

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.