable as against that disregarded entity,

but shall instead be included in the net profit of the owner of the disregarded entity.

~~D.E.~~ A publicly traded partnership that is treated as a partnership for federal income tax purposes, and that is subject to tax on its net profits by Grove City, may elect to be treated as a C corporation for Grove City, and shall not be treated as the net profit or income of any owner of the partnership. The election shall be made on the annual return for Grove City. Grove City will treat the publicly traded partnership as a C corporation if the election is so made.

- (25) **“Nonresident”** means an individual that is not a resident.
- (26) **“Ohio Business Gateway”** means the online computer network system, created under Section 125.30 of the ORC, that allows persons to electronically file business reply forms with state agencies and includes any successor electronic filing and payment system.
- (27) **“Other payer”** means any person, other than an individual’s employer or the employer’s agent that pays an individual any amount included in the federal gross income of the individual. “Other payer” includes casino operators and video lottery terminal sales agents.
- (28) **“Pass-through entity”** means a partnership not treated as an association taxable as a C corporation for federal income tax purposes, a limited liability company not treated as an association taxable as a C corporation for federal income tax purposes, an S corporation, or any other class of entity from which the income or profits of the entity are given pass-through treatment for federal income tax purposes. “Pass-through entity” does not include a trust, estate, grantor of a grantor trust, or disregarded entity.
- (29) **“Pension”** means any amount paid to an employee or former employee that is reported to the recipient on an IRS form 1099-R, or successor form. Pension does not include deferred compensation, or amounts attributable to nonqualified deferred compensation plans, reported as FICA/Medicare wages on an IRS form W-2, Wage and Tax Statement, or successor form.
- (30) **“Person”** includes individuals, firms, companies, joint stock companies, business trusts, estates, trusts, partnerships, limited liability partnerships, limited liability companies, associations, C corporations, S corporations, governmental entities, and any other entity.
- (31) **“Postal service”** means the United States Postal Service (“USPS”).
- (32) **“Postmark date,” “date of postmark,”** and similar terms include the date recorded and marked in the manner described in Section 5703.056(B)(3) of the ORC.
- (33) A. **“Pre-2017 net operating loss carryforward”** means any net operating loss incurred in a taxable year beginning before January 1, 2017, to the extent such loss was permitted, by a resolution or ordinance of Grove City that was adopted by Grove City before January 1, 2016, to be carried forward and utilized to offset income or net profit generated in Grove City in future taxable years.
B. For the purpose of calculating municipal taxable income, any pre-2017 net operating loss carryforward may be carried forward to any taxable year, including taxable years beginning in 2017 or thereafter, for the number of taxable years provided in the resolution or ordinance or until fully utilized, whichever is earlier.
- (34) **“Publicly traded partnership”** means any partnership, an interest in which is regularly traded on an established securities market. A “publicly traded partnership” may have any number of partners.
- (35) **“Qualifying wages”** means wages, as defined in Section 3121(a) of the Internal Revenue Code, without regard to any wage limitations, adjusted as follows:
 - A. Deduct the following amounts:
 - 1. Any amount included in wages if the amount constitutes compensation attributable to a plan or program described in Section 125 of the Internal Revenue Code.

2. Any amount included in wages if the amount constitutes payment on account of a disability related to sickness or an accident paid by a party unrelated to the employer, agent of an employer, or other payer.
 3. Any amount included in wages that is exempt income.
- B. Add the following amounts:
1. Any amount not included in wages solely because the employee was employed by the employer before April 1, 1986.
 2. Any amount not included in wages because the amount arises from the sale, exchange, or other disposition of a stock option, the exercise of a stock option, or the sale, exchange, or other disposition of stock purchased under a stock option. Subsection (c)(35)B.2 applies only to those amounts constituting ordinary income.
 3. Any amount not included in wages if the amount is an amount described in section 401(k), 403(b), or 457 of the Internal Revenue Code. Subsection (c)(35)B.3 applies only to employee contributions and employee deferrals.
 4. Any amount that is supplemental unemployment compensation benefits described in Section 3402(o)(2) of the Internal Revenue Code and not included in wages.
 5. Any amount received that is treated as self-employment income for federal tax purposes in accordance with Section 1402(a)(8) of the Internal Revenue Code.
 6. Any amount not included in wages if all of the following apply:
 - a. For the taxable year the amount is employee compensation that is earned outside the United States and that either is included in the taxpayer's gross income for federal income tax purposes or would have been included in the taxpayer's gross income for such purposes if the taxpayer did not elect to exclude the income under Section 911 of the Internal Revenue Code;
 - b. For no preceding taxable year did the amount constitute wages as defined in Section 3121(a) of the Internal Revenue Code;
 - c. For no succeeding taxable year will the amount constitute wages; and
 - d. For any taxable year the amount has not otherwise been added to wages pursuant to either subsection (c)(35)B or Section 718.034 of the ORC, as that section existed before the effective date of H.B. 5 of the 130th General Assembly, March 23, 2015.

(36) **"Related entity"** means any of the following:

- A. An individual stockholder, or a member of the stockholder's family enumerated in Section 318 of the Internal Revenue Code, if the stockholder and the members of the stockholder's family own directly, indirectly, beneficially, or constructively, in the aggregate, at least fifty percent (50%) of the value of the taxpayer's outstanding stock;
- B. A stockholder, or a stockholder's partnership, estate, trust, or corporation, if the stockholder and the stockholder's partnerships, estates, trusts, or corporations own directly, indirectly, beneficially, or constructively, in the aggregate, at least fifty percent (50%) of the value of the taxpayer's outstanding stock;
- C. A corporation, or a party related to the corporation in a manner that would require an attribution of stock from the corporation to the party or from the party to the corporation under subsection (c)(36)D, provided the taxpayer owns directly, indirectly, beneficially, or constructively, at least fifty percent (50%) of the value of the corporation's outstanding stock;

- D. The attribution rules described in Section 318 of the Internal Revenue Code apply for the purpose of determining whether the ownership requirements in subsections (c)(36)A to C have been met.
- (37) **“Related member”** means a person that, with respect to the taxpayer during all or any portion of the taxable year, is either a related entity, a component member as defined in Section 1563(b) of the Internal Revenue Code, or a person to or from whom there is attribution of stock ownership in accordance with Section 1563(e) of the Internal Revenue Code except, for purposes of determining whether a person is a related member under this subsection, “twenty percent (20%)” shall be substituted for “five percent (5%)” wherever “five percent (5%)” appears in Section 1563(e) of the Internal Revenue Code.
- (38) **“Resident”** means an individual who is domiciled in the municipal corporation as determined under Section 194.03(e).
- (39) **“S corporation”** means a person that has made an election under subchapter S of Chapter 1 of Subtitle A of the Internal Revenue Code for its taxable year.
- (40) **“Schedule C”** means Internal Revenue Service schedule C (form 1040) filed by a taxpayer pursuant to the Internal Revenue Code.
- (41) **“Schedule E”** means Internal Revenue Service schedule E (form 1040) filed by a taxpayer pursuant to the Internal Revenue Code.
- (42) **“Schedule F”** means Internal Revenue Service schedule F (form 1040) filed by a taxpayer pursuant to the Internal Revenue Code.
- (43) **“Single member limited liability company”** means a limited liability company that has one direct member.
- (44) **“Small employer”** means any employer that had total revenue of less than five hundred thousand dollars (\$500,000) during the preceding taxable year. For purposes of this subsection, “total revenue” means receipts of any type or kind, including, but not limited to, sales receipts; payments; rents; profits; gains, dividends, and other investment income; compensation; commissions; premiums; money; property; grants; contributions; donations; gifts; program service revenue; patient service revenue; premiums; fees, including premium fees and service fees; tuition payments; unrelated business revenue; reimbursements; any type of payment from a governmental unit, including grants and other allocations; and any other similar receipts reported for federal income tax purposes or under generally accepted accounting principles. “Small employer” does not include the federal government; any state government, including any state agency or instrumentality; any political subdivision; or any entity treated as a government for financial accounting and reporting purposes.
- (45) A. “Tax Administrator” means the individual charged with direct responsibility for administration of an income tax levied by Grove City in accordance with this chapter. Tax Administrator does not include the tax commissioner.
B. “Tax Commissioner” means the tax commissioner appointed under section 121.03 of the Revised Code.
- (46) **“Tax return preparer”** means any individual described in Section 7701(a)(36) of the Internal Revenue Code and 26 C.F.R. 301.7701-15.
- (47) **“Taxable year”** means the corresponding tax reporting period as prescribed for the taxpayer under the Internal Revenue Code.
- (48) A. “Taxpayer” means a person subject to a tax levied on income by a municipal corporation in accordance with this chapter. “Taxpayer” does not include a grantor trust or, except as provided in subsection (c)(48)(b)(i)E.1, a disregarded entity.
B. 1. A single member limited liability company that is a disregarded entity for federal tax purposes may be a separate taxpayer from its single member in all

Ohio municipal corporations in which it either filed as a separate taxpayer or did not file for its taxable year ending in 2003, if all of the following conditions are met:

- a. The limited liability company's single member is also a limited liability company;
 - b. The limited liability company and its single member were formed and doing business in one or more Ohio municipal corporations for at least five (5) years before January 1, 2004;
 - c. Not later than December 31, 2004, the limited liability company and its single member each made an election to be treated as a separate taxpayer under ORC 718.01(L) as that section existed on December 31, 2004;
 - d. The limited liability company was not formed for the purpose of evading or reducing Ohio municipal corporation income tax liability of the limited liability company or its single member; and
 - e. The Ohio municipal corporation that was the primary place of business of the sole member of the limited liability company consented to the election.
2. For purposes of subsection (c)(48)B.1.e, a municipal corporation was the primary place of business of a limited liability company if, for the limited liability company's taxable year ending in 2003, its income tax liability was greater in that municipal corporation than in any other municipal corporation in Ohio, and that tax liability to that municipal corporation for its taxable ending in 2003 was at least four hundred thousand dollars (\$400,000.00).
- (49) **"Taxpayers' rights and responsibilities"** means the rights provided to taxpayers in Sections 194.09, 194.12, 194.13, 194.19(b), 194.20, 194.21, and Sections 5717.011 and 5717.03 of the ORC, and the responsibilities of taxpayers to file, report, withhold, remit, and pay municipal income tax and otherwise comply with Chapter 718 of the ORC and resolutions, ordinances, and rules and regulations adopted by Grove City for the imposition and administration of a municipal income tax.
- (50) **"Video lottery terminal"** has the same meaning as in Section 3770.21 of the ORC.
- (51) **"Video lottery terminal sales agent"** means a lottery sales agent licensed under Chapter 3770 of the ORC to conduct video lottery terminals on behalf of the state pursuant to Section 3770.21 of the ORC.

(Ord. C85-15. Passed 11-16-15.)

194.03 IMPOSITION OF TAX.

The income tax levied by Grove City at a rate of two percent (2%) is levied on the Municipal Taxable Income of every person residing in and/or earning and/or receiving income in Grove City.

- (a) **Individuals.** For residents of Grove City, the income tax levied herein shall be on all income, salaries, qualifying wages, commissions, and other compensation from whatever source earned or received by the resident, including the resident's distributive share of the net profit of pass-through entities owned directly or indirectly by the resident and any net profit of the resident.
- (b) For nonresidents, all income, salaries, qualifying wages, commissions, and other compensation from whatever source earned or received by the nonresident for work done, services performed or rendered, or activities conducted in the municipal corporation, including any net profit of the nonresident, but excluding the nonresident's distributive share of the net profit or loss of only pass-through entities owned directly or indirectly by the nonresident.

- (c) For residents and nonresidents, income can be reduced to "Municipal Taxable Income" as defined in Section 194.02 (c)(21). Exemptions which may apply are specified in Section 194.02(c)(12).
- (d) **Refundable credit for nonqualified deferred compensation plan.**
 - (1) As used in this subsection:
 - A. "Nonqualified deferred compensation plan" means a compensation plan described in Section 3121(v)(2)(C) of the Internal Revenue Code.
 - B. "Qualifying loss" means the amount of compensation attributable to a taxpayer's nonqualified deferred compensation plan, less the receipt of money and property attributable to distributions from the nonqualified deferred compensation plan. Full loss is sustained if no distribution of money and property is made by the nonqualified deferred compensation plan. The taxpayer sustains a qualifying loss only in the taxable year in which the taxpayer receives the final distribution of money and property pursuant to that nonqualified deferred compensation plan.
 - C.
 - 1. "Qualifying tax rate" means the applicable tax rate for the taxable year for which the taxpayer paid income tax to Grove City with respect to any portion of the total amount of compensation the payment of which is deferred pursuant to a nonqualified deferred compensation plan.
 - 2. If different tax rates applied for different taxable years, then the "qualifying tax rate" is a weighted average of those different tax rates. The weighted average shall be based upon the tax paid to Grove City each year with respect to the nonqualified deferred compensation plan.
 - D. "Refundable credit" means the amount of Grove City income tax that was paid on the non-distributed portion, if any, of a nonqualified deferred compensation plan.
 - (2) If, in addition to Grove City, a taxpayer has paid tax to other municipal corporations with respect to the nonqualified deferred compensation plan, the amount of the credit that a taxpayer may claim from each municipal corporation shall be calculated on the basis of each municipal corporation's proportionate share of the total municipal corporation income tax paid by the taxpayer to all municipal corporations with respect to the nonqualified deferred compensation plan.
 - (3) In no case shall the amount of the credit allowed under this section exceed the cumulative income tax that a taxpayer has paid to Grove City for all taxable years with respect to the nonqualified deferred compensation plan.
 - (4) The credit allowed under this subsection is allowed only to the extent the taxpayer's qualifying loss is attributable to:
 - A. The insolvency or bankruptcy of the employer who had established the nonqualified deferred compensation plan; or
 - B. The employee's failure or inability to satisfy all of the employer's terms and conditions necessary to receive the nonqualified deferred compensation.
- (e) **Domicile.**
 - (1) A.
 - A. An individual is presumed to be domiciled in Grove City for all or part of a taxable year if the individual was domiciled in Grove City on the last day of the immediately preceding taxable year or if the Tax Administrator reasonably concludes that the individual is domiciled in Grove City for all or part of the taxable year.
 - B. An individual may rebut the presumption of domicile described in subsection (e)(1)A if the individual establishes by a preponderance of the evidence that the individual was not domiciled in Grove City for all or part of the taxable year.
 - (2) For the purpose of determining whether an individual is domiciled in Grove City for all or part of a taxable year, factors that may be considered include, but are not limited to, the

following:

- A. The individual's domicile in other taxable years;
 - B. The location at which the individual is registered to vote;
 - C. The address on the individual's driver's license;
 - D. The location of real estate for which the individual claimed a property tax exemption or reduction allowed on the basis of the individual's residence or domicile;
 - E. The location and value of abodes owned or leased by the individual;
 - F. Declarations, written or oral, made by the individual regarding the individual's residency;
 - G. The primary location at which the individual is an employee;
 - H. The location of educational institutions attended by the individual's dependents as defined in Section 152 of the Internal Revenue Code, to the extent that tuition paid to such educational institution is based on the residency of the individual or the individual's spouse in the municipal corporation where the educational institution is located; and/or
 - I. The number of contact periods the individual has with Grove City. For the purposes of this subsection, an individual has one "contact period" with Grove City if the individual is away overnight from the individual's abode located outside of Grove City and while away overnight from that abode spends at least some portion, however minimal, of each of two (2) consecutive days in Grove City.
- (3) All additional applicable factors are provided in the Rules and Regulations authorized under Sections 194.22 and 194.26.
- (f) **Businesses.** This subsection applies to any taxpayer engaged in a business or profession in Grove City, unless the taxpayer is an individual who resides in Grove City or the taxpayer is an electric company, combined company, or telephone company that is subject to and required to file reports under Chapter 5745 of the ORC.
- (1) Except as otherwise provided in subsection (f)(2), net profit from a business or profession conducted both within and without the boundaries of Grove City shall be considered as having a taxable situs in Grove City for purposes of municipal income taxation in the same proportion as the average ratio of the following:
- A. The average original cost of the real property and tangible personal property owned or used by the taxpayer in the business or profession in Grove City during the taxable period to the average original cost of all of the real and tangible personal property owned or used by the taxpayer in the business or profession during the same period, wherever situated.
As used in the preceding paragraph, tangible personal or real property shall include property rented or leased by the taxpayer and the value of such property shall be determined by multiplying the annual rental thereon by eight;
 - B. Wages, salaries, and other compensation paid during the taxable period to individuals employed in the business or profession for services performed in Grove City to wages, salaries, and other compensation paid during the same period to individuals employed in the business or profession, wherever the individual's services are performed, excluding compensation from which taxes are not required to be withheld under Section 194.04(c);
 - C. Total gross receipts of the business or profession from sales and rentals made and services performed during the taxable period in Grove City to total gross receipts of the business or profession during the same period from sales, rentals, and services, wherever made or performed.
- (2) A. If the apportionment factors described in subsection (f)(1) do not fairly represent

the extent of a taxpayer's business activity in Grove City, the taxpayer may request, or the Tax Administrator of Grove City may require, that the taxpayer use, with respect to all or any portion of the income of the taxpayer, an alternative apportionment method involving one or more of the following:

1. Separate accounting;
 2. The exclusion of one or more of the factors;
 3. The inclusion of one or more additional factors that would provide for a more fair apportionment of the income of the taxpayer to the municipal corporation;
 4. A modification of one or more of the factors.
- B. A taxpayer request to use an alternative apportionment method shall be in writing and shall accompany a tax return, timely filed appeal of an assessment, or timely filed amended tax return. The taxpayer may use the requested alternative method unless the Tax Administrator denies the request in an assessment issued within the period prescribed by Section 194.12(a).
- C. The Tax Administrator may require a taxpayer to use an alternative apportionment method as described in subsection (f)(2)A, but only by issuing an assessment to the taxpayer within the period prescribed by Section 194.12(a).
- D. Nothing in subsection (f)(2) nullifies or otherwise affects any alternative apportionment arrangement approved by the Tax Administrator or otherwise agreed upon by both the Tax Administrator and taxpayer before January 1, 2016.
- (3) As used in subsection (f)(1)B, "wages, salaries, and other compensation" includes only wages, salaries, or other compensation paid to an employee for services performed at any of the following locations:
- A. A location that is owned, controlled, or used by, rented to, or under the possession of one of the following:
 1. The employer;
 2. A vendor, customer, client, or patient of the employer, or a related member of such a vendor, customer, client, or patient; or
 3. A vendor, customer, client, or patient of a person described in subsection (f)(3)A.2, or a related member of such a vendor, customer, client, or patient.
 - B. Any location at which a trial, appeal, hearing, investigation, inquiry, review, court-martial, or similar administrative, judicial, or legislative matter or proceeding is being conducted, provided that the compensation is paid for services performed for, or on behalf of, the employer or that the employee's presence at the location directly or indirectly benefits the employer;
 - C. Any other location, if the Tax Administrator determines that the employer directed the employee to perform the services at the other location in lieu of a location described in subsection (f)(3)A or B solely in order to avoid or reduce the employer's municipal income tax liability. If the Tax Administrator makes such a determination, the employer may dispute the determination by establishing, by a preponderance of the evidence, that the Tax Administrator's determination was unreasonable.
- (4) For the purposes of subsection (f)(1)C, receipts from sales and rentals made and services performed shall be situated to a municipal corporation as follows:
- A. Gross receipts from the sale of tangible personal property shall be situated to the municipal corporation ~~in which the sale originated. For the purposes of this subsection, a sale of property originates in Grove City only~~ if, regardless of where title passes, the property meets any of the following criteria:
 1. The property is shipped to or delivered within Grove City from a stock of

- goods located within Grove City;
2. The property is delivered within Grove City from a location outside Grove City, provided the taxpayer is regularly engaged through its own employees in the solicitation or promotion of sales within Grove City and the sales result from such solicitation or promotion; or
 - ~~3. The property is shipped from a place within Grove City to purchasers outside Grove City, provided that the taxpayer is not, through its own employees, regularly engaged in the solicitation or promotion of sales at the place where delivery is made.~~
- B. Gross receipts from the sale of services shall be situated to Grove City to the extent that such services are performed in Grove City;
 - C. To the extent included in income, gross receipts from the sale of real property located in Grove City shall be situated to Grove City;
 - D. To the extent included in income, gross receipts from rents and royalties from real property located in Grove City shall be situated to Grove City; and
 - E. Gross receipts from rents and royalties from tangible personal property shall be situated to Grove City based upon the extent to which the tangible personal property is used in Grove City.
- (5) The net profit received by an individual taxpayer from the rental of real estate owned directly by the individual, or by a disregarded entity owned by the individual, shall be subject to Grove City's tax only if the property generating the net profit is located in Grove City or if the individual taxpayer that receives the net profit is a resident of Grove City. Grove City shall allow such taxpayers to elect to use separate accounting for the purpose of calculating net profit situated under this subsection to the municipal corporation in which the property is located.
- (6) A. Commissions received by a real estate agent or broker relating to the sale, purchase, or lease of real estate shall be situated to the municipal corporation in which the real estate is located. Net profit reported by the real estate agent or broker shall be allocated to Grove City, if applicable, based upon the ratio of the commissions the agent or broker received from the sale, purchase, or lease of real estate located in Grove City to the commissions received from the sale, purchase, or lease of real estate everywhere in the taxable year.
- B. An individual who is a resident of Grove City shall report the individual's net profit from all real estate activity on the individual's annual tax return for Grove City. The individual may claim a credit for taxes the individual paid on such net profit to another municipal corporation to the extent that such a credit is allowed under Grove City's income tax ordinance.
- (7) When calculating the ratios described in subsections (f)(1) or (2), the owner of a disregarded entity shall include in the owner's ratios the property, payroll, and gross receipts of such disregarded entity.

(Ord. C85-15. Passed 11-16-15.)

194.04 COLLECTION AT SOURCE.

- (a) **Withholding provisions.** Each employer, agent of an employer, or other payer located or doing business in Grove City shall withhold an income tax from the qualifying wages earned and/or received by each employee in Grove City. Except for qualifying wages for which withholding is not required under Section 194.03 or subsections (b)(4) or (6), the tax shall be withheld at the rate of two percent (2%) as specified in Section 194.03 of this chapter. An employer, agent of an employer, or other payer shall deduct and withhold the tax from

qualifying wages on the date that the employer, agent, or other payer directly, indirectly, or constructively pays the qualifying wages to, or credits the qualifying wages to the benefit of, the employee.

- (b) (1) Except as provided in subsection (b)(2), an employer, agent of an employer, or other payer shall remit to the Tax Administrator of Grove City the greater of the income taxes deducted and withheld or the income taxes required to be deducted and withheld by the employer, agent, or other payer according to the following schedule:
- A. Taxes required to be deducted and withheld shall be remitted monthly to the Tax Administrator if the total taxes deducted and withheld or required to be deducted and withheld by the employer, agent, or other payer on behalf of Grove City in the preceding calendar year exceeded two thousand three hundred and ninety-nine dollars (\$2,399.00), or if the total amount of taxes deducted and withheld or required to be deducted and withheld on behalf of Grove City in any month of the preceding calendar quarter exceeded two hundred dollars (\$200.00). Payment under subsection (b)(1)A shall be made ~~so that the payment is received by~~ to the Tax Administrator not later than fifteen (15) days after the last day of each month for which the tax was withheld.
 - B. Any employer, agent of an employer, or other payer not required to make payments under subsection (b)(1)A of taxes required to be deducted and withheld shall make quarterly payments to the Tax Administrator not later than the ~~fifteenth (15th)~~ last day of the month following the ~~end~~ last day of each calendar quarter.
 - C. Notwithstanding the provisions of subsections (b)(1)A and B, taxes required to be deducted and withheld shall be remitted semimonthly to the Tax Administrator if the total taxes deducted and withheld or required to be deducted and withheld on behalf of Grove City in the preceding calendar year exceeded eleven thousand nine hundred and ninety-nine dollars (\$11,999.00), or if in any month of the preceding calendar year exceeded one thousand dollars (\$1,000.00). Payment under subsection (b)(1)C shall be made ~~so that the payment is received by~~ to the Tax Administrator not later than one of the following:
 - 1. If the taxes were deducted and withheld or required to be deducted and withheld during the first fifteen (15) days of a month, the third banking day after the fifteenth (15th) day of that month; or
 - 2. If the taxes were deducted and withheld or required to be deducted and withheld after the fifteenth (15th) day of a month and before the first day of the immediately following month, the third (3rd) banking day after the last day of the month.
- (2) If the employer, agent of an employer, or other payer is required to make payments electronically for the purpose of paying federal taxes withheld on payments to employees under Section 6302 of the Internal Revenue Code, 26 C.F.R. 31.6302-1, or any other federal statute or regulation, the payment shall be made by electronic funds transfer to the Tax Administrator of all taxes deducted and withheld on behalf of Grove City. The payment of tax by electronic funds transfer under this subsection does not affect an employer's, agents, or other payer's obligation to file any return as required under this section.
- (3) An employer, agent of an employer, or other payer shall make and file a return showing the amount of tax withheld by the employer, agent, or other payer from the qualifying wages of each employee and remitted to the Tax Administrator. A return filed by an employer, agent, or other payer under this subsection shall be accepted by Tax Administrator and Grove City as the return required of a non-resident employee whose sole income subject to the tax under this chapter is the qualifying wages reported by the

- employee's employer, agent of an employer, or other payer.
- (4) An employer, agent of an employer, or other payer is not required to withhold Grove City income tax with respect to an individual's disqualifying disposition of an incentive stock option if, at the time of the disqualifying disposition, the individual is not an employee of either the corporation with respect to whose stock the option has been issued or of such corporation's successor entity.
 - (5)
 - A. An employee is not relieved from liability for a tax by the failure of the employer, agent of an employer, or other payer to withhold the tax as required under this chapter or by the employer's, agent's, or other payer's exemption from the requirement to withhold the tax.
 - B. The failure of an employer, agent of an employer, or other payer to remit to Grove City the tax withheld relieves the employee from liability for that tax unless the employee colluded with the employer, agent, or other payer in connection with the failure to remit the tax withheld.
 - (6) Compensation deferred before June 26, 2003, is not subject to Grove City income tax or income tax withholding requirement to the extent the deferred compensation does not constitute qualifying wages at the time the deferred compensation is paid or distributed.
 - (7) Each employer, agent of an employer, or other payer required to withhold taxes is liable for the payment of that amount required to be withheld, whether or not such taxes have been withheld, and such amount shall be deemed to be held in trust for Grove City until such time as the withheld amount is remitted to the Tax Administrator.
 - (8) On or before the last day of February of each year, an employer shall file a withholding reconciliation return with the Tax Administrator listing:
 - A. The names, addresses, and social security numbers of all employees from whose qualifying wages tax was withheld or should have been withheld for Grove City during the preceding calendar year;
 - B. The amount of tax withheld, if any, from each such employee, the total amount of qualifying wages paid to such employee during the preceding calendar year;
 - C. The name of every other municipal corporation for which tax was withheld or should have been withheld from such employee during the preceding calendar year;
 - D. Any other information required for federal income tax reporting purposes on Internal Revenue Service form W-2 or its equivalent form with respect to such employee; and
 - E. Other information as may be required by the Tax Administrator.
 - (9) The officer or the employee of the employer, agent of an employer, or other payer with control or direct supervision of or charged with the responsibility for withholding the tax or filing the reports and making payments as required by this section, shall be personally liable for a failure to file a report or pay the tax due as required by this section. The dissolution of an employer, agent of an employer, or other payer does not discharge the officer's or employee's liability for a failure of the employer, agent of an employer, or other payer to file returns or pay any tax due.
 - (10) An employer is required to deduct and withhold Grove City income tax on tips and gratuities received by the employer's employees and constituting qualifying wages, but only to the extent that the tips and gratuities are under the employer's control. For the purposes of this subsection, a tip or gratuity is under the employer's control if the tip or gratuity is paid by the customer to the employer for subsequent remittance to the employee, or if the customer pays the tip or gratuity by credit card, debit card, or other electronic means.
 - (11) The Tax Administrator shall consider any tax withheld by an employer at the request of an employee, when such tax is not otherwise required to be withheld by this chapter, to be

tax required to be withheld and remitted for the purposes of this section.

