

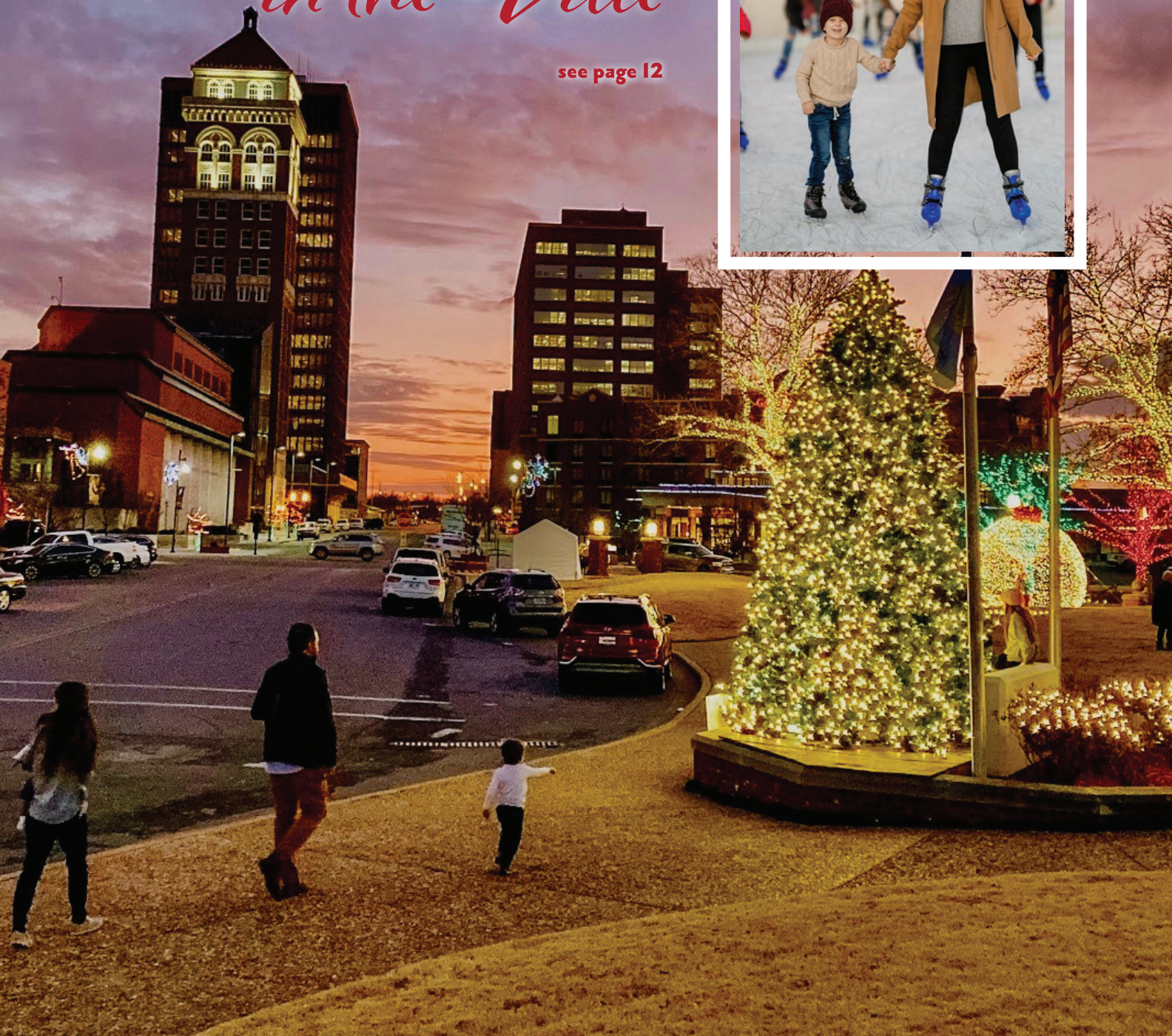
# Bartlesville

## LIVING

November 2022

### *Christmas in the Ville*

see page 12





# Black Friday Blowout



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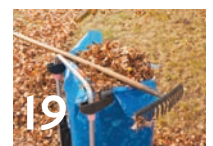
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# Bartlesville

LIVING

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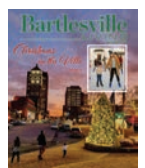
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About the cover:  
Christmas in the Ville is  
one of our most popular  
downtown events!

