



Swansboro Swimming Pool Committee

Special Meeting Agenda

Town of Swansboro

Wednesday, January 28, 2026

I. Call to Order

II. Minutes

- a. April 7, 2025, Special Meeting Minutes
- b. June 26, 2025, Special Meeting Minutes
- c. July 24, 2025, Special Meeting Minutes
- d. September 25, 2025, Special Meeting Minutes

III. Business

- a. Review/Discussion of Pool Survey Results
Material will be provided at the meeting

IV. Chairman/Board Thoughts/Staff Comments

V. Adjournment

**Town of Swansboro
Swimming Pool Committee
Special Meeting Minutes
April 7, 2025**

Call to Order

The meeting was called to order at 6:00 pm. Board members in attendance were Matthew Prane, Brooks Barnett, and Scott Evans, and Renee Cassiano arrived at 6:04. Laura Holland was absent.

Business

Draft Swimming Pool Development Proposal

Mr. Prane presented two draft proposals exploring options for providing swimming pool facilities in the Town of Swansboro. He noted that swimming facilities had been consistently identified as a top community priority in town surveys since 2008, with 65% of respondents in the most recent Parks and Recreation Master Plan survey indicating a need for aquatic facilities.

- The first proposal, originally developed in 2021, was for an indoor three-pool aquatic facility with an estimated construction cost of nearly \$13 million, exclusive of land acquisition. Mr. Prane explained that land costs would significantly increase the total project cost. He estimated that, when accounting for land costs and inflation since 2021, the total project cost would now approach \$20 million, stating that the price of materials such as concrete and steel had increased substantially.
- The second proposal, developed in July 2024, was for a seasonal outdoor swimming pool facility consisting of a single eight-lane, short-course pool, with an estimated total cost of approximately \$7.5 million. Prane explained that this concept was informed by the Twin Rivers YMCA model, which utilizes an outdoor pool with the option to install a temporary dome to allow year-round use. He noted that he had heard such domes may cost approximately \$30,000, making them a potentially cost-effective way to convert a seasonal facility into a year-round option.

Mr. Barnett provided professional insight regarding construction cost estimates stating that the estimates were derived from national averages, not North Carolina-specific data. He outlined baseline construction costs, noting that skimmer pools typically start at approximately \$275 per square foot, while gutter-style concrete or stainless-steel pools generally begin around \$315 per square foot, with costs increasing based on materials and design features.

Mr. Prane emphasized that programming decisions must precede facility design. He noted that aquatic programming goals such as lessons, competitions, and community use must be clearly defined before determining pool size, configuration, and overall facility design.

Mr. Prane introduced the concept of a temporary pool solution with a proposed temporary above-ground six-lane pool manufactured by Mega Instapool. He stated the pool could be manufactured and delivered within a few months at a cost of \$60,000, including filtration, pumps, and heaters. He noted the pool may not meet USA Swimming or triathlon certification standards but would allow the Town to begin offering swim programs and host small local swim meets. The Estimated costs included \$36,000 for a concrete pad, \$10,000 annually for liability insurance, \$3,500 for workers' compensation, and \$81,900 for supervisors, lifeguards, and instructors.

Mr. Barnett discussed regulatory requirements, noting that fencing and railings would be required due to the pool's elevation and would be subject to approval by health and building officials. He also stated that deck space requirements typically range from six to eight feet, depending on pool size.

Mr. Prane discussed staffing assumptions, noting his estimates were based on six lifeguards on duty. Parks and Recreation Director Anna Stanley raised questions regarding Certified Pool Operator (CPO) requirements and explained that daily chemical testing and maintenance checks were required. Mr. Evans and Mrs. Renee Cassiano shared operational experience indicating that fewer lifeguards may be sufficient, and it was noted that North Carolina does not require lifeguards at public pools.

Mr. Prane projected revenue estimates for the proposed temporary six-lane pool, assuming a three-month individual membership fee of \$250 and 300 members from Swansboro's population of approximately 4,000, generating \$75,000 in membership revenue. He outlined learn-to-swim programming based on small group lessons and projected \$87,360 in revenue from swimming instruction. Additional revenue estimates included \$15,000 from six summer swim meets and \$4,500 from two children's triathlon events.