(c) **Occasional Entrant - Withholding.**

(1) As used in this subsection:

- A. "Employer" includes a person that is a related member to or of an employer.
- B. "Fixed location" means a permanent place of doing business in this state, such as an office, warehouse, storefront, or similar location owned or controlled by an employer.
- C. "Principal place of work" means the fixed location to which an employee is required to report for employment duties on a regular and ordinary basis. If the employee is not required to report for employment duties on a regular and ordinary basis to a fixed location, "principal place of work" means the worksite location in this state to which the employee is required to report for employment duties on a regular and ordinary basis. If the employee is not required to report for employment duties on a regular and ordinary basis to a fixed location or worksite location, "principal place of work" means the location in this state at which the employee spends the greatest number of days in a calendar year performing services for or on behalf of the employee's employer.

If there is not a single municipal corporation in which the employee spent the "greatest number of days in a calendar year" performing services for or on behalf of the employer, but instead there are two or more municipal corporations in which the employee spent an identical number of days that is greater than the number of days the employee spent in any other municipal corporation, the employer shall allocate any of the employee's qualifying wages subject to subsection (c)(2)A.1 among those two or more municipal corporations. The allocation shall be made using any fair and reasonable method, including, but not limited to, an equal allocation among such municipal corporations or an allocation based upon the time spent or sales made by the employee in each such municipal corporation. A municipal corporation to which qualifying wages are allocated under this subsection shall be the employee's "principal place of work" with respect to those qualifying wages for the purposes of this section.

For the purposes of this subsection, the location at which an employee spends a particular day shall be determined in accordance with subsection (c)(2)B, except that "location" shall be substituted for "municipal corporation" wherever "municipal corporation" appears in that subsection.

- D. "Professional athlete" means an athlete who performs services in a professional athletic event for wages or other remuneration.
 - E. "Professional entertainer" means a person who performs services in the professional performing arts for wages or other remuneration on a per-event basis.
 - F. "Public figure" means a person of prominence who performs services at discrete events, such as speeches, public appearances, or similar events, for wages or other remuneration on a per-event basis.
 - G. "Worksite location" means a construction site or other temporary worksite in this state at which the employer provides services for more than twenty (20) days during the calendar year. "Worksite location" does not include the home of an employee.
- (2) A. Subject to subsections (c)(3), (5) and (6), an employer is not required to withhold Grove City income tax on qualifying wages paid to an employee for the performance of personal services in Grove City if the employee performed such services in Grove City on twenty (20) or fewer days in a calendar year, unless one (1) of the following conditions applies:

1. The employee's principal place of work is located in Grove City;
 2. The employee performed services at one (1) or more presumed worksite locations in Grove City. For the purposes of this subsection, "presumed worksite location" means a construction site or other temporary worksite in Grove City at which the employer provides or provided services that can reasonably be, or would have been, expected by the employer to last more than twenty (20) days in a calendar year. Services can "reasonably be expected by the employer to last more than twenty (20) days" if either of the following applies at the time the services commence:
 - a. The nature of the services are such that it will require more than twenty (20) days of the services to complete the services;
 - b. The agreement between the employer and its customer to perform services at a location requires the employer to perform the services at the location for more than twenty (20) days;
 3. The employee is a resident of Grove City and has requested that the employer withhold tax from the employee's qualifying wages as provided in Section 194.04; or
 4. The employee is a professional athlete, professional entertainer, or public figure, and the qualifying wages are paid for the performance of services in the employee's capacity as a professional athlete, professional entertainer, or public figure.
- B. For the purposes of subsection (c)(2)A, an employee shall be considered to have spent a day performing services in Grove City only if the employee spent more time performing services for or on behalf of the employer in Grove City than in any other municipal corporation on that day. For the purposes of determining the amount of time an employee spent in a particular location, the time spent performing one (1) or more of the following activities shall be considered to have been spent at the employee's principal place of work:
1. Traveling to the location at which the employee will first perform services for the employer for the day;
 2. Traveling from a location at which the employee was performing services for the employer to any other location;
 3. Traveling from any location to another location in order to pick up or load, for the purpose of transportation or delivery, property that has been purchased, sold, assembled, fabricated, repaired, refurbished, processed, remanufactured, or improved by the employee's employer;
 4. Transporting or delivering property described in subsection (c)(2)B.3, provided that, upon delivery of the property, the employee does not temporarily or permanently affix the property to real estate owned, used, or controlled by a person other than the employee's employer;
 5. Traveling from the location at which the employee makes the employee's final delivery or pick-up for the day to either the employee's principal place of work or a location at which the employee will not perform services for the employer.
- (3) If the principal place of work of an employee is located in another Ohio municipal corporation that imposes an income tax, the exception from withholding requirements described in subsection (c)(2)A shall apply only if, with respect to the employee's qualifying wages described in that subsection, the employer withholds and remits tax on such qualifying wages to that municipal corporation.
- (4) A. Except as provided in subsection (c)(4)B, if, during a calendar year, the number of

days an employee spends performing personal services in Grove City exceeds the twenty (20) day threshold, the employer shall withhold and remit tax to Grove City for any subsequent days in that calendar year on which the employer pays qualifying wages to the employee for personal services performed in Grove City.

- B. An employer required to begin withholding tax for Grove City under subsection (c)(4)A may elect to withhold tax for Grove City for the first twenty (20) days on which the employer paid qualifying wages to the employee for personal services performed in Grove City.
- (5) If an employer's fixed location is Grove City and the employer qualifies as a small employer as defined in Section 194.02, the employer shall withhold municipal income tax on all of the employee's qualifying wages for a taxable year and remit that tax only to Grove City, regardless of the number of days which the employee worked outside the corporate boundaries of Grove City.

To determine whether an employer qualifies as a small employer for a taxable year, the employer will be required to provide the Tax Administrator with the employer's federal income tax return for the preceding taxable year.

- (6) Subsections (c)(2)A and (4) shall not apply to the extent that a Tax Administrator and an employer enter into an agreement regarding the manner in which the employer shall comply with the requirements of Section 194.04.

(Ord. C85-15. Passed 11-16-15.)

194.05 ANNUAL RETURN; FILING.

- (a) An annual Grove City income tax return shall be completed and filed by every individual taxpayer eighteen (18) years of age or older and any taxpayer that is not an individual for each taxable year for which the taxpayer is subject to the tax, whether or not a tax is due thereon.
 - (1) The Tax Administrator may accept on behalf of all nonresident individual taxpayers a return filed by an employer, agent of an employer, or other payer under Section 194.04 of this chapter when the nonresident individual taxpayer's sole income subject to the tax is the qualifying wages reported by the employer, agent of an employer, or other payer, and no additional tax is due Grove City.
 - (2) Retirees having no Municipal Taxable Income for Grove City income tax purposes may file with the Tax Administrator a written exemption from these filing requirements on a form prescribed by the Tax Administrator. The written exemption shall indicate the date of retirement and the entity from which retired. The exemption shall be in effect until such time as the retiree receives Municipal Taxable Income taxable to the Grove City, at which time the retiree shall be required to comply with all applicable provisions of this chapter.
- (b) If an individual is deceased, any return or notice required of that individual shall be completed and filed by that decedent's executor, administrator, or other person charged with the property of that decedent.
- (c) If an individual is unable to complete and file a return or notice required by Grove City, the return or notice required of that individual shall be completed and filed by the individual's duly authorized agent, guardian, conservator, fiduciary, or other person charged with the care of the person or property of that individual.
- (d) Returns or notices required of an estate or a trust shall be completed and filed by the fiduciary of the estate or trust.
- (e) Grove City shall permit spouses to file a joint return.
- (f) (1) Each return required to be filed under this subsection shall contain the signature of the taxpayer or the taxpayer's duly authorized agent and of the person who prepared the

return for the taxpayer. The return shall include the taxpayer's social security number or taxpayer identification number. Each return shall be verified by a declaration under penalty of perjury.

- (2) The Tax Administrator shall require a taxpayer who is an individual to include, with each annual return and amended return, copies of the following documents: all of the taxpayer's Internal Revenue Service form W-2, "Wage and Tax Statements," including all information reported on the taxpayer's federal W-2, as well as taxable wages reported or withheld for any municipal corporation; the taxpayer's Internal Revenue Service form 1040; and, with respect to an amended tax return, any other documentation necessary to support the adjustments made in the amended return. An individual taxpayer who files the annual return required by this section electronically is not required to provide paper copies of any of the foregoing to the Tax Administrator unless the Tax Administrator requests such copies after the return has been filed.

- (3) The Tax Administrator may require a taxpayer that is not an individual to include, with each annual net profit return, amended net profit return, or request for refund required under this section, copies of only the following documents: the taxpayer's Internal Revenue Service form 1041, form 1065, form 1120, form 1120-REIT, form 1120F, or form 1120S, and, with respect to an amended tax return or refund request, any other documentation necessary to support the refund request or the adjustments made in the amended return.

A taxpayer that is not an individual and that files an annual net profit return electronically through the Ohio Business Gateway or in some other manner shall either mail the documents required under this subsection to the Tax Administrator at the time of filing or, if electronic submission is available, submit the documents electronically through the Ohio Business Gateway.

- (4) After a taxpayer files a tax return, the Tax Administrator may request, and the taxpayer shall provide, any information, statements, or documents required by Grove City to determine and verify the taxpayer's municipal income tax liability. The requirements imposed under subsection (f) apply regardless of whether the taxpayer files on a generic form or on a form prescribed by the Tax Administrator.

- (g) (1) A. Except as otherwise provided in this chapter, each individual income tax return required to be filed under this section shall be completed and filed as required by the Tax Administrator on or before the date prescribed for the filing of state individual income tax returns under Section 5747.08(G) of the ORC. The taxpayer shall complete and file the return or notice on forms prescribed by the Tax Administrator or on generic forms, together with remittance made payable to Grove City. No remittance is required if the net amount due is ten dollars (\$10.00) or less.
- B. Except as otherwise provided in this chapter, each annual net profit return required to be filed under this section by a taxpayer that is not an individual shall be completed and filed as required by the Tax Administrator on or before the fifteenth day of the fourth month following the end of the taxpayer's taxable year. The taxpayer shall complete and file the return or notice on forms prescribed by the Tax Administrator or on generic forms, together with remittance made payable to Grove City. No remittance is required if the net amount due is ten dollars (\$10.00) or less.
- (2) Any taxpayer that has duly requested an automatic six (6) month extension for filing the taxpayer's federal income tax return shall automatically receive an extension for the filing of Grove City's income tax return. The extended due date of Grove City's income tax return shall be the fifteenth (15th) day of the tenth (10th) month after the last day of the taxable year to which the return relates. An extension of time to file under this subsection is not an extension of the time to pay any tax due unless the Tax Administrator

grants an extension of that date.

- A. A copy of the federal extension request shall be included with the filing of Grove City's income tax return.
 - B. A taxpayer that has not requested or received a six (6) month extension for filing the taxpayer's federal income tax return may submit a written request that the Tax Administrator grant the taxpayer a six (6) month extension of the date for filing the taxpayer's Grove City income tax return. If the request is received by the Tax Administrator on or before the date the Grove City income tax return is due, the Tax Administrator shall grant the taxpayer's requested extension.
- (3) If the Tax Commissioner extends for all taxpayers the date for filing state income tax returns under Section 5747.08(G) of the ORC, a taxpayer shall automatically receive an extension for the filing of a Grove City's income tax return. The extended due date of Grove City's income tax return shall be the same as the extended due date of the state income tax return.
- (4) If the Tax Administrator considers it necessary in order to ensure the payment of the tax imposed by Grove City, the Tax Administrator may require taxpayers to file returns and make payments otherwise than as provided in this subsection, including taxpayers not otherwise required to file annual returns.
- (5) To the extent that any provision in subsection (g) conflicts with any provision in subsections (n), (o), (p) or (q), the provisions in subsections (n), (o), (p) or (q) prevail.
- (h) (1) For taxable years beginning after 2015, Grove City shall not require a taxpayer to remit tax with respect to net profits if the net amount due is ten dollars (\$10.00) or less.
- (2) Any taxpayer not required to remit tax to Grove City for a taxable year pursuant to subsection (h)(1) shall file with Grove City an annual net profit return under subsection (f)(3) of this section, unless the provisions of subsection (h)(3) apply.
- (3) A. A person may notify a tax administrator that the person does not expect to be a taxpayer with respect to Grove City for a taxable year if both of the following conditions apply:
- 1. The person was required to file a tax return with Grove City for the immediately preceding taxable year because the person performed services at a worksite location, as defined in subsection 194.04(c)(1)G, within Grove City.
 - 2. The person no longer provides services in Grove City and does not expect to be subject to Grove City's income tax for the taxable year.
- B. The person shall provide the notice in a signed affidavit that briefly explains the person's circumstances, including the location of the previous worksite location and the last date on which the person performed services or made any sales within Grove City. The affidavit also shall include the following statement: "The affiant has no plans to perform any services within Grove City, make any sales in Grove City, or otherwise become subject to the tax levied by Grove City during the taxable year. If the affiant does become subject to the tax levied by Grove City for the taxable year, the affiant agrees to be considered a taxpayer and to properly register as a taxpayer with Grove City if such a registration is required by Grove City's resolutions, ordinances, or rules." The person shall sign the affidavit under penalty of perjury.
- C. If a person submits an affidavit described in subsection (h)(3)B of this section, the tax administrator shall not require the person to file any tax return for the taxable year unless the tax administrator possesses information that conflicts with the affidavit or if the circumstances described in the affidavit change.
- D. Nothing in subsection (h) of this section prohibits the tax administrator from

performing an audit of the person.

- (i) If a payment under this chapter is ~~required to be~~ made by electronic funds transfer, the payment ~~is shall be~~ considered to be made ~~when the payment is credited to an account designated by the Tax Administrator for the receipt of tax payments, except that, when a payment made by electronic funds transfer is delayed due to circumstances not under the control of the taxpayer, the payment is considered to be made when the taxpayer submitted the payment~~ on the date of the timestamp assigned by the first electronic system receiving that payment. ~~This subsection shall not apply to payments required to be made under Section 194.04(b)(1)A. or provisions for semi-monthly withholding.~~
- (j) Taxes withheld for the Grove City by an employer, the agent of an employer, or other payer as described in Section 194.04 shall be allowed to the taxpayer as credits against payment of the tax imposed on the taxpayer by Grove City, unless the amounts withheld were not remitted to Grove City and the recipient colluded with the employer, agent, or other payer in connection with the failure to remit the amounts withheld.
- (k) Each return required by Grove City to be filed in accordance with this subsection shall include a box that the taxpayer may check to authorize another person, including a tax return preparer who prepared the return, to communicate with the Tax Administrator about matters pertaining to the return.
- (l) The Tax Administrator shall accept for filing a generic form of any income tax return, report, or document required by Grove City, provided that the generic form, once completed and filed, contains all of the information required by ordinance, resolution, or rules and regulations adopted by Grove City or the Tax Administrator, and provided that the taxpayer or tax return preparer filing the generic form otherwise complies with the provisions of this chapter and of Grove City's ordinance, resolution, or rules and regulations governing the filing of returns, reports, or documents.
- (m) **Filing via Ohio Business Gateway.**
 - (1) Any taxpayer subject to municipal income taxation with respect to the taxpayer's net profit from a business or profession may file Grove City's income tax return, estimated municipal income tax return, or extension for filing a municipal income tax return, and may make payment of amounts shown to be due on such returns, by using the Ohio Business Gateway.
 - (2) Any employer, agent of an employer, or other payer may report the amount of municipal income tax withheld from qualifying wages, and may make remittance of such amounts, by using the Ohio Business Gateway.
 - (3) Nothing in this section affects the due dates for filing employer withholding tax returns.
- (n) Extension for service in or for the armed forces. Each member of the national guard of any state and each member of a reserve component of the armed forces of the United States called to active duty pursuant to an executive order issued by the president of the United States or an act of the congress of the United States, and each civilian serving as support personnel in a combat zone or contingency operation in support of the armed forces, may apply to the Tax Administrator of Grove City for both an extension of time for filing of the return and an extension of time for payment of taxes required by Grove City during the period of the member's or civilian's duty service, and for One Hundred and Eighty (180) days thereafter. The application shall be filed on or before the One Hundred and Eightieth (180th) day after the member's or civilian's duty terminates. An applicant shall provide such evidence as the Tax Administrator considers necessary to demonstrate eligibility for the extension.
- (o) (1) If the Tax Administrator ascertains that an applicant is qualified for an extension under this section, the Tax Administrator shall enter into a contract with the applicant for the payment of the tax in installments that begin on the one hundred and eighty first (181st) day after the applicant's active duty or service terminates. The Tax Administrator may

prescribe such contract terms as the Tax Administrator considers appropriate. However, taxes pursuant to a contract entered into under this subsection are not delinquent, and the Tax Administrator shall not require any payments of penalties or interest in connection with those taxes for the extension period.

- (2) If the Tax Administrator determines that an applicant is qualified for an extension under this section, the applicant shall neither be required to file any return, report, or other tax document nor be required to pay any tax otherwise due to the municipal corporation before the one hundred and eighty first (181st) day after the applicant's active duty or service terminates.
- (3) Taxes paid pursuant to a contract entered into under subsection (o)(1) are not delinquent. The Tax Administrator shall not require any payments of penalties or interest in connection with those taxes for the extension period.
- (p) (1) Nothing in this subsection denies to any person described in this subsection the application of subsections (n) and (o).
- (2) A. A qualifying taxpayer who is eligible for an extension under the Internal Revenue Code shall receive both an extension of time in which to file any return, report, or other tax document and an extension of time in which to make any payment of taxes required by a municipal corporation in accordance with this chapter. The length of any extension granted hereunder shall be equal to the length of the corresponding extension that the taxpayer receives under the Internal Revenue Code. As used in this subsection, "qualifying taxpayer" means a member of the national guard or a member of a reserve component of the armed forces of the United States called to active duty pursuant to either an executive order issued by the President of the United States or an act of the Congress of the United States, or a civilian serving as support personnel in a combat zone or contingency operation in support of the armed forces.
- B. Taxes whose payment is extended in accordance with subsection (p)(2)A are not delinquent during the extension period. Such taxes become delinquent on the first day after the expiration of the extension period if the taxes are not paid prior to that date. The Tax Administrator shall not require any payment of penalties or interest in connection with those taxes for the extension period. The Tax Administrator shall not include any period of extension granted under subsection (p)(2)A in calculating the penalty or interest due on any unpaid tax.
- (q) For each taxable year to which subsections (n), (o) or (p) applies to a taxpayer, the provisions of subsections (o)(2) and (3), as applicable, apply to the spouse of that taxpayer if the filing status of the spouse and the taxpayer is married filing jointly for that year.
- (r) Consolidated municipal income tax return. As used in this section:
 - (1) "Affiliated group of corporations" means an affiliated group as defined in Section 1504 of the Internal Revenue Code, except that if such a group includes at least one incumbent local exchange carrier that is primarily engaged in the business of providing local exchange telephone service in this state, the affiliated group shall not include any incumbent local exchange carrier that would otherwise be included in the group.
 - (2) "Consolidated federal income tax return" means a consolidated return filed for federal income tax purposes pursuant to Section 1501 of the Internal Revenue Code.
 - (3) "Consolidated federal taxable income" means the consolidated taxable income of an affiliated group of corporations, as computed for the purposes of filing a consolidated federal income tax return, before consideration of net operating losses or special deductions. "Consolidated federal taxable income" does not include income or loss of an incumbent local exchange carrier that is excluded from the affiliated group under subsection (r)(1).

- (4) "Incumbent local exchange carrier" has the same meaning as in Section 4927.01 of the ORC.
- (5) "Local exchange telephone service" has the same meaning as in Section 5727.01 of the ORC.
- (s) (1) For taxable years beginning on or after January 1, 2016, a taxpayer that is a member of an affiliated group of corporations may elect to file a consolidated municipal income tax return for a taxable year if at least one (1) member of the affiliated group of corporations is subject to Grove City's income tax in that taxable year, and if the affiliated group of corporations filed a consolidated federal income tax return with respect to that taxable year. The election is binding for a five (5) year period beginning with the first taxable year of the initial election unless a change in the reporting method is required under federal law. The election continues to be binding for each subsequent five (5) year period unless the taxpayer elects to discontinue filing consolidated municipal income tax returns under subsection (s)(2) or a taxpayer receives permission from the Tax Administrator. The Tax Administrator shall approve such a request for good cause shown.
- (2) An election to discontinue filing consolidated municipal income tax returns under this section must be made in the first year following the last year of a five (5) year consolidated municipal income tax return election period in effect under subsection (s)(1). The election to discontinue filing a consolidated municipal income tax return is binding for a five (5) year period beginning with the first taxable year of the election.
- (3) An election made under subsections (s)(1) or (2) is binding on all members of the affiliated group of corporations subject to a municipal income tax.
- (4) When a taxpayer makes the election allowed under section 194.80 of this chapter, a valid election made by the taxpayer under subsection (s)(1) or (2) of this section is binding upon the tax commissioner for the remainder of the five-year period.
- (5) When an election made under section 194.80 of this chapter is terminated, a valid election made under section 194.86 of this chapter is binding upon the Tax Administrator for the remainder of the five-year period.
- (t) A taxpayer that is a member of an affiliated group of corporations that filed a consolidated federal income tax return for a taxable year shall file a consolidated Grove City income tax return for that taxable year if the Tax Administrator determines, by a preponderance of the evidence, that intercompany transactions have not been conducted at arm's length and that there has been a distortive shifting of income or expenses with regard to allocation of net profits to Grove City. A taxpayer that is required to file a consolidated Grove City income tax return for a taxable year shall file a consolidated Grove City income tax return for all subsequent taxable years, unless the taxpayer requests and receives written permission from the Tax Administrator to file a separate return or a taxpayer has experienced a change in circumstances.
- (u) A taxpayer shall prepare a consolidated Grove City income tax return in the same manner as is required under the United States Department of the Treasury regulations that prescribe procedures for the preparation of the consolidated federal income tax return required to be filed by the common parent of the affiliated group of which the taxpayer is a member.
- (v) (1) Except as otherwise provided in subsections (v)(2), (3) and (4), corporations that file a consolidated municipal income tax return shall compute adjusted federal taxable income, as defined in Section 194.02, by substituting "consolidated federal taxable income" for "federal taxable income" wherever "federal taxable income" appears in that subsection and by substituting "an affiliated group of corporation's" for "a C corporation's" wherever "a C corporation's" appears in that subsection.
- (2) No corporation filing a consolidated Grove City income tax return shall make any adjustment otherwise required under Section 194.02~~(c)~~(c)(1) to the extent that the item

of income or deduction otherwise subject to the adjustment has been eliminated or consolidated in the computation of consolidated federal taxable income.

- (3) If the net profit or loss of a pass-through entity having at least eighty percent (80%) of the value of its ownership interest owned or controlled, directly or indirectly, by an affiliated group of corporations is included in that affiliated group's consolidated federal taxable income for a taxable year, the corporation filing a consolidated Grove City income tax return shall do one of the following with respect to that pass-through entity's net profit or loss for that taxable year:
 - A. Exclude the pass-through entity's net profit or loss from the consolidated federal taxable income of the affiliated group and, for the purpose of making the computations required in Sections 194.05(r) through (y), exclude the property, payroll, and gross receipts of the pass-through entity in the computation of the affiliated group's net profit situated to Grove City. If the entity's net profit or loss is so excluded, the entity shall be subject to taxation as a separate taxpayer on the basis of the entity's net profits that would otherwise be included in the consolidated federal taxable income of the affiliated group.
 - B. Include the pass-through entity's net profit or loss in the consolidated federal taxable income of the affiliated group and, for the purpose of making the computations required in Sections 194.05(r) through (y), include the property, payroll, and gross receipts of the pass-through entity in the computation of the affiliated group's net profit situated to Grove City. If the entity's net profit or loss is so included, the entity shall not be subject to taxation as a separate taxpayer on the basis of the entity's net profits that are included in the consolidated federal taxable income of the affiliated group.
- (4) If the net profit or loss of a pass-through entity having less than eighty percent (80%) of the value of its ownership interest owned or controlled, directly or indirectly, by an affiliated group of corporations is included in that affiliated group's consolidated federal taxable income for a taxable year, all of the following shall apply:
 - A. The corporation filing the consolidated municipal income tax return shall exclude the pass-through entity's net profit or loss from the consolidated federal taxable income of the affiliated group and, for the purposes of making the computations required in Sections 194.05(r) through (y), exclude the property, payroll, and gross receipts of the pass-through entity in the computation of the affiliated group's net profit situated to Grove City;
 - B. The pass-through entity shall be subject to Grove City income taxation as a separate taxpayer in accordance with this chapter on the basis of the entity's net profits that would otherwise be included in the consolidated federal taxable income of the affiliated group.
- (w) Corporations filing a consolidated Grove City income tax return shall make the computations required under Sections 194.05(r) through (y) by substituting "consolidated federal taxable income attributable to" for "net profit from" wherever "net profit from" appears in that section and by substituting "affiliated group of corporations" for "taxpayer" wherever "taxpayer" appears in that section.
- (x) Each corporation filing a consolidated Grove City income tax return is jointly and severally liable for any tax, interest, penalties, fines, charges, or other amounts imposed by Grove City in accordance with this chapter on the corporation, an affiliated group of which the corporation is a member for any portion of the taxable year, or any one (1) or more members of such an affiliated group.
- (y) Corporations and their affiliates that made an election or entered into an agreement with Grove City before January 1, 2016, to file a consolidated or combined tax return with Grove City may

continue to file consolidated or combined tax returns in accordance with such election or agreement for taxable years beginning on and after January 1, 2016.

