

AGENDA
WEDNESDAY, JANUARY 07, 2026
OCONTO COUNTY DEPARTMENT OF HEALTH AND HUMAN SERVICES BOARD
301 WASHINGTON STREET, COURTHOUSE BUILDING "A" COUNTY BOARD ROOM #3041
www.co.oconto.wi.us

This is an open meeting of the Oconto County Health and Human Services Board. Notice of this meeting was given to the public at least twenty-four hours prior to the meeting by forwarding the complete agenda to the newspapers and to all news media who have requested the same, as well as by posting. Copies of the complete agenda were available for inspection at the Office of the County Clerk and from the County's website: www.co.oconto.wi.us

1. Call Meeting to Order
2. Statement of County Mission and Vision
3. Approval of Agenda
 - 3.1. Changes in Sequence
 - 3.2. Removal of Items
4. Approval of Minutes of Previous Meetings (Enc.)
5. Communications
6. Update Oconto County Opioid Abatement Ad Hoc Steering Committee
7. Approval of 2026 Contracts; REM II, Menominee Indian Tribe of Wisconsin, Community Resource Specialist Staffing Agency, LLC (Enc.)
8. Approval of the 2026 Lease Agreement with JMAKAS Enterprises, LLC for the Purpose of Housing the Oconto County Site of the Wolf River Region ADRC (Enc.)
9. Review of Prior Months Vendor Payments (No Action to be taken)
10. Board of Health Report (No Action to be taken)
11. Manager Division Reports (No Action to be taken)
12. Approval of Attendance at Non-County Meeting(s)
13. Announcements/General Information (no action to be taken)
14. Calendar of Upcoming Events for Health and Human Services (Enc.) (No action to be taken)
15. Set Next Meeting Date(s)
16. Adjournment

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the Oconto County Clerk's office at 920-834-6800 at least 24 hours before the meeting begins, so appropriate accommodations can be made.

Persons who are members of another governmental body but who are not members of this committee may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended, and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

cc: Committee (FTP); County Administrator, Finance Director, Corporation Counsel, Human Resource Director, County Website; Central File, Official Posting Location (Physical Copy)

wsd/Date Posted: 12-18-2025

MISSION: To responsibly serve, support, and protect the people and places throughout our community.

VISION: An empowered community where safety, sustainability, and well-being are enhanced by our work.

MINUTES
WEDNESDAY, DECEMBER 3, 2025
OCONTO COUNTY DEPARTMENT OF HEALTH AND HUMAN SERVICES BOARD
301 WASHINGTON STREET, COURTHOUSE BUILDING "A" COUNTY BOARD ROOM #3041

(Draft minutes until approved by Board)

BOARD PRESENT: Tom Bitters, Barton Schindel, Stephanie Holman, Karl Ballestad, Tracy Winkler, Julie Graef

BOARD ABSENT: Jolene Barkhaus, Kathy Gohr

OTHERS PRESENT: Al Sleeter, County Board Chair; Richard Heath, County Administrator; Scott Shackelford, Director; Brandon Daul, Deputy Director/Operations Manager; Carrie Kleinschmidt, Family Services Manager; Kyla Soper, Child Welfare Supervisor; Jaelyn Scanlan, Public Health Officer/Public Health Manager; Lisa Witak, Economic Support Manager; Beth Ellingson, Corporation Counsel; Teresa Esela, CLTS Supervisor; Wendy Dey, Confidential Secretary; 1 Community Member

1. Call Meeting to Order

The meeting was called to order at 9:00 a.m. by Chair Bitters.

2. Statement of County Mission and Vision

Shackelford read the County Mission and Vision Statements.

3. Approval of Agenda

3.1 Change in Sequence – None

3.2 Removal of Items – None

Motion by Winkler/Schindel to approve the agenda as written. The motion was voted on and carried.

4. Approval of Minutes of Previous Meeting

- Motion by Holman/Winkler to approve the November 5, 2025 Public Hearing meeting minutes as presented. The motion was voted on and carried.
- Motion by Winkler/Holman to approve November 5, 2025 regular meeting minutes as presented. The motion was voted on and carried.