Total potential seasonal revenue was estimated at \$181,860. Mr. Prane noted that, when compared to estimated first-year costs of approximately \$200,700, the temporary pool would operate at a loss in the first year due to its limited three-month season. He projected that, with similar participation and costs, the facility could become profitable in the second year, with estimated net gains increasing in subsequent years.

Mr. Prane shared that his next steps would include presenting the proposal to the Parks and Recreation Board to obtain feedback, followed by a presentation to the Board of Commissioners to seek direction on whether to pursue one or more of the proposed options.

Adjournment

On a motion by Mr. Brooks, seconded by Mr. Evans, the meeting adjourned at 7:11 pm.

**Town of Swansboro
Board of Commissioner &
Swansboro Swimming Pool Committee
Joint Special Meeting Minutes
June 26, 2025**

Item II - b.

Call to Order

The joint special meeting was called to order at 6:00 pm. Commissioners in attendance were Mayor Bill Justice, Mayor Pro Tem Jeff Conaway, Commissioner Tamara Pieratti, Commissioner Doug Eckendorf, Commissioner Pat Turner, Commissioner Joe Brown. Pool Committee members in attendance were Matthew Prane, Laura Holland, Brooks Barnett, Scott Evens, and Renee Cassiano.

Mayor Justice reviewed that the purpose of the special meeting was to review and discuss various aspects of the potential development of a swimming pool in Swansboro.

Pool Committee Chair, Matthew Prane reviewed three primary facility options:

- A high-end natatorium (approximately \$13 million)
- A permanent concrete pool facility (approximately \$7.3 million)
- A "mega instapool" solution (approximately \$60,000 for a 6-lane, 25-yard pool)

The discussion centered on several critical factors that would influence any future decision:

- Land Requirements: It was determined that 4-5 acres would be needed for a pool facility, with the majority of space required for parking. The committee identified a potential location near the soccer complex on Hammocks Beach Road, consisting of approximately 4-5 acres of currently undeveloped land.
- Financial Considerations: The group emphasized the need to develop the project without increasing taxes. Potential funding sources discussed included grants (federal, state, county), partnerships with nonprofits like the YMCA, and creative financing approaches that could leverage future tax revenues from the facility.
- Community Needs Assessment: It was noted that while previous surveys from 2008 and more recently have shown community interest in a pool, a more detailed survey is needed to determine specific programming requirements. The group discussed the possibility of conducting a new survey. Parks & Recreation Director Anna Stanley shared that an estimated cost of approximately \$15,000 for a statistically valid assessment was provided based on quotes from two years ago.
- Sustainability Considerations: The discussion included options for green initiatives such as geothermal heating/cooling and solar technologies that could reduce long-

term operational costs. The group also addressed the importance of programming diversity to ensure financial sustainability.

- Facility Design Options: The committee reviewed various design possibilities including indoor year-round facilities, outdoor seasonal pools with potential for future enclosure (retractable domes), and different pool configurations to serve various community needs.

The committee concluded that next steps should include:

- Developing and distributing a detailed survey to assess community needs
- Researching potential funding sources and grants
- Continuing discussions with potential partners like the YMCA
- Further exploring land availability options

Public Comment

Tom Pieratti highlighted the importance of first understanding the community's desires before tackling land or cost considerations and shared his personal experience of a community pool as a social hub. He raised concerns about potential obstacles such as hurricanes and water table issues.

Dorothy Tisdale expressed support for a community pool, asked about potential locations and parking, suggested exploring wooded or wetland-adjacent areas with possible aboveground options, and emphasized that existing soccer fields are actively used and should be preserved.

Adjournment

On a motion by Commissioner Eckendorf, seconded by Commissioner Turner, the meeting adjourned at 7:02 pm.

**Town of Swansboro
Swansboro Swimming Pool Committee
Regular Meeting Minutes
July 24, 2025**

Item II - c.

Call to Order

The meeting was called to order at 6:02pm. Board members in attendance were Matthew Prane, Laura Holland, Brooks Barnett, and Renee Cassiano. Scott Evens was absent.

Business

Proposed Survey Questions

Chair Matthew Prane presented a draft survey intended to gauge community interest for a potential swimming pool facility. Mr. Prane clarified that the purpose of the survey would be to determine programming desires, to help understand design needs for a potential pool, and to gauge the level of community interest.

