



Project: Buxton Naval Facility FUDS Property

RAB Meeting

Date: October 16, 2025, 5:30 pm

Location: Cape Hatteras Anglers Club, 47231 Light Plant Rd, Buxton, NC 27920

Meeting Purpose: Quarterly RAB Meeting

Participants

RAB Members:

- Brian Harris, Community Co-Chair
- Brett Barley, Community member
- Betsy Gwin, Community member
- Alyson Flynn, NC Coastal Federation
- Stewart (Bud) Nelson, Community member
- Carla Reynolds, Community member
- Michael Gould, Community member
- Meaghan Johnson, National Park Service - Absent
- Mary Ellon Ballance, Dare County Commissioner - Absent
- Shelia Davies, Dare County Department of Health & Human Services - Absent
- Lat Williams, Community member

U.S. Army Corps of Engineers (USACE), Savannah District

- COL Ron Sturgeon, Commander, USACE Savannah District
- Sara Keisler, USACE COR and FUDS Program Manager, Acting Co-Chair
- Thomas Woodie, USACE Deputy District Engineer for Programs and Project Management (DPM)

North Carolina Department of Environmental Quality (NCDEQ)

- George Adams, Engineer, Division of Waste Management, Superfund, Federal Remediation Branch

Dawson Solutions, LLC (DAWSON)

- Alyssa Drye, RAB Facilitator

Eastern Shawnee Bay West Joint Venture (ESPS-BW JV PM)

- Hillary Weber, Program Manager
- Ryan Stobaugh, Project Manager
- David Brewer
- Christina Vail

Nicklaus

- David Clexton

Eagle Synergistic

- Janet Castle



Disclaimer: These meeting minutes are intended to capture and paraphrase overall discussions from the Buxton Naval Facility FUDS Property RAB Meeting held on October 16, 2025. The meeting was held as an in-person only RAB meeting with 23 total attendees present.

RAB Meeting Welcome, Rollcall, Safety and Operational Announcements

The meeting began at 5:30pm. Ms. Alyssa Drye welcomed the RAB Board Members and community participants and began the meeting with RAB member rollcall. Safety and operational announcements were presented by Ms. Drye.

COL Ron Sturgeon gave opening remarks to the RAB. He thanked everyone for being there. He gave a brief update on the site and stressed that there has been positive progress made. He stated that the Buxton FUDS property was on his mind daily and on his priority list. He closed his remarks thanking RAB members for their participation and stating that he looked forward to sharing updates with the RAB.

RAB Business

The first action item on the agenda under RAB business was a follow-up on the QAPP Synopsis provided by CESAS on August 1, 2025. The RAB found the synopsis helpful and would like to receive a synopsis with all technical documents going forward. The action item is closed.

The second action item under RAB Business was a follow-up to the virtual meeting with the Comprehensive Sampling Contractor which took place on September 15, 2025. Ms. Drye asked that the RAB hold all questions for the contractor until after their presentation later in the meeting. Ms. Drye asked the RAB if there was further comment or discussion on the call. Mr. Gould asked if the Comprehensive Sampling Contractor was present. Ms. Keisler replied that he was, and that Mr. Gould would be able to ask his questions after that presentation later in the meeting. No further discussion was held. The action item is closed.

The third item on the agenda under RAB Business was a recap of documents reviewed by the RAB since the last meeting and documents that RAB will review in the near future. There were no questions on the reviewed or pending documents.

Ms. Drye asked the RAB if there were other topics they would like to discuss during this time. There were no topics brought up by the RAB.

USACE Overview

Mr. Tom Woodie gave a presentation he referred to as USACE 101 (see attached presentation). The goal of this presentation was to show the RAB how USACE operates and who they are. Following the presentation, the RAB members were given time to ask questions.

The following reflects discussions related to the presentation:



Mr. Michael Gould asked if the FUDS program makes the Army Corps responsible for any agreements or contracts that the Department of Defense made during the cold war? Mr. Woodie responded that the law that established the FUDS program identified the parameters [of USACE's responsibility]. It doesn't necessarily trace back to those individual agreements. The boundaries of the agreement are within what the law established that CESAS is responsible for doing and resolving whatever the project is. He gave the example of the work at Camp Wheeler, the large amount of dud munitions that have been removed by the Army Corps. He stated that there has never really been any discussion about the agreements or how the Army got the property at the time. It is more about what the law allows the Army Corps to do now. It would go back to the determinations for establishing the project and the eligibility of the site.

There were no further questions from the RAB regarding this presentation.

Update on Current Buxton Naval Facility FUDS Property Environmental Restoration Projects

Ms. Sara Keisler gave a technical presentation on the Overview of Current Projects 01, 03, and 04 (see attached presentation). Following the presentation, the RAB members were given time to ask questions on technical aspects presented.

The following reflects paraphrased discussions related to the presentations on current and pending projects:

Ms. Betsy Gwinn asked why Project 05 was approved for 2025 but not for 2026. Ms. Keisler explained that Project 05 was approved as a project, meaning it met the criteria to become a FUDS project. The actual work was not included in the FY26 work plan. She pointed out the [Government] fiscal year is October 1-September 30. Currently it is FY26, and there is no approved work for Project 05. Next September (2026), it will go through review again. COL Sturgeon added that this is based on budget cycles and what funding is allocated according to the President's budget.

Mr. Brett Barley asked if CESAS could elaborate on the reasoning for working west to east and talk about the different approach. Ms. Keisler answered that Ms. Weber would go into further detail during the 2025 Response Action presentation. She commented that the contamination is further inland and must come from somewhere. The current approach is to remove any potential sources.

Mr. Gould asked how far west [the project boundary is]. Ms. Keisler answered that the 2025 Response Action presentation includes a map showing the project boundaries.

Ms. Alyson Flynn asked, "Since the Comprehensive Sampling Contract will most likely be modified, what is the plan for the comprehensive sampling?" Ms. Keisler responded that the comprehensive sampling will occur right after the Response Action contractor is demobilized. The estimated timeframe is January/February 2026, unless the work is completed sooner.



Ms. Gwinn asked a historical question regarding why Project 01 was created in 1989, "If the Navy left in 1982, why did it take seven years?" Ms. Keisler answered that FUDS was not actually developed until the Defense Environmental Restoration Program (DERP) was established in 1986. She explained that DERP is the basis on how the FUDS program performs the work. An evaluation was conducted in 1991 of the activities that occurred while the Navy was there. This was to determine whether there was potential contamination of concern.

Ms. Flynn asked if the current project would be impacted by the ongoing government shutdown. Ms. Keisler replied that this project already has funding and work will continue.

2025 Response Action

Ms. Hilliary Weber gave a presentation on the current Response Action being conducted by Eastern Shawnee Bay West Joint Venture (ESPS-BW JV) (see attached presentation). Ms. Weber shared data, pictures and graphics of the project area during and after Hurricane Erin. She also shared lessons learned from the 2024 project, and a brief overview of the current work being performed and the current project schedule.

The following reflects discussions related to the presentation:

Ms. Carla Reynolds stated that she imagines that CESAS has a good idea of where contamination is. She asked, "If they are starting west, does that mean all of the way west?" She was confused based on a map that she was looking at, there was an emergency generator, a transmitter building, and a gas station far west. How does CESAS know that there is nothing going on with that site? Ms. Keisler replied, the gas station was used by the Coast Guard. The project area was picked because this was where Navy activities caused contamination. The geophysical survey was done the same way, using the same footprint because those areas are where the Navy potentially caused contamination. The gas station was part of Coast Guard operations and would not be covered under the FUDS project.