5. Communications

- Alicia Stascak, Interim Community Services Manager, introduced Children's Long Term Support (CLTS) Supervisor, Teresa Esela.
- Dey reminded the County Board Supervisors to turn in their surveys they received from the Clerk's Office no later than December 31, 2025.

6. Approval of the 2026 Fee Schedule

Following an explanation by Daul, motion by Holman/Schindel to approve the 2026 Fee Schedule as presented. The motion was voted on and carried.

7. Update Oconto County Opioid Abatement Ad Hoc Steering Committee

Scanlan updated the Board. At the last meeting, the committee approved a grant application for the Oconto Unified School District's after school program. The next meeting is scheduled for January 8, 2026 at 11:00 a.m.

8. Opioid Abatement Committee Appointment

Following an explanation by Shackelford and Heath, Chair Bitters volunteered to be appointed onto the Opioid Abatement Committee.

9. Approval of 2026 Contracts; Brown County Health and Human Services, Marinette County Elderly Services, Pamela Page, APNP, Krista Radish, APNP, Dr. Thapa, David Schreiter, In Focus Counseling LLC, Rehab Resources, Inc., Software Expressions

Shackelford, Daul, Scanlan, and Stascak presented 2026 contracts for approval. Motion by Winkler/Holman to approve the 2026 contracts as presented. The motion was voted on and carried.

10. Closed Session: The Board will convene into closed session, pursuant to

§§19.85(1)(d),(e),(f)&(g), Wis. Stats. to discuss confidential (offender and other) information and any appropriate residential option(s) related to the pending case per Sec. 980.08, Wis. Stats.

Motion by Winkler/Holman to convene into closed session at 9:39 a.m. with the following in attendance: 6 Board Members; Beth Ellingson, Corporation Counsel; Richard Health, County

Administrator; Al Sleeter, County Board Chair; Wendy Dey, Confidential Secretary. The motion was voted on and carried by a roll call vote, 6 ayes.

11. Open Session: The Board Will Return to Open Session, pursuant to Wis. Stats. Sec. 19.85(2), to conduct further legal business, if any

Motion by Schindel/Winkler to enter into open session at 10:39 a.m. The motion was voted on and carried by a roll call vote, 6 ayes.

12. Resolution Approval of Development of Residential Option(s) for Sexually Violent Persons on Supervised Release per 980 Wis. Stats.

Motion by Winkler/Ballestad to approve the Resolution; Approval of Development of Residential Option(s) for Sexually Violent Persons on Supervised Release per 980 Wis. Stats. The motion was voted on and carried by voice vote, 5 ayes, 1 nay (Holman).

13. Review of Prior Months Vendor Payments

The Board reviewed vendor payments for November 2025.

14. Board of Health Report

- Scanlan reported on outreach. The Walk and Talks are continuing and are on the monthly calendar of events. In 2026 there will be 5 foot clinics running monthly, the cost will be \$25.00. Prevea has recently stopped offering this service, their rate was \$50.00.
- Scanlan reported on trainings/events. The two new staff are getting in the swing of things in their roles. The CHA process for the 2027 cycle has begun. Board Members will be asked to complete a survey; some may be chosen for a key informant interview. The social media calendar is being revamped, working on having more of a social media presence. Work continues on streamlining the website, and Scanlan gave an interview yesterday to the Wisconsin Health News on the Measles Outbreak.

