These Minutes have been approved by the Board of Commissioners and are the official record relating to the conduct or administration of the District's business, as reflected herein.

REGULAR MEETING OF THE BOARD OF COMMISSIONERS
OF HIGHWAY DISTRICT NO. 4
May 20, 2026

PRESENT: Commissioners Rick Youngblood, Matt Newton, and Justin Bollinger, Director Bruce Bayne, District Engineer Mike Kaes, Senior Engineer Robb MacDonald, Senior Assistant Engineer Lenny Riccio, Assistant Engineer Joe McMullin, Superintendent Lee Weymouth, Attorney Jay Kiiha and District Secretary Angela Harrold.

GUESTS: David Palfreyman, Mark Dines, Teller Barb, John Russell, Todd Rex, Anita Rex, Jacquelyn Massimino, Mike Massimino, Dave Duncan and Noi Duncan.

Chairman Youngblood called the meeting to order at 9 a.m.

Pledge of Allegiance.

REVIEW AND APPROVE AGENDA INCLUDING AMENDMENTS

Secretary Harrold presented the Board with the agenda as posted on May 14, 2026. Director Bayne requested to remove the ITD Signalization Agreement for State Highway 44. **Commissioner Newton made a MOTION TO APPROVE THE AGENDA WITH THE REMOVAL OF THE ITD SIGNALIZATION AGREEMENT FOR STATE HIGHWAY 44. Commissioner Bollinger SECONDED the motion. The motion passed unanimously.**

CONSENT AGENDA

The consent agenda included the Board Minutes from May 7, 2026, Payroll through May 16, 2026 and Accounts Payable through May 18, 2026. **Commissioner Newton made a MOTION TO APPROVE THE CONSENT AGENDA AS PRESENTED. Commissioner Bollinger SECONDED the motion. The motion passed unanimously.**

NEW BUSINESS

1. *FY2025 Audit*: John Russell from Zwygardt John Associates presented the completed, fiscal year 2025 audit report to the Board. **Commissioner Newton made a MOTION TO APPROVE THE FISCAL YEAR 2025 AUDIT REPORT AS PRESENTED. Commissioner Bollinger SECONDED the motion. The motion passed unanimously in favor.**

2. *Right-of-Way Dedication – Lansing Lane*: Senior Assistant Engineer Riccio presented the Board with right-of-way dedications along Lansing Lane, south of Highway 44, from both Chi Wan and Julia Cheng and Tradition Capital Partners, LLC. **Commissioner Newton made a MOTION TO ACCEPT AND APPROVE THE RIGHT-OF-WAY**

DEDICATION FROM CHI WAN AND JULIA CHENG AND TRADITIONAL CAPITAL PARTNERS, LLC ON LANSING LANE; APPROVE THE IRS FORM 8283 FOR CHARITABLE DONATIONS AND AUTHORIZE THE CHAIR TO SIGN THE SAME ON BEHALF OF THE DISTRICT. Commissioner Bollinger SECONDED the motion. The motion passed unanimously.

3. *Amended Preliminary Plat for Vineyard Gate – Farmway Road*: Engineer Riccio presented the Board with an amended preliminary plat for Vineyard Gate Subdivision. The Board reviewed the preliminary plat for Vineyard Gate in 2025, the five commercial lots were omitted from the plat but the traffic impact study captured the traffic impact from those five commercial lots. After its review, the Idaho Transportation Department (ITD) shifted the right-in/right-out approach onto Highway 55 east onto the Vineyard Gate Subdivision from Farmway Estates Subdivision. That is the only change to the preliminary plat to Vineyard Gate Subdivision. **Commissioner Bollinger made a MOTION TO APPROVE THE AMENDED PRELIMINARY PLAT OF VINEYARD GATE SUBDIVISION, INCLUDING THE STAFF RECOMMENDED CONDITIONS FROM THE STAFF REPORT DATED MAY 20, 2026. Commissioner Newton SECONDED the motion. The motion passed unanimously.**