Mr. Gould asked if, based on current data, no contaminants other than petroleum were caused by the Navy west of that pipeline. Ms. Keisler replied that CESAS knows that the source of petroleum contamination was the oil change ramp. He asked if there were areas that both the Navy and Coast Guard operated. Ms. Keisler answered the CESAS is not aware. The Coast Guard performed the Site Inspection because the Coast Guard had responsibility for the property after the Navy.

Mr. Gould asked if there was an area where the Navy and Coast Guard both had some activity and possibly contamination. Ms. Keisler replied that CESAS just did an evaluation for per- and polyfluoroalkyl substances (PFAS) and polychlorinated biphenyls (PCB) and would go back and determine whether that's eligible under the FUDS program. She continued to explain that currently, there are no other contaminants of concern for Project 01, other than petroleum. Project 05 is concerned with lead at the small arms range. Mr. Gould asked, what would be the criteria that would make it eligible for FUDS? Ms. Keisler replied that it has to be linked directly to the Navy activity, even if there was subsequent



Coast Guard activity on the same site. She explained there is a way for both federal entities to be responsible. For it to be part of the FUDS program, it has to be linked to the Navy's activities. So as of right now, the only contaminant that CESAS is aware of that the Navy was responsible for was petroleum in the two areas, the oil change ramp and the Above Ground Storage Tank.

Ms. Flynn asked why the term response is used instead of remediation; confirming whether this means USACE is responding to that one particular issue and not remediating it to a natural state? Ms. Keisler replied it is called a response because this is not a remediation. This is a response to remove the bulk of petroleum contaminated soil so that it is not being released as the erosion is occurring. CESAS will return to conduct additional sampling to assess for remaining petroleum and carry out remediation efforts to address remaining petroleum contamination.

Mr. Lat Williams asked how it would be possible to determine who was responsible for the contamination at the site. Ms. Keisler replied that it involved a lot of research. There are different indicators. Fingerprinting could be done. Mr. Woodie added that the environment at the site could make it difficult, and Ms. Keisler added, [environmental conditions] due to the salt [salinity due to proximity to the ocean].

Mr. Barley asked, "During the response action last year, at the north end boundary, why did the digging stop where it did there?" Ms. Keisler answered that Building 19 was the target and was contractually written in. Mr. Barley followed up with, when digging there, was it known that there was still stuff left? Ms. Keisler replied that was correct and explained it was a response action not a remediation. The intent was not to get 100% of it [contaminated soils]. [The intent] was to stop the release. Ms. Weber added in reference to the asbestos pipes; the contractor took samples and had a conversation with CESAS. Ultimately, the contractor and CESAS are bound by the contract. Mr. Barley added the reason for the question was after the first Nor'easter it was clear where the digging stopped and contaminated soil remained. Ms. Keisler explained that CESAS had very limited information when going out to the site. Typically, this is not how a remediation action is conducted. Usually, the first step would be comprehensive sampling to determine where the petroleum is and then do a remediation. Due to the site actively eroding, CESAS is conducting a response action and then completing a remediation. The purpose is not to fully remediate, but rather to remove the bulk of the petroleum, ensuring that it is not being released into the environment.

The following is a synopsis of the discussion regarding beach erosion. This discussion is included to highlight the issue that was brought forward by Mr. Barley. Please note: Some of the discussion may be out of scope of the RAB.

This discussion did not result in a resolution. The facilitator asked that the discussion end and the issue be marked as an action item to allow for the remaining scheduled presentations.

Mr. Barley stated that Hurricane Erin caused massive erosion at this site. He believes that based on his knowledge of the beach, the erosion may have been accelerated due



to the digging and loosening of the sand to remove contaminated sand and refilling the holes with new sand. The sand that was removed was more compacted than the sand that was used to fill the hole. He believes this is causing a bigger issue and the removal of the remaining infrastructure is going to be a factor in the erosion that is occurring in that area. He wanted to go on record now, as the new response action is beginning, and more contaminated sand will be dug up. Another factor could be the lack of jetties in the area. He encouraged the group to be forward thinking, pointing out that there would be more storms over the next six to seven months, specifically during January and March which historically are two more active months for storms.

COL Sturgeon replied to the comments that he believes Dare County has a good way ahead regarding the jetties. He spoke to one of the commissioners and it seems as if it's a good way forward when it comes to repairing the jetties. A timeline and what that looks like, the different methodologies, Dare County is still working out. He believes that Dare County has the authorization to repair jetties and all the permits, and all the permissions have been granted. He stated that he appreciated the insight.

Mr. Barley asked, "Who would be liable if the area completely washed out?" He stated that all the storms this year, even Hurricane Erin, haven't had drastic swells.

Ms. Keisler responded that she thinks first, the continued scouring would need to be linked to the digging and loosening of the sand. She pointed out that she is not a specialist, but that there may be some link. The goal of the project at FUDS property is to stop the release. If the sand/soil is left undisturbed, it may lead to the release of contaminants into the environment, resulting in potential environmental contamination. The National Park Service would make the decision on whether to continue the work or not.

Mr. Barley asked, "Is there a way to do that without putting the nearby land at risk through the scouring? Is that something they're always taking into consideration?" He stated that the earth hundreds of years of rain and sediment and fall is a whole lot more compact and sturdier than anything that can be done manually.

Ms. Keisler pointed out that even in places CESAS hasn't dug, there has been a lot of scouring there as well.

Mr. Barley replied that he believed it is a trickle effect. It starts where it loosens and then it worked its way back.

Mr. Williams pointed out he believes CESAS has a piece of the responsibility. He stated that there are multiple issues that need to be looked at. One problem is being fixed, but in doing so, it is creating a situation that is going to cause more damage, further north. He stated that his house is right now in danger. He suggested that there are multiple parties involved including the National Park Services, the state of North Carolina and Dare County. He suggested that all parties involved get together and find a solution.

Mr. Barley concluded with the statement that the RAB was talking together as residents, and he acknowledged that the conversation may be outside the scope of the RAB; but



pointing out that it is a big deal. He stated that the project can't just keep moving forward if consequences haven't been addressed.

Due to time constraints the discussion was ended by the facilitator.

OIP/MIP Technology Presentation

Ms. Janet Castle gave a presentation on the technology that will be used during the Comprehensive Sampling fieldwork (see attached presentation). Mr. David Clexton was also in attendance to answer questions regarding the comprehensive sampling.

The following reflects discussions related to the presentation:

Mr. Gould asked about the equipment and if it has any capability of taking samples where the area is well underwater even at low tide. Ms. Castle replied that she has not done that yet, but it could be done. She stated that she knows it has been done before. Mr. Gould asked if there are plans to do that or considerations to do that at this site, because the Navy obviously have a lot of operations in areas on the beach and near the beach that are now underwater. Ms. Keisler replied that this was not planned. Going into the ocean to sample would require another right of entry. The plan is to show where the petroleum is now. Ms. Castle added that trends appear in the data closer to the site of the release. This allows some pieces of the puzzle to be pieced together. Based on the data, if there is a contamination spot, and then another one and then go another 5ft and another one, a conclusion can be drawn that those are connected.

Mr. Barley asked how long it took to set that up and do a test. Ms. Castle replied the setup is what takes a while. Normally, units are kept in the Atlanta area. Typically, a half day to set up and quality control (QC) everything and ensure everything is working correctly. The QC test in between normally takes 15 minutes and then moves onto the next boring. Ms. Castle estimated about an hour per hole.

This concluded the RAB portion of the agenda.