15. Manager Division Reports

- Deputy Director Report: Brandon Daul, Deputy Director/Operations Manager, reported on recruitment. The part-time Administrative Assistant started on 12/1/2025, she will come to a future meeting, and an offer was made to an applicant for the CLTS Case Manager Position. Daul also reported that the financial auditors were in house in November.
- Community Services Division: Alicia Stascak, Interim Community Services Manager, reported that November was very busy. The Division of Quality Assurance (DQA) was on site last week performing an audit, everything went well. There were 7 emergency detentions that came in, and there are currently 18 children on the waiting list for the CLTS program.
- Vocational Services Division: Shackelford reported on behalf of Will Kline, Vocational Services Manager. Due to a funding shortfall on the State level for the Division of Vocational Rehabilitation (DVR) the State will be establishing a waitlist for clients who apply for services with DVR in 2026. This may have a slight impact on the Supported Employment services for 2026. The 85.21 grant application will be submitted this month. The funds from this grant would be utilized by both New View Industries and Menominee-Regional Transit to support the transportation program for the disabled and elderly in our County. Results from the 5310 grant application should be known in December, if selected for the grant those funds would be used to help purchase a new minivan for the medical escort program operated by Menominee Transit. If approved, the County will use 85.21 trust funds as a match for the cost share of the vehicle. The lease with the ADRC in Oconto Falls is being renewed, the amount will stay the same, \$2500.00 per month. The County receives pass through funding from the ADRC for reimbursement, there is no cost to the County.
- Family Services Division: Carrie Kleinschmidt, Family Services Manager, reported that there is still a case with a severe flea infestation in the home, which is being remediated. The annual Foster Care Holiday Party will be held on December 14th at New Heights in Gillett.
- Family Services Division: Kyla Soper, Child Welfare Supervisor, reported that she and Out of Home Coordinator, Molly Heimke, recently traveled to Madison to accept the 2025 Governor's Outstanding Families award on behalf of foster parent's Jon and Laurie. There are currently 30 youth placed in out of home care; 28 are child protective services cases, and 2 are youth justice cases.
- Economic Support Division: Lisa Witak, Economic Support Manager, reported that the call center has been very busy with calls regarding Food Share due to the government shutdown. There were rumors that those on Food Share would need to re-apply once

the government shutdown was over, this is not true, at this time members do not need to re-apply for their Food Share.

16. Approval of Attendance at Non-County Meeting(s)- None

17. Announcements/General Information (no action to be taken)

- Heath informed the Board that he has invited the UW Extension office to come to the next meeting to discuss Teen Court.

18. Calendar of upcoming events for Health and Human Services (no action to be taken)

The Board reviewed the calendar of upcoming events for December and January.

19. Set Next Meeting Date(s)

Next regular meeting is scheduled for Wednesday, January 7, 2026 at 9:00 a.m.

20. Adjournment

Chair Bitters declared the meeting adjourned at 11:02 a.m.

Wendy Dey, Confidential Secretary

Date Posted: 12/4/2025

2026 CONTRACT REPORT

Oconto County Department of Health and Human Services

Submission Date: 12/11/2025

Updated: 1/7/26

<u>PROVIDER NAME</u>	<u>SERVICE</u>	<u>RATE</u>		<u># SERVED</u>		<u>TOTAL COST</u>	
		<u>2025</u>	<u>2026</u>	<u>2025</u>	<u>2026</u>	<u>2025</u>	<u>2026</u>

2026 CONTRACT REPORT

Oconto County Department of Health and Human Services

<u>PROVIDER NAME</u>	<u>SERVICE</u>	<u>RATE</u>		<u># SERVED</u>		<u>TOTAL COST</u>	
		<u>2025</u>	<u>2026</u>	<u>2025</u>	<u>2026</u>	<u>2025</u>	<u>2026</u>

Will

REM II	Transportation Services for New View Industries	\$ 20,000.00	/ Mo	\$ 20,000.00	/ Mo	Varies	Varies	\$ 240,000.00	\$ 240,000.00
	Total							\$ 240,000.00	\$ 240,000.00
Menominee Indian Tribe of Wisconsin	s85.21 Specialized Transportation Services	\$ 121,093.00	/ Annually	\$ 121,093.00	/ Annually	Varies	Varies	\$ 121,093.00	\$ 121,093.00
	Total							\$ 121,093.00	\$ 121,093.00