(Ord. C85-15. Passed 11-16-15.)

194.06 CREDIT FOR TAX PAID.

- (a) Every individual taxpayer domiciled in Grove City who is required to and does pay, or has acknowledged liability for, a municipal tax to another municipality on or measured by the same income, qualifying wages, commissions, net profits of the resident or other compensation taxable under this chapter may claim a nonrefundable credit upon satisfactory evidence of the tax paid to the other municipality. Subject to subsection (c), the credit shall not exceed the tax due Grove City under this chapter on the resident's income earned in the other municipality.
- (b) Grove City shall grant a credit against its tax on income to a resident of Grove City who works in a joint economic development zone created under Section 715.691 or a joint economic development district created under Section 715.70, 715.71 or 715.72 of the ORC to the same extent that it grants a credit against its tax on income to its residents who are employed in another municipal corporation.
- (c) If the amount of tax withheld or paid to the other municipality is less than the amount of tax required to be withheld or paid to the other municipality, then for purposes of subsection (a), "the income, qualifying wages, commissions, net profits of the resident or other compensation" subject to tax in the other municipality shall be limited to the amount computed by dividing the tax withheld or paid to the other municipality by the tax rate for that municipality.
- (d) Every individual taxpayer domiciled in Grove City whose income subject to the tax imposed by this Chapter includes the resident's distributive share of the net profit of pass-through entities owned directly or indirectly by the resident, may claim a non-refundable credit upon satisfactory evidence of municipal tax paid by the pass-through entities to that municipality. The credit shall not exceed the lesser of:
 - (1) The tax due Grove City under this chapter on the aggregate distributive share of net profit of pass-through entities subject to tax in that municipality reduced by any net operating loss attributable to the resident's ownership interest in a pass-through entity and generated in or allocated to that municipality and further reduced by the aggregate net operating loss of the resident, if any, generated in or allocated to that municipality.
 - (2) The resident's distributive share of the tax paid to that municipality by pass-through entities.

(Ord. C85-15. Passed 11-16-15.)

(Ord. C64-17. Passed 01-16-18.)

194.07 ESTIMATED TAXES.

- (a) As used in this section:
 - (1) "Estimated taxes" means the amount that the taxpayer reasonably estimates to be the taxpayer's tax liability for Grove City's income tax for the current taxable year.
 - (2) "Tax liability" means the total taxes due to Grove City for the taxable year, after allowing any credit to which the taxpayer is entitled, and after applying any estimated tax payment, withholding payment, or credit from another taxable year.
- (b) (1) Every taxpayer shall make a declaration of estimated taxes for the current taxable year, on the form prescribed by the Tax Administrator, if the amount payable as estimated taxes is at least two hundred dollars (\$200.00). For the purposes of this section:
 - A. Taxes withheld for Grove City from qualifying wages shall be considered as paid to the Grove City in equal amounts on each payment date unless the taxpayer

establishes the dates on which all amounts were actually withheld, in which case they shall be considered as paid on the dates on which the amounts were actually withheld.

- B. An overpayment of tax applied as a credit to a subsequent taxable year is deemed to be paid on the date of the postmark stamped on the cover in which the payment is mailed or, if the payment is made by electronic funds transfer, the date the payment is submitted. As used in this subsection, "date of the postmark" means, in the event there is more than one date on the cover, the earliest date imprinted on the cover by the postal service.
- (2) Taxpayers filing joint returns shall file joint declarations of estimated taxes. A taxpayer may amend a declaration under rules prescribed by the Tax Administrator. A taxpayer having a taxable year of less than twelve (12) months shall make a declaration under rules prescribed by the Tax Administrator.
- (3) The declaration of estimated taxes shall be filed on or before the date prescribed for the filing of municipal income tax returns under Section 194.05(g) or on or before the fifteenth (15th) day of the fourth (4th) month after the taxpayer becomes subject to tax for the first time.
- (4) Taxpayers reporting on a fiscal year basis shall file a declaration on or before the fifteenth (15th) day of the fourth (4th) month after the beginning of each fiscal year or period.
- (5) The original declaration or any subsequent amendment may be increased or decreased on or before any subsequent quarterly payment day as provided in this section.
- (c) (1) The required portion of the tax liability for the taxable year that shall be paid through estimated taxes made payable to Grove City, including the application of tax refunds to estimated taxes and withholding on or before the applicable payment date, shall be as follows:
 - A. On or before the fifteenth (15th) day of the fourth (4th) month after the beginning of the taxable year, twenty-two and one-half percent (22.5%) of the tax liability for the taxable year;
 - B. On or before the fifteenth (15th) day of the sixth (6th) month after the beginning of the taxable year, forty-five percent (45%) of the tax liability for the taxable year;
 - C. On or before the fifteenth (15th) day of the ninth (9th) month after the beginning of the taxable year, sixty-seven and one-half percent (67.5%) of the tax liability for the taxable year;
 - D. ~~On~~ For an individual, on or before the fifteenth day of the first month of the following taxable year, ninety per cent of the tax liability for the taxable year. For a person other than an individual, on or before the fifteenth (15th) day of the twelfth (12th) month of the taxable year, ninety percent (90%) of the tax liability for the taxable year.
- (2) When an amended declaration has been filed, the unpaid balance shown due on the amended declaration shall be paid in equal installments on or before the remaining payment dates.
- (3) On or before the fifteenth (15th) day of the fourth (4th) month of the year following that for which the declaration or amended declaration was filed, an annual return shall be filed and any balance which may be due shall be paid with the return in accordance with Section 194.05.
- (d) (1) In the case of any underpayment of any portion of a tax liability, penalty and interest may be imposed pursuant to Section 194.18 upon the amount of underpayment for the period of underpayment, unless the underpayment is due to reasonable cause as described in subsection (e). The amount of the underpayment shall be determined as follows:

- A. For the first payment of estimated taxes each year, twenty-two and one-half percent (22.5%) of the tax liability, less the amount of taxes paid by the date prescribed for that payment;
 - B. For the second payment of estimated taxes each year, forty-five percent (45%) of the tax liability, less the amount of taxes paid by the date prescribed for that payment;
 - C. For the third payment of estimated taxes each year, sixty-seven and one-half percent (67.5%) of the tax liability, less the amount of taxes paid by the date prescribed for that payment;
 - D. For the fourth payment of estimated taxes each year, ninety percent (90%) of the tax liability, less the amount of taxes paid by the date prescribed for that payment.
- (2) The period of the underpayment shall run from the day the estimated payment was required to be made to the date on which the payment is made. For purposes of this section, a payment of estimated taxes on or before any payment date shall be considered a payment of any previous underpayment only to the extent the payment of estimated taxes exceeds the amount of the payment presently required to be paid to avoid any penalty.
- (e) An underpayment of any portion of tax liability determined under subsection (d) shall be due to reasonable cause and the penalty imposed by this section shall not be added to the taxes for the taxable year if any of the following apply:
- (1) The amount of estimated taxes that were paid equals at least ninety percent (90%) of the tax liability for the current taxable year, determined by annualizing the income received during the year up to the end of the month immediately preceding the month in which the payment is due.
 - (2) The amount of estimated taxes that were paid equals at least one hundred percent (100%) of the tax liability shown on the return of the taxpayer for the preceding taxable year, provided that the immediately preceding taxable year reflected a period of Twelve (12) months and the taxpayer filed a return with Grove City under Section 194.05 for that year.
 - (3) The taxpayer is an individual who resides in Grove City but was not domiciled there on the first day of January of the calendar year that includes the first day of the taxable year.

(Ord. C85-15. Passed 11-16-15.)

194.08 ROUNDING OF AMOUNTS.

A person may round to the nearest whole dollar all amounts the person is required to enter on any return, report, voucher, or other document required under this chapter. Any fractional part of a dollar that equals or exceeds fifty cents (\$0.50) shall be rounded to the next whole dollar, and any fractional part of a dollar that is less than fifty cents (\$0.50) shall be dropped. If a person chooses to round amounts entered on a document, the person shall round all amounts entered on the document.

(Ord. C85-15. Passed 11-16-15.)

194.09 REQUESTS FOR REFUNDS.

- (a) As used in this section, "withholding tax" has the same meaning as in Section 194.18.
- (b) Upon receipt of a request for a refund, the Tax Administrator, in accordance with this section, shall refund to employers, agents of employers, other payers, or taxpayers, with respect to any income or withholding tax levied by the municipal corporation:
 - (1) Overpayments of ten dollars (\$10.00) or more;
 - (2) Amounts paid erroneously if the refund requested is ten dollars (\$10.00) or more.

- (c)
 - (1) Except as otherwise provided in this chapter, requests for refund shall be filed with the Tax Administrator, on the form prescribed by the Tax Administrator within three (3) years after the tax was due or paid, whichever is later. The Tax Administrator may require the requestor to file with the request any documentation that substantiates the requestor's claim for a refund.
 - (2) On filing of the refund request, the Tax Administrator shall determine the amount of refund due and certify such amount to the appropriate municipal corporation official for payment. Except as provided in subsection (c)(3), the Tax Administrator shall issue an assessment to any taxpayer whose request for refund is fully or partially denied. The assessment shall state the amount of the refund that was denied, the reasons for the denial, and instructions for appealing the assessment.
 - (3) If a Tax Administrator denies in whole or in part a refund request included within the taxpayer's originally filed annual income tax return, the Tax Administrator shall notify the taxpayer, in writing, of the amount of the refund that was denied, the reasons for the denial, and instructions for requesting an assessment that may be appealed under Section 194.21.
- (d) A request for a refund that is received after the last day for filing specified in subsection (c) shall be considered to have been filed in a timely manner if any of the following situations exist:
 - (1) The request is delivered by the postal service, and the earliest postal service postmark on the cover in which the request is enclosed is not later than the last day for filing the request;
 - (2) The request is delivered by the postal service, the only postmark on the cover in which the request is enclosed was affixed by a private postal meter, the date of that postmark is not later than the last day for filing the request, and the request is received within seven (7) days of such last day; or
 - (3) The request is delivered by the postal service, no postmark date was affixed to the cover in which the request is enclosed or the date of the postmark so affixed is not legible, and the request is received within seven (7) days of the last day for making the request.
- (e) Interest shall be allowed and paid on any overpayment by a taxpayer of any municipal income tax obligation from the date of the overpayment until the date of the refund of the overpayment, except that if any overpayment is refunded within ninety (90) days after the final filing date of the annual return or ninety (90) days after the completed return is filed, whichever is later, no interest shall be allowed on the refund. For the purpose of computing the payment of interest on amounts overpaid, no amount of tax for any taxable year shall be considered to have been paid before the date on which the return on which the tax is reported is due, without regard to any extension of time for filing that return. Interest shall be paid at the interest rate described in Section 194.18(a)(4).

(Ord. C85-15. Passed 11-16-15.)

194.10 SECOND MUNICIPALITY IMPOSING TAX AFTER TIME PERIOD ALLOWED FOR REFUND.

- (a) Income tax that has been deposited with Grove City, but should have been deposited with another municipality, is allowable by Grove City as a refund but is subject to the three (3) year limitation on refunds.
- (b) Income tax that was deposited with another municipality but should have been deposited with Grove City is subject to recovery by Grove City. If Grove City's tax on that income is imposed after the time period allowed for a refund of the tax or withholding paid to the other municipality, Grove City shall allow a nonrefundable credit against the tax or withholding

Grove City claims is due with respect to such income or wages, equal to the tax or withholding paid to the first municipality with respect to such income or wages.

- (c) If Grove City's tax rate is less than the tax rate in the other municipality, then the nonrefundable credit shall be calculated using Grove City's tax rate. However, if Grove City's tax rate is greater than the tax rate in the other municipality, the tax due in excess of the nonrefundable credit is to be paid to Grove City, along with any penalty and interest that accrued during the period of nonpayment.
- (d) Nothing in this section permits any credit carryforward.

(Ord. C85-15. Passed 11-16-15.)

194.11 AMENDED RETURNS.

- (a)
 - (1) If a taxpayer's tax liability shown on the annual tax return for Grove City changes as a result of an adjustment to the taxpayer's federal or state income tax return, the taxpayer shall file an amended return with Grove City. The amended return shall be filed on a form required by the Tax Administrator.
 - (2) If a taxpayer intends to file an amended consolidated municipal income tax return, or to amend its type of return from a separate return to a consolidated return, based on the taxpayer's consolidated federal income tax return, the taxpayer shall notify the Tax Administrator before filing the amended return.
- (b)
 - (1) In the case of an underpayment, the amended return shall be accompanied by payment of any combined additional tax due, together with any penalty and interest thereon. If the combined tax shown to be due is ten dollars (\$10.00) or less, no payment need be made. The amended return shall reopen those facts, figures, computations, or attachments from a previously filed return that are not affected, either directly or indirectly, by the adjustment to the taxpayer's federal or state income tax return only:
 - A. To determine the amount of tax that would be due if all facts, figures, computations, and attachments were reopened; or
 - B. If the applicable statute of limitations for civil actions or prosecutions under Section 194.12 have not expired for a previously filed return.
 - (2) The additional tax to be paid shall not exceed the amount of tax that would be due if all facts, figures, computations, and attachments were reopened; i.e., the payment shall be the lesser of the two (2) amounts.
- (c)
 - (1) In the case of an overpayment, a request for refund may be filed under this subsection within the period prescribed by Section 194.11(d) for filing the amended return, even if it is filed beyond the period prescribed in that subsection if it otherwise conforms to the requirements of that subsection. If the amount of the refund is less than ten dollars (\$10.00), no refund need be paid by Grove City. A request filed under this subsection shall claim refund of overpayments resulting from alterations only to those facts, figures, computations, or attachments required in the taxpayer's annual return that are affected, either directly or indirectly, by the adjustment to the taxpayer's federal or state income tax return, unless it is also filed within the time prescribed in Section 194.09.
 - (2) The amount to be refunded shall not exceed the amount of refund that would be due if all facts, figures, computations, and attachments were reopened. All facts, figures, computations, and attachments may be reopened to determine the refund amount due by inclusion of all facts, figures, computations, and attachments.
- (d) Within sixty (60) days after the final determination of any federal or state tax liability affecting the taxpayer's Grove City's tax liability, that taxpayer shall make and file an amended Grove City return showing income subject to Grove City income tax based upon such final determination of federal or state tax liability. The taxpayer shall pay any additional Grove City

income tax shown due thereon or make a claim for refund of any overpayment, unless the tax or overpayment is less than ten dollars (\$10.00).

(Ord. C85-15. Passed 11-16-15.)

194.12 LIMITATIONS.

- (a) (1) A. Civil actions to recover municipal income taxes and penalties and interest on municipal income taxes shall be brought within the later of:
 - 1. Three (3) years after the tax was due or the return was filed, whichever is later; or
 - 2. One (1) year after the conclusion of the qualifying deferral period, if any.
- B. The time limit described in subsection (a)(1)A may be extended at any time if both the Tax Administrator and the employer, agent of the employer, other payer, or taxpayer consent in writing to the extension. Any extension shall also extend for the same period of time the time limit described in subsection (c).
- (2) As used in this section, "qualifying deferral period" means a period of time beginning and ending as follows:
 - A. Beginning on the date a person who is aggrieved by an assessment files with the Board of Tax Review the request described in Section 194.21. That date shall not be affected by any subsequent decision, finding, or holding by any administrative body or court that the Board of Tax Review did not have jurisdiction to affirm, reverse, or modify the assessment or any part of that assessment.
 - B. Ending the later of the sixtieth (60th) day after the date on which the final determination of the Board of Tax Review becomes final or, if any party appeals from the determination of the Board-of Tax Review, the sixtieth (60th) day after the date on which the final determination of the Board of Tax Review is either ultimately affirmed in whole or in part or ultimately reversed and no further appeal of either that affirmation, in whole or in part, or that reversal is available or taken.
- (b) Prosecutions for an offense made punishable under a resolution or ordinance imposing an income tax shall be commenced within three (3) years after the commission of the offense, provided that in the case of fraud, failure to file a return, or the omission of twenty-five percent (25%) or more of income required to be reported, prosecutions may be commenced within six (6) years after the commission of the offense.
- (c) A claim for a refund of municipal income taxes shall be brought within the time limitation provided in Section 194.09.
- (d) (1) Notwithstanding the fact that an appeal is pending, the petitioner may pay all or a portion of the assessment that is the subject of the appeal. The acceptance of a payment by Grove City does not prejudice any claim for refund upon final determination of the appeal.
- (2) If upon final determination of the appeal an error in the assessment is corrected by the Tax Administrator, upon an appeal so filed or pursuant to a final determination of the Board of Tax Review, of the Ohio Board of Tax Appeals, or any court to which the decision of the Ohio Board of Tax Appeals has been appealed, so that the resultant amount due is less than the amount paid, a refund will be paid in the amount of the overpayment as provided by Section 194.09, with interest on that amount as provided by Section 194.09(e).
- (e) No civil action to recover Grove City income tax or related penalties or interest shall be brought during either of the following time periods:
 - (1) The period during which a taxpayer has a right to appeal the imposition of that tax or interest or those penalties;
 - (2) The period during which an appeal related to the imposition of that tax or interest or those

penalties is pending.

(Ord. C85-15. Passed 11-16-15.)

194.13 AUDITS.

- (a) At or before the commencement of an audit, the Tax Administrator shall provide to the taxpayer a written description of the roles of the Tax Administrator and of the taxpayer during the audit and a statement of the taxpayer's rights, including any right to obtain a refund of an overpayment of a tax. At or before the commencement of an audit, the Tax Administrator shall inform the taxpayer when the audit is considered to have commenced.
- (b) Except in cases involving suspected criminal activity, the Tax Administrator shall conduct an audit of a taxpayer during regular business hours and after providing reasonable notice to the taxpayer. A taxpayer who is unable to comply with a proposed time for an audit on the grounds that the proposed time would cause inconvenience or hardship must offer reasonable alternative dates for the audit.
- (c) At all stages of an audit by the Tax Administrator, a taxpayer is entitled to be assisted or represented by an attorney, accountant, bookkeeper, or other tax practitioner. The Tax Administrator shall prescribe a form by which a taxpayer may designate such a person to assist or represent the taxpayer in the conduct of any proceedings resulting from actions by the Tax Administrator. If a taxpayer has not submitted such a form, the Tax Administrator may accept other evidence, as the Tax Administrator considers appropriate, that a person is the authorized representative of a taxpayer.

A taxpayer may refuse to answer any questions asked by the person conducting an audit until the taxpayer has an opportunity to consult with the taxpayer's attorney, accountant, bookkeeper, or other tax practitioner. This section does not authorize the practice of law by a person who is not an attorney.
- (d) A taxpayer may record, electronically or otherwise, the audit examination.
- (e) The failure of the Tax Administrator to comply with a provision of this section shall neither excuse a taxpayer from payment of any taxes owed by the taxpayer nor cure any procedural defect in a taxpayer's case.
- (f) If the Tax Administrator fails to substantially comply with the provisions of this section, the Tax Administrator, upon application by the taxpayer, shall excuse the taxpayer from penalties and interest.

(Ord. C85-15. Passed 11-16-15.)

194.14 SERVICE OF ASSESSMENT.

- (a) As used in this section:
 - (1) "Last known address" means the address the Tax Administrator has at the time a document is originally sent by certified mail, or any address the Tax Administrator can ascertain using reasonable means such as the use of a change of address service offered by the postal service or an authorized delivery service under Section 5703.056 of the ORC.
 - (2) "Undeliverable address" means an address to which the postal service or an authorized delivery service under Section 5703.056 of the ORC is not able to deliver an assessment of the Tax Administrator, except when the reason for non-delivery is because the addressee fails to acknowledge or accept the assessment.
- (b) Subject to subsection (c), a copy of each assessment shall be served upon the person affected thereby either by personal service, by certified mail, or by a delivery service authorized under Section 5703.056 of the ORC. With the permission of the person affected by an assessment,

the Tax Administrator may deliver the assessment through alternative means as provided in this section, including, but not limited to, delivery by secure electronic mail.

- (c) (1) A. If certified mail is returned because of an undeliverable address, a Tax Administrator shall utilize reasonable means to ascertain a new last known address, including the use of a change of address service offered by the postal service or an authorized delivery service under Section 5703.056 of the ORC. If the Tax Administrator is unable to ascertain a new last known address, the assessment shall be sent by ordinary mail and considered served. If the ordinary mail is subsequently returned because of an undeliverable address, the assessment remains appealable within sixty (60) days after the assessment's postmark.
- B. Once the Tax Administrator or other Grove City official, or the designee of either, serves an assessment on the person to whom the assessment is directed, the person may protest the ruling of that assessment by filing an appeal with the Board of Tax Review within sixty (60) days after the receipt of service. The delivery of an assessment of the Tax Administrator under subsection (c)(1)A is prima facie evidence that delivery is complete and that the assessment is served.
- (2) If mailing of an assessment by a Tax Administrator by certified mail is returned for some cause other than an undeliverable address, the Tax Administrator shall resend the assessment by ordinary mail. The assessment shall show the date the Tax Administrator sends the assessment and include the following statement:

"This assessment is deemed to be served on the addressee under applicable law ten (10) days from the date this assessment was mailed by the Tax Administrator as shown on the assessment, and all periods within which an appeal may be filed apply from and after that date."

Unless the mailing is returned because of an undeliverable address, the mailing of that information is prima facie evidence that delivery of the assessment was completed ten (10) days after the Tax Administrator sent the assessment by ordinary mail and that the assessment was served.

If the ordinary mail is subsequently returned because of an undeliverable address, the Tax Administrator shall proceed under subsection (c)(1)A. A person may challenge the presumption of delivery and service under this subsection in accordance with subsection (d).
- (d) (1) A person disputing the presumption of delivery and service under subsection (c) bears the burden of proving by a preponderance of the evidence that the address to which the assessment was sent by certified mail was not an address with which the person was associated at the time the Tax Administrator originally mailed the assessment. For the purposes of this section, a person is associated with an address at the time the Tax Administrator originally mailed the assessment if, at that time, the person was residing, receiving legal documents, or conducting business at the address; or if, before that time, the person had conducted business at the address and, when the assessment was mailed, the person's agent or the person's affiliate was conducting business at the address. For the purposes of this section, a person's affiliate is any other person that, at the time the assessment was mailed, owned or controlled at least twenty percent (20%), as determined by voting rights, of the addressee's business.
- (2) If a person elects to appeal an assessment on the basis described in subsection (d)(1), and if that assessment is subject to collection and is not otherwise appealable, the person must do so within sixty (60) days after the initial contact by the Tax Administrator or other Grove City official, or the designee of either, with the person. Nothing in this subsection prevents the Tax Administrator or other official from entering into a compromise with the person if the person does not actually file such an appeal with the local board of tax

review.

- (e) Nothing in this section prohibits the Tax Administrator or the Tax Administrator's designee from delivering an assessment by personal service.
- (f) Collection actions taken upon any assessment being appealed under subsection (c)(1)B, including those on which a claim has been delivered for collection, shall be stayed upon the pendency of an appeal under this section.
- (g) Additional regulations as detailed in the rules and regulations, adopted pursuant to Sections 194.22 and 194.26, shall apply.

(Ord. C85-15. Passed 11-16-15.)

194.15 ADMINISTRATION OF CLAIMS.

- (a) As used in this section, "claim" means a claim for an amount payable to Grove City that arises pursuant to Grove City's income tax imposed in accordance with this chapter.
- (b) Nothing in this chapter prohibits a Tax Administrator from doing either of the following if such action is in the best interests of the municipal corporation:
 - (1) Compromise a claim;
 - (2) Extend for a reasonable period the time for payment of a claim by agreeing to accept monthly or other periodic payments.
- (c) The Tax Administrator's rejection of a compromise or payment-over-time agreement proposed by a person with respect to a claim shall not be appealable.
- (d) A compromise or payment-over-time agreement with respect to a claim shall be binding upon and shall be to the benefit of only the parties to the compromise or agreement, and shall not eliminate or otherwise affect the liability of any other person.
- (e) A compromise or payment-over-time agreement with respect to a claim shall be void if the taxpayer defaults under the compromise or agreement or if the compromise or agreement was obtained by fraud or by misrepresentation of a material fact. Any amount that was due before the compromise or agreement and that is unpaid shall remain due, and any penalties or interest that would have accrued in the absence of the compromise or agreement shall continue to accrue and be due.

(Ord. C85-15. Passed 11-16-15.)

194.16 TAX INFORMATION CONFIDENTIAL

- (a) Any information gained as a result of returns, investigations, hearings, or verifications required or authorized by this chapter is confidential, and no person shall access or disclose such information except in accordance with a proper judicial order or in connection with the performance of that person's official duties or the official business of Grove City as authorized by this chapter. The Tax Administrator or a designee thereof may furnish copies of returns filed or otherwise received under this chapter and other related tax information to the internal revenue service, the tax commissioner, and tax administrators of other municipal corporations.
- (b) This section does not prohibit Grove City from publishing or disclosing statistics in a form that does not disclose information with respect to particular taxpayers.

(Ord. C85-15. Passed 11-16-15.)

