

LEGALS

Osgood Civil Town, Ripley County Indiana Cash & Investments Combined Statement - 2024

Local Fund Number	Local Fund Name	Beg Cash & Inv Bal Jan 1, 2024	Receipts	Disbursements	End Cash & Inv Bal Dec 31, 2024
GOVERNMENTAL ACTIVITIES					
1101	GENERAL	\$1,829,571.13	\$733,154.89	\$597,121.51	\$1,965,604.51
2201	MVH	\$90,062.97	\$33,189.74	\$36,270.32	\$86,982.39
2202	LOCAL ROAD AND STREET	\$12,756.58	\$15,805.97	\$19,079.45	\$9,483.10
2203	MVH RESTRICTED ECONOMIC DEVELOPMENT	\$3,191.62	\$33,189.74	\$27,956.31	\$8,425.05
2216	ECONOMIC DEVELOPMENT	\$189,480.77	\$7,854.58	\$0.00	\$197,335.35
2228	LAW ENF CONT ED	\$53.82	\$0.00	\$0.00	\$53.82
2235	REGIONAL REV SHARING FUND	\$1,433,850.27	\$32,132.81	\$384,112.27	\$1,081,870.81
2236	RAINY DAY FUND	\$31,522.50	\$0.00	\$0.00	\$31,522.50
2240	LOIT -Public Safety	\$0.00	\$116,382.96	\$93,107.00	\$23,275.96
2248	LOIT SPECIAL DISTRIBUTION	\$15,184.94	\$0.00	\$0.00	\$15,184.94
2256	OPIOID DISTRIBUTION UNRESTRICTED	\$4,739.28	\$5,841.28	\$0.00	\$10,580.56
2257	OPIOID DISTRIBUTION ABATEMENT PORTION	\$11,979.51	\$14,501.16	\$0.00	\$26,480.67
2400	AMERICAN RESCUE PLAN ACT NONREVERTING FUND	\$359,203.98	\$160,901.22	\$343,786.40	\$176,318.80
2401	COMMUNITY CROSSING MATCHING GRANT	\$1.30	\$0.00	\$0.00	\$1.30
2402	OSGOOD DEV FOUNDATION	\$350.00	\$0.00	\$0.00	\$350.00
2403	RAILROAD GRADE CROSSING FUND GRANT #24-GCF-LPA-20	\$0.00	\$5,600.00	\$5,600.00	\$0.00
2404	RIPLEY COUNTY COMM FUND	\$12,500.00	\$0.00	\$10,000.00	\$2,500.00
2405	REYNOLDS FOUNDATION GRANT	\$554,397.30	\$1,031,075.14	\$1,414,746.07	\$170,726.37
2406	R.S. REG FND GRANT	\$1,500.00	\$0.00	\$1,500.00	\$0.00
2407	OCRA AWARD CDEFA14.228 WATER PROJECT	\$0.00	\$581,481.00	\$581,481.00	\$0.00
2500	BRINE ACCOUNT	\$58.72	\$0.00	\$0.00	\$58.72
4401	CUM CAP IMP - CIG TAX	\$83,311.58	\$2,567.19	\$3,820.00	\$82,058.77
4402	CUM CAP DEV	\$63,680.65	\$30,185.19	\$10,000.00	\$83,865.84
4436	ECON DEV INCOME TAX EDIT	\$604,151.45	\$57,909.00	\$16,394.11	\$645,666.34
4443	SIDEWALK MAINTENANCE FUND	\$7,436.50	\$2,654.00	\$0.00	\$10,090.50
8901	PAYROLL/CLEARING ACCT	\$18,422.23	\$1,180,144.49	\$1,144,229.26	\$54,337.46
8976	CREDIT CARD SERVICE FEE/ UTILITY PAYMENT CLEARING	\$239.39	\$1,081,777.21	\$1,081,966.60	\$50.00
WASTEWATER					
6201	SEWAGE UTL OPERATING	\$456,447.02	\$746,901.92	\$793,755.11	\$409,593.83
6202	SEWAGE UTL B & I SINKING	\$75,383.17	\$143,491.46	\$130,025.00	\$88,849.63
6203	SEWAGE UTL IMPROVEMENT	\$1,645.86	\$0.00	\$0.00	\$1,645.86
6204	SEWAGE CONSTRUCTION FUND	\$272.93	\$0.00	\$0.00	\$272.93
6206	SEWAGE DEBT SERVICE RESERVE	\$74,715.94	\$851.75	\$0.00	\$75,567.69
WATER					
6101	WATER UTILITY OPERATING	\$625,484.11	\$1,109,887.36	\$1,152,091.17	\$583,280.30
6102	WATER UTILITY B & INT	\$133,242.58	\$194,219.09	\$174,212.93	\$153,248.74
6103	WATER DEBT SERVICE RESERVE	\$142,948.14	\$8,937.84	\$0.00	\$151,885.98
6104	WATER UTIL METER DEPOSIT	\$60,594.97	\$5,020.06	\$3,755.06	\$61,859.97
6105	WATERWORKS IMP FUND	\$101,642.09	\$0.00	\$0.00	\$101,642.09
GAS					
6401	GAS UTILITY OPERATING	\$1,379,609.20	\$865,093.11	\$948,450.49	\$1,296,251.82
6403	GAS UTILITY DEPRECIATION	\$277,650.97	\$6,986.80	\$0.00	\$284,637.77
6404	GAS UTL METER DEPOSIT	\$73,092.72	\$5,419.65	\$4,165.00	\$74,347.37
TOTAL ALL FUNDS		\$8,730,376.19	\$8,213,156.61	\$8,977,625.06	\$7,965,907.74