Community Resource Specialist Staffing Agency, LLC	Director Support staff, Leads, LTE's, Job Coaches	\$22.01-\$29.84	/ Hr	\$21.81-\$31.98	/ Hr	Varies	Varies	\$ 668,646.00	\$ 685,888.00
	Community Services Paraprofessionals	\$27.14-\$35.55	/ Hr	\$32.10-\$37.86	/ Hr	Varies	Varies	\$ 180,278.00	\$ 136,422.00
	Clinical Therapist	\$44.55	/ Hr	N/A	/ Hr	Varies	Varies	\$ 86,873.00	N/A
	Family Services Paraprofessional	\$23.95-\$29.36	/ Hr	\$25.58	/ Hr	Varies	Varies	\$ 90,978.00	\$ 49,881.00
	WIC Nutritionist, Nurse LTE's	\$38.06-\$38.77	/ Hr	\$39.35-\$39.52	/ Hr	Varies	Varies	\$ 79,904.00	\$ 102,421.00
	Mileage		/ Mile		/ Mile	Varies	Varies	\$ 20,000.00	\$ 20,000.00
	Total							\$1,126,679.00	\$ 994,612.00

Commercial Lease Agreement

This Commercial Lease Agreement is made and effective this 1st day of January, 2026, by and between JMAKAS Enterprises, LLC ("Landlord") and Oconto County ("Tenant").

Landlord is the owner of land and improvements commonly known and numbered as 229 VanBuren St. Oconto Falls, WI, Tax Parcel Number 266-0202104022T, an office area measuring approximately 3191 sq. ft. and legally described as follows: Lot 2 Volume 35 Certified Survey Maps, Page 48, Map No. 4688 as Document No. 657564, said map being part of Outlots 1 and 2 of the Assessor's Plat of the City of Oconto Falls as recorded in Volume 1 Plats 1-31 of the Oconto County Registry, also being part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 28 North Range 19 East, City of Oconto Falls, Oconto County, Wisconsin. ("Leased Premises").

THEREFORE, in consideration of the mutual promises herein, contained and other good and valuable consideration, it is agreed:

1. Term

- a. Landlord hereby leases the Leased Premises to Tenant, and Tenant hereby leases the same from Landlord, for an Initial Term beginning January 1, 2026 and ending December 31, 2026.
- b. Tenant may renew the Lease for one extended term of 12 months. Tenant shall exercise such renewal option, if at all; by giving written notice to Landlord not less than ninety (90) days prior to the expiration of the Initial Term.

2. Rental

Tenant shall pay to Landlord during the Initial Term, payable in monthly installments of \$2,650.00. Each installment payment shall be due in advance on the first day of each calendar month during the lease term to Landlord, JMAKAS Enterprises, LLC 333 N. Munsert Av. Oconto Falls, WI 54154 or at such other place designated by written notice from Landlord or Tenant. The rental payment amount for any partial calendar months included in the lease term shall be prorated on a daily basis. The original "Security Deposit" of \$1,760.00 is being held by landlord.

3. Use

The Leased Premises will be used for the Aging and Disability Resource Center (ADRC) of the Wolf River Region. Notwithstanding the forgoing, Tenant shall not use the Leased Premises for purpose of storing, manufacturing or selling any explosives, flammables, or other inherently dangerous substance, chemical thing or device.

4. Sublease and Assignment

Tenant shall not sublease all or any part of the Leased Premises in whole or in part without Landlord's consent.

5. Landlord's Repairs

Landlord at its expense, shall perform all repairs and maintenance and make replacements as are necessary to keep in good order, condition and repair; 1) the roof and all structural elements and portions of the Leased Premises and Building, including structural walls, floors, and foundations; 2) all exterior elements and portions of the Building; 3) the parking areas, drives, and other exterior improvements located on the Property, and; 4) any utility lines, pipes, conduits, equipment and systems serving the Leased Premises and other parts of the Building. In addition, Landlord shall provide lawn care services and will maintain the furnace and change the furnace filters for the Property.

6. Tenant's Repairs

Tenant acknowledges that the Leased Premises is provided in good condition and Tenant is responsible for the cost of repair for any damages occurring through Tenant's fault to the interior of the Leased Premises including but not limited to interior walls, light fixtures, doors, door access/locks and entrance ways, glass, windows and all plumbing, sewer, electrical, lighting, heating and air conditioning facilities and equipment serving the Leased Premises. Tenant shall be responsible for general repair and maintenance of the interior of the Leased Premises resulting from regular and ordinary use of the same by Tenant.