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# Ask the Doc

## ...About Enjoying a Pain-Free Holiday Season

by Deanna Evans



It is difficult to be thankful and to keep a positive attitude when you are suffering from back pain, neck pain, and headaches. Let Dr. Tracy Russell, D.C., The Hand and Foot Chiropractor in Bartlesville, help you get back to living pain-free.

Lower back pain, neck pain, and headaches are the most common problems for which people seek chiropractic adjustment, and while Dr. Russell is The Hand and Foot Chiropractor in Bartlesville, he also treats the spine.

"Spinal adjustments help to restore normal body function to improve the nervous system," said Dr. Russell.

At your initial visit, Dr. Russell will ask questions about your health history and perform a physical exam, with particular attention to your spine. Chiropractic adjustments focus on alleviating symptoms that affect the musculoskeletal system. This could be to treat aches and pain, muscle stiffness, or chronic conditions. Some people choose to get a chiropractic adjustment if they want an alternative form of treatment that doesn't involve taking prescription medicine.

A chiropractic adjustment is an effective treatment option for all ages, including both children and adults. You may feel

and hear a popping or cracking sensations during a chiropractic adjustment. These are gases, like oxygen, nitrogen, and carbon dioxide, releasing from your joints. Gas gets trapped in small cavities of your joints when you move and stretch. While this gas release may be more apparent during a chiropractic adjustment, you experience a similar sound when you crack your knuckles.

There are several benefits of a chiropractic adjustment. It helps minimize migraines and neck-related headaches. Chiropractic treatments improve your posture and reduce pain while improving range of motion in your spine and other joints. It reduces symptoms of chronic conditions like osteoarthritis and treats minor neck or spine injuries, especially whiplash.

For more information, call 918-333-3363 to make an appointment with Dr. Russell at Russell Chiropractic Hand & Foot Clinic, located at 2523 SE Washington Blvd. You can schedule online using The Scheduling App, available by scanning the QR code. The ID for the clinic is ADWXLX. Register using the cell phone number on file with the clinic. Hours of operation are 9 a.m. to 12:30 p.m. and 3-5:30 p.m. Monday through Wednesday and 9-11 a.m. on Thursday. The office is closed on Friday, Saturday, and Sunday.



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LIVING

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# Guns of Glory's Black Friday Blowout

by Matt Conley

Black Friday — arguably the biggest shopping day of the year — is just around the corner, and outdoor & shooting enthusiasts can find just what they're looking for at Guns of Glory!

A select group of firearms will be sold at cost during the big holiday sale, and a free t-shirt or hat will be given away with every firearm purchased, while supplies last. The sale also features greatly discounted holsters, Glock magazines, ear muffs, Timber Creek accessories for your AR, 9mm training ammo, CoolFire systems, high-end eye protection, top focal kits, and much more!

Owner Daniel Dawson said the sale will be huge, and shoppers are sure to find whatever they are looking for. "We have a great inventory, and this sale will have some of our best prices of the year," said Dawson. "We have multiple brands of guns, ammunition, parts kits, and accessories in stock, and we have new stock arriving regularly. Another great gift is our gift cards, so that special someone can find exactly what they want."

The ProShop is open Monday through Saturday, from 9 a.m. until 6 p.m., so stop by today to find the perfect gift and beat the holiday rush!

Guns of Glory's outdoor range is now operating on its winter hours, and will be open every day from 9 a.m. until 5 p.m..

The outdoor range can be used by members only, and in celebration of its opening Guns of Glory is offering a special membership price. From now until the end of the year annual memberships for the family to the outdoor range are \$150. Membership offers you and your household complete range access during business hours. "Recreational shooting and training are fun for the whole family," said Eric Fuson, an instructor & outdoor range manager of Guns of Glory.

Guns of Glory also has an indoor firing range and ProShop at 427 S. Osage Ave., in Dewey. For those who are already members of Guns of Glory's indoor range, an outdoor range membership is an additional \$100.

"Another great gift idea is one of our memberships," said Dawson. "Our memberships for the indoor and outdoor ranges cost much less than you would expect and they are good for a full year."

