
December 2nd meeting

From The Farmers Cup <thefarmerscup@gmail.com>

Date Fri 11/28/2025 9:20 PM

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Dear Mayor and Council Members,

My name is Cheryl Tallman, owner of The Farmer's Cup and tenant on the Laurel Lane property owned by 1st John 2:17 LLC. I am writing prior to the December Council meeting because the City and my business have reached a point where clarity, authority, and direction are necessary to move forward without further delay.

I want to say this respectfully and clearly:

I am willing to negotiate in good faith —

but the City must be properly authorized to negotiate back.

Under ORS 35.346, lawful negotiation requires:

1. A certified appraisal
2. A written valuation summary and offer
3. A good-faith payment or tender to 1st John 2:17 LLC

None of these steps have occurred, which means negotiation has not yet legally begun.

I also want to be clear that even beginning discussion of a Memorandum of Understanding (MOU) would be a positive step toward DLCD/ODOT-compliant coordination, allowing us to establish terms, timelines, and expectations that support transportation funding rather than delay it.

What I am requesting for the December agenda

I respectfully ask the Council to:

(1) Formally authorize City Manager Brandon Hammond to negotiate with 1st John 2:17 LLC

including authority to order appraisal, issue a written offer, and make good-faith payment. No signature required.

(2) Approve ORS-35 appraisal and good-faith tender so negotiations may begin immediately.

If the City wishes to move ahead with the TSP smoothly and without legal challenge, this is the correct and lawful path.

Time is of the essence

Without Council action in December, I will have no alternative but to recommend that counsel proceed with a Notice of Intent to Appeal (NITA) regarding the TSP adoption, followed as necessary by Petition for Review and request for Stay. I hope this path can be avoided, negotiation is my preference.

Ensuring ORS-35 steps are completed would strengthen the defensibility of the TSP during DLCD/ODOT review and reduce the risk of delay.

Good-faith payment + appraisal + authorization

= A legal and cooperative negotiation can begin.

Final request for transparency

If the City Manager does not provide written response explaining why this request will not be placed on the December 2nd meeting agenda, I respectfully ask that this letter be added to public comment for that meeting in full, so that the community and the record reflect that the request was made in good faith and acknowledged. I am attaching this to DLCD & county to add to the record if nothing is attached to the city agenda on December 2nd 2025 meeting.

Thank you for your time, your service, and for considering a lawful and cooperative path forward. I sincerely hope December brings movement rather than delay.

Respectfully,

Cheryl Tallman

The Farmer's Cup (Owner)