7. Alterations and Improvements by Tenant

Tenant, at Tenant's expense, shall have the right to make such nonstructural alterations, additions or improvements with the Leased Premises as it considers necessary or desirable for the conduct of its business, provided that; 1) all work shall be done in a good and workmanlike manner and in accordance with all applicable laws and regulations and the other provisions of this Lease; 2) the structural integrity of the Building shall not be impaired; 3) Tenant shall submit to Landlord complete plans and specifications for any alterations, additions, or improvements to the Leased Premises; 4) Tenant shall first obtain Landlord's written consent to make alterations, additions or improvements by approved Contractors, which consent shall not be unreasonably withheld; 5) Tenant shall not permit any liens to attach to the Leased Premises.

8. Property Taxes

Landlord shall pay, prior to delinquency, all general real estate taxes and installments of special assessments coming due during the lease term on the Leased Premises, and all personal property taxes with respect to Landlord's personal property, if any, on the Leased Premises. Tenant shall be responsible for paying all personal property taxes with respect to Tenant's personal property at the Leased Premises.

9. Insurance

- a. If the Leased Premises or any other part of the building is damaged by fire or other casualty resulting from any act or negligence of Tenant or any Tenant, agents, employees or invitees, rent shall not be diminished or abated while such damages are under repair.
- b. Landlord shall maintain fire and extended coverage insurance on the building and the Leased Premises in such amounts as Landlord shall deem appropriate. Tenant shall be responsible, at its expense, for fire and extended coverage insurance on all of its personal property, including removable trade fixtures, located in the Leased Premises.
- c. Tenant and Landlord shall, each at its own expense, maintain a policy or policies of comprehensive general liability insurance with respect to the respective activities of each in the Leased Premises with the premiums thereon fully paid on or before due date, issued by and binding upon some insurance company, such insurance to afford minimum protection of not less than \$1,000,000 combined single limit coverage of bodily injury, property damage or combination thereof. Landlord shall be listed as an additional insured on Tenant's policy or policies of comprehensive general liability insurance, and Tenant shall provide Landlord with current Certificates of Insurance evidencing Tenant's compliance with this paragraph. Tenant shall obtain the agreement of Tenant's insurers to notify Landlord that a policy is due to expire at least (10) days prior to such expiration. Landlord shall not be required to maintain insurance against thefts within the Leased Premises or the building.

10. Utilities.

Landlord shall pay all charges for gas, electricity, water, sewer as used by Tenant on the Leased Premises during the term of this Lease unless otherwise expressly agreed in writing by Landlord. Tenant acknowledges that the Leased Premises are designed to provide standard office use electrical facilities and standard office

lighting. Tenant shall not use any equipment or devices that utilize excessive electrical energy which may, in Landlord's reasonable opinion, overload the wiring or interfere with electrical services to other tenants.

11. Signs.

Following Landlord's consent, Tenant shall have the right to place on the Leased Premises, at locations selected by Tenant, any signs which are permitted by applicable zoning ordinances and private restrictions. Landlord may refuse consent to any proposed signage that is in Landlord's opinion too large, deceptive, unattractive or otherwise inconsistent with or inappropriate to the Leased Premises or use of any other tenant. Landlord shall assist and cooperate with Tenant in obtaining any necessary permission from governmental authorities or adjoining owners and occupants for Tenant to place or construct the foregoing signs. Tenant shall repair all damage to the Leased Premises resulting from the removal of signs installed by Tenant.

11. Entry.

Landlord shall have the right to enter upon the Leased Premises to inspect the same, provided Landlord shall not thereby unreasonably interfere with Tenant's business on the Leased Premises.

Tenant shall have the right to enter adjoining space for access to Tenant electrical panel, furnace, water heater and phone systems.