Questions from the Public/Additional Input

Ms. Drye opened the meeting to the public, noting nine minutes would be available for public questions and/or comments. The following reflects questions or comments received:

Open to Public Questions-

A community member responded in May of 2025, the Army Corps of Engineers awarded a contract to an out-of-state disaster response contractor to remove a 70-foot section of pipe from the Buxton FUDS property. Local contractors estimated their bid would have been between \$30,000 and \$50,000 to remove the pipe, but the Army Corps ended up awarding the contract to an out-of-state contractor who charged \$529,000 for the job. "Does CESAS plan to use this contractor again for any future work at the Buxton FUDS property? And why does the Army Corps of Engineers use out-of-state contractors versus



local contractors, which would, in the case of the Buxton FUDS project, help a local economy that is struggling?"

COL Sturgeon replied that he was not involved in the acquisition process. There was, however, an expert that would be able to answer that question. He turned the question over to Mr. Woodie.

Mr. Woodie stated that this was a contract that CESAS was trying to award quickly in May of 2024. One of the tools that was available to use was the OASIS contract through the General Services Administration (GSA). That provided CESAS with the ability to get to a contractor who could mobilize quickly. Under the OASIS contract is a pool of approved contractors. CESAS didn't directly go to that contractor. CESAS had to get the work done quickly and this contractor was able to meet the requirement and get the job done.

Mr. Woodie stated that the state of North Carolina has one of the better organizations to help train the local contractors where they can gain access to federal contracts. He continued with, any local contractors who wanted to get involved with federal contracts should contact the organization and he offered to help put the community member in contact with them.

The RAB Facilitator ended the discussion due to time constraints.

Ms. Drye thanked everyone for attending the meeting. The meeting was adjourned by the RAB Facilitator at 7:30pm.

The next RAB meeting is scheduled for January 22, 2026, at 5:30pm.

Action items:

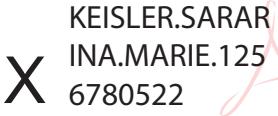
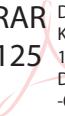
RAB and CESAS to share with Dare County and the National Park Service the concern discussed during the meeting regarding the possibility that the digging and removal of contaminated sand is causing an accelerated rate of erosion.



Attachments

- A. USACE Overview Presentation
- B. Update on Current Project Presentation
- C. 2025 Response Presentation
- D. OIP/MIP Technology Presentation

These meetings are approved by the Buxton Naval Facility FUDS property RAB Co-Chairs:

 KEISLER.SARARINA.MARIE.1256780522
INA.MARIE.1256780522
6780522 
Digitally signed by
KEISLER.SARARINA.MARIE.
1256780522
Date: 2025.12.03 10:46:51
-05'00'

Sararina (Sara) Keisler
Acting USACE Co-Chair

 Brian Harris

Brian Harris
Community Co-Chair



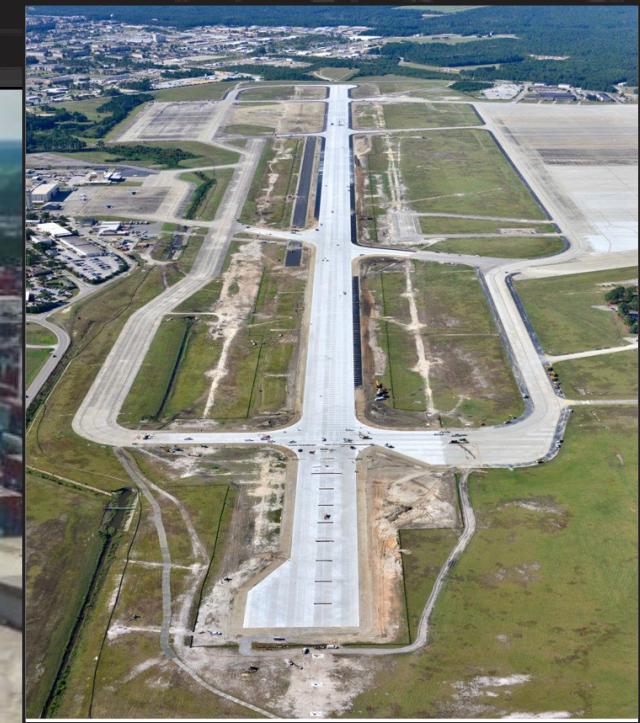
**Attachment A
USACE Overview Presentation**