Other membership gift ideas are Steel Grace, Guns of Glory's ladies only membership, which meets on the first and third Thursdays of the month, with six-month memberships beginning at only \$75. Individual membership is \$250 annually and includes the following benefits: No lane fees, 10 percent discount on Pro Shop purchases (excluding firearms, training, and rentals), and wait list priority. Family membership is \$350 annually and provides the same benefits as individual membership. It is applicable to all family members in the immediate household. Those under the age of 18 must be accompanied by an adult member. Hero membership is \$200 and includes all the benefits of the individual membership. Shooters are also welcome to use their own ammo.

Guns of Glory's outdoor range is located at 402647 US Highway 60 in rural Bartlesville. It offers a variety of amenities, including a ProShop, where members can purchase targets, eye and ear protection, ammunition, and cleaning supplies. There are indoor restrooms, as well, along with a multitude of steel targets members can use there for no extra charge," Eric said.

The ProShop continually has new stock arriving and special orders being placed. They carry ammo, firearms, holsters and various accessories. Gift certificates are available.

Guns of Glory offers both private and group classes for various types of firearms and skill levels. Check out the complete list of courses on Facebook, at Guns of Glory, Oklahoma or even better, stop by and see them! Guns of Glory Proshop and Indoor Range is located at 427 S. Osage Ave., in Dewey.

For more information, call 918-534-8758 between the hours of 9 a.m. and 7 p.m. Monday through Saturday, or visit them on the web at [gogok2a.com](http://gogok2a.com).



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# Living with a Pain in the Neck?

## Local Doctor Specializes in Treatments to Help

Neck pain can be caused by an underlying medical condition that needs to be addressed to achieve relief. A neck injury can cause pain in the shoulder, head, arm, and/or hand. It can also cause pain to radiate into the legs and other areas.

Dr. Kris Parchuri and his team of medical professionals are passionate and committed to helping people live pain free. In addition to his Tulsa office, Spine and Orthopedic Specialists, Dr. Parchuri expanded his practice last year by opening an office here in Bartlesville.

Dr. Parchuri's true passion is helping to

reduce or eliminate his patients' pain using the latest treatments available. He specializes in bringing the best possible procedure and treatment to every patient by connecting with them on a personal and professional level.

If you are suffering from pain or a spinal injury, Dr. Parchuri provides a variety of treatments and procedures. All non-

surgical treatment options will be exhausted prior to consideration of more invasive procedures. Physical therapy, patient education, and spinal injections are just a few of these options.

One surgical option, which is superior to fusion for two-level disc replacement, is the Zimmer Mobi-C cervical disc. The artificial disc is designed to maintain neck motion. The bone-sparing technology protects against bone chiseling with no invasive screws required. It is designed to allow motions similar to natural cervical spine motion.

According to Zimmer Biomet, Mobi-C is the first cervical disc approved by the FDA for both one and two-level disc replacements. The FDA has determined that the Mobi-C disc replacement is better than fusion after seven years, for the two-level cervical disc replacement. Mobi-C had fewer subsequent surgeries after 84 months.

The center of rotation at each level of the cervical spine is variable and constantly changing. Mobi-C was designed to adapt to the instantaneous axis of rotation through its self-adjusting mobile core. It is designed to aid in motion similar to natural cervical spine motion. It moves with the spine.

Mobi-C's core is designed to create low stress at the implant-to-bone interface. There are no invasive screws, no bone removal for preparation and no additional operative steps. It is a one-step insertion with no drilling or chiseling needed.

If you are suffering from chronic or acute pain, you need the leading medical professional in Tulsa spinal surgery. Dr. Parchuri specializes in orthopedic spine surgery and pain management. With more than 13 years of experience he can help you reclaim your life.

While Dr. Parchuri specializes in treating spine-related diseases and disorders, his practice area also includes general orthopedics. He treats all types of fractures, as well as conditions related to the shoulder, elbow, hand, hip, knee, foot, and ankle.

Dr. Parchuri is a proud graduate of Kansas City University of Medicine and Biosciences College of Osteopathic Medicine. He completed his orthopedic residency in Tulsa at Oklahoma State University Medical Center, followed by a spine fellowship at Texas Back Institute in Plano, Texas.

"We focus on more than just the problem," he said. "We focus on each patient as a whole and as an individual, giving you the attention you need and deserve to start moving forward in your life."