12. Parking.

During the term of this Lease, Tenant shall have the non-exclusive use in common with Landlord, other Tenants of the Leased Premises, their guests and invitees, of the non-reserved common automobile parking areas, driveways, and footways, subject to rules and regulations for the use thereof as prescribed from time to time by Landlord. Landlord reserves the right to designate parking areas within the Leased Premises or in reasonable proximity thereto, for Tenant and Tenant's agents and employees.

13. Ground keeping and Maintenance.

- a. Snow removal: Tenant shall be responsible for snow and ice removal of sidewalk area to the front door that lies within the perimeter of the lease space. The level of sidewalk maintenance can be determined by tenant, but must maintain safe pedestrian travel for entrance and areas leading to parking spaces.
- b. Lawn and landscape: Maintenance will be provided by Landlord at a high level to not distract from a professional business environment.
- c. Tenant may, with the permission of Landlord, place additional flowers and plants in desired areas with the understanding of maintaining same at a level equal to that of the surroundings.
- d. Refuse removal: Tenant will be responsible to remove their own refuse by a means of their choosing.
- e. Cleaning of interior leased space shall be the responsibility of the tenant. Tenant is expected to utilize good general cleaning practices and to maintain a high level of appearance. Tenant is required to use materials that will not cause premature wear or damage to any building surfaces.
- f. Mechanical and Electrical Maintenance: Landlord will be responsible to provide working systems. General Maintenance of these systems will be the responsibility of the Landlord. All maintenance items that require a professional service technician will be the responsibility of the Landlord. Routine replacements of light bulbs will be done by the Tenant.

14. Telephone and Internet.

Landlord will provide general telephone lines. Tenant to contract with a system provider for all expenses related to their desired services, for installation and monthly line charges. Tenant will also provide their own internet service. Permission to mount internet equipment to the exterior structure must be obtained from Landlord prior to contracting with a provider.

15. Damage and Destruction.

Subject to Section 9 A. above, if the Leased Premises or any part thereof or any appurtenance thereto is so damaged by fire, casualty or structural defects that the same cannot be used for Tenant's purposes, then Tenant shall have the right within ten (10) days following damage to elect by notice to Landlord to terminate this Lease as of the date of such damage. In the event of minor damage to any part of the Leased Premises, and if such damage does not render the Leased Premises unusable for Tenant's purposes, Landlord shall promptly repair such damage at the cost of the Landlord. In making the repairs, called for in this paragraph, Landlord shall not be liable for any delays resulting from strikes, governmental restrictions, inability to obtain necessary materials or labor or other matters which are beyond the reasonable control of Landlord. Tenant shall be relieved from paying rent and other charges during any portion of the Lease term that the Leased Premises are inoperable or unfit for occupancy, or use, in whole or in part, for Tenant's purposes. Rentals and other charges paid in advance for any such periods shall be credited on the next ensuing payments, if any, but if no further payments are to be made, any such advance payments shall be refunded to Tenant. The provisions of this paragraph extend not only to the matters foreseen, but also to any occurrence which is beyond Tenant's reasonable control and which renders the Leased Premises, or any appurtenance thereto, inoperable or unfit for occupancy or use, in whole or in part, for Tenant's purposes.

16. Default.

If default shall at any time be made by Tenant in the payment of rent when due to Landlord as herein provided, and if said default shall continue for fifteen (15) days after written notice thereof shall have been given to Tenant by Landlord, or if default shall be made in any of the other covenants or conditions to be kept, observed and performed by Tenant, and such default shall continue for thirty (30) days after notice thereof in writing to Tenant by Landlord without correction thereof then having been commenced and thereafter diligently prosecuted, Landlord may declare the term of this Lease ended and terminated by giving Tenant written notice of such intention, and if possession of the Leased Premises is not surrendered, Landlord may reenter said premises, Landlord shall have, in addition to the remedy above provided, any other right or remedy available to Landlord on account of any Tenant default, either in law or equity. Landlord shall use reasonable efforts to mitigate its damages.

17. Termination

Tenant may terminate this lease without cause by providing the Landlord with a 60 day advanced written notice.