USACE SAVANNAH DISTRICT USACE OVERVIEW BRIEFING

BUXTON RAB, NC

US Army Corps of Engineers
Savannah District
16 October 2025

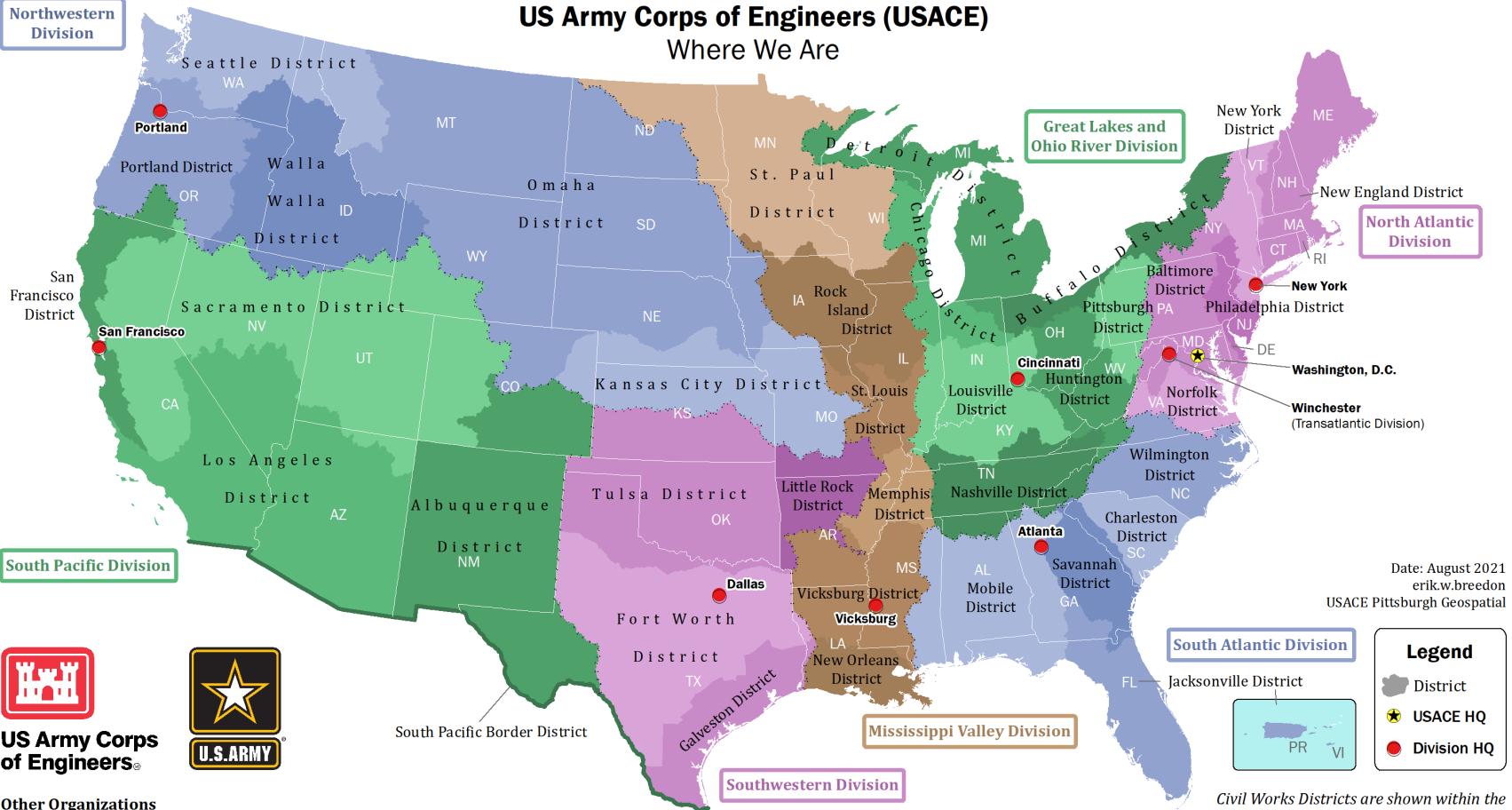
CCoE Campus



U.S. ARMY
US Army Corps
of Engineers®



Northwestern Division



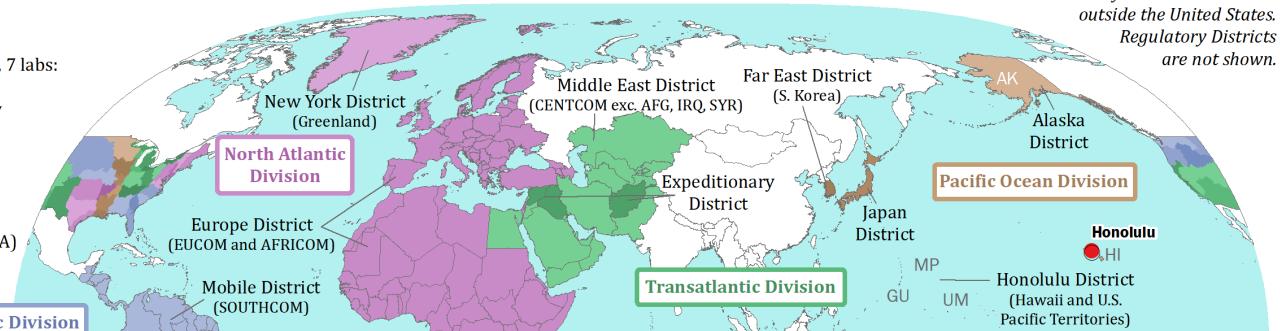
US Army Corps
of Engineers®



Other Organizations

- 249th Engineer Battalion
- Army Geospatial Center (AGC)
- Engineering and Support Center, Huntsville (HNC)
- Engineer Research and Development Center (ERDC), 7 labs:
 - Coastal and Hydraulics Laboratory
 - Cold Regions Research and Engineering Laboratory
 - Construction Engineering Research Laboratory
 - Environmental Laboratory
 - Geospatial Research Laboratory
 - Geotechnical and Structures Laboratory
 - Information Technology Laboratory
- Humphreys Engineer Center Support Activity (HECSA)
- Institute for Water Resources (IWR)
- Marine Design Center (MDC)
- USACE Finance Center (UFC)
- USACE Logistics Activity

South Atlantic Division





SOUTH ATLANTIC DIVISION (SAD)

CIVIL WORKS (CW)

31 Lakes (6 of 10 most visited)

1268 Miles of Levees

49 Dams Total (14 FDR)

Hydropower – 2nd in Capacity
(14 plants in 5 states)

32 Deep Draft Harbors

32 Locks

Everglades \$756 M

MILITARY PROGRAM (MP)

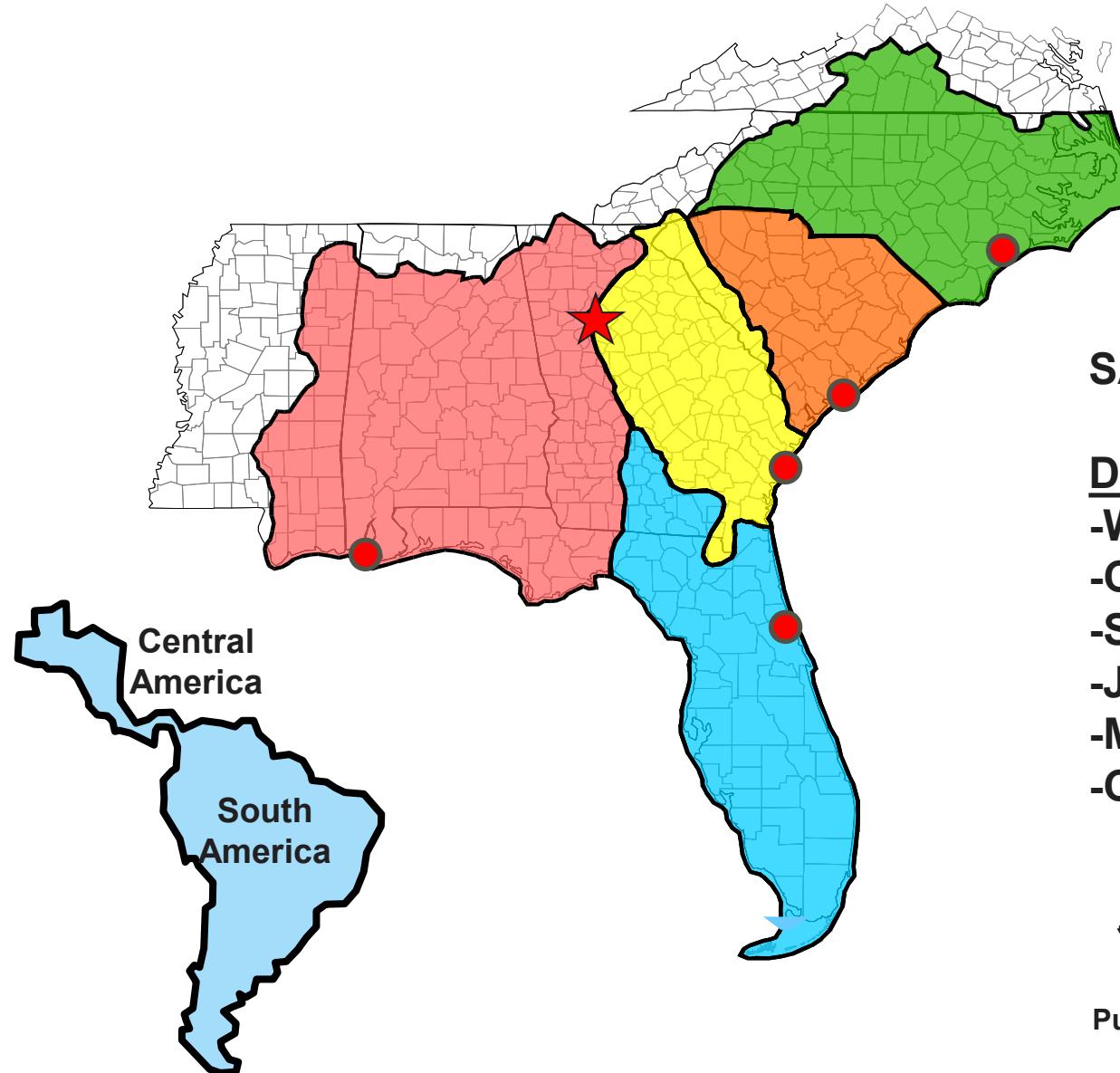
11 Major Army Posts

13 Major Air Force Bases

6 Major Commands

32% of CONUS Army

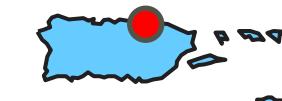
18% of Air Force



SAD HQ: Atlanta

Districts (MP)