NOTICE OF PUBLIC HEARING

BY THE BOARD OF SCHOOL TRUSTEES OF MILAN COMMUNITY SCHOOL CORPORATION, RIPLEY COUNTY, INDIANA

The citizens of the Milan Community School Corporation, Ripley County, Indiana (the "School Corporation"), are hereby notified that the Board of School Trustees of the School Corporation (the "Board") proposes to enter into negotiations with the Milan 21st Century School Building Corporation, which is a nonprofit school building corporation (the "Building Corporation"), to undertake the 2025 Elementary School Expansion/Renovation and District-Wide Facility Project (as defined and described in the resolution adopted by the Board on December 19, 2025), all or a portion of which will be financed by entering into a proposed amendment to the Lease, dated January 18, 2010, as previously amended (the "Lease"), with the Building Corporation, which in turn will allow the Building Corporation to issue one or more series of first mortgage bonds (the "Bonds"). The Bonds will be issued in one or more series or issues, in an original aggregate principal amount not to exceed Five Million Seventy-Five Thousand Dollars (\$5,075,000), for the purpose of procuring funds to pay for all or a portion of the costs of the 2025 Elementary School Expansion/Renovation and District-Wide Facility Project and to pay for all or a portion of the costs associated therewith, including, but not limited to interest on all or a portion of the Bonds through and including July 15, 2026, and the expenses in connection with or on account of the issuance of the Bonds therefor. Each series of the Bonds shall have a term of no longer than twenty (20) years, and shall bear interest at a rate or rates not exceeding five percent (5.00%) per annum, the exact rate or rates to be determined by bidding or negotiation.

Pursuant to the proposed amendment to Lease, the Building Corporation will do all or any portion of the following:

1. Continue to lease to the School Corporation all of the premises subject to the Lease, which are all or a portion of the existing Milan Elementary School, the existing Milan Middle School and the existing Milan High School and their related outdoor facilities, certain adjacent facilities and outdoor physical education/extra-curricular facilities and the land upon which such facilities are located, all of which are located in Ripley County, Indiana (the "Premises");
2. Reimburse the School Corporation for costs previously incurred by the School Corporation for one or more facility improvement, renovation or equipping projects at all or any portion of the Premises;
3. Pay the School Corporation for an extension of the Building Corporation's ownership of the Premises;
4. Undertake all or any portion of the 2025 Elementary School Expansion/Renovation and District-Wide Facility Project; and
5. Extend the term of the Lease with respect to all or any portion of the Premises, with an increased term not to exceed twenty-one (21) years from the date the each addendum to proposed amendment to the Lease is recorded by the Building Corporation and the School Corporation (which is an additional three (3) years from the current final term of the Lease, assuming the last addendum to the proposed amendment to the Lease is recorded in 2025), with an increased annual lease rental not to exceed One Million Twenty Thousand Dollars (\$1,020,000) with respect to the Bonds, with the additional annual lease rental payable in semiannual installments commencing no earlier than June 30, 2026, and thereafter on June 30 and December 31 of each year during the remaining term of the proposed amendment to Lease.