Take back what is yours — contact the office of Dr. Kris Parchuri. To schedule a consultation, call 918-286-3124 or contact them online at <https://sostulsa.com/dr-kris-parchuri/>.

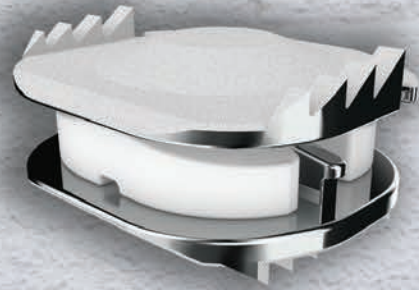




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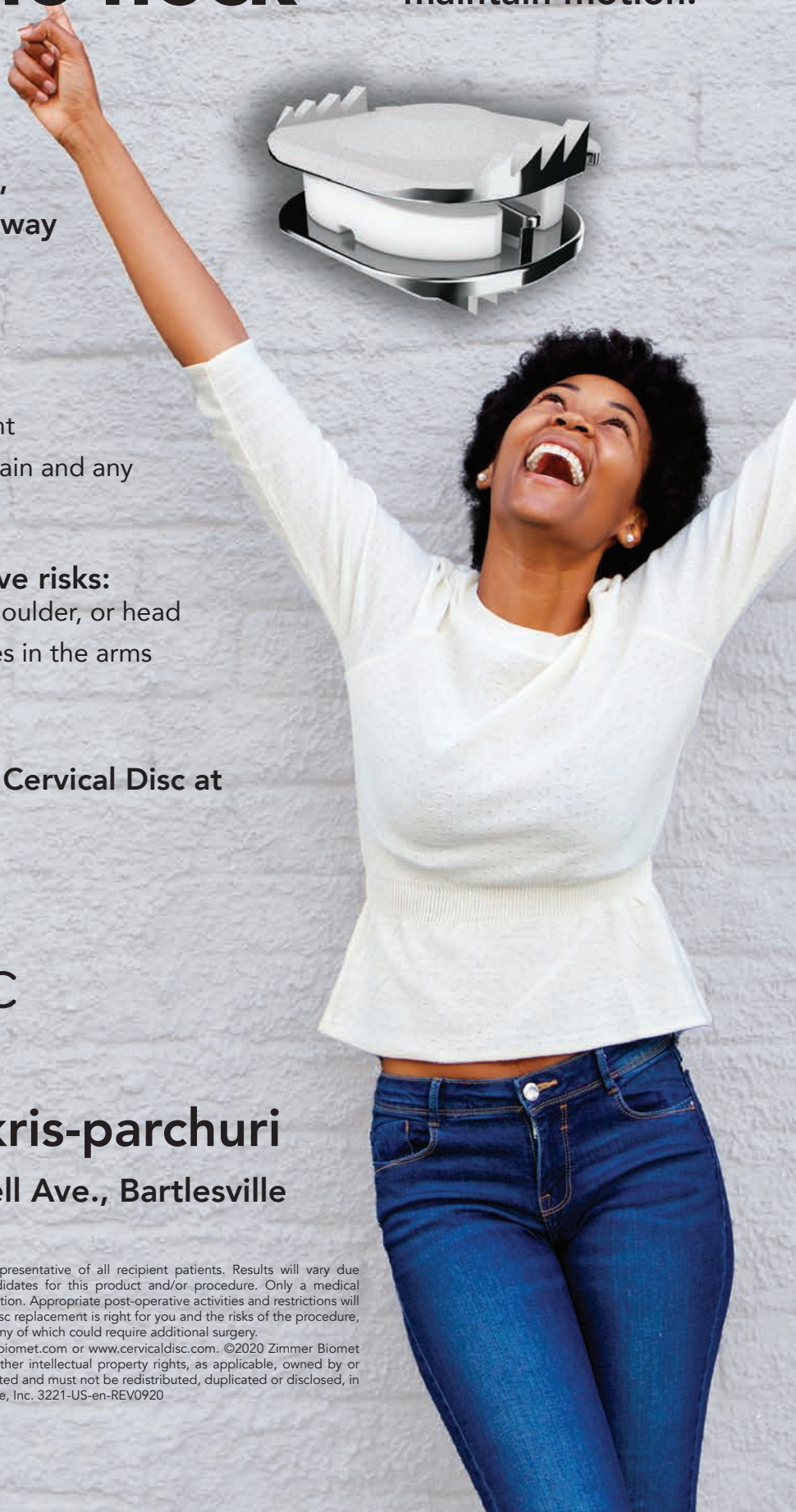


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# A Holiday Note...