4. *Amended Preliminary Plat for Farmway Estates Subdivision – Farmway Road*: Engineer Riccio presented the Board with the amended preliminary plat for Farmway Estates Subdivision. Farmway Estates Subdivision is located on the southwest corner of Farmway Road and Highway 55, sharing a common property line with Vineyard Gate Subdivision. The reason for the amended preliminary plat is the removal of the right-in/right-out onto Highway 55 because it was shifted onto Vineyard Gate. Additionally, ITD did not require the southbound and eastbound right-turn lane improvements. District Staff reviewed the traffic impact study that stated those right-turn lanes were warranted and ITD has stated they would like to reexamine the TIS and amended preliminary plat. **Commissioner Newton made a MOTION TO APPROVE THE AMENDED PRELIMINARY PLAT FOR FARMWAY ESTATES SUBDIVISION, INCLUDING THE STAFF RECOMMENDED CONDIIONS FROM THE STAFF REPORT DATED MAY 20, 2026. Commissioner Bollinger SECONDED the motion. The motion passed unanimously.**

At 9:40 a.m., David Palfreyman and Teller Barb excused themselves.

5. *Quarter-Section Line Setback Variance – Duane Lane*: Engineer Riccio stated that the District received an application for a setback waiver from the 70-foot setback to 50 feet. Engineer Riccio explained the District's policy to preserve ¼-section lines for future collector roadways and the County's setback requirements for structures. When Mark Dines applied for the building permit for the home, he included a "future shop" on the site plan. However, the building permit application was only for the home, so the County only reviewed the setbacks as they pertained to the home and disregarded the shop. The east boundary of the property is along a ¼-section line and is in alignment with Duane Lane that was platted as a part of Hagen's Mobile Estates Subdivision No. 1.

There are no existing structures north or south of the subject property and the terrain is suitable for a future collector. Staff recommends denial of the setback variance request.

Mark Dines (12720 Sunny Slope Road) is the applicant and stated that he had never heard of the 70-foot setback requirement along a ¼-section line. Mr. Dines included the "future shop" on his site plan with his home and did not realize that the County did not consider it at the time because it was not a part of the application. The structure would be clear of the Archer Lateral, the transformer has already been set and the water and sewer has been stubbed to the site.

The Board asked questions and discussed alternatives with Staff. The Board stated how it must consider the future of the transportation infrastructure in the area and not restrict future Boards' abilities to develop roadways. **Commissioner Newton made a MOTION TO DENY THE APPLICATION FOR A VARIANCE TO THE 70-FOOT, 1/4 -SECTION SETBACK AND AUTHORIZE THE CHAIR TO SIGN THE APPLICATION AS ITS FINDINGS. Commissioner Bollinger SECONDED the motion. The motion passed unanimously.**

At 10:10 a.m., Chairman Youngblood called for a recess and Mark Dines excused himself. At 10:15 a.m., the Board reconvened.

6. *Right-of-Way Reclassification of Trail Lane*: **At 10:15 a.m., Commissioner Newton made a MOTION TO OPEN THE PUBLIC HEARING FOR THE RECLASSIFICATION OF TRAIL LANE. Commissioner Bollinger SECONDED the motion. The motion passed unanimously.**

   Assistant Engineer McMullin presented the Board with the Staff Report regarding the right-of-way reclassification of Trail Lane from closed public right-of-way to open public right-of-way. The Staff Report included:

   - Application from Zachary Beutler, property owner;
   - Plat of Small Wood Trail Subdivision;
   - Site Map depicting the subject right-of-way;
   - Photos of subject right-of-way; and
   - Affidavit of Mailing

   Trail Lane currently connects to Harvey Road and lies west of Emmett Road and north of Goodson Road. The first 850 feet of Trail Lane is classified as open public right-of-way, so the applicant is requesting the reclassification to open public right-of-way of the remaining 453 feet. Engineer McMullin review the Staff recommendations.