As additional rental, the School Corporation will maintain insurance on that portion of the Premises which is subject to the Lease as required in the Lease and will pay all taxes and assessments against such property, as well as the cost of alterations and repairs, all rebate costs associated with the obligations issued by the Building Corporation, and all utility costs incurred in connection with such property. Simultaneous with the issuance of each series of the Bonds, the annual lease rental will be reduced to an amount equal to an amount sufficient to pay the principal and interest due on all of the Bonds outstanding after the issuance of such Bonds in each twelve (12) month period together with annual incidental costs as determined by the Building Corporation at the time of the issuance of each such series of the Bonds, payable in semiannual installments.

The Lease gives an option to the School Corporation to purchase that portion of the Premises which is subject to the Lease.

As stated above, the Building Corporation will be paying the School Corporation (1) as reimbursement for improvements made at the Premises since the Building Corporation has owned the Premises which were paid by the School Corporation, and (2) for an extension of the Building Corporation's ownership of the Premises. The School Corporation intends to use the money it receives, if any, from the proceeds of the Bonds to pay for that portion of the 2025 Elementary School Expansion/Renovation and District-Wide Facility Project not paid by the Building Corporation.

The drawings, plans and specifications, including cost estimates, for the 2025 Elementary School Expansion/Renovation and District-Wide Facility Project, as well as a copy of the proposed amendment to Lease, are currently available for inspection by the public on all business days during business hours, at the Administration Building of the School Corporation, located at 412 East Carr Street, Milan, Indiana.

Notice is hereby given by the undersigned that the Board will, on March 24, 2025, at 6:30 p.m. (local time), in the Board Room of the Administration Building of the School Corporation, located at 412 East Carr Street, Milan, Indiana, conduct a public hearing (1) regarding the matter of appropriating the proceeds of the Bonds received by the School Corporation and investment earnings thereon, and (2) upon the necessity for the execution of the amendment to Lease, and upon whether the lease rentals provided for therein to be paid by School Corporation to the Building Corporation are fair and reasonable rentals for that portion of the Premises which is subject to the Lease. All interested parties are entitled and encouraged to attend to present their testimony and ask any questions relative to the 2025 Elementary School Expansion/Renovation and District-Wide Facility Project, the amendment to Lease or the Bonds. Such hearing may be adjourned to a later date or dates, and subsequent to such hearing the Board may (1) either authorize the execution of such amendment to Lease as originally agreed upon, rescind the proposed amendment to Lease, or make modifications therein as may be agreed upon with the Building Corporation, but in no event may the rental exceed the amount set forth in this notice, and (2) consider adoption of a resolution regarding the issue of appropriating the proceeds of the Bonds received by the School Corporation and the investment earnings thereon for the purposes described herein.

Dated this 18th day of February, 2025.
MILAN COMMUNITY SCHOOL CORPORATION, RIPLEY COUNTY, INDIANA
By: Pat Murphy, Superintendent

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Notice of Administration

IN THE CIRCUIT COURT COURT OF RIPLEY COUNTY STATE OF INDIANA
CAUSE NO. 69C01-2501-EU-000004
IN THE MATTER OF THE UNSUPERVISED ESTATE OF RALPH F. MEYER
Notice is hereby given that Steven R. Meyer, of 4342 West Co. Rd. 1050 N., Osgood, Indiana 47037, was on the 3rd day of February, 2025, appointed Personal Representative of the Estate of Ralph F. Meyer, deceased who died on the 4th day of December, 2024.

All persons who have claims against this estate, whether or not now due, must file the claim in the office of the Clerk of this Court within three (3) months from the date of the first publication of this notice, or within nine (9) months after the decedent's death, whichever is earlier, or the claims will be forever barred.
Dated at Versailles, Indiana: February 10, 2025.
Liz Baumgartner, Clerk
RIPLEY CIRCUIT COURT
ATTORNEY FOR ESTATE
JOHN A. ERTEL
COMER & ERTEL
115 West Ripley Street
Osgood, Indiana 47037
Phone (812) 689-4444

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NOTICE TO BIDDERS

The intent of this bid notice is to obtain an offer to perform work to complete the Milan Senior Apartments Rehab Project located at 213 Maple St. Milan, IN 47031. Contractors are invited to submit a proposal under seal to the project's owner, Milan Housing for the Elderly, Inc. Proposals to be submitted as fixed price not to exceed, and contract will be awarded to the lowest and most responsive bidder.

