

05-15-2025 Citizen Correspondence - Regular Meeting

The City Clerk's Office received the following correspondence:

- On April 22, 2025, Doug Lipke commented on the Golf Course Lease.
- On April 29, Will Langley raised allegations of misconduct involving Vice-Mayor Raspe.
- On May 12, the "Concerned in KCB" group submitted a letter to the Commission with various questions.

All correspondence has been shared with the City Commission and will be attached to the meeting minutes for today's meeting.

Silvia Roussin

City Clerk

Silvia Roussin

From: Doug Lipke <douglipke222@gmail.com>
Sent: Tuesday, April 22, 2025 7:23 AM
To: KCB Mayor; Joey Raspe; Tom Harding; tom.difransisco@keycolonybeach.net; doug.colonelle@keycolonybeach.net
Cc: Silvia Roussin; lentesta@att.net; RICHARD & JAN PFLUEGER; Frank Tremblay; Bob Merna; Judy Lipke
Subject: KCB Golf Course Lease to Daryl Rice

Good morning Honorable Mayor Foster, Honorable Former Mayor Raspe, and Commissioners Harding, Difransisco and Colonelle,

My wife Judy and I live during the winter at Monte Christo on Key Colony Beach, and have played the KCB Golf Course (when it was a true dog track with hissing underground owls on the course) since the 1990's with our children after Judy's Mom and Dad bought a place at Bonefish Towers in 1980. We now play the course with our Grandchildren when they visit at Christmas break. The KCB course has long, special family history with us . Judy and I play on Tuesdays at the CoEd event and I play on Fridays in the Men's league. We are not good golfers, but enjoy the game, belong to a Country Club in a Chicago suburb and play the Key west Golf Course most Wednesdays in the winter.

I attended the recent Commissioners' meetings regarding the KCB Lease with many of our KCB Golf Course friends. I am a retired Chicago lawyer, but am the farthest thing from a Municipal lawyer, so may very well have missed something in my thoughts below. I have reviewed the KCB Code of Ordinances , and it appears that the Commission has relied on Sec. 2-75 regarding Purchases Or Contracts of the KCB Code to determine that it is required to go out for competitive bidding for the subject Lease with Daryl Rice because it is in excess of \$25,000. However Sec 2-75 on its face applies only to a "purchase or contract for purchase of equipment, material, supplies or services...." The subject Lease is not a purchase in any respect, but simply a real estate lease, so Sec 2-75 with its bidding requirements does not appear to apply.

I and others did an overview of the KCB Code, as well as Florida Statutes, looking for provisions that may require competitive bidding for Municipality real estate Leases, and although we found provisions for Long Term Leases (Sec 253.71) that allow long term leases, and provisions that might require bidding for real estate leases in amounts in excess of \$200,000, I found nothing that would apply to the subject proposed Lease with Daryl ?

I have had recent discussions regarding the situation with fellow KCB golfers Len Testa and David Evangelist who have also searched for provisions that might require competitive bidding under the circumstances and they have found nothing.

The Commissioners suggested the formation of a Committee to study and make recommendations regarding the KCB golf course, as well as a new Lease with Daryl. Commissioner Harding suggested that a new Lease should include the City's commitment for funds for Capital Improvements to the Course that would coincide with Daryl's plans including, without limitation, the special seed for the greens and fairways like that at the Key West Golf Course, which has such special salt water accepted fairways and greens , which are wonderful for a Florida Public Course. I concur that the best solution is a sort of "joint venture" Lease between the City and Daryl which continues to improve this special asset of the City.

Len Testa and I (and others) are willing to be members of the suggested Committee, and are anxious to help move this matter forward in the best interests of Key Colony Beach.

Please do not hesitate to contact me, or have City Counsel contact me regarding the above.

Best, Doug Lipke

Silvia Roussin

From: Will Langley <will@keysrealestate.com>
Sent: Tuesday, April 29, 2025 3:37 PM
To: John Bartus
Cc: Silvia Roussin; dsmits@florida-law.com; Doug Colonell; Tom DiFransico; Tom Harding; KCB Mayor; William Dominicak; Joey Raspe
Subject: Immediate Attention Required: Continued Misuse of Office by Vice Mayor Raspe

Dear City Commissioners and City Manager Bartus,

I am following up on my letter dated February 15, 2025, in which I raised serious concerns regarding the conduct of Joey Raspe. Although the City acknowledged receipt of my letter after a follow-up request, no substantive response or corrective action has been communicated since.

Unfortunately, additional incidents have occurred, further reinforcing a troubling pattern of behavior.

Most recently, the newly constructed Key Colony Beach pickleball and recreation area—funded in very large part by private sponsorships—has become the latest target. In December 2023, while serving as Mayor, Joey Raspe presided over the unanimous City Commission approval of donor recognition signage, including 10x30 windscreens. The new facilities opened in March 2025.

Shortly after the facility's opening, it has been reported that Vice Mayor Raspe filed a code violation against the approved signage. Notably, two of the three Platinum level sponsors recognized with windscreens—Tracy Chacksfield and Sam Williams—are licensed real estate agents and direct competitors of Karen Raspe.

It is deeply concerning that a public official would once again selectively weaponize City code enforcement against individuals who are competitors of his spouse—particularly regarding a project he himself voted to approve.

The City's failure to meaningfully address the initial concerns raised, combined with these latest developments, leaves the strong appearance that misconduct is not only continuing but is being allowed to persist unchecked.

We again call for the immediate censure or removal of Vice Mayor Joey Raspe for ongoing abuse of power and breach of public trust. We respectfully request a formal response from the City Commission outlining how you intend to address these repeated ethical violations and protect the integrity of City governance moving forward.

Thank you for your time and attention to this increasingly urgent matter. I look forward to your prompt response.

Will Langley | Principal Broker

Berkshire Hathaway

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Silvia Roussin

From: Concerned in KCB <conch@keysmail.net>
Sent: Monday, May 12, 2025 12:02 AM
To: KCB Mayor; Doug Colonell; Tom DiFrancisco; Tom Harding; Joey Raspe; Silvia Roussin; John Bartus; letters@PeopleAreAsking.org
Subject: Questions for the Regular Commission Meeting

To: Mayor Foster, Vice Mayor Raspe, Commissioners Colonell, Difrancisco, and Harding, City Clerk Roussin and City Administrator Bartus

People Are Asking several questions that should be answered:

Why has the commission repeatedly approved the planned three-story city hall tower that violates KCB's two-story maximum?

Sec. 101-18. - PB Public buildings and grounds districts.

(3) Site design standards.

Height maximum of 2 stories...

Why has the commission repeatedly approved the planned city hall addition that "isn't a real EOC" and how does that public statement impact our grant funding?

What is the purpose of the Polaris Ranger "4-wheeler utility vehicle"? Will it replace one of the two existing building department trucks? Is it in our capital expenditure plan?

Why did city "insiders" get electronic copies of the 175 page meeting packet last week but KCB citizens again will have to wait until next Tuesday or later to see it?

Thank you.

Concerned in KCB
Key Colony Beach