## For Those Grieving the Loss of Someone They Love

by Kelley Goodall

Dear Grieving Person,



You've lost someone very special and important to you, through death or perhaps a broken relationship. The holidays are almost here, and everything is already completely different than before ... each passing day you know that your loved one won't be here this year to create new memories and share the days ahead with you. Your heart is broken, and my

heart breaks with you.

There are very few, if any, words of sympathy, empathy or consolation for the hollow emptiness, pain, and sorrow you are experiencing from your loss. I am simply so very sorry.

One of the biggest challenges in dealing with the absence of someone core and precious to us during the holiday season is trying to balance oneself with other peoples' joy, happiness, and spirit of celebration.

I understand the thoughts and emotions that stir within as you try to figure out how to cope and function when your heart is heavy and feels like it is sinking in quicksand. For hope and encouragement, I thought it might be helpful to offer some suggestions to support and guide you through your journey.

### SUPPORT YOURSELF

The weight of processing your pain alone is lonely and can actually limit your progress. Consider engaging a counselor, grief coach, or a GriefShare recovery support group to guide you, encourage you, and lift you up. Find a specific person or a group of understanding people who 'get' what you are experiencing . . . who care and can walk with you as you work to come into healing.

As a suggestion, there are multiple **Surviving the Holidays GriefShare** seminars in our local region. You can search for one at [www.griefshare.org/holidays](http://www.griefshare.org/holidays) and learn how to deal with your myriad of thoughts and emotions during the holidays.

Right now, it's about Taking Care of You! In other words, doing some things for your well-being:

- Keep yourself surrounded by those who Love and Care for you. Ask for their help and be willing to accept it when they offer.
- Be aware of isolating. Choose to be open to feeling, thus giving yourself permission to cry, release, and grieve expressing your emotions when and as you can.
- Decide who you will spend time with — it is A-Okay to be selective and limited.
- Set realistic expectations - reduce the number of things you used to do to come into a new balance.
- Do something for someone else – it helps keep perspective and balance. You may not be the only person hurting around you. Helping another person may quell and ease your own pain.
- Take time to remember your loved one – they are totally worth it! Write them a letter telling them how you feel; share some of your past memories with them. Pull out pictures and take a trip down memory lane with them. It is part of your healing journey.

The most important thing to remember is there is no right or wrong way to celebrate the holidays after the death of a loved one. A dear friend shared that her most important lesson in coping was giving herself permission to *not do what she had always expected of herself or thought others expected of her because they had always done things a certain way.*

Hear this, state it to yourself, and release the unnecessary pressure, "I am NOT REQUIRED . . ."

Instead, try allowing others to help and support you while you dial back the time and energy you may have placed in previously **DOING** the holidays a certain way, and so this year . . . ***simply take it easy.***

### ALLOW OTHERS TO SUPPORT YOU

I've read and wholeheartedly agree ... *'the holiday season with traditions, celebrations and gatherings with family and friends is a landscape of painful landmines for those struggling with the death of a loved one. Supporting someone who is grieving during the holidays can be the most important gift you give this holiday season.'*

You may not want help or support for lots of different reasons. However, I encourage you to let others come alongside for this simple reason, they may have been through the grieving process before and know something you don't know about what is now or ahead. They also may be grieving and helping out because it is their way of processing their own feelings, especially if this is a shared loss.

When my father died, a family friend came over and spent three hours with me, taking every glass and dish out of our cupboards and washing and drying them. Did they need to be cleaned? No. But what an opportunity for us to pass time together. It helped me center myself before making any more decisions, calls, or doing funeral tasks. I am still so grateful for that act of kindness.

There's more that could be said ... perhaps another time.