Sealed bids are to be delivered to the attention to: Milan Housing for the Elderly, Inc. Regina Meade 213 Maple St. Milan, IN 47031

Sealed bids shall be received at the address above by 4:00 PM (local time) Friday March 14, 2025. No late bids will be accepted. Bids will be opened and reviewed publicly at 4:00 PM (local time) Friday March 14, 2025 at the same location. Public Attendees may attend the meeting virtually via Zoom at <https://www.zoom.us/join> with Meeting ID: 852 2901 3410 and Passcode: 851442 or by calling (646) 931-3860 and entering Meeting ID: 852 2901 3410 and Passcode: 851442

A Pre-Bid Conference will be held on Friday February 28, 2025 at 10:00 AM (local time) at the project site in the Community Room.

Attendance of this meeting is strongly suggested for all General Contractors planning to submit a bid. Sub-Contractors and Vendors/Suppliers who plan to submit their bid to a general contractor are also encouraged to attend.

The Architect and Owner will be available for questions. Any corrections to the Bid Documents or additional information will be issued to all Plan Holders via Addenda. Please forward all questions concerning this project in writing via email, directed to Brian Hollars and the office of Studio Three Architects (S3) at brian@s3architects.com

Please note that the property is currently occupied, and this will be an in-place rehab. Tenants will leave their units daily for rehab activity and be allowed to return to their units after working hours.

DESCRIPTION OF THE PROJECT:

The Contract scope of work can be briefly summarized, without limitation, as follows:

Milan Senior Apartments, constructed in 1981, is currently marketed to senior residents or individuals of any age with a disability. The project is comprised of 34 units in a one-story building. The rehab consists of, but is not limited to, accessibility upgrades to select units; a new roof and gutters; upgraded windows, doors, and appliance improvements; new drywall, paint, flooring and plumbing fixtures; addition of office space; and parking lot upgrades.

The outline description above is a general description of the work and does not necessarily describe all of the aspects of the project.

Consistent with Presidential Executive Orders 11625, 12138, and 12432, and Section 3 of the HUD Act of 1968, all feasible efforts shall be made to ensure that small and minority-owned businesses (MBE), women's business enterprises (WBE), and other individuals or firms located in or owned in substantial part by persons residing in the area of the public housing authority project are used when possible. In addition, the Indiana Housing and Community Development Authority has a goal of ten percent (10%) participation by MBE/WBE firms in HOME funded projects.

Therefore, efforts must be made (and documented) to attract proposals from minority-owned businesses and women's business enterprises.

The Davis Bacon Act requires all contractors and subcontractors performing work on federal construction contracts or federally assisted projects to pay their laborers and mechanics not less than the prevailing wage rates and fringe benefits for corresponding classes of laborers and mechanics employed on similar projects in the area will apply. The prevailing wage rates and fringe benefits determined by the Secretary of Labor for inclu-

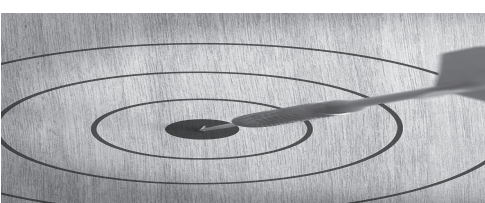
sion in covered contracts or shown in General Decision Number: **IN20250023 MOD 0 1/3/25** Construction type: Residential

A Performance Bond and Payment Bond will be required in the amount of 100% of the base bid and the highest combination of all alternates and said bonds shall remain in full force and effect for a period of one year after date of final acceptance of the work. A Bid Bond will be required for this project, in the amount of 5% of the base bid, including the high combination of all alternates. (Use AIA Document A310 - latest edition). A Cashier's Check in the amount of 5% is acceptable in lieu of bid bond. The cost of all bonds shall be included in the bid price.

Proposals shall be executed on the RD Instruction 1924-A, Guide 1, Attachment 3 form, in full accordance with the Proposal Documents, which are on file with the Architect and may be examined by Bidders at the following location:
Eastern Engineering Online Plan Room - <http://distribution.easternengineering.com/>
Lynn Imaging Online Plan Room - <https://www.lynnimaging.com/distribution>
Please make sure that when requesting plans, reference "Milan Housing Renovation." For questions regarding the plans and specifications, please contact the project architect:
Studio Three Architects
Email: bjrian@s3architects.com
The Architect retains all copyright to the bid documents, as instruments of their professional service. Bidders, or any other persons, may not use the PDF files for any other purpose than preparing a bid for this project.
General Contractors shall certify on the Proposal Form that they have obtained a complete set of construction documents, including all Drawings, Specifications and Addenda, and have reviewed the jobsite to sufficiently familiarize themselves with the existing conditions.
The Owner reserves the right to waive any informalities to any bid, to reject any or all bids, or to accept the bid which is most favorable to the Owner. The Base Bid and Alternate Bids may be held for a period not to exceed Sixty (60) days before awarding Contracts.
Should a successful Bidder withdraw his bid or fail to execute a satisfactory contract within ten (10) days after notice of acceptance of his bid, the Owner may declare the Bid Security forfeited as liquidated damages, not as penalty.
By
Milan Housing for the Elderly, Inc.
February 12, 2025