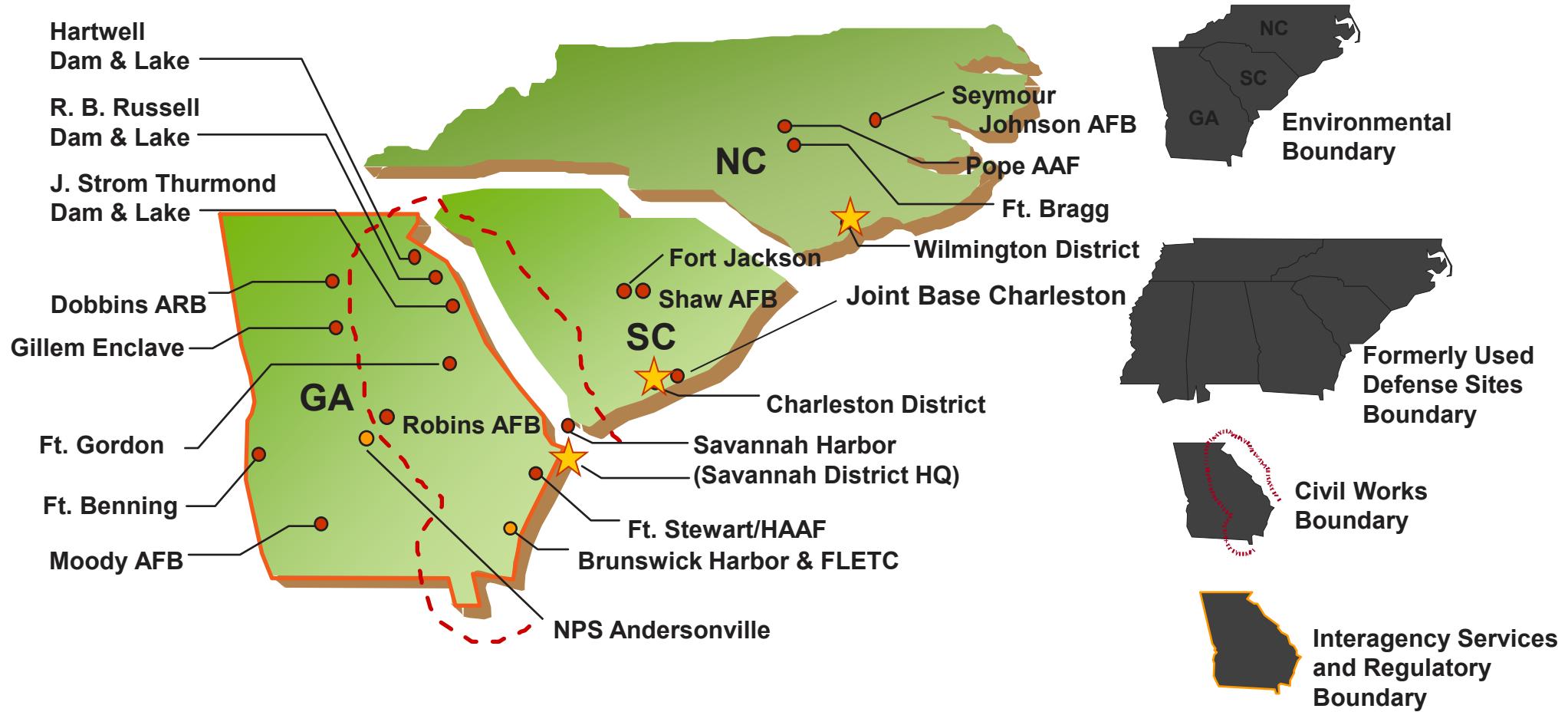
- Wilmington (USASOC)
- Charleston (SC)
- Savannah (GA/NC)
- Jacksonville (PR/USVI)
- Mobile (AL/FL/LATAM)
- Caribbean



Puerto Rico &
US Virgin
Islands



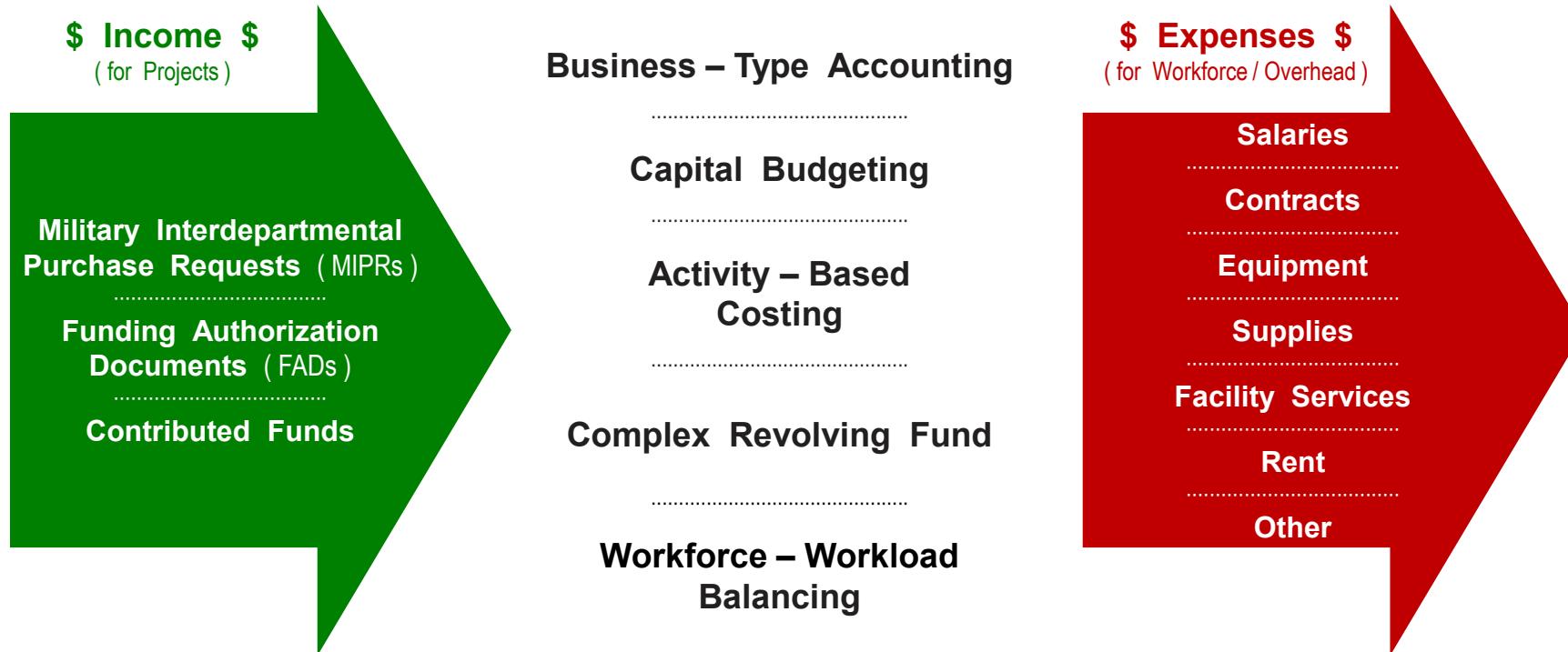
SAVANNAH DISTRICT BOUNDARIES



- Homeowner's Assistance Program includes entire U.S. and Overseas.