194.17 FRAUD.

No person shall knowingly make, present, aid, or assist in the preparation or presentation of a false or fraudulent report, return, schedule, statement, claim, or document authorized or required by Grove City ordinance or state law to be filed with the Tax Administrator, or knowingly procure, counsel, or advise the

preparation or presentation of such report, return, schedule, statement, claim, or document, or knowingly change, alter, or amend, or knowingly procure, counsel or advise such change, alteration, or amendment of the records upon which such report, return, schedule, statement, claim, or document is based with intent to defraud Grove City or the Tax Administrator.

(Ord. C85-15. Passed 11-16-15.)

194.18 INTEREST AND PENALTIES.

(a) As used in this section:

- (1) "Applicable law" means this chapter, the resolutions, ordinances, codes, directives, instructions, and rules adopted by Grove City provided they impose or directly or indirectly address the levy, payment, remittance, or filing requirements of Grove City.
- (2) "Federal short-term rate" means the rate of the average market yield on outstanding marketable obligations of the United States with remaining periods to maturity of three (3) years or less, as determined under Section 1274 of the Internal Revenue Code, for July of the current year.
- (3) "Income tax," "estimated income tax," and "withholding tax" means any income tax, estimated income tax, and withholding tax imposed by Grove City pursuant to applicable law, including at any time before January 1, 2016.
- (4) "Interest rate as described in subsection (a) of this section" means the federal short-term rate, rounded to the nearest whole number percent, plus five percent (5%). The rate shall apply for the calendar year next following the July of the year in which the federal short-term rate is determined in accordance with subsection (a)(2).
- (5) "Return" includes any tax return, report, reconciliation, schedule, and other document required to be filed with the Tax Administrator or Grove City by a taxpayer, employer, any agent of the employer, or any other payer pursuant to applicable law, including at any time before January 1, 2016.
- (6) "Unpaid estimated income tax" means estimated income tax due but not paid by the date the tax is required to be paid under applicable law.
- (7) "Unpaid income tax" means income tax due but not paid by the date the income tax is required to be paid under applicable law.
- (8) "Unpaid withholding tax" means withholding tax due but not paid by the date the withholding tax is required to be paid under applicable law.
- (9) "Withholding tax" includes amounts an employer, any agent of an employer, or any other payer did not withhold in whole or in part from an employee's qualifying wages, but that, under applicable law, the employer, agent, or other payer is required to withhold from an employee's qualifying wages.

(b) (1) This section applies to the following:

- A. Any return required to be filed under applicable law for taxable years beginning on or after January 1, 2016;
- B. Income tax, estimated income tax, and withholding tax required to be paid or remitted to Grove City on or after January 1, 2016.

(2) This section does not apply to returns required to be filed or payments required to be made before January 1, 2016, regardless of the filing or payment date. Returns required to be filed or payments required to be made before January 1, 2016, but filed or paid after that date shall be subject to the ordinances or rules and regulations, as adopted before January 1, 2016, of Grove City to which the return is to be filed or the payment is to be made.

(c) Should any taxpayer, employer, agent of the employer, or other payer for any reason fail, in whole or in part, to make timely and full payment or remittance of income tax, estimated

income tax, or withholding tax or to file timely with Grove City any return required to be filed, the following penalties and interest shall apply:

- (1) Interest shall be imposed at the rate described in subsection (a), per annum, on all unpaid income tax, unpaid estimated income tax, and unpaid withholding tax.
- (2) A. With respect to unpaid income tax and unpaid estimated income tax, Grove City may impose a penalty equal to fifteen percent (15%) of the amount not timely paid.
B. With respect to any unpaid withholding tax, Grove City may impose a penalty equal to fifty percent (50%) of the amount not timely paid.
- (3) With respect to returns other than estimated income tax returns, Grove City may impose a penalty of twenty five dollars (\$25.00) for each failure to timely file each return, regardless of the liability shown thereon for each month, or any fraction thereof, during which the return remains unfiled regardless of the liability shown thereon. The penalty shall not exceed one hundred and fifty dollars (\$150.00) for each failure.
- (d) Nothing in this section requires Grove City to refund or credit any penalty, amount of interest, charges, or additional fees that Grove City has properly imposed or collected before January 1, 2016.
- (e) Nothing in this section limits the authority of Grove City to abate or partially abate penalties or interest imposed under this section when the Tax Administrator determines, in the Tax Administrator's sole discretion, that such abatement is appropriate.
- (f) By the thirty-first (31st) day of October of each year Grove City shall publish the rate described in subsection (a) applicable to the next succeeding calendar year.
- (g) Grove City may impose on the taxpayer, employer, any agent of the employer, or any other payer Grove City's post-judgment collection costs and fees, including attorney's fees.

(Ord. C85-15. Passed 11-16-15.)

194.19 AUTHORITY OF TAX ADMINISTRATOR; VERIFICATION OF INFORMATION.

- (a) **Authority.** Nothing in this chapter shall limit the authority of the Tax Administrator to perform any of the following duties or functions, unless the performance of such duties or functions is expressly limited by a provision of the ORC:
 - (1) A. Exercise all powers whatsoever of an inquisitorial nature as provided by law, including, the right to inspect books, accounts, records, memorandums, and federal and state income tax returns, to examine persons under oath, to issue orders or subpoenas for the production of books, accounts, papers, records, documents, and testimony, to take depositions, to apply to a court for attachment proceedings as for contempt, to approve vouchers for the fees of officers and witnesses, and to administer oaths.
B. The powers referred to in this subsection of this section shall be exercised by the Tax Administrator only in connection with the performance of the duties respectively assigned to the Tax Administrator under Grove City's income tax ordinance;
 - (2) Appoint agents and prescribe their powers and duties;
 - (3) Confer and meet with officers of other municipal corporations and states and officers of the United States on any matters pertaining to their respective official duties as provided by law;
 - (4) Exercise the authority provided by law, including orders from bankruptcy courts, relative to remitting or refunding taxes, including penalties and interest thereon, for any reason overpaid. In addition, the Tax Administrator may investigate any claim of overpayment and, if the Tax Administrator finds that there has been an overpayment, make a written statement of the Tax Administrator's findings, and approve and issue a refund payable to

- the taxpayer, the taxpayer's assigns, or legal representative as provided in this chapter;
- (5) Exercise the authority provided by law relative to consenting to the compromise and settlement of tax claims;
 - (6) Exercise the authority provided by law relative to the use of alternative apportionment methods by taxpayers in accordance with Section 194.03;
 - (7) A. Make all tax findings, determinations, computations, and orders the Tax Administrator is by law authorized and required to make and, pursuant to time limitations provided by law, on the Tax Administrator's own motion, review, redetermine, or correct any tax findings, determinations, computations, or orders the Tax Administrator has made.
B. If an appeal has been filed with the Board of Tax Review or other appropriate tribunal, the Tax Administrator shall not review, re-determine, or correct any tax finding, determination, computation, or order which the Tax Administrator has made, unless such appeal or application is withdrawn by the appellant or applicant, is dismissed, or is otherwise final;
 - (8) Destroy any or all returns or other tax documents in the manner authorized by law;
 - (9) Enter into an agreement with a taxpayer to simplify the withholding obligations described in Section 194.04.
- (b) **Verification of accuracy of returns and determination of liability.**
- (1) A Tax Administrator, or any authorized agent or employee thereof may examine the books, papers, records, and federal and state income tax returns of any employer, taxpayer, or other person that is subject to, or that the Tax Administrator believes is subject to, the provisions of this chapter for the purpose of verifying the accuracy of any return made or, if no return was filed, to ascertain the tax due under this chapter. Upon written request by the Tax Administrator or a duly authorized agent or employee thereof, every employer, taxpayer, or other person subject to this section is required to furnish the opportunity for the Tax Administrator, authorized agent, or employee to investigate and examine such books, papers, records, and federal and state income tax returns at a reasonable time and place designated in the request.
 - (2) The records and other documents of any taxpayer, employer, or other person that is subject to, or that a Tax Administrator believes is subject to, the provisions of this chapter shall be open to the Tax Administrator's inspection during business hours and shall be preserved for a period of six (6) years following the end of the taxable year to which the records or documents relate, unless the Tax Administrator, in writing, consents to their destruction within that period, or by order requires that they be kept longer. The Tax Administrator may require any person, by notice served on that person, to keep such records as the Tax Administrator determines necessary to show whether or not that person is liable, and the extent of such liability, for the income tax levied by Grove City or for the withholding of such tax.
 - (3) The Tax Administrator may examine under oath any person that the Tax Administrator reasonably believes has knowledge concerning any income that was or would have been returned for taxation or any transaction tending to affect such income. The Tax Administrator may, for this purpose, compel any such person to attend a hearing or examination and to produce any books, papers, records, and federal and state income tax returns in such person's possession or control. The person may be assisted or represented by an attorney, accountant, bookkeeper, or other tax practitioner at any such hearing or examination. This subsection does not authorize the practice of law by a person who is not an attorney.
 - (4) No person issued written notice by the Tax Administrator compelling attendance at a hearing or examination or the production of books, papers, records, or federal or state

income tax returns under this section shall fail to comply.

(c) **Identification information.**

- (1) Nothing in this chapter prohibits the Tax Administrator from requiring any person filing a tax document with the Tax Administrator to provide identifying information, which may include the person's social security number, federal employer identification number, or other identification number requested by the Tax Administrator. A person required by the Tax Administrator to provide identifying information that has experienced any change with respect to that information shall notify the Tax Administrator of the change before, or upon, filing the next tax document requiring the identifying information.
- (2)
 - A. If the Tax Administrator makes a request for identifying information and the Tax Administrator does not receive valid identifying information within thirty (30) days of making the request nothing in this chapter prohibits the Tax Administrator from imposing a penalty upon the person to whom the request was directed pursuant to Section 194.18, in addition to any applicable penalty described in Section 194.99.
 - B. If a person required by the Tax Administrator to provide identifying information does not notify the Tax Administrator of a change with respect to that information as required under Section 194.19(c) within thirty (30) days after filing the next tax document requiring such identifying information, nothing in this chapter prohibits the Tax Administrator from imposing a penalty pursuant to Section 194.18.
 - C. The penalties provided for under subsections (c)(2)A and B may be billed and imposed in the same manner as the tax or fee with respect to which the identifying information is sought and are in addition to any applicable criminal penalties described in Section 194.99 for a violation of Section 194.17 and any other penalties that may be imposed by the Tax Administrator by law.

(Ord. C85-15. Passed 11-16-15.)

194.20 REQUEST FOR OPINION OF THE TAX ADMINISTRATOR.

- (a) An "opinion of the Tax Administrator" means an opinion issued under this section with respect to prospective municipal income tax liability. It does not include ordinary correspondence of the Tax Administrator.
- (b) A taxpayer may submit a written request for an opinion of the Tax Administrator in accordance with the rules and regulations adopted under Sections 194.22 and 194.26.
- (c) A taxpayer is not relieved of tax liability for any activity or transaction related to a request for an opinion that contained any misrepresentation or omission of one or more material facts.
- (d) A Tax Administrator may refuse to offer an opinion on any request received under this section. Such refusal is not subject to appeal.
- (e) An opinion of the Tax Administrator binds the Tax Administrator only with respect to the taxpayer for whom the opinion was prepared and does not bind the Tax Administrator of any other municipal corporation.
- (f) An opinion of the Tax Administrator issued under this section is not subject to appeal.

(Ord. C85-15. Passed 11-16-15.)

194.21 BOARD OF TAX REVIEW.

- (a)
 - (1) The Board of Tax Review shall consist of three (3) members. Two (2) members shall be appointed by the legislative authority of Grove City, but such appointees may not be employees, elected officials, or contractors with Grove City at any time during their term or in the five (5) years immediately preceding the date of appointment. One (1) member shall be appointed by the Mayor of Grove City. This member may be an employee of

Grove City/ but may not be the director of finance or equivalent officer, or the Tax Administrator or other similar official or an employee directly involved in municipal tax matters, or any direct subordinate thereof.

- (2) The term for members of the Board of Tax Review Grove City shall be two (2) years. There is no limit on the number of terms that a member may serve if the member is reappointed by the legislative authority. The board member appointed by the Mayor of Grove City shall serve at the discretion of the administrative official.
 - (3) Members of the Board of Tax Review appointed by the legislative authority may be removed by the legislative authority by majority vote for malfeasance, misfeasance, or nonfeasance in office. To remove such a member, the legislative authority must give the member a copy of the charges against the member and afford the member an opportunity to be publicly heard in person or by counsel in the member's own defense upon not less than ten (10) days' notice. The decision by the legislative authority on the charges is final and not appealable.
 - (4) A member of the Board of Tax Review who, for any reason, ceases to meet the qualifications for the position prescribed by this section shall resign immediately by operation of law.
 - (5) A vacancy in an unexpired term shall be filled in the same manner as the original appointment within sixty (60) days of when the vacancy was created. Any member appointed to fill a vacancy occurring prior to the expiration of the term for which the member's predecessor was appointed shall hold office for the remainder of such term. No vacancy on the Board of Tax Review shall impair the power and authority of the remaining members to exercise all the powers of the Board of Tax Review.
 - (6) If a member is temporarily unable to serve on the Board of Tax Review due to a conflict of interest, illness, absence, or similar reason, the legislative authority or top administrative official that appointed the member shall appoint another individual to temporarily serve on the Board of Tax Review in the member's place. The appointment of such an individual shall be subject to the same requirements and limitations as are applicable to the appointment of the member temporarily unable to serve.
- (b) Whenever a Tax Administrator issues an assessment, the Tax Administrator shall notify the taxpayer in writing at the same time of the taxpayer's right to appeal the assessment, the manner in which the taxpayer may appeal the assessment, and the address to which the appeal should be directed.
 - (c) Any person who has been issued an assessment may appeal the assessment to the Board of Tax Review by filing a request with the Board of Tax Review. The request shall be in writing, shall specify the reason or reasons why the assessment should be deemed incorrect or unlawful, and shall be filed within sixty (60) days after the taxpayer receives the assessment.
 - (d) The Board of Tax Review shall schedule a hearing to be held within sixty (60) days after receiving an appeal of an assessment under subsection (c), unless the taxpayer requests additional time to prepare or waives a hearing. If the taxpayer does not waive the hearing, the taxpayer may appear before the Board of Tax Review and may be represented by an attorney at law, certified public accountant, or other representative. The Board of Tax Review may allow a hearing to be continued as jointly agreed to by the parties. In such a case, the hearing must be completed within one hundred and twenty (120) days after the first day of the hearing unless the parties agree otherwise.
 - (e) The Board of Tax Review may affirm, reverse, or modify the Tax Administrator's assessment or any part of that assessment. The Board of Tax Review shall issue a final determination on the appeal within ninety (90) days after the Board of Tax Review's final hearing on the appeal, and send a copy of its final determination by ordinary mail to all of the parties to the appeal within fifteen (15) days after issuing the final determination. The taxpayer or the Tax

Administrator may appeal the Board of Tax Review's final determination as provided in Section 5717.011 of the ORC.

- (f) The Board of Tax Review created pursuant to this section shall adopt rules governing its procedures and shall keep a record of its transactions. Such records are not public records available for inspection under Section 149.43 of the ORC. Hearings requested by a taxpayer before a Board of Tax Review created pursuant to this section are not meetings of a public body subject to Section 121.22 of the ORC.

(Ord. C85-15. Passed 11-16-15.)

194.22 AUTHORITY TO CREATE RULES AND REGULATIONS.

Nothing in this chapter prohibits the legislative authority of Grove City, or a Tax Administrator pursuant to authority granted to the Tax Administrator by resolution or ordinance, to adopt rules to administer an income tax imposed by Grove City in accordance with this chapter. Such rules shall not conflict with or be inconsistent with any provision of this chapter. Taxpayers are hereby required to comply not only with, the requirements of this chapter, but also to comply with the rules and regulations. All rules adopted under this section shall be published and posted on the internet.

(Ord. C85-15. Passed 11-16-15.)

194.23 (REMOVED).

194.24 SAVINGS CLAUSE.

This chapter shall not apply to any person, firm or corporation, or to any property as to whom or which it is beyond the power of Council to impose the tax herein provided for. Any sentence, clause, section or part of this chapter or any tax against or exception granted any individual or any of the several groups of persons, or forms of income specified herein if found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall affect only such clause, sentence, section or part of this chapter and shall not affect or impair any of the remaining provisions, sentences, clauses, sections or other parts of this chapter. It is hereby declared to be the intention of Council that this chapter would have been adopted had such unconstitutional, illegal or invalid sentence, or part hereof, not been included therein.

(Ord. C85-15. Passed 11-16-15.)

194.25 COLLECTION OF TAX AFTER TERMINATION OF CHAPTER.

- (a) This chapter shall continue effective insofar as the levy of taxes is concerned until repealed, and insofar as the collection of taxes levied hereunder and actions or proceedings for collecting any tax so levied or enforcing any provisions of this chapter are concerned, it shall continue effective until all of said taxes levied hereunder in the aforesaid periods are fully paid and any and all suits and prosecutions for the collection of said taxes or for the punishment of violations of this chapter shall have been fully terminated, subject to the limitations contained in Section 194.12 and Section 194.99 hereof.
- (b) Annual returns due for all or any part of the last effective year of this chapter shall be due on the date provided in Sections 194.04 and Section 194.05 of this chapter as though the same were continuing.

(Ord. C85-15. Passed 11-16-15.)

194.26 ADOPTION OF RITA RULES AND REGULATIONS.

The City hereby adopts the Regional Income Tax Agency (RITA) Rules and Regulations, including amendments that may be made from time to time, for use as the Grove City's Income Tax Rules and Regulations. In the event of a conflict with any provision(s) of the Grove City Income Tax Ordinance and the RITA Rules and Regulations, the Ordinance will supersede. Until and if the contractual relationship between the Grove City and RITA ceases, Section 194.26 will supersede all other provisions within Chapter 194 regarding promulgation of rules and regulations by the Tax Administrator.

(Ord. C85-15. Passed 11-16-15.)

194.80 FILING NET PROFIT TAXES; ELECTION TO BE SUBJECT TO SECTIONS 194.80 TO 194.95.

- (a) A taxpayer as defined in subsection 194.81(c) may elect to be subject to sections 194.80 to 194.95 of the Codified Ordinances of Grove City in lieu of the provisions set forth in the remainder of this chapter. Notwithstanding any other provision of this chapter, upon the taxpayer's election, both of the following shall apply:

 - (1) The tax commissioner shall serve as the sole administrator of the municipal net profit tax for which the taxpayer is liable for the term of the election;
 - (2) The commissioner shall administer the tax pursuant to sections 194.80 to 194.95 of the Codified Ordinances of Grove City and any applicable provision of Chapter 5703. of the Revised Code.
- (b) (1) A taxpayer shall make the initial election on or before the first day of the third month after the beginning of the taxpayer's taxable year by notifying the tax commissioner and each municipal corporation in which the taxpayer conducted business during the previous taxable year, on a form prescribed by the tax commissioner.

 - (2) A. The election, once made by the taxpayer, applies to the taxable year in which the election is made and to each subsequent taxable year until the taxpayer notifies the tax commissioner and each municipal corporation in which the taxpayer conducted business during the previous taxable year of its termination of the election.

B. A notification of termination shall be made, on a form prescribed by the tax commissioner, on or before the first day of the third month of any taxable year.

C. Upon a timely and valid termination of the election, the taxpayer is no longer subject to sections 194.80 to 194.95 of this chapter, and is instead subject to the provisions set forth in the remainder of this chapter.
- (c) (1) A. On or before the thirty-first day of January each year, the Tax Administrator shall certify to the tax commissioner the rate of the tax in effect on the first day of January of that year.

B. If, after the thirty-first day of January of any year, the electors of Grove City approve an increase in the rate of the municipal corporation's tax on income that takes effect within that year, the Tax Administrator shall certify to the tax commissioner the new rate of tax not less than sixty days before the effective date of the increase, after which effective date the commissioner shall apply the increased rate.

(2) The Tax Administrator, within ninety days of receiving a taxpayer's notification of election under subsection (b) of this section, shall submit to the tax commissioner, on a form prescribed by the tax commissioner, the following information regarding the taxpayer:

 - A. The amount of any net operating loss that the taxpayer is entitled to carry forward to a future tax year;
 - B. The amount of any net operating loss carryforward utilized by the taxpayer in prior

years:

- C. Any credits granted by Grove City to which the taxpayer is entitled, the amount of such credits, whether the credits may be carried forward to future tax years, and, if the credits may be carried forward, the duration of any such carryforward;
- D. Any overpayments of tax that the taxpayer has elected to carry forward to a subsequent tax year;
- E. Any other information Grove City deems relevant in order to effectuate the tax commissioner's efficient administration of the tax on Grove City's behalf.
- (3) If the Tax Administrator fails to timely comply with subsections (c)(1) and (2) of this section, the tax commissioner shall notify the director of budget and management, who, upon receiving such notification, shall withhold from each payment made to Grove City under section 194.83 of the Codified Ordinances of Grove City fifty per cent of the amount of the payment otherwise due to Grove City under that section. The director shall compute the withholding on the basis of the tax rate most recently certified to the tax commissioner until Grove City complies with subsections (c)(1) and (2) of this section.
- (d) The tax commissioner shall enforce and administer sections 194.80 to 194.95 of the Codified Ordinances of Grove City. In addition to any other powers conferred upon the tax commissioner by law, the tax commissioner may:
 - (1) Prescribe all forms necessary to administer those sections;
 - (2) Adopt such rules as the tax commissioner finds necessary to carry out those sections;
 - (3) Appoint and employ such personnel as are necessary to carry out the duties imposed upon the tax commissioner by those sections.
- (e) The Tax Administrator shall not utilize sections 194.81 to 194.95 in the administrator's administration of Grove City's municipal income tax, and those sections shall not be applied to any taxpayer that has not made the election under this section.
- (f) Nothing in this chapter shall be construed to make any section of this chapter, other than sections 194.01 and 194.80 to 194.95, applicable to the tax commissioner's administration of Grove City's municipal income tax or to any taxpayer that has made the election under this section.
- (g) The tax commissioner shall not be considered the Tax Administrator, as that term is defined in section 194.02 of this chapter.

194.81 DEFINITIONS.

If a term used in sections 194.80 to 194.95 of this chapter that is not otherwise defined in this chapter is used in a comparable context in both the laws of the United States relating to federal income tax and in Title LVII of the Revised Code and the use is not consistent, then the use of the term in the laws of the United States relating to federal income tax shall have control over the use of the term in Title LVII of the Revised Code, unless the term is defined in Chapter 5703. of the Revised Code, in which case the definition in that chapter shall control. Any reference in this chapter to the Internal Revenue Code includes other laws of the United States related to federal income taxes. If a term is defined in both this section and section 194.01 of this chapter, the definition in this section shall control for all uses of that term in sections 194.80 through 194.95 of this chapter.

As used in sections 194.80 to 194.95 of this chapter only:

- (a) "Municipal taxable income" means income apportioned or situated to Grove City under section 194.82 of this chapter, as applicable, reduced by any pre-2017 net operating loss carryforward available to the person for Grove City.
- (b) "Adjusted federal taxable income," for a person required to file as a C corporation, or for a person that has elected to be taxed as a C corporation as described in subsection (c)(24)E. of section 194.02 of this chapter, means a C corporation's federal taxable income before net operating losses and special deductions as determined under the Internal Revenue Code,

adjusted as follows:

- (1) Deduct intangible income to the extent included in federal taxable income. The deduction shall be allowed regardless of whether the intangible income relates to assets used in a trade or business or assets held for the production of income.
- (2) Add an amount equal to five per cent of intangible income deducted under subsection (b)(1) of this section, but excluding that portion of intangible income directly related to the sale, exchange, or other disposition of property described in section 1221 of the Internal Revenue Code.
- (3) Add any losses allowed as a deduction in the computation of federal taxable income if the losses directly relate to the sale, exchange, or other disposition of an asset described in section 1221 or 1231 of the Internal Revenue Code.
- (4) A. Except as provided in subsection (b)(4)B of this section, deduct income and gain included in federal taxable income to the extent the income and gain directly relate to the sale, exchange, or other disposition of an asset described in section 1221 or 1231 of the Internal Revenue Code.
B. Subsection (b)(4)A of this section does not apply to the extent the income or gain is income or gain described in section 1245 or 1250 of the Internal Revenue Code.
- (5) Add taxes on or measured by net income allowed as a deduction in the computation of federal taxable income.
- (6) In the case of a real estate investment trust or regulated investment company, add all amounts with respect to dividends to, distributions to, or amounts set aside for or credited to the benefit of investors and allowed as a deduction in the computation of federal taxable income.
- (7) Deduct, to the extent not otherwise deducted or excluded in computing federal taxable income, any income derived from a transfer agreement or from the enterprise transferred under that agreement under section 4313.02 of the Revised Code.
- (8) Deduct exempt income to the extent not otherwise deducted or excluded in computing adjusted federal taxable income.
- (9) Deduct any net profit of a pass-through entity owned directly or indirectly by the taxpayer and included in the taxpayer's federal taxable income unless an affiliated group of corporations includes that net profit in the group's federal taxable income in accordance with subsection (e)(3)B of section 194.86 of this chapter.
- (10) Add any loss incurred by a pass-through entity owned directly or indirectly by the taxpayer and included in the taxpayer's federal taxable income unless an affiliated group of corporations includes that loss in the group's federal taxable income in accordance with subsection (e)(3)B of section 194.86 of this chapter.

If the taxpayer is not a C corporation, is not a disregarded entity that has made the election described in subsection (c)(48)B of section 194.02 of this chapter, and is not a publicly traded partnership that has made the election described in subsection (c)(24)E of section 194.02 of this chapter, the taxpayer shall compute adjusted federal taxable income under this section as if the taxpayer were a C corporation, except guaranteed payments and other similar amounts paid or accrued to a partner, former partner, shareholder, former shareholder, member, or former member shall not be allowed as a deductible expense unless such payments are in consideration for the use of capital and treated as payment of interest under section 469 of the Internal Revenue Code or United States treasury regulations. Amounts paid or accrued to a qualified self-employed retirement plan with respect to a partner, former partner, shareholder, former shareholder, member, or former member of the taxpayer, amounts paid or accrued to or for health insurance for a partner, former partner, shareholder, former shareholder, member, or former member, and amounts paid or accrued to or for life insurance for a partner, former partner, shareholder, former shareholder, member, or former member

shall not be allowed as a deduction.