As I close for now, in the spirit of what I believe and value most, I am asking God to reach out to you to walk with you through this current storm and faithfully comfort and carry you through what seems beyond bearing. I love His promise for you in Psalm 147, verse 3. Hold on to it! *"He heals the brokenhearted and binds up their wounds."*

The holidays are the celebration of Jesus' birth in expression of God's unfathomable love for us all and His incomprehensible Glory. He came that we might be healed. I pray that truth and peace be experienced most through the journey of loss and grief you are traveling.

*Kelley Goodall, M.A., M.A., CLC is a Pastoral Counselor and certified Life Coach; having also served as a Chaplain and Grief & Loss counselor and group facilitator. Please contact her for assistance in grief and loss, life transitions, and other care and counseling through Intentional Being, LLC, 918-876-2380 or [intentionalbeingok@gmail.com](mailto:intentionalbeingok@gmail.com).*



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# Christmas IN THE Ville

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Christmas in the Ville is a gift to the community from the Bartlesville Chamber of Commerce along with local businesses that have teamed up together to make it possible to have a real-life Hallmark scene right here in beautiful downtown Bartlesville. Christmas in the Ville brings over 50,000 people to downtown, where they will be sure to visit and shop our local stores while eating in our local restaurants.

918-336-8708

[www.bartlesvillechristmas.com](http://www.bartlesvillechristmas.com)

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Friday, Dec. 2

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Tot Train Rides

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Fridays 6-9pm

Sat. & Sun. 1-9pm

Dec. 19 - Jan. 2

Daily 1-9pm

Dec. 24 - 1-5pm

Closed Christmas Day

Admission to the rink is \$12 per person and includes skates and unlimited time.

[www.bartlesvillechristmas.com](http://www.bartlesvillechristmas.com)





# You Don't have to be a Statistic

November is Long Term Care Awareness month. If you're like me, for various reasons, your brain begins to be easily distracted when someone starts talking numbers and statistics. But it's hard to deny real numbers. It's important to know that over 70% of seniors over 65 will need specialized care for about 2 ½ years!



Healthcare costs are only going up. The average cost of a private room at a skilled nursing facility is nearly \$112,000/year and growing.

Read on. Medicare pays only the first 20 days of skilled care (nursing home only) but doesn't pay for intermediate or custodial care. And, Medicare charges you a copay of over \$194 a day from day 21 to day 100. That's nearly \$16,000 out of your pocket. Daily Nursing Facility coverage will pay benefits for ALL levels of facility care. Mark Crain, Benefit Advisor with AMBA, Association Member Benefits Advisors, can show you the best options to fit your needs and your budget.

"You can plan now for the level of care and comfort you deserve in case of an accident or illness that requires assistance and care during recovery," said Crain. "Not interested in Nursing Facility Care? No problem. We have Home Health Benefits available as well that will pay you on top of any other coverages. At AMBA, you have choices."

Whether you are working or retired, it's important to consider the cost of health care and how an unexpected accident or illness could impact you and your family's finances.



Finish the year strong! Do you want to protect your retirement investments? Did you lose hard-earned money in your investments because they were in the stock market? Unfortunately, projections show that market losses will continue to get worse before they get better. We can help stop the crack in your nest egg. Let Crain show how you can protect a portion of your investments with an excellent wealth management product that has upside potential with NO downside market risk. In addition, you can receive Tax-Deferred growth on your long-term gains, which means all interest earned is compounding tax-free until it's withdrawn. That's what we like to call, "a win/win!"

Call Mark Crain at 918-978-2897 to schedule a free consultation appointment today and get protection for your future!

~ NOTE: AMBA is endorsed by the Oklahoma Retired Educators Association and the Oklahoma Public Employees Association. ~

Living Life to the Fullest!

November is Long-Term Care Awareness Month!

Contact Mark Crain | 918-978-2897 | [mark.crain@amba.info](mailto:mark.crain@amba.info)

# Life Changers

## Meet 5 PTSD Service Dogs Changing the Lives of Veterans

(BPT) — Did you know that roughly 3.5 million military veterans suffer from posttraumatic stress disorder (PTSD)? PTSD can severely affect a veteran's life, but there is hope for those who are impacted. Research shows that veterans with properly-trained service dogs show lower symptoms of PTSD, reduced depression, and increased social participation compared to those who utilize more traditional clinical care for PTSD alone. However, only 1% of those in need who seek a service dog receive one each year. Purina® Dog Chow® is on a mission to ensure more veterans in need can experience the life-changing benefits that PTSD service dogs provide.