USACE BUSINESS MODEL: DISTRICT OPERATIONS

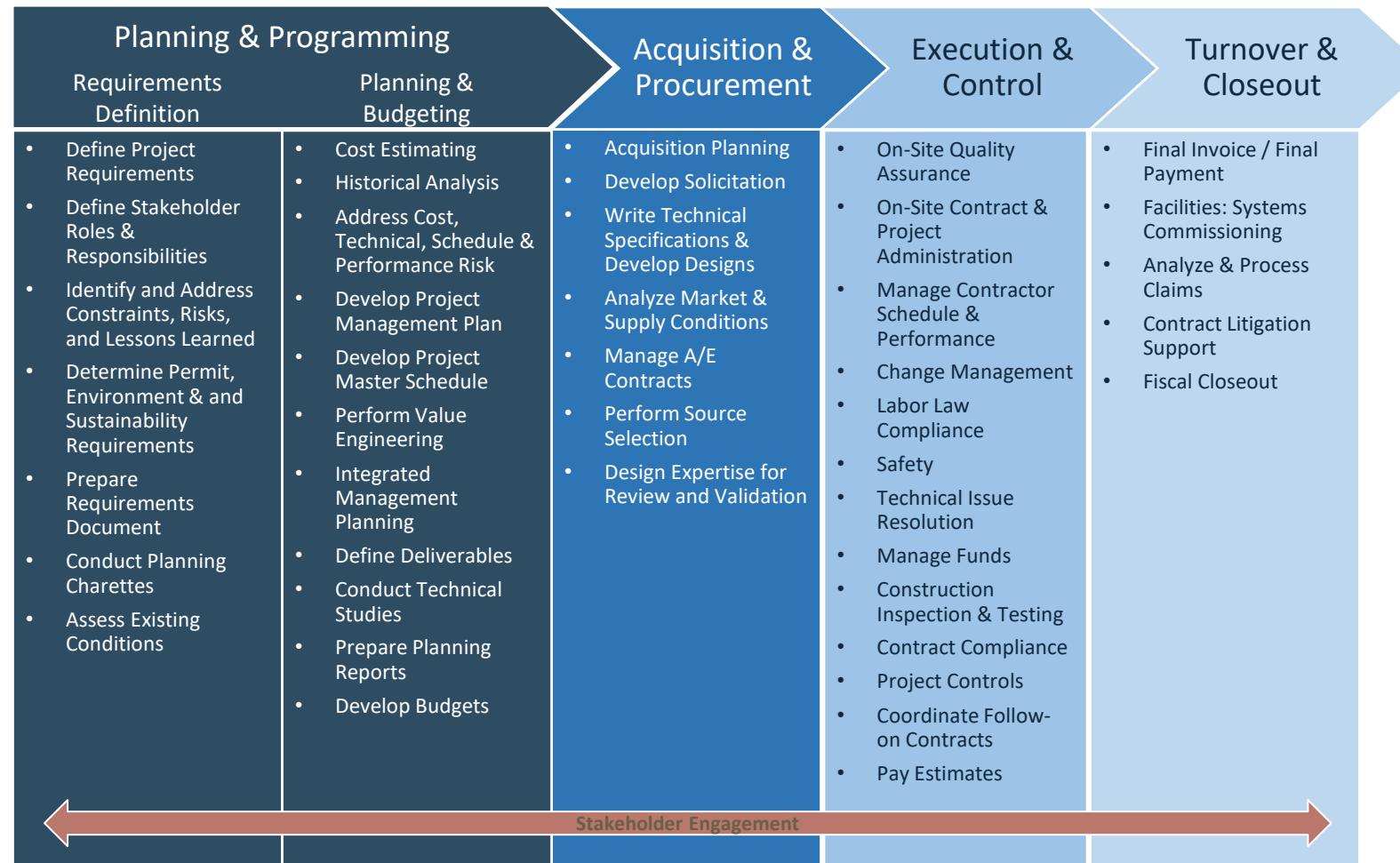


Districts receive NO direct funding to pay for “overhead” expenses

- “Self-financed” by projects
- Do not “make a profit”; must recover both direct and indirect costs
- Overhead costs managed through a revolving fund which pays expenses as incurred and then reimbursed by project funds



USACE SUPPORT ACROSS THE PROJECT LIFE-CYCLE





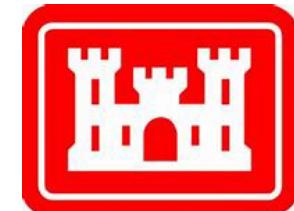
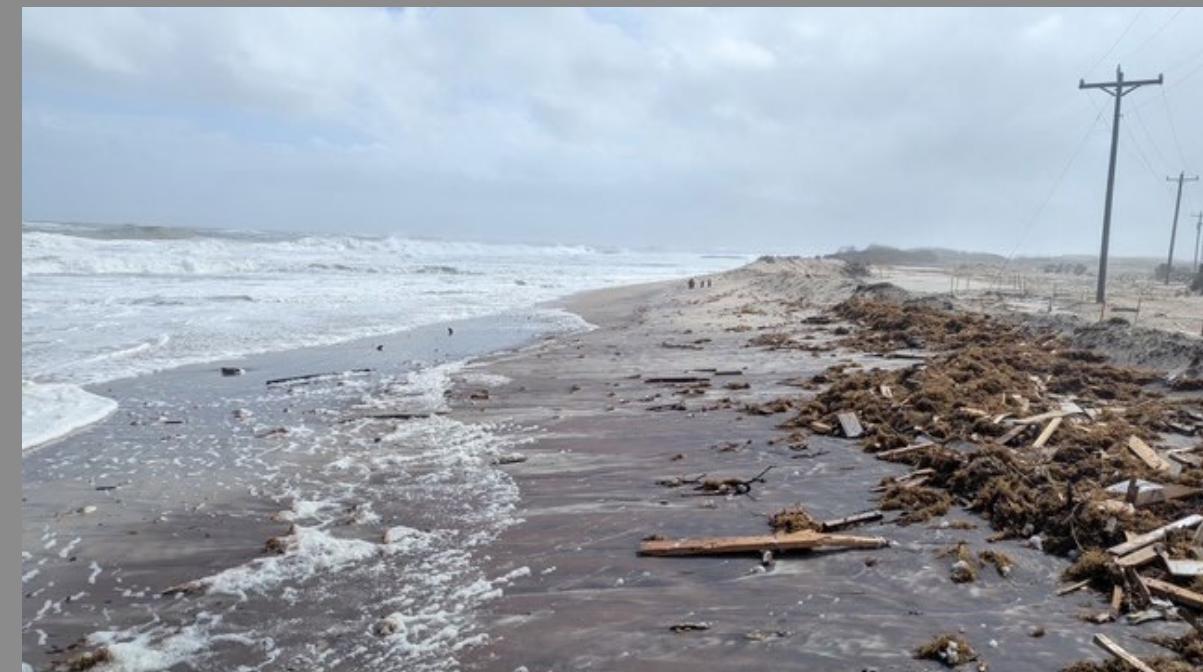
Attachment B
Update on Current Project Presentation

Buxton Naval Facility FUDS Property Quarterly RAB Meeting

Environmental Restoration Projects Update

Cape Hatteras Anglers Club

October 16, 2025



**US Army Corps
of Engineers®**

Project Updates

- **Project 01- 2024 Interim Response Action**
 - Interim Remedial Action Completion Report currently undergoing USACE backcheck.
- **Project 01 – 2025 Interim Response Action**
 - On August 06, 2025, the Savannah District awarded a contract for petroleum containment and limited soil removal.
 - On August 08, 2025, the contractor's team arrived onsite to begin monitoring.
 - On September 11, 2025, the Savannah District awarded a contract for Phase II of the response action to remove petroleum-impacted soil along the beach and further inland.