   Anita Rex (13801 Trail Lane) stated that she is opposed to the change in classification of Trail Lane. Allowing additional access would create additional traffic and destroy the enjoyment of rural living. Additionally, Ms. Rex was concerned about the additional costs to maintain the existing right-of-way during construction and the ongoing cost to maintain the additional right-of-way. Ms. Rex believes that the opening of Trail Lane

and building of new homes would negatively impact the area, including the addition of six new wells being drilled for the six homes proposed.

Mike Massimino (13795 Trapper Lane) stated that he is opposed to the reclassification of Trail Lane. Once access is granted, Mr. Massemino is concerned about how many more house may develop; that Trail Lane will be destroyed with the construction trucks and will ruin the standard of life of those currently living there.

Director Bayne stated that the current lots have the ability to enter into a local improvement district to give the option to bring the road up to District standards. The maintenance agreement for Trail Lane would have to be modified to include any new property owners.

Engineer McMullin stated that there is a temporary turn-around or cul-de-sac that cannot be infringed upon until there in an extension of the road and another turn-around is constructed.

Todd Rex (13801 Trail Lane) is opposed to the reclassification of Trail Lane. Mr. Rex stated that there is currently a drainage issue because an area has been filled in by a property owner, so he is concerned about any new drainage issues with the extension. Mr. Rex would prefer to leave the area as a farm access, as it currently exists. The residents plan to gravel the first 850 feet this year but the extra traffic will impact the roadway. Mr. Rex wants to protect farming and does not want to build house everywhere. He is unsure of the benefit to the District and if the District really wants to take care of another small road.

Dave Duncan (13834 Trail Lane) stated that he moved out into the area for a rural lifestyle. Mr. Duncan asked why the right-of-way is not maintained by the District and who would determine if Trail Lane would be paved. Director Bayne explained that the right-of-way is currently closed but this petition is asking for it to become open public right-of-way. The right-of-way that is open is open public right-of-way that is not maintained by the District. If the residents would like to have the roadway brought up to District standards and paved, it could be done through a local improvement district where the residents would pay for the improvements.

Anita Rex (13801 Trail Lane) asked for a copy of the Staff Report. Ms. Rex illustrated to the Board where fruit trees are planted on her property to take care of the extra water that flows under her driveway.

At 11 a.m., the Chairman closed the public testimony portion of the public hearing.

The Board began its deliberation. The Board discussed the maintenance of Trail Lane during construction and how the maintenance agreement would be formed after the reclassification. **Commissioner Newton made a MOTION TO TABLE THE DECISION TO JUNE 3, 2026 AT 10 A.M. AND DIRECTED STAFF TO REVIEW OPTIONS FOR MAINTENANCE OF THE EXISTING RIGHT-OF-WAY**

DURING CONSTRUCTION AND AFTER DEVELOPMENT IS COMPLETED. Commissioner Bollinger SECONED the motion. The motion passed unanimously.

At 11:05 a.m., Rodd and Anita Rex, Jacquelyn and Mike Massimino and Dave and Noi Duncan excused themselves. Chairman Youngblood excused himself and Vice Chairman Newton took over the meeting.

7. *Speed Limit Study Results and Recommendation for Orchard Avenue, from Riverside Road to Indiana Avenue*: Senior Assistant Engineer Robb MacDonald reviewed the findings of the speed study on Orchard Avenue, between Riverside Road and Indiana Avenue, with the Board. Through the analysis of the 85th percentile, road geometry it is recommended to set the speed limit to 40 miles per hour for the entirety of Orchard Avenue. This will meet engineering standards, provide consistency along the corridor and with the surrounding north/south roadways and the consistency needed for law enforcement. **Commissioner Bolling made a MOTION TO SET THE SPEED LIMIT ON ORCHARD AVENUE, BETWEEN RIVERSIDE ROAD AND INDIANA AVENUE TO 40 MILES PER HOUR. Commissioner Newton SECONDED the motion. The motion passed unanimously.**

MAINTENANCE SUPERINTENDENT'S REPORT

Superintendent Weymouth reported that Old Highway 30 is prepped for paving. It will be striped on May 22, 2026 and shouldered the following week. The Road Crew will then move to Purple Sage Road to help the Bridge Crew on the bridge.

