

Minutes

Riverbend Park Committee Meeting
Family Court Building
1555 West Main Street
Rock Hill, South Carolina
June 15, 2021

6:00pm

Present: Jack Leitner, Tom Dissington, Dave Oxendine, Manning Kimmel, Mike Moore, Allison Love (Ex Officio), David Hudspeth, Christi Cox (Ex Officio), Ryan Sanderson, Tom Audette (Ex Officio), Laura Dover, and Jan Angel

Absent: Craig Craize, Jason Ratterree, Kevin Madden

Dan Dodd, Chuck Flink and Anna Simpson attended.

Council Chairwoman, Christi Cox called the meeting to order

Motion was made by Committee member Manning Kimmel and seconded by Committee member David Oxendine to approve the minutes of the May 18, 2021 Riverbend Committee meeting. Motion Carried.

Mervil Paylor provided an update on the York Park Brand Research. Ms. Paylor explained that after reviewing the Committee's homework, she determined the following takeaways:

- Scenic/nature, adventure/discovery, family-oriented activities ranked highest
- Walking, exploring and relaxing in nature ranked highest
- Inclusive and welcoming to all

Ms. Paylor presented the name candidates to the committee. However, she explained that the names are preliminarily vetted and are all based on the naming threads, but the committee members should not fall in love with just one name until we get them fully vetted by York County Attorneys.

- Riverlands
- Riverest
- RiversEmbrace
- Catawba RiverRise
- RiverSound
- EaglesEdge
- EagleStand
- Bended Bluff
- Blue and Green Ways
- RiverTwist

Ms. Paylor asked the Committee members to vote on their top 5 names and if they have additional suggestions, they can submit them to her.

The Committee members requested that Ms. Paylor vet the Riverbend name.

Chuck Flink presented the Park Masterplan along with the mission statement and park tag line.

- Mission Statement: Nature based outdoor recreation preserve connecting visitors to activities and programs that celebrate the native landscapes and ecosystems of York County.
- Tag Line: Riverbend Park – a nature-based park for everyone

Park Components:

- Park Arrival and Welcome
- Park Gatehouse
- Park Loop Road
- Catawba River Greenway
- Loblolly – Hiking Trail System
- Heron Point – River Observation Area
- Crayfish – Catawba River Access
- Red Oak – recreation and Outdoor Events Center
- Barred Owl – Overnight Camping
- Bluegill – Lake Access, Fishing and Water Sports
- Salamander – Environmental Education Building
- The Lodge – Event Venue
- Copperhead – Mountain Bike Park
- The Falcon – Luxury motorcoach park

Phase I Park Development Strategy (First 3 years). Phase I Budget +/- \$15M

- Park Arrival
- Main Gatehouse
- Park Loop Road
- Catawba River Greenway
- Loblolly – Hiking Trails Phase I
- Barred Owl – Camping Phase I
- Bluegill – Lake Fishing/Boating Phase I
- Crayfish – River access Phase I
- Red Oak – Event and Recreation Phase I

Phase II Park Development Strategy (4-7 years). Phase II Budget +/- \$20M

- The Lodge
- East and West Gatehouses
- Loblolly – Hiking Trails Phase II
- Barred Owl – Camping Phase II

- Bluegill – Lake Fishing/Boating Phase II
- Red Oak – Event and Recreation Phase II
- Salamander – Environmental Education Phase I
- Copperhead – Phase I

Phase III Park Development Strategy (8-10 years). Phase III Budget +/- \$15M

- Copperhead – Mountain Bike Park Phase II
- Salamander – Environmental Education Phase II
- The Falcon – Luxury RV Park Phase I
- Loblolly – Hiking Trails Phase III
- Bared Owl – Camping Phase III
- Bluegill – Lake Fishing/Boating Phase III
- Red Oak – Events and Recreation Phase III

Total Park Development Budget: \$50M +/-

\$33M + \$17M in PS&E and contingency (expenditures over a 10 year timeframe)

Mr. Flink explained that there were several funding sources available:

- York County Sources
 - Pennies for Progress
 - Hospitality Tax Funding
 - Dedicated Funding for Parks and Recreation
 - General Revenues
 - Bond Referendum
 - Local Option Sales Tax
 - Park Admission Fees
 - Concessions Contract
- South Carolina Sources
 - Community Development Block Grant
 - Rural Infrastructure Authority
 - State Revolving Fund
 - Recreational Trails Program
 - Parks and Recreation Development Fund
 - Department of Transportation Funding
- Federal Funding
 - Land and Water Conservation Fund
 - AmeriCorps Grants
 - FEMA Mitigation Grants
 - USDOT FHWA Transportation Funding
 - USDA Communities Facilities Grant
 - USDA Conservation Reserve Grant
 - USDA Wetland Reserve Program
 - US Dept Commerce Grants for Public Works
- Private Sector Funding

- Naming Rights Funding
- Corporate Gifts and Donations
- Individual Gifts and Donations
- Purchase of Park Furnishings Program

Mr. Flink also reviewed the park visitation projections and explained that over time visitation will increase and by year 5 it could be approximately 600,000.

There was a general consensus of the Committee that they approved the proposed master plan. Chairwoman Cox would like the entire Council to see the proposed plan prior to it being sent out to the public.

There being no further discussion, the committee meeting adjourned.