Project Updates

- **Project 01 – Petroleum Comprehensive Soil and Groundwater Sampling** – Meetings with the RAB members, NCDEQ, and NPS to discuss the QAPP occurred in September. Given outstanding concerns and changed site conditions, a modification to the contract is in progress.
- **Project 03 – Groundwater Monitoring** – No changes since last RAB Meeting. Future sampling will commence following Petroleum Comprehensive Sampling field efforts.
- **Project 05 – Small Arms Range** – USACE obtained a signed Inventory Project Report (INPR) on July 30, 2025, approving Project 05. Project 05 will address lead contamination at the Small Arms Range. A Site Inspection (SI) would be the first step in beginning the restoration process. Project 05 does not currently have a start date. Funding for this project was not approved in the Fiscal Year 2026 Workplan.



Timeline of Projects at the Buxton FUDS Property



Project 01 –
Petroleum
Comprehensive Soil
and Groundwater
Sampling. Created
February 1, 1989.



Project 02 –
Building
Demolition/Debris
Removal. Created
May 17, 1991.



Project 03 –
Groundwater
Monitoring.
Created August 20,
1998.



Project 04 –
Restoration
Advisory Board
(RAB). Created
February 2025.



Project 05 – Small
Arms Range.
Created July 30,
2025.



US Army Corps
of Engineers®

Frequently Asked Questions

Visit and Submit Questions

<https://www.sas.usace.army.mil/missions/formerly-used-defense-sites/buxton-naval-facility/>



US Army Corps
of Engineers®



**Attachment C
2025 Response Presentation**



2025 Interim Response Action

October 2025

Agenda

01

August Spill Response

02

Changes from Hurricane Erin

03

Planned Activities under the 2025 IRA

04

Progress to Date

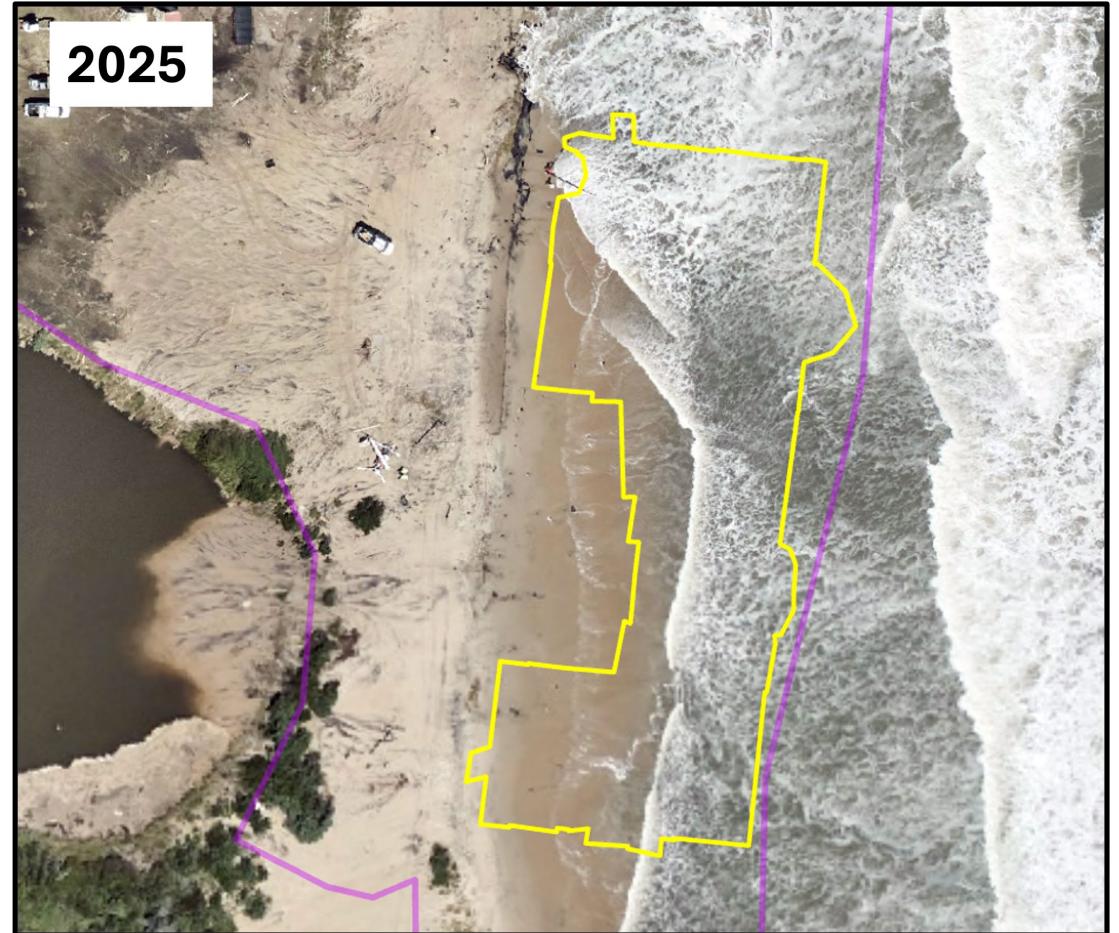
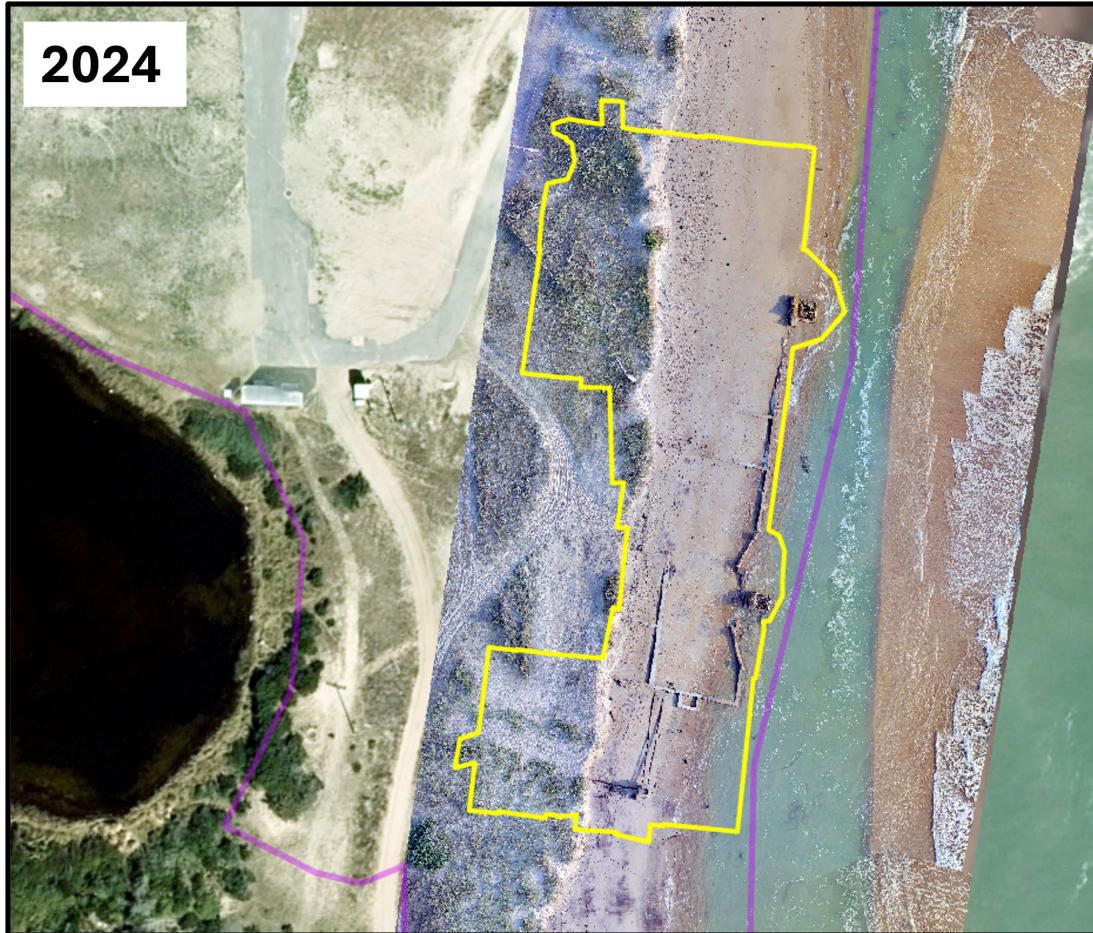
05