The Bridge Crew is forming the guardrails on the new bridge on Purple Sage Road.

The Roadside Crew is working on patching and tree trimming ahead of chip seal season.

LEGAL COUNSEL'S REPORT

No Legal Counsel Report.

ENGINEER'S REPORT

Engineer Kaes stated that he, Engineer MacDonald and Superintendent Weymouth attended conference last week, including the possibility of using recycled asphalt as chips to use during chip sealing. Staff will explore if that is a viable option.

Engineering Staff has been tasked to review warning and regulator signs to provide consistency.

The Farmway Road and Ustick Road roundabout is open. The sidewalks still do not have power for the crossing lights so there are sidewalk closed signs that have been posted. The paperwork for the last right-of-way has been settled so Knife River will be able to complete the ditch work in the fall, after the water is out of the canal.

Engineer MacDonald reported that the Middleton Road and Linden Road roundabout is scheduled for substantial completion by June 22, 2026. Curbing is set to begin on June 4, 2026 and paving is scheduled for two weeks after that, planning for fully open before the 4th of July, 2026.

DIRECTOR'S REPORT

Director Bayne reviewed the following pictures with the Board:

- Paving on Old Highway 30
- Roundabout at Farmway and Ustick
- Canal break on Walker Lake Road
- New chip spreader
- Purple Sage Road Bridge
- Hydraulic oil spill on Lake Avenue and Orchard Avenue

Commissioner Bollinger asked for an update on the improvements to the intersection of Highway 44 and Duff Lane. Director Bayne stated that the District has received a proposal and is expecting a second one this week. The schedule is to have a design by January 2027 and early spring 2027 construction subject to funding. The signalization agreement has been sent to the District so Director Bayne will bring it to the Board once he has reviewed it. Engineer Kaes stated that ITD met with engineers and a developer about a concept for the intersection of Highway 44 and Kingsbury. The school in the area is expected to open in the fall of 2028, and the signal must be in place first.

NEXT BOARD MEETING

Commissioner Bollinger made a MOTION TO CONFIRM THE JUNE 3, 2026 BOARD MEETING AT 8 A.M. Commissioner Newton SECONDED the motion. The motion passed unanimously.

Vice Chairman Newton asked if there was any further business to be conducted by the Board. Hearing None, at 11:55 a.m., Commissioner Bollinger made a MOTION TO ADJOURN. Commissioner Newton SECONDED the motion. The motion passed unanimously.

Commissioner Rick Youngblood

Matt Newton
Commissioner Matthew Newton

Justin Bollinger
Commissioner Justin Bollinger

HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

On-line Meeting Link	The Public can attend the District's Board meeting using the following link/information: Highway District No. 4 is inviting you to a scheduled Zoom meeting. Join Zoom Meeting https://us06web.zoom.us/j/89003734161?pwd=LmgFUeB9f62QfaJon0klJ4bVjQFOtq.1 Meeting ID: 890 0373 4161 Passcode: 025602 https://us06web.zoom.us/meetings/89003734161/invitations?signature=7_5ZyNcZdEgk-d9F_N7eTjNNgmn8043KMusvFURbIwM

AGENDA
BOARD OF COMMISSIONERS MEETING
HIGHWAY DISTRICT NO. 4

Date: May 20, 2026 **Time**: 9 a.m.
Location: District Conference Room

1) **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**
2) **ROLL CALL**
3) **ACTION ITEM: REVIEW AND APPROVE AGENDA INCLUDING AMENDMENTS**
4) **AGENCY AND PUBLIC COMMENTS**
5) **CONSENT AGENDA**
   a) ACTION ITEM: Regular Meeting Minutes for May 7, 2026
   b) ACTION ITEM: Payroll through May 16, 2026 and Accounts Payable through May 18, 2026
6) **MAINTENANCE SUPERINTENDENT'S REPORT**
7) **LEGAL COUNSEL'S REPORT**
8) **ENGINEER'S REPORT**
9) **DIRECTOR'S REPORT**
10) **UNFINISHED BUSINESS**
11) **NEW BUSINESS**
   a) ACTION ITEM: FY2025 Audit
   b) ACTION ITEM: Approve ITD Signalization Agreement for State Highway 44
   c) ACTION ITEM: Right-of-Way Reclassification – Trail Lane.....10 a.m.
   d) ACTION ITEM: Right-of-way Dedication and IRS Form 8239 Charitable Donations — Lansing Lane
   e) ACTION ITEM: Amended Preliminary Plat Vineyard Gate—Farmway Road