Nothing in subsection (b) of this section shall be construed as allowing the taxpayer to add or deduct any amount more than once or shall be construed as allowing any taxpayer to deduct any amount paid to or accrued for purposes of federal self-employment tax.

- (c) "Taxpayer" has the same meaning as in section 194.01 of this chapter, except that "taxpayer" does not include natural persons or entities subject to the tax imposed under Chapter 5745 of the Revised Code. "Taxpayer" may include receivers, assignees, or trustees in bankruptcy when such persons are required to assume the role of a taxpayer.
- (d) "Tax return" or "return" means the notifications and reports required to be filed pursuant to sections 194.80 to 194.95 of this chapter for the purpose of reporting municipal income taxes, and includes declarations of estimated tax.
- (e) "Taxable year" means the calendar year or the taxpayer's fiscal year ending during the calendar year, or fractional part thereof, upon which the calculation of the taxpayer's adjusted federal taxable income is based pursuant to this chapter. If a taxpayer's taxable year is changed for federal income tax purposes, the taxable year for purposes of sections 194.80 to 194.95 of this chapter is changed accordingly but may consist of an aggregation of more than one taxable year for federal income tax purposes. The tax commissioner may prescribe by rule an appropriate period as the taxable year for a taxpayer that has had a change of its taxable year for federal income tax purposes, for a taxpayer that has two or more short taxable years for federal income tax purposes as the result of a change of ownership, or for a new taxpayer that would otherwise have no taxable year.
- (f) "Assessment" means a notice of underpayment or nonpayment of a tax issued pursuant to section 194.90 of this chapter.

194.82 APPLICABILITY; TAXABLE SITUS; APPORTIONMENT.

This section applies to any taxpayer that is engaged in a business or profession in the City and that has made the election under section 194.80 of this chapter.

- (a) Except as otherwise provided in subsection (b) of this section, net profit from a business or profession conducted both within and without the boundaries of Grove City shall be considered as having a taxable situs in Grove City for purposes of municipal income taxation in the same proportion as the average ratio of the following:
 - (1) The average original cost of the real property and tangible personal property owned or used by the taxpayer in the business or profession in the City during the taxable period to the average original cost of all of the real and tangible personal property owned or used by the taxpayer in the business or profession during the same period, wherever situated.

As used in the preceding paragraph, tangible personal or real property shall include property rented or leased by the taxpayer and the value of such property shall be determined by multiplying the annual rental thereon by eight;
 - (2) Wages, salaries, and other compensation paid during the taxable period to individuals employed in the business or profession for services performed in the City to wages, salaries, and other compensation paid during the same period to individuals employed in the business or profession, wherever the individual's services are performed, excluding compensation from which taxes are not required to be withheld under subsection 194.04(c) of this chapter;
 - (3) Total gross receipts of the business or profession from sales and rentals made and services performed during the taxable period in the City to total gross receipts of the business or profession during the same period from sales, rentals, and services, wherever made or performed.
- (b) (1) If the apportionment factors described in subsection (a) of this section do not fairly represent the extent of a taxpayer's business activity in the City, the taxpayer may

- request, or the tax commissioner may require, that the taxpayer use, with respect to all or any portion of the income of the taxpayer, an alternative apportionment method involving one or more of the following:
- A. Separate accounting;
 - B. The exclusion of one or more of the factors;
 - C. The inclusion of one or more additional factors that would provide for a more fair apportionment of the income of the taxpayer to Grove City;
 - D. A modification of one or more of the factors.
- (2) A taxpayer request to use an alternative apportionment method shall be in writing and shall accompany a tax return, timely filed appeal of an assessment, or timely filed amended tax return. The taxpayer may use the requested alternative method unless the tax commissioner denies the request in an assessment issued within the period prescribed by subsection (a) of section 194.90 of this chapter.
- (3) The tax commissioner may require a taxpayer to use an alternative apportionment method as described in subsection (b)(1) of this section only by issuing an assessment to the taxpayer within the period prescribed by subsection (a) of section 194.90 of this chapter.
- (c) As used in subsection (a)(2) of this section, "wages, salaries, and other compensation" includes only wages, salaries, or other compensation paid to an employee for services performed at any of the following locations:
- (1) A location that is owned, controlled, or used by, rented to, or under the possession of one of the following:
 - A. The employer;
 - B. A vendor, customer, client, or patient of the employer, or a related member of such a vendor, customer, client, or patient;
 - C. A vendor, customer, client, or patient of a person described in subsection (c)(1)B of this section, or a related member of such a vendor, customer, client, or patient.
 - (2) Any location at which a trial, appeal, hearing, investigation, inquiry, review, court-martial, or similar administrative, judicial, or legislative matter or proceeding is being conducted, provided that the compensation is paid for services performed for, or on behalf of, the employer or that the employee's presence at the location directly or indirectly benefits the employer;
 - (3) Any other location, if the tax commissioner determines that the employer directed the employee to perform the services at the other location in lieu of a location described in subsection (c)(1) or (2) of this section solely in order to avoid or reduce the employer's municipal income tax liability. If the tax commissioner makes such a determination, the employer may dispute the determination by establishing, by a preponderance of the evidence, that the tax commissioner's determination was unreasonable.
- (d) For the purposes of subsection (a)(3) of this section, receipts from sales and rentals made and services performed shall be situated to the City as follows:
- (1) Gross receipts from the sale of tangible personal property shall be situated to Grove City only if, regardless of where title passes, the property meets either of the following criteria:
 - A. The property is shipped to or delivered within Grove City from a stock of goods located within Grove City.
 - B. The property is delivered within Grove City from a location outside Grove City, provided the taxpayer is regularly engaged through its own employees in the solicitation or promotion of sales within Grove City and the sales result from such solicitation or promotion.
 - (2) Gross receipts from the sale of services shall be situated to Grove City to the extent that

- such services are performed in Grove City.
- (3) To the extent included in income, gross receipts from the sale of real property located in Grove City shall be situated to Grove City.
 - (4) To the extent included in income, gross receipts from rents and royalties from real property located in Grove City shall be situated to Grove City.
 - (5) Gross receipts from rents and royalties from tangible personal property shall be situated to Grove City based upon the extent to which the tangible personal property is used in Grove City.
- (e) Commissions received by a real estate agent or broker relating to the sale, purchase, or lease of real estate shall be situated to Grove City if the real estate is located in Grove City. Net profit reported by the real estate agent or broker shall be allocated to Grove City based upon the ratio of the commissions the agent or broker received from the sale, purchase, or lease of real estate located in Grove City to the commissions received from the sale, purchase, or lease of real estate everywhere in the taxable year.
- (f) If, in computing a taxpayer's adjusted federal taxable income, the taxpayer deducted any amount with respect to a stock option granted to an employee, and if the employee is not required to include in the employee's income any such amount or a portion thereof because it is exempted from taxation under subsections (c)(12)L and (c)(35) of section 194.02 of this chapter, the taxpayer shall add the amount that is exempt from taxation to the taxpayer's net profit that was apportioned to Grove City. In no case shall a taxpayer be required to add to its net profit that was apportioned to Grove City any amount other than the amount upon which the employee would be required to pay tax were the amount related to the stock option not exempted from taxation under subsections (c)(12)L and (c)(35) of section 194.02 of this chapter.
- This subsection applies solely for the purpose of making an adjustment to the amount of a taxpayer's net profit that was apportioned to Grove City under this section.
- (g) When calculating the ratios described in subsection (a) of this section for the purposes of that subsection or subsection (b) of this section, the owner of a disregarded entity shall include in the owner's ratios the property, payroll, and gross receipts of such disregarded entity.

194.83 CERTIFICATION OF AMOUNTS TO BE PAID TO MUNICIPALITIES.

- (a) On or before the last day of each month, the tax commissioner shall certify to the director of budget and management the amount to be paid to Grove City, based on amounts reported on annual returns and declarations of estimated tax under sections 194.85 and 194.88 of this chapter, less any amounts previously distributed and net of any audit adjustments made or refunds granted by the commissioner, for the calendar month preceding the month in which the certification is made. Not later than the fifth day of each month, the director shall provide for payment of the amount certified to Grove City from the municipal income tax fund, plus a pro rata share of any investment earnings accruing to the fund since the previous payment under this section. Grove City's share of such earnings shall equal the proportion that Grove City's certified tax payment is of the total taxes certified to all municipal corporations in that quarter. All investment earnings on money in the municipal income tax fund shall be credited to that fund.
- (b) If the tax commissioner determines that the amount of tax paid by a taxpayer and distributed to Grove City under this section for a taxable year exceeds the amount payable to Grove City under sections 194.80 to 194.95 of this chapter after accounting for amounts remitted with the annual return and as estimated taxes, the commissioner shall proceed according to subsections (a) and (b) of section 5703.77 of the Revised Code.

194.84 INFORMATION PROVIDED TO TAX ADMINISTRATORS; CONFIDENTIALITY.

- (a) Any information gained as a result of returns, investigations, hearings, or verifications required or authorized by sections 194.80 to 194.95 of this chapter is confidential, and no person shall disclose such information, except for official purposes, in accordance with a proper judicial order, or as provided in section 4123.271 or 5703.21 of the Revised Code. The tax commissioner may furnish the internal revenue service with copies of returns filed. This section does not prohibit the publication of statistics in a form which does not disclose information with respect to particular taxpayers.
- (b) In May and November of each year, the tax commissioner shall provide Grove City with the following information for every taxpayer that filed tax returns with the commissioner under sections 194.80 to 194.95 of this chapter and that had municipal taxable income apportionable to Grove City under this chapter for any prior year:
- (1) The taxpayer's name, address, and federal employer identification number;
 - (2) The taxpayer's apportionment ratio for, and amount of municipal taxable income apportionable to, Grove City pursuant to section 194.82 of this chapter;
 - (3) The amount of any pre-2017 net operating loss carryforward utilized by the taxpayer;
 - (4) Whether the taxpayer requested that any overpayment be carried forward to a future taxable year;
 - (5) The amount of any credit claimed under section 194.94 of this chapter.
- (c) Not later than thirty days after each distribution made to Grove City under section 194.83 of this chapter, the tax commissioner shall provide to Grove City a report stating the name and federal identification number of every taxpayer that made estimated payments that are attributable to Grove City and the amount of each such taxpayer's estimated payment.
- (d) Not later than the thirty-first day of January of each year, if Grove City has taxpayers that have made the election allowed under section 194.80 of this chapter, the Tax Administrator shall provide to the tax commissioner, in a format prescribed by the commissioner, the name and mailing address of up to two persons to whom Grove City requests that the commissioner send the information described in subsections (b) and (c) of this section. The commissioner shall not provide such information to any person other than a person who is designated to receive the information under this section and who is employed by the Grove City or by a tax administrator, as defined in section 718.01 of the Revised Code, that administers Grove City's income tax, except as may otherwise be provided by law.
- (e) (1) The tax commissioner may adopt rules that further govern the terms and conditions under which tax returns filed with the commissioner under this chapter, and any other information gained in the performance of the commissioner's duties prescribed by this chapter related to taxpayers that have apportioned net profits to Grove City under section 194.82 of this chapter, shall be available for inspection by properly authorized officers, employees, or agents of Grove City.
- The City expects that the tax commissioner will, pursuant to this subsection and section 718.84(E) of the Revised Code, provide tax returns and other information it receives in the performance of its administration of Grove City's municipal net profits tax for taxpayers making the election under section 194.80 of this chapter so that the Tax Administrator may review these returns and information, as well as the information received pursuant to subsections (b) and (c) of this section, and, at the Tax Administrator's discretion, refer the taxpayer for audit by the tax commissioner under subsection (f) of this section.
- (2) As used in this subsection, "properly authorized officer, employee, or agent" means an officer, employee, or agent of Grove City who is authorized by charter or ordinance of Grove City to view or possess information referred to in section 194.16 of this chapter.
- (f) (1) If, upon receiving the information described in subsection (b) of section 194.91 of this chapter or subsections (b) or (c) of this section, Grove City discovers that it has additional

- information in its possession that could result in a change to a taxpayer's tax liability. Grove City may refer the taxpayer to the tax commissioner for an audit. Such referral shall be made on a form prescribed by the commissioner and shall include any information that forms the basis for the referral.
- (2) Upon receipt of a referral under subsection (f)(1) of this section, the commissioner shall review the referral and may conduct an audit of the taxpayer that is the subject of the referral based on the information in the referral and any other relevant information available to the commissioner.
- (3) Nothing in subsection (f) of this section shall be construed as forming the sole basis upon which the commissioner may conduct an audit of a taxpayer.
- (4) A. Nothing in this chapter shall prohibit Grove City from filing a writ of mandamus if the City believes that the commissioner has violated the commissioner's fiduciary duty as the administrator of the tax levied by the Grove City.
- B. In accordance with section 1.47 of the Revised Code, Grove City intends for subsection (f)(4)A to be effective, and thus intends for subsection (f)(4)A to serve as acknowledgement that a de facto fiduciary duty exists.
- C. The following actions shall be presumptive breaches of the tax commissioner's fiduciary duty:
1. The approval of an alternative apportionment method under of subsection 194.82(b)(1) of this chapter by the tax commissioner primarily for reasons related to economic development, job creation, or improvement of the business climate without the expressed written consent of the Tax Administrator.
 2. The failure to perform an audit or pursue an audit issue primarily for reasons related to economic development, job creation, or improvement of the business climate without the expressed written consent of the Tax Administrator.
 3. Any other actions that the courts have held to be presumptively invalid when performed by a fiduciary.
- D. Non-presumptive breaches of the tax commissioner's fiduciary duty are to be evaluated without application of the maxim *expressio unius est exclusio alterius*.
- (5) If the tax commissioner declines to audit a taxpayer referred by the Tax Administrator under this section, or upon auditing the taxpayer does not adequately address and resolve the audit issues raised by the Tax Administrator as determined solely by the Tax Administrator, the City reserves its right to pursue any and all remedies, whether at law or in equity, to ensure that the correct liability as determined by the Tax Administrator has been calculated and paid by the taxpayer.

194.85 FILING OF ANNUAL RETURN; REMITTANCE; DISPOSITION OF FUNDS.

- (a) (1) For each taxable year, every taxpayer shall file an annual return. Such return, along with the amount of tax shown to be due on the return less the amount paid for the taxable year under section 194.88 of this chapter, shall be submitted to the tax commissioner, on a form and in the manner prescribed by the commissioner, on or before the fifteenth day of the fourth month following the end of the taxpayer's taxable year.
- (2) If a taxpayer has multiple taxable years ending within one calendar year, the taxpayer shall aggregate the facts and figures necessary to compute the tax due under this chapter, in accordance with sections 194.81, 194.82, and, if applicable, 194.86 of this chapter onto its annual return.
- (3) The remittance shall be made payable to the treasurer of state and in the form prescribed by the tax commissioner. If the amount payable with the tax return is ten dollars or less,

no remittance is required.

- (b) The tax commissioner shall immediately forward to the treasurer of state all amounts the commissioner receives pursuant to sections 194.80 to 194.95 of this chapter. The treasurer shall credit ninety-nine and one-half per cent of such amounts to the municipal income tax fund and the remainder to the municipal income tax administrative fund established under section 5745.03 of the Revised Code.
- (c) (1) Each return required to be filed under this section shall contain the signature of the taxpayer or the taxpayer's duly authorized agent and of the person who prepared the return for the taxpayer, and shall include the taxpayer's identification number. Each return shall be verified by a declaration under penalty of perjury.

 - (2) A. The tax commissioner may require a taxpayer to include, with each annual tax return, amended return, or request for refund filed with the commissioner under sections 194.80 to 194.95 of this chapter, copies of any relevant documents or other information.

B. A taxpayer that files an annual tax return electronically through the Ohio business gateway or in another manner as prescribed by the tax commissioner shall either submit the documents required under this subsection electronically as prescribed at the time of filing or, if electronic submission is not available, mail the documents to the tax commissioner. The department of taxation shall publish a method of electronically submitting the documents required under this subsection on or before January 1, 2019.
 - (3) After a taxpayer files a tax return, the tax commissioner may request, and the taxpayer shall provide, any information, statements, or documents required to determine and verify the taxpayer's municipal income tax.
- (d) (1) A. Any taxpayer that has duly requested an automatic extension for filing the taxpayer's federal income tax return shall automatically receive an extension for the filing of a tax return with the commissioner under this section. The extended due date of the return shall be the fifteenth day of the tenth month after the last day of the taxable year to which the return relates.

 - B. A taxpayer that has not requested or received a six-month extension for filing the taxpayer's federal income tax return may request that the commissioner grant the taxpayer a six-month extension of the date for filing the taxpayer's municipal income tax return. If the commissioner receives the request on or before the date the municipal income tax return is due, the commissioner shall grant the taxpayer's extension request.

C. An extension of time to file under subsection (d)(1) of this section is not an extension of the time to pay any tax due unless the tax commissioner grants an extension of that date.
 - (2) If the commissioner considers it necessary in order to ensure payment of a tax imposed in accordance with section 194.03 of this chapter, the commissioner may require taxpayers to file returns and make payments otherwise than as provided in this section, including taxpayers not otherwise required to file annual returns.
- (e) Each return required to be filed in accordance with this section shall include a box that the taxpayer may check to authorize another person, including a tax return preparer who prepared the return, to communicate with the tax commissioner about matters pertaining to the return. The return or instructions accompanying the return shall indicate that by checking the box the taxpayer authorizes the commissioner to contact the preparer or other person concerning questions that arise during the examination or other review of the return and authorizes the preparer or other person only to provide the commissioner with information that is missing from the return, to contact the commissioner for information about the examination or other

review of the return or the status of the taxpayer's refund or payments, and to respond to notices about mathematical errors, offsets, or return preparation that the taxpayer has received from the commissioner and has shown to the preparer or other person.

- (f) When income tax returns or other documents require the signature of a tax return preparer, the tax commissioner shall accept a facsimile or electronic version of such a signature in lieu of a manual signature.

194.851 ELECTRONIC FILING.

- (a) All taxpayers that have made the election allowed under section 194.80 of this chapter shall file any tax return or extension for filing a tax return, and shall make payment of amounts shown to be due on such returns, electronically, either through the Ohio business gateway or in another manner as prescribed by the tax commissioner.
- (b) A taxpayer may apply to the commissioner, on a form prescribed by the commissioner, to be excused from the requirement to file returns and make payments electronically. For good cause shown, the commissioner may excuse the applicant from the requirement and permit the applicant to file the returns or make the payments by nonelectronic means.
- (c) The tax commissioner may adopt rules establishing the following:
- (1) The format of documents to be used by taxpayers to file returns and make payments by electronic means;
 - (2) The information taxpayers must submit when filing tax returns by electronic means.

194.86 CONSOLIDATED RETURNS.

- (a) As used in this section:
- (1) "Affiliated group of corporations" means an affiliated group as defined in section 1504 of the Internal Revenue Code, except that, if such a group includes at least one incumbent local exchange carrier that is primarily engaged in the business of providing local exchange telephone service in this state, the affiliated group shall not include any incumbent local exchange carrier that would otherwise be included in the group.
 - (2) "Consolidated federal income tax return" means a consolidated return filed for federal income tax purposes pursuant to section 1501 of the Internal Revenue Code.
 - (3) "Consolidated federal taxable income" means the consolidated taxable income of an affiliated group of corporations, as computed for the purposes of filing a consolidated federal income tax return, before consideration of net operating losses or special deductions. "Consolidated federal taxable income" does not include income or loss of an incumbent local exchange carrier that is excluded from the affiliated group under subsection (a)(1) of this section.
 - (4) "Incumbent local exchange carrier" has the same meaning as in section 4927.01 of the Revised Code.
 - (5) "Local exchange telephone service" has the same meaning as in section 5727.01 of the Revised Code.
- (b) (1) A taxpayer that is a member of an affiliated group of corporations may elect to file a consolidated tax return for a taxable year if at least one member of the affiliated group of corporations is subject to a tax imposed in accordance with section 194.03 of this chapter in that taxable year and if the affiliated group of corporations filed a consolidated federal income tax return with respect to that taxable year. The election is binding for a five-year period beginning with the first taxable year of the initial election unless a change in the reporting method is required under federal law. The election continues to be binding for each subsequent five-year period unless the taxpayer elects to discontinue filing consolidated tax returns under subsection (b)(2) of this section or a taxpayer receives permission from the tax commissioner. The tax commissioner shall approve such a

request for good cause shown.

- (2) An election to discontinue filing consolidated tax returns under this section must be made on or before the fifteenth day of the fourth month of the year following the last year of a five-year consolidated tax return election period in effect under subsection (b)(1) of this section. The election to discontinue filing a consolidated tax return is binding for a five-year period beginning with the first taxable year of the election.
- (3) An election made under subsection (b)(1) or (2) of this section is binding on all members of the affiliated group of corporations subject to Grove City's income tax.
- (4) When a taxpayer makes the election allowed under section 194.80 of this chapter, a valid election made by the taxpayer under subsection (s)(1) or (2) of section 194.05 of this chapter is binding upon the tax commissioner for the remainder of the five-year period.
- (5) When an election made under section 194.80 of this chapter is terminated, a valid election made under this section is binding upon the tax administrator for the remainder of the five-year period.
- (c) A taxpayer that is a member of an affiliated group of corporations that filed a consolidated federal income tax return for a taxable year shall file a consolidated tax return for that taxable year if the tax commissioner determines, by a preponderance of the evidence, that intercompany transactions have not been conducted at arm's length and that there has been a distortive shifting of income or expenses with regard to allocation of net profits to Grove City. A taxpayer that is required to file a consolidated tax return for a taxable year shall file a consolidated tax return for all subsequent taxable years unless the taxpayer requests and receives written permission from the commissioner to file a separate return or a taxpayer has experienced a change in circumstances.
- (d) A taxpayer shall prepare a consolidated tax return in the same manner as is required under the United States department of treasury regulations that prescribe procedures for the preparation of the consolidated federal income tax return required to be filed by the common parent of the affiliated group of which the taxpayer is a member.
- (e) (1) Except as otherwise provided in subsections (e)(2), (3), and (4) of this section, corporations that file a consolidated tax return shall compute adjusted federal taxable income, as defined in section 194.81 of this chapter, by substituting "consolidated federal taxable income" for "federal taxable income" wherever "federal taxable income" appears in that subsection and by substituting "an affiliated group of corporation's" for "a C corporation's" wherever "a C corporation's" appears in that subsection.

(2) No corporation filing a consolidated tax return shall make any adjustment otherwise required under subsection (b) of section 194.81 of this chapter to the extent that the item of income or deduction otherwise subject to the adjustment has been eliminated or consolidated in the computation of consolidated federal taxable income.

(3) If the net profit or loss of a pass-through entity having at least eighty per cent of the value of its ownership interest owned or controlled, directly or indirectly, by an affiliated group of corporations is included in that affiliated group's consolidated federal taxable income for a taxable year, the corporation filing a consolidated tax return shall do one of the following with respect to that pass-through entity's net profit or loss for that taxable year:

 - A. Exclude the pass-through entity's net profit or loss from the consolidated federal taxable income of the affiliated group and, for the purpose of making the computations required in section 194.82 of this chapter, exclude the property, payroll, and gross receipts of the pass-through entity in the computation of the affiliated group's net profit sitused to Grove City. If the entity's net profit or loss is so excluded, the entity shall be subject to taxation as a separate taxpayer on the basis of the entity's net profits that would otherwise be included in the consolidated federal taxable income of the affiliated group.

- B. Include the pass-through entity's net profit or loss in the consolidated federal taxable income of the affiliated group and, for the purpose of making the computations required in section 194.82 of this chapter, include the property, payroll, and gross receipts of the pass-through entity in the computation of the affiliated group's net profit sitused to Grove City. If the entity's net profit or loss is so included, the entity shall not be subject to taxation as a separate taxpayer on the basis of the entity's net profits that are included in the consolidated federal taxable income of the affiliated group.
- (4) If the net profit or loss of a pass-through entity having less than eighty per cent of the value of its ownership interest owned or controlled, directly or indirectly, by an affiliated group of corporations is included in that affiliated group's consolidated federal taxable income for a taxable year, all of the following shall apply:
 - A. The corporation filing the consolidated tax return shall exclude the pass-through entity's net profit or loss from the consolidated federal taxable income of the affiliated group and, for the purposes of making the computations required in section 194.82 of this chapter, exclude the property, payroll, and gross receipts of the pass-through entity in the computation of the affiliated group's net profit sitused to Grove City;
 - B. The pass-through entity shall be subject to Grove City taxation as a separate taxpayer in accordance with sections 194.80 to 194.95 of this chapter on the basis of the entity's net profits that would otherwise be included in the consolidated federal taxable income of the affiliated group.
- (f) Corporations filing a consolidated tax return shall make the computations required under section 194.82 of this chapter by substituting "consolidated federal taxable income attributable to" for "net profit from" wherever "net profit from" appears in that section and by substituting "affiliated group of corporations" for "taxpayer" wherever "taxpayer" appears in that section.
- (g) Each corporation filing a consolidated tax return is jointly and severally liable for any tax, interest, penalties, fines, charges, or other amounts applicable under section 194.80 to 194.95 of this chapter or Chapter 5703 of the Revised Code to the corporation, an affiliated group of which the corporation is a member for any portion of the taxable year, or any one or more members of such an affiliated group.

194.87 FAILURE TO PAY TAX.

If a taxpayer that has made the election allowed under section 194.80 of this chapter fails to pay any tax as required under sections 194.80 to 194.95 of this chapter, or any portion of that tax, on or before the date prescribed for its payment, interest shall be assessed, collected, and paid, in the same manner as the tax, upon such unpaid amount at the rate per annum prescribed by section 5703.47 of the Revised Code from the date prescribed for its payment until it is paid or until the date an assessment is issued under section 194.90 of this chapter, whichever occurs first.

194.88 DECLARATION OF ESTIMATED TAXES.

- (a) As used in this section:
 - (1) "Combined tax liability" means the total amount of a taxpayer's income tax liabilities to all municipal corporations in this state for a taxable year.
 - (2) "Estimated taxes" means the amount that the taxpayer reasonably estimates to be the taxpayer's combined tax liability for the current taxable year.
- (b) (1) Except as provided in subsection (b)(4) of this section, every taxpayer shall make a declaration of estimated taxes for the current taxable year, on the form prescribed by the tax commissioner, if the amount payable as estimated taxes is at least two hundred dollars.