This year, to highlight and celebrate the remarkable impact these dogs have on the daily lives of veterans, Dog Chow launched its first-ever Visible Impact Award in partnership with the Association of Service Dog Providers for Military Veterans.

Meet the five service dog finalists who are making life better for their veterans:

### 1. Bjorn

After U.S. Army Veteran Derek left his third inpatient treatment for attempted suicide, he knew he needed help to treat his complex PTSD. Everything changed when he met his service dog Bjorn, who helps him break out of negative thought spirals by interrupting flashbacks and thoughts of self-harm.

At night, Bjorn sleeps with or on top of Derek to help him sleep and wakes him if he's experiencing night terrors. "I have pushed myself farther than I have in a long time," said Derek. "I do so because I know that Bjorn will never quit on me. So, I can't quit on myself."

### 2. Ivy

U.S. Army Veteran Todd was on the brink of ending his life when a well-timed conversation with a fellow veteran inspired him to apply for a service dog to manage his PTSD. Ivy, a Great Pyrenees service dog, was the companion he needed. "Ivy has given me a second chance at life," said Todd. "I now cherish every minute of every day since the day I chose not to leave this earth."

Ivy can smell changes in Todd's body chemistry when he gets hypervigilant, angry, or anxious in crowded social situations. She quickly moves to bring him back to the present by interrupting his train of thought. When entering a room, Ivy will survey the environment, alleviating the feeling of threat before Todd enters a space, and if there is something in the room that could make Todd uncomfortable, Ivy will block him from entering.



### 3. Liberty

After an explosive went off under his Humvee outside Kirkuk, Iraq, Army Veteran Carlos's life changed forever. Ten years after the incident, Carlos had trouble leaving his home and managing his PTSD symptoms. Since receiving his service dog, Liberty, Carlos has been able to enjoy everyday life again.

If Carlos is sitting down when he experiences anxiety, Liberty will perform deep pressure therapy by laying her two front legs and head down on Carlos's lap until he

releases her. Because of Liberty, Carlos was able to overcome his anxieties and attend a Los Angeles Dodgers game. Liberty kept Carlos calm as they stood on the field and received a standing ovation from over 50,000 people.

### 4. Raphael

Constant panic and anxiety attacks made life a daily struggle for U.S. Air Force Veteran Bernard. Even on medication, Bernard's PTSD caused him to become withdrawn and depressed, making simple tasks intolerable. His life changed when Raphael, an eight-week-old English cream golden retriever, "picked" him as his forever person.

Like other PTSD service dogs, Raphael performs a "standing hug" to give Bernard compression therapy when he begins to experience an anxiety or panic attack. This hugging happens for a couple of minutes and works to place Bernard's focus on Raphael instead of the anxiety trigger. Additionally, Raphael's ability to create a protective buffer in public spaces has allowed Bernard to reenter society and do things like go to the grocery store and travel.

### 5. Trigger

After U.S. Navy Veteran Rebekah returned from service in 2011, she could not go out in public on her own. Luckily, her service dog, a rescued boxer mix named Trigger, helped reduce her PTSD symptoms.

When out in public, Trigger always remains by Rebekah's side, standing between her legs and decreasing her hypervigilance. Trigger inspired Rebekah to start her own business, which works to support other veterans struggling with PTSD and raises awareness of the fact that 22 veterans commit suicide every day. Thanks to Trigger, Rebekah is now able to speak to large crowds about her experience and how her service dog has changed her life.

To learn more about these veterans, their service dogs, and how you can support Dog Chow's mission, visit their website at [DogChow.com/Service](http://DogChow.com/Service).



# Tips for Boosting Indoor Air Quality

(BPT) — The arrival of autumn is a good time for homeowners to replace batteries in their smoke detectors and carbon monoxide alarms. And as winter approaches, it's also a good time to make sure that a home's heating comfort system is in good working order and ready to support indoor air quality.

Given that Americans, on average, spend 90% of their time indoors, the air inside a home should not be taken for granted. As October is Indoor Air Quality Month, the following tips can help support indoor air quality, while also helping to boost comfort and conserve energy bills.