The Pool Committee reviewed potential questions for the community survey. The proposed topics included collecting demographic information, such as residency status—identified by whether respondents receive a stormwater bill—and household age groups, including youth under 18, adults ages 18–64, and seniors 65 and older. The committee also discussed including questions on swimming ability and gauging interest in drowning-prevention or aquatic-safety programs.

Additional considerations included asking respondents about the anticipated frequency of pool usage (daily, weekly, monthly, or never), whether they currently use another pool facility, and their preferences for program offerings such as lap swimming, lessons, or therapy. The committee also reviewed potential questions related to design features, including indoor or outdoor options and desired amenities. Finally, they discussed options to assess funding preferences, such as membership fee structures (daily passes, punch cards, monthly, seasonal, or annual memberships), potential tax impacts, grants, and sponsorship opportunities.

The committee discussed distribution methods for the survey, which included the following:

- Parks and Recreation Desk
- Facebook page
- Town website
- Constant Contact
- Email to current recreation program participants
- QR codes placed at town facilities and potentially at local businesses

Parks & Recreation Director Anna Stanley confirmed she would assist with survey distribution and with adding the agenda item for the Board of Commissioners' review.

Chairman/Board Thoughts/Staff Comments

Mr. Prane discussed potential locations for a pool facility, noting that 4–5 acres would be the minimum space required. He identified two possible sites: a property across from the Swansboro soccer complex on Hammocks Beach Road (approximately 4.5 acres), and land located behind the Rotary, within walking distance of the Town Hall building. He emphasizes that the survey results would help determine whether there was sufficient community interest to move forward with a pool project, noting that the facility's sustainability would be a key consideration regardless of whether users come from Swansboro or surrounding communities.

Adjournment

On a motion by Mr. Barnett, seconded by Mrs. Holland, the meeting was adjourned at 6:58pm.

**Town of Swansboro
Swansboro Swimming Pool Committee
Special Meeting Minutes
September 25, 2025**

Item II - d.

Call to Order

The meeting was called to order at 6:04 pm. Board members in attendance were Matthew Prane, Laura Holland, and Renee Cassiano. Brooks Barnett and Scott Evans was absent.

Minutes

On motion by Mr. Prane, seconded by Mrs. Holland the February 27, 2025, Regular Meeting Minutes, were unanimously approved as amended to change the verbiage of "*there could be a health code issue around dog diving*" to "*there is a health code issue around dog diving*".

Business

Review of Survey Progress and Distribution Enhancement

Mr. Prane reviewed the survey results to date, noting that 26 responses had been received. The survey utilized the fire chief's ArcGIS software platform, which provided useful geographic information about respondents. While acknowledging that no logical conclusions could be drawn from such a small sample size, several interesting trends were observed in the preliminary data:

- Many respondents identified themselves as strong swimmers
- The majority of respondents expressed interest in having a pool
- Popular potential uses included water aerobics and lifeguard training
- Most respondents were adults
- Interest in year-round swimming via an indoor pool was notable
- Location was identified as a critical factor
- Regarding funding options, most respondents preferred alternatives to tax increases

Mr. Prane emphasized that approximately half of the current responses came from Swansboro residents, with others coming from surrounding areas like Hubert. The survey provided valuable feedback through open-ended questions about considerations for the planning team, including accessibility, inclusive design, realistic budgeting, and accommodating future growth.

Parks & Recreation Director Anna Stanley reported that the survey had recently been released on the town's social media pages and had already been shared 48 times. The survey would also be available at the information tent during the upcoming Mullet Festival. Additionally, Mrs. Stanley shared that there were distribution limitations in distributing through schools due to the program they use, Peach Jar, now costing. Mr. Prane mentioned that the Tideland Newspaper would be running an article with the survey link and QR code.

There was discussion about some social media comments expressing concerns about the survey design, particularly regarding questions about tax implications and identifying who would ultimately pay for a pool. The committee discussed the importance of having respondents complete the actual survey rather than just commenting on social media, as the survey contained questions addressing these concerns.

Committee members were encouraged to share the survey through their own social channels to increase participation, and the survey would remain open until December.

Adjournment

On a motion by Mrs. Holland, seconded by Mrs. Cassiano, the meeting adjourned at 6:32 pm.