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SCC is looking to hire the following:
Assistant Director/Principal
Start date: July 1, 2025
Apply online
<https://www.sccusa.org/page/employment>
Submit a certified application, 3 recommendation letters and resume to Ashley Powers at arpowers@sccusa.org.
Any questions please call 812.689.5253 X 222



Shop Local

CLASSIFIEDS

small ads **BIG** deals

CLASSIFIED AD DEADLINES

All classified ads must be in our office by the following deadlines.

For the Osgood Journal, by Friday at 11:00 a.m.

For The Versailles Republican, by Tuesday at 11:00 a.m.

ADJUSTMENT OF ERRORS

The Ripley Publishing Company cannot be responsible for more than the first publication of any ad, so please check your ad for accuracy. Subsequent repeated errors are the responsibility of the advertiser. If a classified ad should be under a heading other than the advertiser would like it to be please contact the paper and it will be corrected for the following insertion, however, no credit

will be given on the ad. The Ripley Publishing Company reserves the right to reclassify, revise or reject at its option any advertisement deemed detrimental to the public interest or the policy of the newspapers.

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation or discrimination because of race, color, religion, sex, handicap, familial status, or national origin or intention to make any such preference, limitation, or discrimination. We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis

Madison Metals
We manufacture Premium Metal Roofing and Trim
• Buy Factory Direct
• 15 Colors
• 40 Year Warranty
• Next Day Service
• Custom Trim Available
• 20', 24', 30', & 40'
Trusses in Stock
Call for current pricing
Scratch & Dent - \$1.25 per linear foot
DELIVERY AVAILABLE
(812) 273-5214

POST FRAME BUILDINGS
24x30x8 1-16x7 garage door
1-3' door, Concrete Floor \$13,500
30x50x10 1-16x8 garage door
1-3' door, Concrete Floor \$26,900
40x60x12 1-16x10 garage door
1-3' door, Concrete Floor \$38,500
(812) 265-5290
Built on your lot! 60 years experience. Large selection of colors & sizes. Material packages available.
GOSMAN INC.
www.gosmaninc.com

+ Integrity TOOL
A rewarding and refreshing place to work!

Administrative/ Bookkeeping Position

Great Work Environment, Competitive Pay & Benefits

Expectations:

- Accounting or bookkeeping experience
- Knowledge of QuickBooks and Microsoft Office
- High organizational skills
- Project Management
- A person of Integrity

Send a Resume to contact@integritytoolinc.com

Integrity Tool, Inc, 1116 SR 46 W, Batesville, IN 47006
Manufacturing precision tooling to clients in the Midwest since 2002

Are you OVER the clinical atmosphere of traditional nursing homes?

Are you TIRED of being overworked and have an insane patient load?

Do you want to get back your passion in compassion?

If you're reliable and have a positive attitude, then you may be a good fit to take care of my beautiful Mother.

Schedule is 5 days a week and 5 hours per day. Salary is \$30/hr. Apply by contacting me via email Ronnie (rknightx2@gmail.com) for more info.

HIRING

The Town of Milan is seeking applicants for the position of Water Superintendent.

The Water Superintendent is responsible for the overall operation of the Town of Milan Water System and reports to the Town Council. The Water Superintendent supervises all water personell and oversees the operations required to assure regulatory compliance with state and federal water quality regulations. The Water Superintendent coordinates with other agencies and systems to assure water service availability and reliability.

This is a Full-Time job with Benefits. Compensation will be based upon qualifications and experience. Successful completion of a background check, and valid driver's liscence are required prior to employment.

Applications can be obtained from the Town Hall, located at 211 W Carr St, Milan, IN 47031 or by email at clerktreasurer@townofmilan.in.gov. Applicants should submit a cover letter, resume, references, and application to Town of Milan. Reviews of Resumes will Begin on Tuesday, February 11, 2025, and will continue until the position is filled.