- (2) Except as provided in subsection (b)(4) of this section, a taxpayer having a taxable year of less than twelve months shall make a declaration under rules prescribed by the commissioner.
 - (3) The declaration of estimated taxes shall be filed on or before the fifteenth day of the fourth month after the beginning of the taxable year or on or before the fifteenth day of the fourth month after the taxpayer becomes subject to tax for the first time.
 - (4) The tax commissioner may waive the requirement for filing a declaration of estimated taxes for any class of taxpayers after finding that the waiver is reasonable and proper in view of administrative costs and other factors.
- (c) Each taxpayer shall file the declaration of estimated taxes with, and remit estimated taxes to, the tax commissioner at the times and in the amounts prescribed in subsection (c)(1) of this section. Remitted taxes shall be made payable to the treasurer of state.
 - (1) The required portion of the combined tax liability for the taxable year that shall be paid through estimated taxes shall be as follows:
 - A. On or before the fifteenth day of the fourth month after the beginning of the taxable year, twenty-two and one-half per cent of the combined tax liability for the taxable year;
 - B. On or before the fifteenth day of the sixth month after the beginning of the taxable year, forty-five per cent of the combined tax liability for the taxable year;
 - C. On or before the fifteenth day of the ninth month after the beginning of the taxable year, sixty-seven and one-half per cent of the combined tax liability for the taxable year;
 - D. On or before the fifteenth day of the twelfth month of the taxable year, ninety per cent of the combined tax liability for the taxable year.
 - (2) If the taxpayer determines that its declaration of estimated taxes will not accurately reflect the taxpayer's tax liability for the taxable year, the taxpayer shall increase or decrease, as appropriate, its subsequent payments in equal installments to result in a more accurate payment of estimated taxes.
 - (3)
 - A. Each taxpayer shall report on the declaration of estimated taxes the portion of the remittance that the taxpayer estimates that it owes to each municipal corporation for the taxable year.
 - B. Upon receiving a payment of estimated taxes under this section, the commissioner shall immediately forward the payment to the treasurer of state. The treasurer shall credit the payment in the same manner as in subsection (b) of section 194.85 of this chapter.
- (d)
 - (1) In the case of any underpayment of estimated taxes, there shall be added to the taxes an amount determined at the rate per annum prescribed by section 5703.47 of the Revised Code upon the amount of underpayment for the period of underpayment, unless the underpayment is due to reasonable cause as described in subsection (e) of this section. The amount of the underpayment shall be determined as follows:
 - A. For the first payment of estimated taxes each year, twenty-two and one-half per cent of the combined tax liability, less the amount of taxes paid by the date prescribed for that payment;
 - B. For the second payment of estimated taxes each year, forty-five per cent of the combined tax liability, less the amount of taxes paid by the date prescribed for that payment;
 - C. For the third payment of estimated taxes each year, sixty-seven and one-half per cent of the combined tax liability, less the amount of taxes paid by the date prescribed for that payment;
 - D. For the fourth payment of estimated taxes each year, ninety per cent of the

combined tax liability, less the amount of taxes paid by the date prescribed for that payment.

- (2) The period of the underpayment shall run from the day the estimated payment was required to be made to the date on which the payment is made. For purposes of this section, a payment of estimated taxes on or before any payment date shall be considered a payment of any previous underpayment only to the extent the payment of estimated taxes exceeds the amount of the payment presently due.
- (3) All amounts collected under this section shall be considered as taxes collected under sections 194.80 to 194.95 of this chapter and shall be credited and distributed to Grove City in accordance with section 194.83 of this chapter.
- (e) An underpayment of any portion of a combined tax liability shall be due to reasonable cause and the penalty imposed by this section shall not be added to the taxes for the taxable year if any of the following apply:
 - (1) The amount of estimated taxes that were paid equals at least ninety per cent of the combined tax liability for the current taxable year, determined by annualizing the income received during the year up to the end of the month immediately preceding the month in which the payment is due.
 - (2) The amount of estimated taxes that were paid equals at least one hundred per cent of the tax liability shown on the return of the taxpayer for the preceding taxable year, provided that the immediately preceding taxable year reflected a period of twelve months and the taxpayer filed a municipal income tax return for that year.

194.89 ADDITIONAL PENALTIES.

(a) In addition to any other penalty imposed by sections 194.80 to 194.95 of this chapter or Chapter 5703 of the Revised Code, the following penalties shall apply:

- (1) If a taxpayer required to file a tax return under sections 194.80 to 194.95 of this chapter fails to make and file the return within the time prescribed, including any extensions of time granted by the tax commissioner, the commissioner may impose a penalty not exceeding twenty-five dollars per month or fraction of a month, for each month or fraction of a month elapsing between the due date, including extensions of the due date, and the date on which the return is filed. The aggregate penalty, per instance, under this subsection shall not exceed one hundred fifty dollars.
- (2) If a person required to file a tax return electronically under sections 194.80 to 194.95 of this chapter fails to do so, the commissioner may impose a penalty not to exceed the following:
 - A. For each of the first two failures, five per cent of the amount required to be reported on the return;
 - B. For the third and any subsequent failure, ten per cent of the amount required to be reported on the return.
- (3) If a taxpayer that has made the election allowed under section 194.80 of this chapter fails to timely pay an amount of tax required to be paid under this chapter, the commissioner may impose a penalty equal to fifteen per cent of the amount not timely paid.
- (4) If a taxpayer files what purports to be a tax return required by sections 194.80 to 194.95 of this chapter that does not contain information upon which the substantial correctness of the return may be judged or contains information that on its face indicates that the return is substantially incorrect, and the filing of the return in that manner is due to a position that is frivolous or a desire that is apparent from the return to delay or impede the administration of sections 194.80 to 194.95 of this chapter, a penalty of up to five hundred dollars may be imposed.
- (5) If a taxpayer makes a fraudulent attempt to evade the reporting or payment of the tax

required to be shown on any return required under sections 194.80 to 194.95 of this chapter, a penalty may be imposed not exceeding the greater of one thousand dollars or one hundred per cent of the tax required to be shown on the return.

- (6) If any person makes a false or fraudulent claim for a refund under section 194.91 of this chapter, a penalty may be imposed not exceeding the greater of one thousand dollars or one hundred per cent of the claim. Any penalty imposed under this subsection, any refund issued on the claim, and interest on any refund from the date of the refund, may be assessed under section 194.90 of this chapter without regard to any time limitation for the assessment imposed by subsection (a) of that section.
- (b) For purposes of this section, the tax required to be shown on a tax return shall be reduced by the amount of any part of the tax paid on or before the date, including any extensions of the date, prescribed for filing the return.
- (c) Each penalty imposed under this section shall be in addition to any other penalty imposed under this section. All or part of any penalty imposed under this section may be abated by the tax commissioner. The commissioner may adopt rules governing the imposition and abatement of such penalties.
- (d) All amounts collected under this section shall be considered as taxes collected under sections 194.80 to 194.95 of this chapter and shall be credited and distributed to Grove City in the same proportion as the underlying tax liability is required to be distributed to Grove City under section 194.83 of this chapter.

194.90 ASSESSMENTS AGAINST TAXPAYER.

- (a) If any taxpayer required to file a return under section 194.80 to 194.95 of this chapter fails to file the return within the time prescribed, files an incorrect return, or fails to remit the full amount of the tax due for the period covered by the return, the tax commissioner may make an assessment against the taxpayer for any deficiency for the period for which the return or tax is due, based upon any information in the commissioner's possession.

The tax commissioner shall not make or issue an assessment against a taxpayer more than three years after the later of the date the return subject to assessment was required to be filed or the date the return was filed. Such time limit may be extended if both the taxpayer and the commissioner consent in writing to the extension. Any such extension shall extend the three-year time limit in section 194.91 of this chapter for the same period of time. There shall be no bar or limit to an assessment against a taxpayer that fails to file a return subject to assessment as required by sections 194.80 to 194.95 of this chapter, or that files a fraudulent return. The commissioner shall give the taxpayer assessed written notice of the assessment as provided in section 5703.37 of the Revised Code. With the notice, the commissioner shall provide instructions on how to petition for reassessment and request a hearing on the petition.

- (b) Unless the taxpayer assessed files with the tax commissioner within sixty days after service of the notice of assessment, either personally or by certified mail, a written petition for reassessment signed by the authorized agent of the taxpayer assessed having knowledge of the facts, the assessment becomes final, and the amount of the assessment is due and payable from the taxpayer to the treasurer of state. The petition shall indicate the taxpayer's objections, but additional objections may be raised in writing if received by the commissioner prior to the date shown on the final determination. If the petition has been properly filed, the commissioner shall proceed under section 5703.60 of the Revised Code.
- (c) After an assessment becomes final, if any portion of the assessment remains unpaid, including accrued interest, a certified copy of the tax commissioner's entry making the assessment final may be filed in the office of the clerk of the court of common pleas in the county in which the taxpayer has an office or place of business in this state, the county in which the taxpayer's statutory agent is located, or Franklin county.

Immediately upon the filing of the entry, the clerk shall enter a judgment against the taxpayer assessed in the amount shown on the entry. The judgment may be filed by the clerk in a loose-leaf book entitled "special judgments for municipal income taxes," and shall have the same effect as other judgments. Execution shall issue upon the judgment upon the request of the tax commissioner, and all laws applicable to sales on execution shall apply to sales made under the judgment.

If the assessment is not paid in its entirety within sixty days after the day the assessment was issued, the portion of the assessment consisting of tax due shall bear interest at the rate per annum prescribed by section 5703.47 of the Revised Code from the day the commissioner issues the assessment until the assessment is paid or until it is certified to the attorney general for collection under section 131.02 of the Revised Code, whichever comes first. If the unpaid portion of the assessment is certified to the attorney general for collection, the entire unpaid portion of the assessment shall bear interest at the rate per annum prescribed by section 5703.47 of the Revised Code from the date of certification until the date it is paid in its entirety. Interest shall be paid in the same manner as the tax and may be collected by issuing an assessment under this section.

- (d) All money collected under this section shall be credited to the municipal income tax fund and distributed to Grove City based on the assessment issued under this section.
- (e) If the tax commissioner believes that collection of the tax will be jeopardized unless proceedings to collect or secure collection of the tax are instituted without delay, the commissioner may issue a jeopardy assessment against the taxpayer liable for the tax. Immediately upon the issuance of the jeopardy assessment, the commissioner shall file an entry with the clerk of the court of common pleas in the manner prescribed by subsection (c) of this section. Notice of the jeopardy assessment shall be served on the taxpayer assessed or the taxpayer's legal representative in the manner provided in section 5703.37 of the Revised Code within five days of the filing of the entry with the clerk. The total amount assessed is immediately due and payable, unless the taxpayer assessed files a petition for reassessment in accordance with subsection (b) of this section and provides security in a form satisfactory to the commissioner and in an amount sufficient to satisfy the unpaid balance of the assessment. Full or partial payment of the assessment does not prejudice the commissioner's consideration of the petition for reassessment.
- (f) Notwithstanding the fact that a petition for reassessment is pending, the taxpayer may pay all or a portion of the assessment that is the subject of the petition. The acceptance of a payment by the treasurer of state does not prejudice any claim for refund upon final determination of the petition.

If upon final determination of the petition an error in the assessment is corrected by the tax commissioner, upon petition so filed or pursuant to a decision of the board of tax appeals or any court to which the determination or decision has been appealed, so that the amount due from the taxpayer under the corrected assessment is less than the portion paid, there shall be issued to the taxpayer, its assigns, or legal representative a refund in the amount of the overpayment as provided by section 194.91 of this chapter, with interest on that amount as provided by that section.

194.91 REFUND APPLICATIONS.

- (a) An application to refund to a taxpayer the amount of taxes paid on any illegal, erroneous, or excessive payment of tax under sections 194.80 to 194.95 of this chapter, including assessments, shall be filed with the tax commissioner within three years after the date of the illegal, erroneous, or excessive payment of the tax, or within any additional period allowed by subsection (a) of section 194.90 of this chapter. The application shall be filed in the form prescribed by the tax commissioner.

- (b) (1) On the filing of a refund application, the tax commissioner shall determine the amount of refund to which the applicant is entitled. The amount determined shall be based on the amount overpaid per return or assessment. If the amount is greater than ten dollars and not less than that claimed, the commissioner shall certify that amount to the director of budget and management and the treasurer of state for payment from the tax refund fund created in section 5703.052 of the Revised Code. If the amount is greater than ten dollars but less than that claimed, the commissioner shall proceed in accordance with section 5703.70 of the Revised Code.
- (2) Upon issuance of a refund under this section, the commissioner shall notify Grove City of the amount refunded to the taxpayer attributable to Grove City, which shall be deducted from Grove City's next distribution under section 194.83 of this chapter.
- (c) Any portion of a refund determined under subsection (b) of this section that is not issued within ninety days after such determination shall bear interest at the rate per annum prescribed by section 5703.47 of the Revised Code from the ninety-first day after such determination until the day the refund is paid or credited. On an illegal or erroneous assessment, interest shall be paid at that rate from the date of payment on the illegal or erroneous assessment until the day the refund is paid or credited.

194.92 AMENDED RETURNS.

- (a) If any of the facts, figures, computations, or attachments required in an annual return filed by a taxpayer that has made the election allowed under section 194.80 of this chapter and used to determine the tax due under sections 194.80 to 194.95 of this chapter must be altered as the result of an adjustment to the taxpayer's federal income tax return, whether initiated by the taxpayer or the internal revenue service, and such alteration affects the taxpayer's tax liability under those sections, the taxpayer shall file an amended return with the tax commissioner in such form as the commissioner requires. The amended return shall be filed not later than sixty days after the adjustment is agreed upon or finally determined for federal income tax purposes or after any federal income tax deficiency or refund, or the abatement or credit resulting therefrom, has been assessed or paid, whichever occurs first. If a taxpayer intends to file an amended consolidated municipal income tax return, or to amend its type of return from a separate return to a consolidated return, based on the taxpayer's consolidated federal income tax return, the taxpayer shall notify the commissioner before filing the amended return.
- (b) In the case of an underpayment, the amended return shall be accompanied by payment of any combined additional tax due together with any penalty and interest thereon. An amended return required by this section is a return subject to assessment under section 194.90 of this chapter for the purpose of assessing any additional tax due under this section, together with any applicable penalty and interest. The amended return shall not reopen those facts, figures, computations, or attachments from a previously filed return no longer subject to assessment that are not affected, either directly or indirectly, by the adjustment to the taxpayer's federal tax return.
- (c) In the case of an overpayment, an application for refund may be filed under this subsection within the sixty-day period prescribed for filing the amended return, even if that period extends beyond the period prescribed in section 194.91 of this chapter, if the application otherwise conforms to the requirements of that section. An application filed under this subsection shall claim refund of overpayments resulting from alterations to only those facts, figures, computations, or attachments required in the taxpayer's annual return that are affected, either directly or indirectly, by the adjustment to the taxpayer's federal income tax return unless it is also filed within the time prescribed in section 194.91 of this chapter. The application shall not reopen those facts, figures, computations, or attachments that are not affected, either directly or indirectly, by the adjustment to the taxpayer's federal income tax return.

194.93 EXAMINATION OF RECORDS AND OTHER DOCUMENTS AND PERSONS.

- (a) The tax commissioner, or any authorized agent or employee thereof, may examine the books, papers, records, and federal and state income tax returns of any taxpayer or other person that is subject to sections 194.80 to 194.95 of this chapter for the purpose of verifying the accuracy of any return made or, if no return was filed, to ascertain the tax due as required under those sections. Upon written request by the commissioner or a duly authorized agent or employee thereof, every taxpayer or other person subject to this section is required to furnish the opportunity for the commissioner, authorized agent, or employee to investigate and examine such books, papers, records, and federal and state income tax returns at a reasonable time and place designated in the request.
- (b) The records and other documents of any taxpayer or other person that is subject to sections 194.80 to 194.95 of this chapter shall be open to the tax commissioner's inspection during business hours and shall be preserved for a period of six years following the end of the taxable year to which the records or documents relate, unless the commissioner, in writing, consents to their destruction within that period, or by order requires that they be kept longer. The commissioner may require any person, by notice served on that person, to keep such records as the commissioner determines necessary to show whether or not that person is liable, and the extent of such liability, for the income tax levied by Grove City.
- (c) The tax commissioner may examine under oath any person that the commissioner reasonably believes has knowledge concerning any income that was or would have been returned for taxation or any transaction tending to affect such income. The commissioner may, for this purpose, compel any such person to attend a hearing or examination and to produce any books, papers, records, and federal income tax returns in such person's possession or control. The person may be assisted or represented by an attorney, accountant, bookkeeper, or other tax practitioner at any such hearing or examination. This subsection does not authorize the practice of law by a person who is not an attorney.
- (d) No person issued written notice by the tax commissioner compelling attendance at a hearing or examination or the production of books, papers, records, or federal income tax returns under this section shall fail to comply.

194.94 CREDITS.

- (a) A credit, granted by resolution or ordinance of Grove City pursuant to section 718.15 or 718.151 of the Revised Code, shall be available to a taxpayer that has made the election allowed under section 194.80 of this chapter, against Grove City's tax on income. The Tax Administrator shall submit the following information to the tax commissioner on or before the later of January 31, 2018, or the thirty-first day of January of the first year in which the taxpayer is eligible to receive the credit:

 - (1) A copy of the agreement entered into by Grove City and taxpayer under section 718.15 or 718.151 of the Revised Code;
 - (2) A copy of the Grove City ordinance or resolution authorizing the agreement entered into between Grove City and the taxpayer.
- (b) (1) Each taxpayer that claims a credit shall submit, with the taxpayer's tax return, documentation issued by Grove City granting the credit that confirms the eligibility of the taxpayer for the credit, the amount of the credit for which the taxpayer is eligible, and the tax year to which the credit is to be applied.

 - (2) Such documentation shall be provided in the form prescribed by the tax commissioner.
 - (3) Nothing in this section shall be construed to authorize the tax commissioner to enter into an agreement with a taxpayer to grant a credit, to determine if a taxpayer meets the conditions of a tax credit agreement entered into by Grove City and taxpayer under

section 718.15 or 718.151 of the Revised Code, or to modify the terms or conditions of any such existing agreement.

194.95 RECKLESS VIOLATIONS; PENALTIES.

- (a) Except as provided in subsection (b) of this section, whoever recklessly violates subsection (a) of section 194.84 of this chapter shall be guilty of a misdemeanor of the first degree and shall be subject to a fine of not more than one thousand dollars or imprisonment for a term of up to six months, or both.
- (b) Any person who recklessly discloses information received from the internal revenue service in violation of subsection (a) of section 194.84 of this chapter shall be guilty of a felony of the fifth degree and shall be subject to a fine of not more than five thousand dollars plus the costs of prosecution, or imprisonment for a term not exceeding five years, or both.
- (c) Each instance of access or disclosure in violation of subsection (a) of section 194.84 of this chapter constitutes a separate offense.

194.99 VIOLATIONS; PENALTIES.

- (a) Whoever violates Sections 194.04, 194.16 ~~(A)~~(a) or 194.17 by failing to remit to Grove City income taxes deducted and withheld from an employee, shall be guilty of a misdemeanor of the first degree and shall be subject to a fine of not more than one thousand dollars (\$1,000) or imprisonment for a term of up to six (6) months, or both. If the individual that commits the violation is an employee, or official, of Grove City, the individual is subject to discharge from employment or dismissal from office.
- (b) Any person who discloses information received from the Internal Revenue Service in violation of Section 194.16 ~~(A)~~(a) shall be guilty of a felony of the Fifth (5th) degree and shall be subject to a fine of not more than five thousand dollars (\$5,000) plus the costs of prosecution, or imprisonment for a term not exceeding five (5) years, or both. If the individual that commits the violation is an employee, or official, of Grove City, the individual is subject to discharge from employment or dismissal from office.
- (c) Each instance of access or disclosure in violation of Section 194.16(a) constitutes a separate offense.
- (d) If not otherwise specified herein, no person shall:
 - (1) Fail, neglect or refuse to make any return or declaration required by this chapter;
 - (2) File any incomplete or false return;
 - (3) Fail, neglect or refuse to pay the tax, penalties or interest imposed by this chapter;
 - (4) Refuse to permit the Tax Administrator or any duly authorized agent or employee to examine his/her books, records, papers and federal and state income tax returns relating to the income or net profits of a taxpayer;
 - (5) Fail to appear before the Tax Administrator and to produce his/her books, records, papers or federal and state income tax returns relating to the income or net profits of a taxpayer upon order or subpoena of the Tax Administrator;
 - (6) Refuse to disclose to the Tax Administrator any information with respect to the income or net profits of a taxpayer;
 - (7) Fail to comply with the provisions of this chapter or any order or subpoena of the Tax Administrator authorized hereby;
 - (8) Give to an employer false information as to his/her true name, correct social security number, and residence address, or fail to promptly notify an employer of any change in residence address and date thereof;
 - (9) Attempt to do anything whatsoever to avoid the payment of the whole or any part of the tax, penalties or interest imposed by this chapter.
- (e) Any person who violates any of the provisions in subsection (d) shall be subject to the penalties

provided for in subsection (a).

(Ord. C85-15. Passed 11-16-15.)

Date: 02/13/18
Introduced By: Mr. Davis
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days
Current Expense: _____

No.: CR-05-18
1st Reading: 02/20/18
Public Notice: 0 / /18
2nd Reading: 0 / /18
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION CR-05-18

A RESOLUTION TO WAIVE THE PROVISIONS OF SECTION 139.05 OF THE CODIFIED ORDINANCES FOR THE REAL AND PERSONAL PROPERTY DAMAGED IN THE JANUARY 6, 2018 FIRE AT THE SERVICE DEPARTMENT

WHEREAS, on January 6, 2018 a fire at the Service Department caused extensive damage to structures, vehicles and equipment; and

WHEREAS, the vehicles and equipment are insured for actual cash value and the building is insured for replacement cost; and

WHEREAS, prior to the insurance issues being resolved, the City may have to enter into various contracts for repair and replacement of items that were damaged, some of which may exceed the City's competitive bidding threshold.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The provisions of Section 139.05 of the Codified Ordinances are hereby waived for the real and personal property damaged in the January 6, 2018 fire at the Service Department and it is in the best interests of the City.

SECTION 2. This resolution shall take effect at the earliest date permitted by law.

Steven R. Robinette, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

Date: 02/13/18
Introduced By: Ms. Houk
Committee: Safety
Originated By: Mr. Davis
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-06-18
1st Reading: 02/20/18
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-06-18

A RESOLUTION TO WAIVE THE PROVISIONS OF SECTION 529.07(b)3 OF THE CODIFIED ORDINANCES FOR THE WINE & ARTS FESTIVAL ON JUNE 15 - 16, 2018 IN THE TOWN CENTER

WHEREAS, the 2018 Wine & Arts Festival will be held on the streets of Town Center on June 15 & 16, 2018; and

WHEREAS, Grove City Town Center, Inc. wish to have tastings and sell wine during this event; and

WHEREAS, Section 529.07(b)3 of the Codified Ordinances of the City states: No person shall have in his possession an open container of beer or intoxicating liquor in a public place.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The provisions of Section 529.07(b)3 of the Codified Ordinances that no person shall have in his possession an open container of beer or intoxicating liquor in a public place is hereby waived for this one occasion for the 2018 Wine & Arts Festival on the streets of Town Center on June 15 & 16, 2018.

SECTION 2. The provisions shall only be waived between the hours of 11:00 a.m. to 10:00 p.m. within the areas designated in Exhibit "A" attached hereto and made a part hereof. The pouring of wine shall be from 11:00 a.m. - 9:30 p.m.

SECTION 3. This resolution shall take effect at the earliest opportunity allowed by law.

Steven R. Robinette, President of Council

Richard L. Stage, Mayor

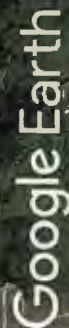
Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution is correct as to form

Stephen J. Smith, Director of Law



Imagery Date: 8/29/2016 3995756.29° N 8340532.88° W elev 646 ft 1753 ft

Exhibit A
CR-06-18

Date: 02/13/18
Introduced By: Ms. Houk
Committee: Safety
Originated By: Mr. Davis
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-07-18
1st Reading: 02/20/18
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-07-18

A RESOLUTION TO WAIVE THE PROVISIONS OF SECTION 529.07(b)3 OF THE CODIFIED ORDINANCES FOR THE BOURBON FESTIVAL ON AUGUST 11, 2018 IN THE TOWN CENTER

WHEREAS, the 2018 Bourbon Festival will be held on the streets of Town Center on August 11, 2018; and

WHEREAS, Grove City Town Center, Inc. wish to sell alcohol during this event; and

WHEREAS, Section 529.07(b)3 of the Codified Ordinances of the City states: No person shall have in his possession an open container of beer or intoxicating liquor in a public place.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The provisions of Section 529.07(b)3 of the Codified Ordinances that no person shall have in his possession an open container of beer or intoxicating liquor in a public place is hereby waived for this one occasion for the 2018 Bourbon Festival in the Town Center on August 11, 2018.

SECTION 2. The provisions shall only be waived between the hours of 3:00 p.m. to 10:00 p.m. within the areas designated in Exhibit "A" attached hereto and made a part hereof. The pouring of bourbon shall be from 3:00 p.m. – 9:30 p.m.

SECTION 3. This resolution shall take effect at the earliest opportunity allowed by law.

Steven R. Robinette, President of Council

Richard L. Stage, Mayor

Passed:

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution is correct as to form

Stephen J. Smith, Director of Law



Google Earth

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CR-07-18

Date: 01/29/18
Introduced By: Mr. Berry
Committee: Service
Originated By: Ms. Kelly
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-08-18
1st Reading: 02/05/18
Public Notice: 02/07/18
2nd Reading: 02/20/18
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-08-18

AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE CONSTRUCTION OF VARIOUS SIDEWALKS IN THE CITY OF GROVE CITY, OHIO

WHEREAS, Council did, on the 3rd day of April 2017, duly adopt Resolution No. CR-10-17 declaring the necessity of constructing certain sidewalks in front of properties abutting Devin Road, La Rosa Drive, Lombardo Street, Ranke Court, Scott Court, and Tamara Drive in accordance with Ohio Revised Code Section 729; and

WHEREAS, the City of Grove City has subsequently constructed that portion of such sidewalks which were not constructed by the owners of the property abutting thereon; and

WHEREAS, a list of the estimated assessments of the total cost of said construction, and that portion being paid by the City, has been prepared and placed on file in the office of the Clerk of this Council; and

WHEREAS, notice was published in accordance with State Law and no objections were filed with respect to the estimated assessments.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The list of estimated assessments of the cost of constructing certain sidewalks in the City of Grove City, Ohio as provided for in said Resolution CR-10-17 heretofore reported to this Council and now on file in the office of the Clerk of this Council, and aggregating in the amounts as shown on the attached exhibit for the sidewalks be and the same hereby are adopted and confirmed.