f) ACTION ITEM: Amended Preliminary Plat Farmway Estates Subdivision—Farmway Road

g) ACTION ITEM: Quarter-Section Line Setback Variance—Duane Lane

h) ACTION ITEM: Speed Limit Study Results and Recommendation for Orchard Avenue, from Riverside Road to Indiana Avenue

12) NEXT BOARD MEETING

a) ACTION ITEM: Confirm Date, Time and Location Certain: June 3, 2026 at 8 a.m.

13) ACTION ITEM: ADJOURNMENT

ATTEST:

_____ Date/Time Posted: _____

Angela J. Harrold, District Secretary

HD4 MINUTES - May 20, 2026

ACCOUNTS PAYABLE for 5/20/26

AFLAC	$	249.88
Allwest Testing & Engineering	$	2,894.38
Ardurra	$	19,411.38
Batteries Plus	$	237.60
Boise Crane	$	8,958.60
Bowen Collins & Asscoiates	$	3,359.50
Caldwell Peterbilt - Jackson Group	$	371.40
Cintas Corporation	$	427.34
Coastline Equipment	$	33.08
Commercial Tire Center	$	1,044.90
Conmas Construction Supply	$	3,240.61
Contech Engineered Solutions	$	367,569.00
D&B Supply	$	904.03
Fairbank Equipment	$	464.09
Fastener Store Inc.	$	794.76
Forsgren Associates	$	56,520.07
Franklin Building Supply	$	1,677.01
Hardin Sanitation	$	386.84
HMH Engineering	$	17,716.40
HRA Veba - Hopper	$	27,371.57
Idaho Materials & Construction	$	5,554.23
Idaho Department of Health and Welfare	$	67.00
Idaho Power	$	1,487.60
Idaho Tool & Equipment	$	11.25
Idaho Traffic Control	$	6,208.56
Kenworth	$	40.00
Metroquip	$	15.70
MOJO Joint Powers Board	$	1,790.00
Mountain Alarm	$	886.75
Napa Auto Parts	$	138.20
NCPERS	$	672.00
Newman Signs	$	28.29
Norco	$	255.56
Nutrien Ag Solutions	$	1,838.50
Pontifex Homes	$	9,280.00
Potters Industries	$	25,935.36
QRS Consulting	$	6,513.00
Quality Trailer Sales	$	169.95
Rocky Mountain Steel	$	125.01
Sawtooth Technology	$	1,555.39
SelectHealth	$	329.94
Shannon & Wilson	$	28,525.80
Signs N Lines	$	945.20
SLT Enterprises	$	24,660.00
Sunbelt Rentals	$	753.39
Syringa Networks	$	856.27
Tacoma Screw Products	$	522.48
Top Gun Pest Control	$	208.00
TV Pipe Supply	$	14,773.00
Uline	$	656.14
Western Records Destruction	$	170.00
Western States Equipment	$	36.90
Wilbur-Ellis	$	18,864.00
Windshield Doctor	$	620.00
Zep Sales and Service	$	177.95
Zwygart John & Associates	$	12,000.00

PERMITS REFUNDED

Sysun, Andriy	$	200.00
	$	**680,503.86**

PAID May 21, 2026 Payroll

Payroll	$	94,307.50
EFTPS (Electronic)	$	32,067.43
Nationwide Trust (Electronic)	$	6,880.37
PERSI (Electronic)	$	27,004.21
PERSI Choice (Electronic)	$	13,064.73
	$	**173,324.24**

	$	853,828.10