18. Quiet Possession.

Landlord covenants and warrants that upon performance by Tenant of its obligations hereunder, Landlord will keep and maintain Tenant in exclusive, quiet, peaceable and undisturbed and uninterrupted possession of the Leased Premises during the term of this Lease.

19. Condemnation.

If any legally constituted authority condemns the building or such part thereof which shall make the Leased Premises unsuitable for leasing, this Lease shall cease when the public authority takes possession, and Landlord

and Tenant shall account for rental as of that date. Such termination shall be without prejudice to the rights of either party to recover compensation from the condemning authority for any loss or damage caused by the condemnation. Neither party shall have any rights in or to any award made to the other by the condemning authority.

20. Security Deposit.

The amount of the Security Deposit shall equal the monthly lease amount of the first year, and must be paid by the Tenant on the date of this agreement. The Security Deposit shall be held by Landlord without liability for interest and as security for the performance by Tenant of Tenant's covenants and obligations under this Lease, it being expressly understood the Security Deposit shall not be considered an advance payment of rent or a measure of Landlord's damages in case of default by Tenant. Unless otherwise provided by mandatory non-savable law or regulation, Landlord may commingle the Security Deposit with Landlord's other funds.

Landlord may, from time to time, without prejudice to any other remedy, use the Security Deposit to the extent necessary to make good any arrearages of rent or to satisfy any other covenant or obligation of Tenant hereunder. Following any such application of the Security Deposit, Tenant shall pay to Landlord on demand the amount so applied in order to restore the Security Deposit to its original amount. If Tenant is not in default at the termination of this Lease, the balance of the Security Deposit remaining after any such application shall be returned by Landlord to Tenant. If Landlord transfers its interest in the Leased Premises during the term of this Lease, Landlord may assign the Security Deposit to the transferee and thereafter shall have no further liability for the return of such Security Deposit.

21. Notice.

Any notice required or permitted under this Lease shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

If to Landlord to:

JMAKAS Enterprises, LLC
333 N. Munsert Av.
Oconto Falls, WI 54154

If to Tenant to:

Oconto County Department of Health & Human Services
501 Park Avenue
Oconto, WI 54153

Landlord and Tenant shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

22. Headings.

The headings used in this Lease are for convenience of the parties only and shall not be considered in interpreting the meaning of any provision in this Lease.

23. Successors.

The provisions of this Lease shall extend to and be binding upon Landlord and Tenant and their respective legal representatives, successors and assigns.

24. Consent.

Landlord shall not unreasonably withhold or delay its consent with respect to any matter for which Landlord's consent is required or desirable under this Lease.

25. Performance.

If there is a default with respect to any of Landlord's covenants, warranties or representations under this Lease, and if the default continues more than fifteen (15) days after notice in writing from Tenant to Landlord specifying the default, Tenant may, at its option and without affecting any other remedy hereunder, cure such default and deduct the cost thereof from the next accruing installment or installments of rent payable hereunder until Tenant shall have been fully reimbursed from such expenditures, together with interest thereon at a rate equal to the lesser of twelve percent (12%) per annum or the then highest lawful rate. If this Lease terminates prior to Tenant's receiving full reimbursement, Landlord shall pay the unreimbursed balance plus accrued interest to Tenant on demand. In the event that the default continues for more than 45 days after notice in writing from Tenant to Landlord, Tenant may, at its option immediately terminate the Lease.

27. Compliance with Law.

Tenant shall comply with all laws, orders, ordinances and other public requirements now or hereafter pertaining to Tenant's use of the Leased Premises. Landlord shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the Leased Premises.

28. Final Agreement.

This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.

Landlord Signature

Tenant Signature

Landlord Signature

Tenant Signature

December

2025

January

2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			New Years Eve Courthouse Closed	New Years Day Courthouse Closed	1	2
4	5	6	HHS Board Meeting 9:00	7 Opioid Abatement Committee Meeting 11:00	8	9
11	12	13	14 Safe Kids Coalition Meeting St. Clare 3:00 guest speaker from WI Poison Control Program	15	16	17
18	19 Martin Luther King Birthday	20	21	22 County Board Meeting 9:00	23	24
25	26	27	28	29	30	31