SECTION 2. The several amounts of said assessments, as foresaid, be and the same hereby are assessed and levied upon the lots and lands bounding and abutting upon said improvements.

SECTION 3. It is hereby determined that said assessments, as aforesaid, do not exceed the special benefits resulting from said improvements and do not exceed any statutory limitation.

SECTION 4. The Clerk of this Council be and she hereby is authorized and directed to continue on file in her office a list of said assessments and the description of said lots and lands.

SECTION 5. The total assessment against each lot and parcel of land shall be payable in cash to the Director of Finance of said City within thirty days after the passage of this ordinance, or, at the option of the property owner, assessed in twenty (20) annual installments. All assessments and installments thereof which have not been paid at the expiration of said thirty-day period shall be certified by the Clerk of this Council to the County Auditor to be placed by him on the tax duplicate and collected at the same time and in the same manner as other taxes are collected, as provided by law.

SECTION 6. The Clerk of this Council be and she hereby is authorized and directed to cause notice of the passage of this ordinance to be published in the manner provided by law.

SECTION 7. The Clerk of this Council be and she hereby is authorized and directed to cause notice of the levy of these assessments herein provided for to be filed with the County Auditor within forty-five days following the passage of this ordinance.

SECTION 8. This Legislative Authority hereby finds and determines that all formal actions taken relative to the adoption of this ordinance were taken in an open meeting of this legislative authority, and that all deliberations of this legislative authority and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 9. This ordinance shall take effect at the earliest opportunity allowed by law.

Steven R. Robinette, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

CITY OF GROVE CITY, OHIO
2017 SIDEWALK IMPROVEMENT PROJECT FINAL ASSESSMENT

C-08-18

Parcel ID	Street Address	Assessment
040-003493	3328 Devin Rd	\$ 1,020.37
040-003317	2692 La Rosa Dr	\$ 788.50
040-007940	4673 Lombardo St	\$ 689.50
040-009341	3168 Ranke Ct	\$ 674.50
040-004095	2642 Scott Ct	\$ 4,614.40
040-003336	3843 Tamara Dr	\$ 1,245.64
040-003369	3852 Tamara Dr	\$ 950.00
040-003334	3861 Tamara Dr	\$ 1,433.99
040-003371	3872 Tamara Dr	\$ 2,143.45
040-003372	3880 Tamara Dr	\$ 1,991.25
040-003373	3890 Tamara Dr	\$ 832.00
040-003330	3901 Tamara Dr	\$ 912.00
040-003329	3911 Tamara Dr	\$ 718.00
040-003326	3935 Tamara Dr	\$ 1,394.98
040-003325	3945 Tamara Dr	\$ 771.02
040-003319	3954 Tamara Dr	\$ 1,643.74
040-003324	3955 Tamara Dr	\$ 2,017.33
040-003318	3964 Tamara Dr	\$ 798.00

Date: 01/29/18
Introduced By: Mr. Berry
Committee: Service
Originated By: Ms. Kelly
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-09-18
1st Reading: 02/05/18
Public Notice: 02/07/18
2nd Reading: 02/20/18
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-09-18

AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE CONSTRUCTION OF VARIOUS SIDEWALKS IN THE CITY OF GROVE CITY, OHIO

WHEREAS, Council did, on the 6th day of March 2017, duly adopt Resolution No. CR-06-17 declaring the necessity of constructing certain sidewalks in front of properties abutting Barbee Avenue, Carol Avenue, Irwin Avenue, Louise Avenue, Sheldon Place, and Terry Lane in accordance with in accordance with Ohio Revised Code Section 729; and

WHEREAS, the City of Grove City has subsequently constructed that portion of such sidewalks which were not constructed by the owners of the property abutting thereon; and

WHEREAS, a list of the estimated assessments of the total cost of said construction, and that portion being paid by the City, has been prepared and placed on file in the office of the Clerk of this Council; and

WHEREAS, notice was published in accordance with State Law and no objections were filed with respect to the estimated assessments.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The list of estimated assessments of the cost of constructing certain sidewalks in the City of Grove City, Ohio as provided for in said Resolution CR-06-17 heretofore reported to this Council and now on file in the office of the Clerk of this Council, and aggregating in the amounts as shown on the attached exhibit for the sidewalks be and the same hereby are adopted and confirmed.

SECTION 2. The several amounts of said assessments, as foresaid, be and the same hereby are assessed and levied upon the lots and lands bounding and abutting upon said improvements.

SECTION 3. It is hereby determined that said assessments, as aforesaid, do not exceed the special benefits resulting from said improvements and do not exceed any statutory limitation.

SECTION 4. The Clerk of this Council be and she hereby is authorized and directed to continue on file in her office a list of said assessments and the description of said lots and lands.

SECTION 5. The total assessment against each lot and parcel of land shall be payable in cash to the Director of Finance of said City within thirty days after the passage of this ordinance, or, at the option of the property owner, assessed in twenty (20) annual installments. All assessments and installments thereof which have not been paid at the expiration of said thirty-day period shall be certified by the Clerk of this Council to the County Auditor to be placed by him on the tax duplicate and collected at the same time and in the same manner as other taxes are collected, as provided by law.

SECTION 6. The Clerk of this Council be and she hereby is authorized and directed to cause notice of the passage of this ordinance to be published in the manner provided by law.

SECTION 7. The Clerk of this Council be and she hereby is authorized and directed to cause notice of the levy of these assessments herein provided for to be filed with the County Auditor within forty-five days following the passage of this ordinance.

SECTION 8. This Legislative Authority hereby finds and determines that all formal actions taken relative to the adoption of this ordinance were taken in an open meeting of this legislative authority, and that all deliberations of this legislative authority and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 9. This ordinance shall take effect at the earliest opportunity allowed by law.

Steven R. Robinette, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

CITY OF GROVE CITY, OHIO
2017 SIDEWALK PROGRAM FINAL ASSESSMENT

C-09-18

Parcel ID	Street Address	Assessment
040-003163	2959 Barbee Ave	\$ 2,473.35
040-003148	2960 Barbee Ave	\$ 1,085.52
040-003162	2969 Barbee Ave	\$ 2,455.50
040-003149	2970 Barbee Ave	\$ 1,770.39
040-003161	2979 Barbee Ave	\$ 2,031.90
040-003150	2980 Barbee Ave	\$ 2,028.80
040-003160	2987 Barbee Ave	\$ 1,855.28
040-003151	2990 Barbee Ave	\$ 1,806.88
040-003159	2997 Barbee Ave	\$ 2,451.70
040-003152	2998 Barbee Ave	\$ 1,824.70
040-003158	3007 Barbee Ave	\$ 1,805.75
040-003153	3008 Barbee Ave	\$ 1,809.85
040-003157	3017 Barbee Ave	\$ 1,841.40
040-003154	3018 Barbee Ave	\$ 2,551.22
040-003156	3029 Barbee Ave	\$ 4,088.98
040-001794	2950 Carol Ave	\$ 1,283.83
040-001816	2951 Carol Ave	\$ 1,574.88
040-001793	2958 Carol Ave	\$ 1,467.15
040-001815	2959 Carol Ave	\$ 1,692.36
040-001792	2966 Carol Ave	\$ 1,471.40
040-001814	2967 Carol Ave	\$ 1,594.60
040-001791	2974 Carol Ave	\$ 1,710.18
040-001813	2975 Carol Ave	\$ 1,993.38
040-001812	2981 Carol Ave	\$ 1,898.20
040-001790	2982 Carol Ave	\$ 1,160.00
040-001811	2989 Carol Ave	\$ 2,395.05

**CITY OF GROVE CITY, OHIO
2017 SIDEWALK PROGRAM FINAL ASSESSMENT**

Parcel ID	Street Address	Assessment
040-001789	2990 Carol Ave	\$ 1,679.99
040-001810	2997 Carol Ave	\$ 1,584.88
040-001788	2998 Carol Ave	\$ 1,577.20
040-001783	3003 Carol Ave	\$ 1,596.85
040-001787	3006 Carol Ave	\$ 1,848.48
040-001782	3011 Carol Ave	\$ 1,617.10
040-001786	3012 Carol Ave	\$ 1,964.88
040-001781	3019 Carol Ave	\$ 1,586.05
040-001785	3020 Carol Ave	\$ 1,543.90
040-001780	3027 Carol Ave	\$ 2,673.93
040-001826	3770 Irwin Ave	\$ 1,643.31
040-001952	3771 Irwin Ave	\$ 1,747.24
040-001953	3779 Irwin Ave	\$ 1,698.25
040-001954	3787 Irwin Ave	\$ 1,326.32
040-001955	3795 Irwin Ave	\$ 951.52
040-001956	3803 Irwin Ave	\$ 1,771.92
040-001840	3806 Irwin Ave	\$ 2,522.00
040-001970	3049 Louise Ave	\$ 2,439.45
040-001971	3050 Louise Ave	\$ 3,646.33
040-003230	3667 Sheldon Pl	\$ 3,240.03
040-003229	3691 Sheldon Pl	\$ 3,232.05
040-001976	3701 Sheldon Pl	\$ 611.18
040-001784	3706 Sheldon Pl	\$ 5,278.15
040-001975	3709 Sheldon Pl	\$ 1,704.13
040-001974	3717 Sheldon Pl	\$ 1,435.05
040-001973	3727 Sheldon Pl	\$ 1,134.50

**CITY OF GROVE CITY, OHIO
2017 SIDEWALK PROGRAM FINAL ASSESSMENT**

Parcel ID	Street Address	Assessment
040-001779	3734 Sheldon Pl	\$ 1,277.49
040-001972	3735 Sheldon Pl	\$ 1,372.80
040-001969	3765 Sheldon Pl	\$ 1,173.70
040-001951	3770 Sheldon Pl	\$ 1,134.64
040-001968	3773 Sheldon Pl	\$ 1,229.88
040-001961	3778 Sheldon Pl	\$ 1,168.16
040-001967	3781 Sheldon Pl	\$ 1,163.40
040-001960	3786 Sheldon Pl	\$ 829.73
040-001966	3789 Sheldon Pl	\$ 908.23
040-001959	3794 Sheldon Pl	\$ 826.50
040-001965	3797 Sheldon Pl	\$ 1,330.57
040-001958	3802 Sheldon Pl	\$ 1,150.60
040-001964	3803 Sheldon Pl	\$ 1,423.23
040-001957	3808 Sheldon Pl	\$ 1,177.10
040-001963	3811 Sheldon Pl	\$ 789.05
040-001845	2953 Terry Ln	\$ 1,306.26
040-001835	2954 Terry Ln	\$ 1,695.85
040-001844	2961 Terry Ln	\$ 1,421.36
040-001836	2964 Terry Ln	\$ 590.47
040-001843	2969 Terry Ln	\$ 2,586.40
040-001837	2972 Terry Ln	\$ 662.24
040-001842	2977 Terry Ln	\$ 2,064.12
040-001841	2987 Terry Ln	\$ 3,527.60
040-001839	2990 Terry Ln	\$ 3,974.29

Date: 02/15/18
Introduced By: Mr. Berry
Committee: Service
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days
Current Expense:

No.: C-11-18
1st Reading: 02/20/18
Public Notice: 02/23/18
2nd Reading: 03/05/18
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-11-18

AN ORDINANCE TO VACATE AN UNUSED WATERLINE EASEMENT LOCATED WEST OF EDWARDS ROAD

WHEREAS, previously, the City was granted a waterline easement; and

WHEREAS, the easement was never used and is not needed by the City.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY,
STATE OF OHIO, THAT:

SECTION 1. The existing waterline easement as generally shown in Exhibit A and described in Exhibit B is hereby vacated.

SECTION 2. This Ordinance shall take effect at the earliest date permitted by law.

Steven R. Robinette, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

C-11-18
Exhibit A

EXHIBIT "D"
EXISTING EASEMENT "B" - 0.156 ACRE DESCRIPTION

Situated in the County of Franklin, in the State of Ohio and in the City of Grove City, Virginia
Voluntary Survey No. 8231 and known as 2384 Springtown Road, Grove City, Ohio 43123.

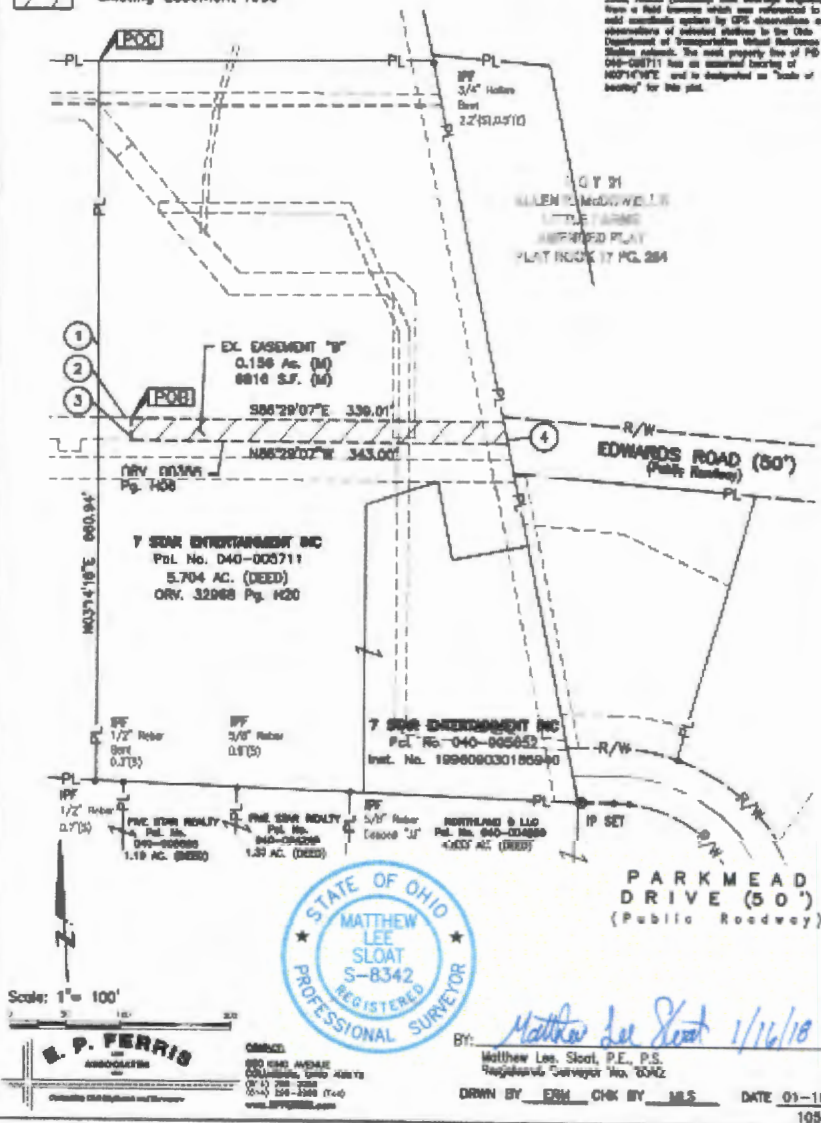
Legend

- PL Property Line
- R/W Right-of-Way
- Iron Pin Found (IPF)
- Iron Nail Found
- Iron Pin Set
- (D/P) Dead or Plat
- (M) Measured Value
- [POC] Point of Commencement
- [POB] Point of Beginning
- [Hatched] Existing Easement Area

LINE TABLE		
LINE	LENGTH	BEARING
1	328.85'	S03°14'16"W
2	30.04'	S86°39'00"E
3	20.00'	N03°14'16"E
4	20.41'	S0802°28"E

BASIS OF BEARINGS

The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). All bearings originated from a field survey which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation's National Reference Station network. The most precise line of PD 040-000711 has an assumed bearing of N03°14'16"E and is designated as "line of bearing" for this plat.



C-11-18
Exhibit B

0.156 Acre Description

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Survey No. 8231, and being part of a 5.704 acre tract, as conveyed to 7 Star Entertainment, Inc., as described in Official Record Volume 32968 Page H20, and being part of a water line easement, as described in Official Record Volume 00356 Page H06, all references being those of record in the Franklin County, Ohio Recorder's Office and being more particularly described as follows:

Commencing at a point at the northwesterly corner of said 5.704 acre tract;

Thence along the westerly line of said 5.704 acre tract, South 03° 14' 16" West, 328.65 feet to a point;

Thence across said 5.704 acre tract, South 86° 39' 00" East, 30.04 feet to a point, said point also being the **TRUE POINT OF BEGINNING** of the easement herein described;

Thence along the existing easement the following four (4) courses:

1. Across said 5.704 acre tract, South 86° 29' 07" East, 339.01 feet to a point on the westerly line of Edwards Road (50');
2. Along the westerly line of said Edwards Road and easterly line of said 5.704 acre tract, South 08° 02' 28" East, 20.41 feet to a point;
3. Across said 5.704 acre tract, North 86° 29' 07" West, 343.00 feet to a point;
4. Across said 5.704 acre tract, North 03° 14' 16" East, 20.00 feet to a point, being the **TRUE POINT OF BEGINNING**, containing 0.156 acres (6816 S.F.) more or less;

Subject to all legal rights-of-way and/or easements, if any, of previous record.

The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation's Virtual Reference Station network. The westerly property line of said 5.704 acre tract has an assumed bearing of North 03° 14' 16" East and is designated as "basis of bearing" for this plat.

This description was prepared by Matthew Lee Sloat, Registered Surveyor No. 8342, of E.P. Ferris & Associates, Inc. on January 16, 2018.



Matthew Lee Sloat

Matthew Lee Sloat, PS 8342

1/16/18

Date

Date: 02/15/18
Introduced By: Mr. Berry
Committee: Service
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days
Current Expense:

No.: C-12-18
1st Reading: 02/20/18
Public Notice: 02/23/18
2nd Reading: 03/05/18
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-12-18

AN ORDINANCE TO VACATE AN UNUSED WATERLINE EASEMENT

WHEREAS, previously, the City was granted a waterline easement; and

WHEREAS, the easement was never used and is not needed by the City.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The existing waterline easement as generally shown in Exhibit A and described in Exhibit B is hereby vacated.

SECTION 2. This Ordinance shall take effect at the earliest date permitted by law.

Steven R. Robinette, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

EXHIBIT " B " **EXISTING EASEMENT "A" - 0.206 ACRE DESCRIPTION**

Situated in the County of Franklin, in the State of Ohio and in the City of Grove City, Virginia
 Military Survey No. 8231 and known as 2384 Stringtown Road, Grove City, Ohio 43123.

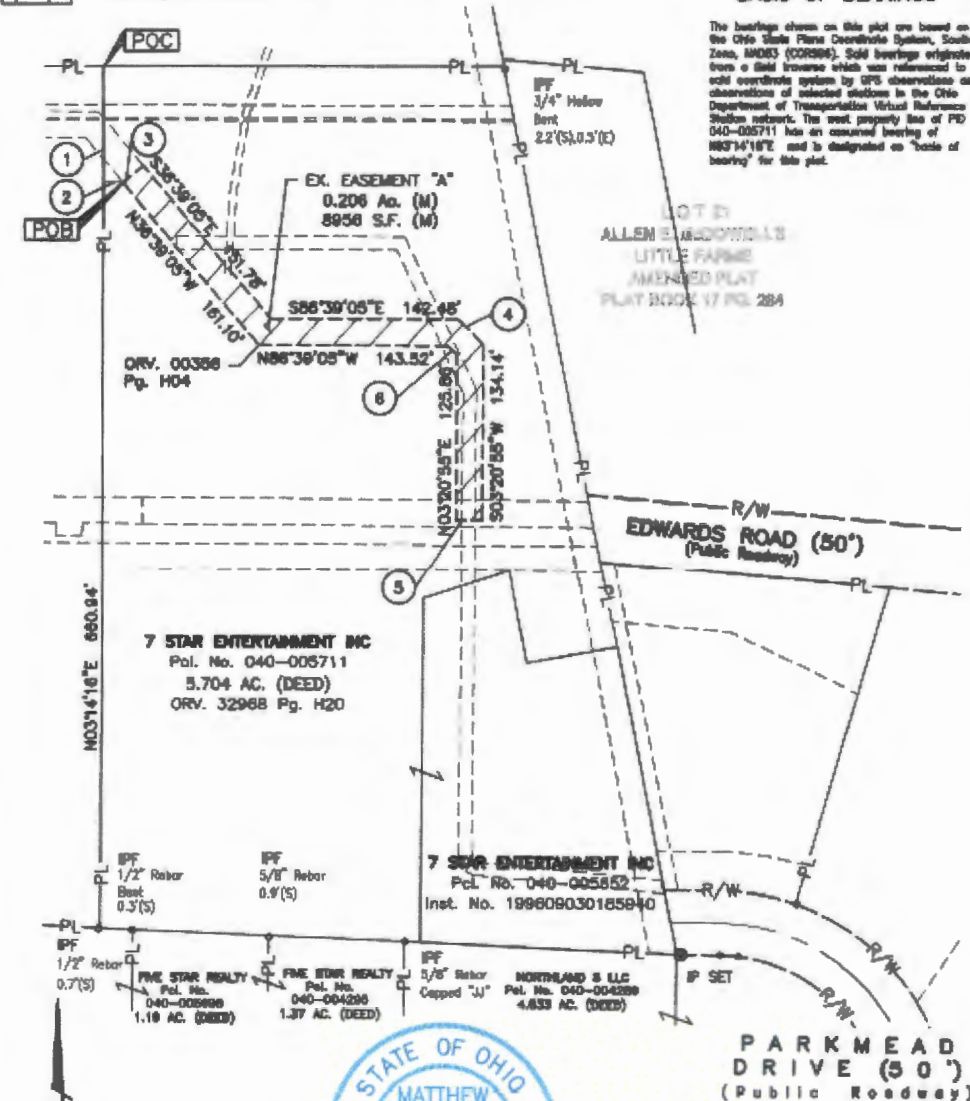
Legend

- PL Property Line
 R/W Right-of-Way
 ○ Iron Pin Found (IPF)
 ● Mag Nail Found
 ● Iron Pin Set
 (D)(P) Deed or Plat
 (M) Measured Value
 [POC] Point of Commencement
 [POB] Point of Beginning
 [Hatched Box] Existing Easement Area

LINE TABLE		
LINE	LENGTH	BEARING
1	88.38'	S03°14'16"W
2	14.65'	S86°45'44"E
3	20.00'	N53°20'55"E
4	28.66'	S41°39'05"E
5	20.00'	N86°39'05"W
6	10.10'	N41°39'05"W

BASIS OF BEARINGS

The bearings shown on this plot are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORR98). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The most property line of PD 040-005711 has an assumed bearing of N83°14'18"E and is designated as "Basis of bearing" for this plot.



Scale: 1" = 100'

E. P. FERRIS
 ASSOCIATES
 Surveying and Engineering



CONTACT:
 880 KING AVENUE
 COLUMBUS, OHIO 43212
 (614) 298-2289
 (614) 298-2992 (Fax)
 www.EPFERRIS.com

BY: *Matthew Lee Sloat* 1/16/18
 Matthew Lee Sloat, P.E., P.S.
 Registered Surveyor No. 8342

DRAWN BY ERM CHK BY MEF DATE 01-16-18
 1054005

C-12-18
Exhibit B
Existing Easement "A"
0.206 Acre Description

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Survey No. 8231, and being part of a 5.704 acre tract, as conveyed to 7 Star Entertainment, Inc., as described in Official Record Volume 32968 Page H20, and being part of a water line easement, as described in Official Record Volume 00356 Page H04, all references being those of record in the Franklin County, Ohio Recorder's Office and being more particularly described as follows

Commencing at a point at the northwesterly corner of said 5.704 acre tract;

Thence along the westerly line of said 5.704 acre tract, South 03° 14' 16" West, 88.38 feet to a point;

Thence across said 5.704 acre tract, South 86° 45' 44" East, 14.65 feet to a point, said point also being the **TRUE POINT OF BEGINNING** of the easement herein described;

Thence along the existing easement, and across said 5.704 acre tract the following ten (10) courses:

1. North 53° 20' 55" East, 20.00 feet to a point;
2. South 36° 39' 05" East, 151.78 feet to a point;
3. South 86° 39' 05" East, 142.48 feet to a point;
4. South 41° 39' 05" East, 26.66 feet to a point;
5. South 03° 20' 55" West, 134.14 feet to a point;
6. North 86° 39' 05" West, 20.00 feet to a point;
7. North 03° 20' 55" East, 125.86 feet to a point;
8. North 41° 39' 05" West, 10.00 feet to a point;
9. North 86° 39' 05" West, 143.52 feet to a point;
10. North 36° 39' 05" West, 161.10 feet to a point, being the **TRUE POINT OF BEGINNING**, containing 0.206 acres (8956 S.F.) more or less;

Subject to all legal rights-of-way and/or easements, if any, of previous record.

The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation's Virtual Reference Station network. The westerly property line of said 5.704 acre tract has

an assumed bearing of North 03° 14' 16" East and is designated as "basis of bearing" for this plat.

This description was prepared by Matthew Lee Sloat, Registered Surveyor No. 8342, of E.P. Ferris & Associates, Inc. on January 16, 2018.