Work Schedule/Safety/Support

August 8-September 11 Spill Response

- Rapid response based on observed conditions
- Site inspections and when needed containment of seeps
- Breathing zone monitoring
- Pre-excavation investigation

Hurricane Erin



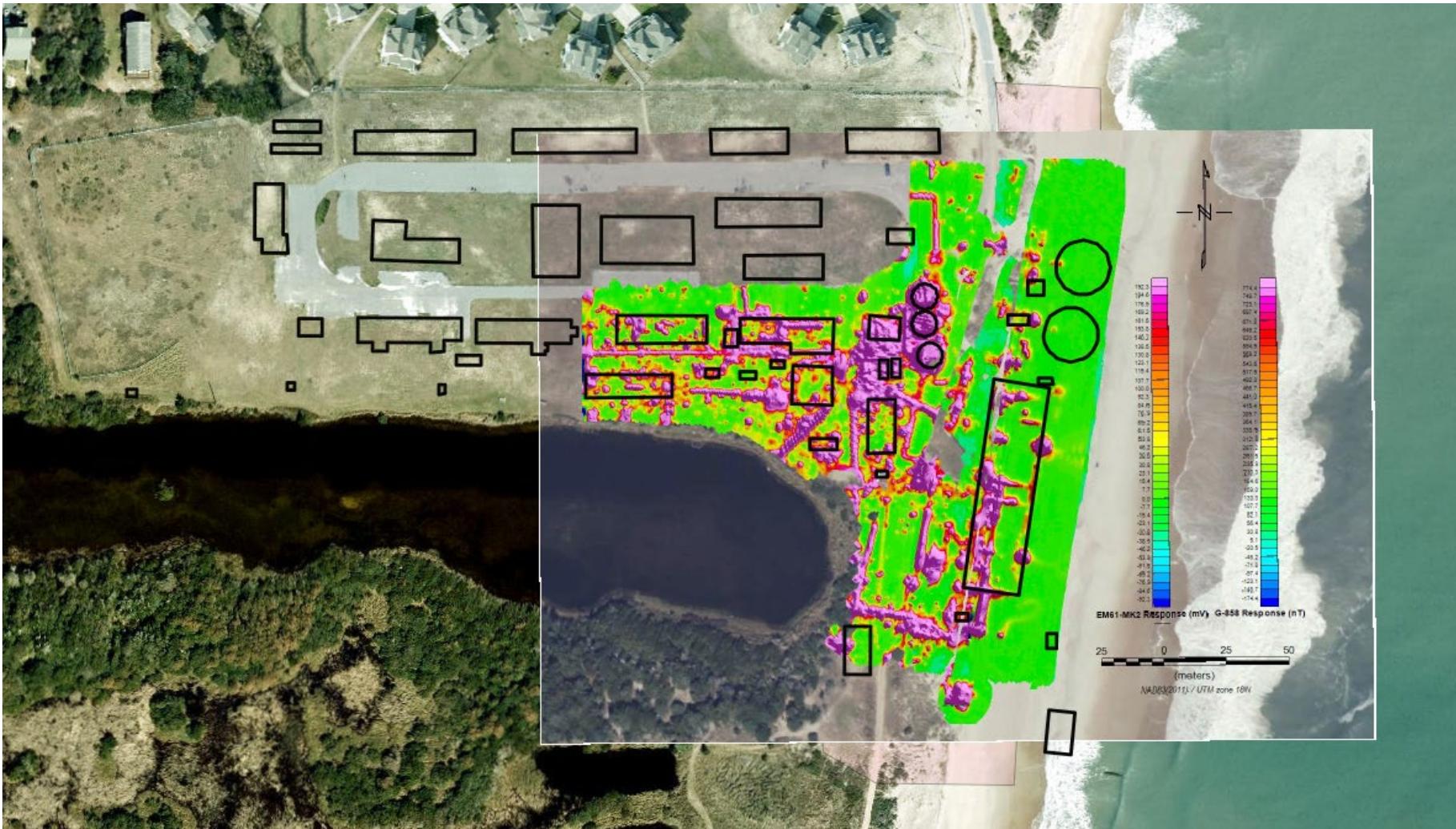
Hurricane Erin Cont.



2025 Interim Response Action



2025 Interim Response Action Cont.



2025 Interim Response Action Cont.



- ▲ Vapor Monitoring Point (12)
- ◆ Hand Auger (14)
- Test Pit (13)
- Sediment Sample (0)
- Other Site Observation/Feature
- Former Building Footprint
- 2025 Interim Response Action

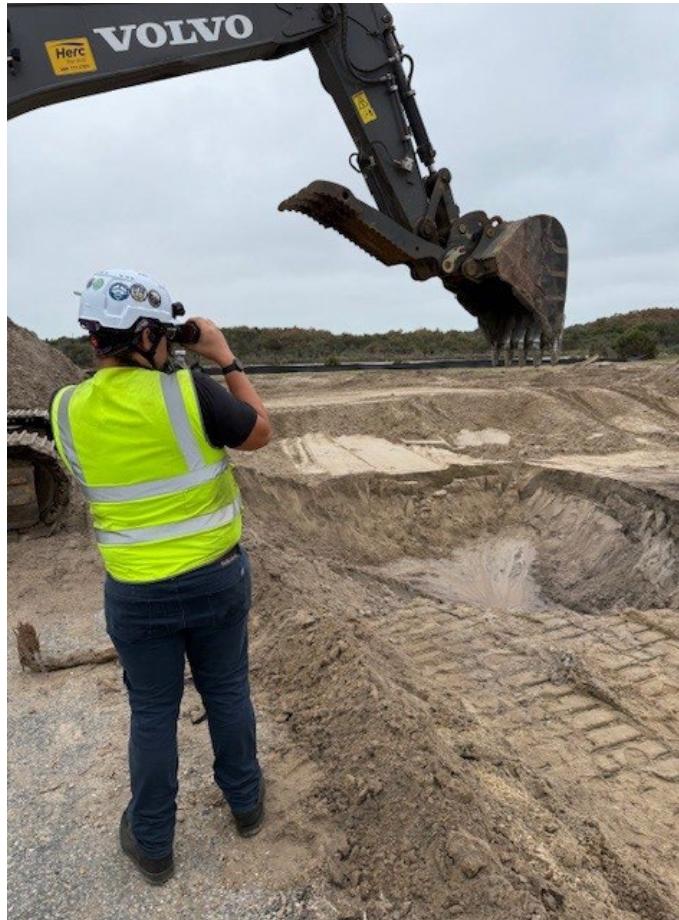
2025 Interim Response Action



Preliminary Work



2025 Response Action Work



Work Schedule





Attachment D
OIP/MIP Technology Presentation