Matthew Lee Sloat *1/16/18*

Matthew Lee Sloat, PS 8342

Date

Date: 02-13-18
Introduced By: Mr. Berry
Committee: Service
Originated By: Mr. Clark
Approved: Mr. Boso
Emergency: 30 Days
Current Expense:

No.: CR-08-18
1st Reading: 02/20/18
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION CR-08-18

RESOLUTION DECLARING THE NECESSITY OF CONSTRUCTING CERTAIN SIDEWALKS ON LOUISE AVENUE, LOUISE PLACE, SHELDON PLACE, THOMAS AVENUE, HOMECOMER DRIVE, DENNIS LANE, AND REQUIRING THAT ABUTTING PROPERTY OWNERS CONSTRUCT SAME

WHEREAS, the City believes that sidewalks are necessary for the general welfare of the City and its residents in that they provide connectivity and a safe means of pedestrian travel; and

WHEREAS, Section 729.01 of the Ohio Revised Code provides that a municipal corporation may require the construction and/or repair of sidewalks within the municipal corporation limits; and

WHEREAS, ORC Section 729.01 further provides that if the abutting landowners fail to construct and/or repair the sidewalks within the specific time frame established by the municipality, the municipality may cause the construction and/or repairs to be completed and the total costs of such to be assessed against the abutting lots or lands; and

WHEREAS, in accordance with Ohio law, the City of Grove City Codified Ordinances also require that "all owners of property abutting on streets of the City shall, upon notice being given to them pursuant to Ohio R.C. 729.02 by the Clerk of the legislative authority, construct or repair sidewalks in the street or streets on which the lot or lots abut in accordance with the specifications adopted by Council"; and

WHEREAS, the City's Consulting Engineer has prepared the plans, specifications and cost estimates for the construction and repair of proper sidewalks for the properties described in Exhibit "A"; and

WHEREAS, the plans, specifications and cost estimates have been submitted to and are on file with the Clerk of Council; and

WHEREAS, as part of the annual sidewalk program, the City has budgeted funds to help assist the affected homeowners by paying part of the costs of the improvements required herein.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. It is necessary to construct and/or repair sidewalks in the City of Grove City in accordance with the plans, specifications and cost estimates prepared by the City's Consulting Engineer and now on file in the office of the Clerk of Council in front of all the properties described by street address in Exhibit "A" attached hereto and incorporated herein.

SECTION 2. The owners of all of the lots and lands bounding and abutting upon the area of the proposed sidewalk improvements shall construct and/or repair in accordance with the plans and specifications on file in the office of the Clerk of Council, the portions of such sidewalks abutting on their respective properties within a period of thirty (30) days after the service of notice of

passage of this Resolution; and, if such construction and/or repair is not completed within the thirty (30) day period, then this Council shall have the same done and the entire cost thereof shall be assessed upon the property of each owner of abutting lots or lands and made a lien thereon, with penalty and interest, to be collected in the manner provided by law.

SECTION 3. The Clerk of this Council is directed to cause a written notice of the passage of this Resolution to be served as required by law.

SECTION 4. The plans, specifications and estimate of cost of said construction as heretofore filed are hereby approved.

SECTION 5. This resolution shall take effect at the earliest opportunity allowed by law.

Steve Robinette, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
resolution is correct as to form.

Stephen J. Smith, Director of Law

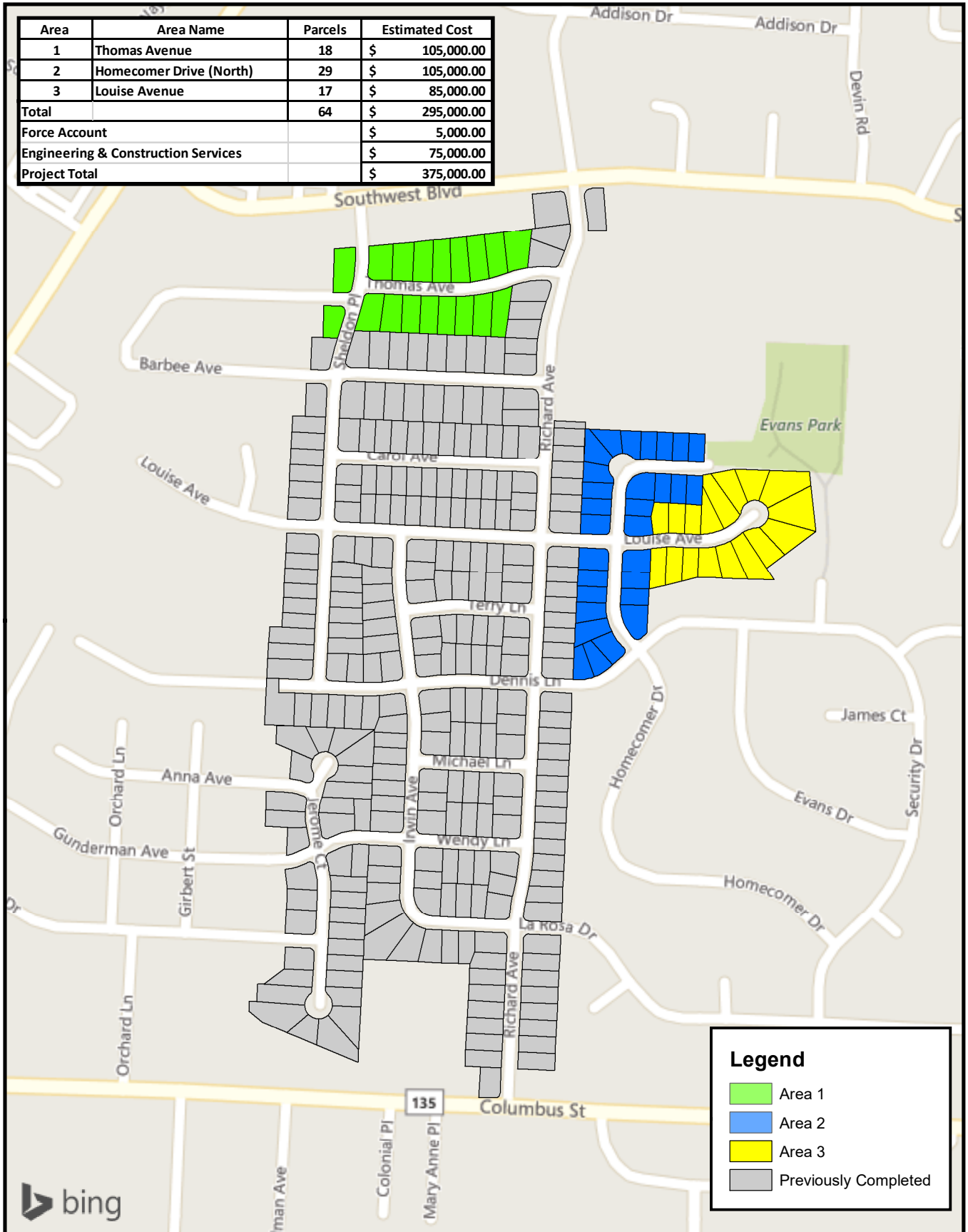
CP-08-18
Exhibit A

2018 SIDEWALK PROGRAM PROPERTY SUMMARY

Parcel ID	House #	Street	Estimated City Construction Cost	Estimated Assessment (Resident) Construction Cost	Total Estimated Construction Cost
040-002620	2900	Dennis Ln	\$2,660.00	\$2,200.00	\$4,860.00
040-002619	2910	Dennis Ln	\$1,990.00	\$1,990.00	\$3,980.00
040-002638	3687	Homecomer Dr	\$1,510.00	\$1,510.00	\$3,020.00
040-002637	3688	Homecomer Dr	\$2,730.00	\$1,170.00	\$3,900.00
040-002639	3691	Homecomer Dr	\$1,120.00	\$1,120.00	\$2,240.00
040-002636	3692	Homecomer Dr	\$1,010.00	\$1,010.00	\$2,020.00
040-002640	3695	Homecomer Dr	\$260.00	\$260.00	\$520.00
040-002635	3696	Homecomer Dr	\$1,020.00	\$1,020.00	\$2,040.00
040-002634	3700	Homecomer Dr	\$1,070.00	\$1,070.00	\$2,140.00
040-002633	3704	Homecomer Dr	\$1,160.00	\$1,160.00	\$2,320.00
040-002632	3708	Homecomer Dr	\$590.00	\$590.00	\$1,180.00
040-002631	3709	Homecomer Dr	\$380.00	\$380.00	\$760.00
040-002630	3717	Homecomer Dr	\$1,180.00	\$1,180.00	\$2,360.00
040-002641	3718	Homecomer Dr	\$3,190.00	\$3,190.00	\$6,380.00
040-002629	3725	Homecomer Dr	\$920.00	\$920.00	\$1,840.00
040-002642	3732	Homecomer Dr	\$1,470.00	\$1,470.00	\$2,940.00
040-002628	3733	Homecomer Dr	\$1,010.00	\$1,010.00	\$2,020.00
040-002625	3767	Homecomer Dr	\$1,720.00	\$1,720.00	\$3,440.00
040-002651	3768	Homecomer Dr	\$1,700.00	\$1,700.00	\$3,400.00
040-002624	3775	Homecomer Dr	\$1,790.00	\$1,790.00	\$3,580.00
040-002652	3776	Homecomer Dr	\$1,570.00	\$1,570.00	\$3,140.00
040-002623	3783	Homecomer Dr	\$2,210.00	\$2,210.00	\$4,420.00
040-002653	3790	Homecomer Dr	\$7,340.00	\$4,600.00	\$11,940.00
040-002622	3791	Homecomer Dr	\$1,380.00	\$1,380.00	\$2,760.00
040-002621	3799	Homecomer Dr	\$5,660.00	\$3,390.00	\$9,050.00
040-002647	2859	Louise Ave	\$2,700.00	\$2,700.00	\$5,400.00
040-002646	2860	Louise Ave	\$3,400.00	\$3,400.00	\$6,800.00
040-002648	2867	Louise Ave	\$3,140.00	\$3,140.00	\$6,280.00
040-002645	2868	Louise Ave	\$3,000.00	\$3,000.00	\$6,000.00
040-002644	2874	Louise Ave	\$2,180.00	\$2,180.00	\$4,360.00
040-002649	2875	Louise Ave	\$1,900.00	\$1,900.00	\$3,800.00
040-002650	2887	Louise Ave	\$5,730.00	\$3,630.00	\$9,360.00

Parcel ID	House #	Street	Estimated City Construction Cost	Estimated Assessment (Resident) Construction Cost	Total Estimated Construction Cost
040-002643	2888	Louise Ave	\$7,210.00	\$4,200.00	\$11,410.00
040-002626	2907	Louise Ave	\$5,660.00	\$3,350.00	\$9,010.00
040-002627	2908	Louise Ave	\$6,610.00	\$4,510.00	\$11,120.00
040-004015	2820	Louise Pl	\$160.00	\$160.00	\$320.00
040-004014	2824	Louise Pl	\$1,960.00	\$1,960.00	\$3,920.00
040-004016	2825	Louise Pl	\$2,340.00	\$2,340.00	\$4,680.00
040-004013	2830	Louise Pl	\$1,890.00	\$1,890.00	\$3,780.00
040-004017	2831	Louise Pl	\$2,710.00	\$2,710.00	\$5,420.00
040-004012	2836	Louise Pl	\$1,890.00	\$1,890.00	\$3,780.00
040-004018	2837	Louise Pl	\$2,210.00	\$2,210.00	\$4,420.00
040-004011	2840	Louise Pl	\$2,720.00	\$2,720.00	\$5,440.00
040-004019	2843	Louise Pl	\$2,550.00	\$2,550.00	\$5,100.00
040-004010	2850	Louise Pl	\$1,640.00	\$1,640.00	\$3,280.00
040-004020	2851	Louise Pl	\$2,280.00	\$2,280.00	\$4,560.00
040-003179	3622	Sheldon Pl	\$5,680.00	\$4,630.00	\$10,310.00
040-003200	3627	Sheldon Pl	\$6,360.00	\$4,260.00	\$10,620.00
040-003178	3646	Sheldon Pl	\$7,280.00	\$5,180.00	\$12,460.00
040-003248	3651	Sheldon Pl	\$5,270.00	\$4,220.00	\$9,490.00
040-003186	2950	Thomas Ave	\$3,220.00	\$2,740.00	\$5,960.00
040-003171	2959	Thomas Ave	\$2,510.00	\$2,510.00	\$5,020.00
040-003185	2960	Thomas Ave	\$2,860.00	\$2,860.00	\$5,720.00
040-003172	2967	Thomas Ave	\$2,460.00	\$2,460.00	\$4,920.00
040-003173	2977	Thomas Ave	\$1,040.00	\$1,040.00	\$2,080.00
040-003183	2978	Thomas Ave	\$2,080.00	\$2,080.00	\$4,160.00
040-003174	2985	Thomas Ave	\$1,970.00	\$1,970.00	\$3,940.00
040-003182	2988	Thomas Ave	\$1,780.00	\$1,780.00	\$3,560.00
040-003184	2970	Thomas Ave	\$1,082.00	\$1,082.00	\$2,164.00
040-003175	2995	Thomas Ave	\$2,270.00	\$2,270.00	\$4,540.00
040-003181	2998	Thomas Ave	\$1,870.00	\$1,870.00	\$3,740.00
040-003176	3003	Thomas Ave	\$2,310.00	\$2,310.00	\$4,620.00
040-003180	3006	Thomas Ave	\$2,270.00	\$2,270.00	\$4,540.00
040-003177	3011	Thomas Ave	\$1,680.00	\$1,680.00	\$3,360.00

Area	Area Name	Parcels	Estimated Cost
1	Thomas Avenue	18	\$ 105,000.00
2	Homecomer Drive (North)	29	\$ 105,000.00
3	Louise Avenue	17	\$ 85,000.00
Total		64	\$ 295,000.00
Force Account			\$ 5,000.00
Engineering & Construction Services			\$ 75,000.00
Project Total			\$ 375,000.00



Legend

- Area 1
- Area 2
- Area 3
- Previously Completed



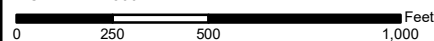
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648

emht.com

CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

Proposed 2018 Sidewalk Program

SCALE: 1" = 500'



Source: Basemap - Bing Maps



Date: 02/15/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Ms. Kelly
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-13-18
1st Reading: 02/20/18
Public Notice: 02/23/18
2nd Reading: 03/05/18
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE NO. C-13-18

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 0.501+ ACRES LOCATED AT 4047 CASA BLVD. IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 0.501+ acres, more or less, in Jackson Township was duly filed Cindy Harrison; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on November 14, 2017; and

WHEREAS, the Board of County Commissioners certified the transcript of the proceeding in connection with the said annexation with the map and petition required in connection therewith to the City Clerk who received the same on December 12, 2017.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT

SECTION 1. The proposed annexation, as applied for in the petition of Cindy Harrison, and being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on October 24, 2017 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on November 14, 2017, be and the same is hereby accepted.

Said territory is described as follows: *Situated in the State of Ohio, County of Franklin, Township of Jackson and being part of Virginia Military Survey No. 1383. A copy of the legal description of the property being annexed is attached hereto as "Exhibit A" and made a part hereof as if fully written herein.*

SECTION 2. The zoning on this annexation shall be SF-1, Single Family Residential, and shall be placed in Ward 1. A map is attached as "Exhibit B" and made a part hereof.

SECTION 3. The City Clerk be and she is hereby authorized and directed to make three copies of the ordinance to each of which will be attached a copy of the map showing this annexation, a copy of the original petition, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto, a certificate as to the correctness thereof. The clerk shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State and such other things as may be required by law.

SECTION 4. This ordinance shall take effect at the earliest opportunity allowed by law.

Steven R. Robinette, President of Council

C-13-18
Exhibit A

RECEIVED

OCT 12 2017

Franklin County Planning Department
Franklin County, OH

Description of a 0.501 acre tract for annexation purposes

ANX-22-17

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number 1383, and being all of Lot 163 of Castle Farms Subdivision as recorded in Plat Book 21, Page 3 as conveyed to Cindy Harrison by Instrument No.200706210108490 and being more particularly described for annexation purposes as follows:

Beginning at the northwesterly corner of said Lot 163, said point being on the southerly right-of-way of Casa Boulevard;

thence easterly approximately 110.77' along said southerly right-of-way of Casa Boulevard to the easterly line of said Lot 163;

thence southerly approximately 197.4' along said easterly lot line to the northerly line of Hoover Park Section 2, Part 6 (P.B. 100, Pg. 81-82), being the existing City of Grove City corporation line as established by Ordinance Number C-53-79 as recorded in M.R.172 Pg.829;

thence westerly approximately 110.78', continuing along said corporation line, southerly line of Lot 163, and northerly line of Hoover Park Sec. 6, Part 2 (P.B. 100, Pg.81-82) to the westerly line of said Lot 164;

thence leaving said corporation line, northerly along the westerly line of Lot 163 approximately 195.82' to the point of beginning, containing approximately 0.501 acres of land, more or less.

All documents referenced herein are Franklin County Recorder's records.

The above description was prepared by Matthew L Campbell, P.S. 8546 of Campbell and Associates, Inc. in August of 2017 using the best available county records. The above description is not valid for transfer of real property, and is not to be utilized in place of a Boundary Survey as defined by the Ohio Administrative Code in Chapter 4733-37.

ANNEXATION PURPOSES ONLY

Property Address: 4047 Casa Blvd, Grove City, OH 43123

Franklin County Parcel No. 160-000806-00

RECEIVED

SEP 15 2017

Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE

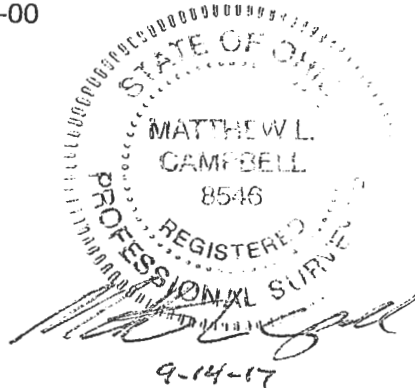
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By

CR

Date

9/15/17

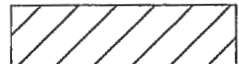


C-13-18

ANNEXATION PLAT

PROPOSED ANNEXATION OF LOT 163 OF CASTLE FARMS SUBDIVISION
FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

LEGEND

-  EXISTING CITY OF GROVE CITY CORPORATION LINE
-  PROPOSED CITY OF GROVE CITY CORPORATION LINE
-  AREA PROPOSED FOR ANNEXATION

ADDRESS OF SUBJECT PROPERTY:
4047 CASA BLVD, GROVE CITY, OH 43123

THIS ANNEXATION DOES NOT CREATE AN UNINCORPORATED AREA OF THE TOWNSHIP COMPLETELY SURROUNDED BY THE TERRITORY PROPOSED FOR ANNEXATION.

TOTAL PERIMETER OF ANNEXATION IS 614.77'±
OF WHICH 110.78'± IS CONTIGUOUS WITH THE CITY OF GROVE CITY, RESULTING IN 18.0% OF PERIMETER CONTIGUITY.

Rear Adjoiner's Info:
Lot 258 - Jennifer Miller, Tr.
Instr. 201706150081183

Lot 259 - Brooke E Schlegel
Instr. 201501150005928

Lot 260 - Joshua M Jett
Instr. 201507090092711

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE

CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER

CR Date *9/15/17*
NO RECEIVED STAMP



0 50'

SCALE: 1"=50'

OCT 12 2017

Franklin County Planning Department
Franklin County, OH

Louis E Smith
OR 24980 Pg. A-05
(Instr. 200203200071056)
Lot 162

ANX-22-17



Existing City of Grove City corp. line
Ordinance no. C-53-79 recorded
in M.R. 172 Pg. 829

Jackson Township
City of Grove City

CASA BLVD. (60' public right-of-way)

R/W
Point of Beginning

EASTERLY 110.77'±

William Harrison, Jr.
Instr. 200803250044909
Lot 164

Cindy Harrison
Instr. 200706210108490
Lot 163

0.501 Acres
21821± sq.ft.

PPN 160-000806-00

Castle Farms Subd.
Plat Book 21, Page 3

WESTERLY 110.78'±

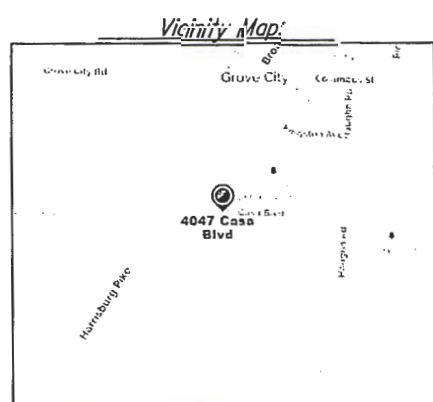
Lot 258

Lot 259

Hoover Park Sec. 6 Part 2
Plat Book 100, Page 81-82

Jackson Township
City of Grove City

Lot 260



NOTE: THIS MAP WAS PREPARED USING THE BEST AVAILABLE FRANKLIN COUNTY RECORDS AND WITHOUT THE BENEFIT OF A BOUNDARY SURVEY. ALL DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AS SHOWN ON THE RECORD PLAT.

MATTHEW L. CAMPBELL
CAMPBELL & ASSOCIATES, INC.

REG. NO. 8546

9-14-17
DATE

Property Address:
4047 Casa Blvd
Grove City, OH 43123
Franklin County Parcel
160-000806-00

Job: C0144795

CA
CAMPBELL &
ASSOCIATES, INC.
Land Surveyors
(800) 233-4117
www.campbellsurvey.com

Date: 02/15/17
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved:
Emergency: 30 Days:
Current Expense:

No.: C-14-18
1st Reading: 02/20/18
Public Notice: 2/23/18
2nd Reading: 03/05/18
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-14-18

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A DRIVE-THRU FOR THE SHOPPES AT 665 LOCATED AT 2811 LONDON-GROVEPORT ROAD

WHEREAS, The Shoppes at 665, applicant, has submitted a request for a Special Use Permit for a Drive-thru window located at 2811 London-Groveport Road; and

WHEREAS, on February 05, 2018, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, with the following stipulation:

1. Arrows and/or signage shall be provided on site to designate where one-way traffic will occur;
2. Menu boards shall be set in a landscaped area and on top of a brick base that matches the brick utilized on the primary building. The landscaping of the menu boards shall be submitted and approved by the Urban Forester.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. A Special Use Permit, under Section 1135.09b(12)A1j is hereby issued to Shoppes at 665, located at 2811 London-Groveport Road, contingent upon the stipulation set by Planning Commission.

SECTION 2. This ordinance shall take effect at the earliest opportunity allowed by law.

Steven R. Robinette, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 02/14/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-09-18
1st Reading: 02/20/18
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-09-18

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR THE SHOPPES AT 665 LOCATED SOUTH OF STATE ROUTE 665

WHEREAS, on February 6, 2018, the Planning Commission recommended approval of the Development Plan for Shoppes at 665, with the following deviations and stipulations:

1. A deviation shall be granted to permit parking spaces to be 162 square feet in size, below the required 180 square foot minimum;
2. Sheet C-6 shall be revised to include the three (3) proposed stamped, brick crosswalks and the connection to the sidewalk along London-Groveport Road currently shown on the landscape plan and Sheet AS1;
3. All sidewalks on the site shall be at least five feet (5') in width to meet new ADA requirements;
4. All vehicular and pedestrian areas shall meet the minimum lighting requirements of at least 0.5 footcandles;
5. All exterior lighting fixtures shall be white in color;
6. An Irrigation Plan shall be submitted that meets the requirements of Section 1136.09(a)(2);
7. A Tree Preservation Plan shall be submitted that meets the requirements of Section 1136.09(a)(2);
8. The draft Easement Agreement shall be recorded with Franklin County.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby approves the Development Plan for Shoppes at 665, contingent upon the deviations and stipulations set by Planning Commission.

SECTION 2. This approval shall be good for 12 months from the date passed, or as otherwise provided in Section 1101.07(b) of the Codified Ordinances of the City of Grove City, Ohio.

SECTION 3. This resolution shall take effect at the earliest opportunity allowed by law.

Steven R. Robinette, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

Date: 02/14/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved:
Emergency: 30 Days:
Current Expense:

No.: CR-10-18
1st Reading: 02/20/18
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-10-18

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR CONCORD FABRICATORS ADDITION LOCATED AT 6511 SEEDS ROAD

WHEREAS, on February 6, 2018, the Planning Commission recommended approval of the Development Plan for Concord Fabricators Addition, with the following deviations and stipulations:

1. A deviation shall be granted from Section 1136.06(a)(3) for frontage landscaping requirements for truck vehicular use and parking areas to permit a reduction in the landscaping of the truck parking and loading area to Seeds Road as shown on Sheet L-1;
2. A deviation shall be granted from Section 1136.06(c) to waive the landscaping and setback requirements for truck parking screening from an incompatible use district to the west and south property lines;
3. A deviation shall be granted from Section 1136.07 for landscaping buffers relating to uncomplimentary land uses and zones for the west and south property lines;
4. A deviation shall be granted from Section 1136.06(d) to waive the requirement for landscape islands and peninsulas in the proposed gravel area.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby approves the Development Plan for Concord Fabricators Addition located at 6511 Seeds Road, contingent upon the deviations and stipulations set by Planning Commission.

SECTION 2. This approval shall be good for 12 months from the date passed, or as otherwise provided in Section 1101.07(b) of the Codified Ordinances of the City of Grove City, Ohio.

SECTION 3. This resolution shall take effect at the earliest opportunity allowed by law.

Steven R. Robinette, President of Council

Richard L. Stage, Mayor

Tami K. Kelly, MMC, Clerk of Council

Stephen J. Smith, Director of Law

Passed:
Effective:

Attest:

I Certify that this resolution
is correct as to form.

Date: 02/14/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days
Current Expense: _____

No.: CR-11-18
1st Reading: 02/20/18
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-11-18

A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR THE ASHFORD OF GROVE CITY LOCATED SOUTH OF SOUTHWEST BLVD. AND WEST OF BROADWAY

WHEREAS, on February 6, 2018, the Planning Commission recommended approval of the Preliminary Development Plan for the Ashford of Grove City, with the following deviations and stipulations:

1. The reconfiguration of the access points shall be considered during the final Development Plan review;
2. Any portion of the building facing either Southwest Blvd. or Broadway shall include at least 50% masonry.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby approves the Preliminary Development Plan for The Ashford of Grove City located South of Southwest Blvd. and west of Broadway, contingent upon the stipulations set by Planning Commission.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.

Steven R. Robinette, President of Council

Richard L. Stage, Mayor

Tami K. Kelly, MMC, Clerk of Council

Stephen J. Smith, Director of Law

Passed:

Effective:

Attest:

I Certify that this resolution
is correct as to form.