- **Change the furnace air filter:** Not only will changing the filter monthly or as directed by the manufacturer reduce stress on HVAC equipment, but a dirty filter may also increase a home's energy bill and lessen indoor air quality.
- **Don't overlook the attic:** An average home loses about 20% to 30% of the air that moves through the duct system due to leaks, holes, and poorly connected ducts. In addition to allowing air moving through the ducts to escape, these gaps can reduce energy efficiency and lead to higher energy bills. Such breaches can allow dust and particulates in the attic to infiltrate and circulate throughout the home.
- **Care for the air:** Regular service of a home's HVAC equipment can help detect problems that may reduce indoor air quality. An Owens Corning AirCare™ contractor can inspect a home's attic using tools that may suggest a problem with indoor air quality.

For example, thermal imaging technology allows the contractor to visually show the homeowner where energy is being lost and areas where pollutants or contaminants may be entering ductwork.

- **Assure attic ventilation:** Ventilation supports the flow of air into and out of the attic space. Balanced intake and outtake vents in the attic along with proper air sealing support effective moisture management throughout the home.
- **Manage moisture:** Activities in the home like cooking and showering can raise humidity levels in the home. Turning on cooking vents and bathroom vents helps draw moisture out of a home's conditioned space. Beyond creating potential conditions for mold or mildew to grow, allowing moisture to sit on metal surfaces such as ductwork and other HVAC equipment can cause them to rust and corrode.
- **Insulate unconditioned spaces:** The North American Insulation Manufacturers Association has reported that 90% of homes are under-insulated, wasting money, energy, and decreasing comfort. Adequate levels of insulation can contribute to a more comfortable indoor environment.
- **Stay alert to signs of a potential problem:** Several clues can suggest that a home's ductwork may be reducing indoor air quality. Signs of a problem may include musty smells, mold or mildew around vents, condensation on HVAC equipment, hot or cold spots throughout the home, and an increase in dust in the indoor environment.

Ask about availability at our other properties, too!



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## FEATURED PROPERTY



**1223 N CREEK AVE, DEWEY**  
Brick home with 24' x 40' Metal Workshop on 4 Lots. 2 Living Areas, 2 Large bedrooms, 1.5 baths.....**\$149,000**



**700 N SHAWNEE AVE, DEWEY**  
2 beds, 1 bath. Everything New, Large Corner Lot.....**\$129,000**



**208 BRADLEY PLACE**  
Brick Home with 3 beds, 1 bath, Living/Dining combo, Hardwood floors, 1 car Att. Garage, Central Heat & Air.....**\$82,000**



**107 S CHEYENNE**  
3 bedrooms, 1 bath. Detached Garage, Storm Cellar. Property includes 2 lots.....**\$25,000**

## RENTALS AVAILABLE

- 1714 McKinley | 3 bedrooms, 2 bath, 2-car garage.....*Deposit/Rent: \$1,500*
- 408 Meadowlark | 3 bedrooms, 1.5 baths.....*Deposit/Rent: \$1,100*
- 812 E 4th St. | Just remodeled. New appliances. 1 bedroom, 1 bath, water paid. 3 apartments ready to rent.....*Deposit/Rent: \$700*
- 404 S Seneca Ave. | 1 bedroom, 1 bath, apartment. Water and gas paid.....*Deposit/Rent: \$700*

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Cheryl Fregin  
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Cindy Folk  
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Andrew Gordon  
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**605 Kenwood • Bartlesville • 5/4.5/2**  
**\$530,000 • Kim Taylor • 918-214-3036**

**NEW LISTING!**



**1927 Dewey Avenue • Bartlesville • 4/2.5/2**  
**\$124,000 • Keeli Droege • 918-697-8509**

**NEW LISTING!**



**534 E 12th Street • Bartlesville • 3/1/1**  
**\$90,000 • Joshua Igo-Schueler • 918-914-0256**

## RESIDENTIAL

2209 Deerfield Place	Bartlesville	4/3&2/3	\$750,000	Janette Roark	918-907-1327	3426 E 184th Street	Collinsville	5/3.5/3	\$659,000	Barbara Hopper	918-335-7202
605 Kenwood	Bartlesville	5/4.5/2	530,000	Kim Taylor	918-214-3036	2523 S Owasso Ave	Tulsa	3/2.5/2	\$679,000	Andrew Gordon	918-230-0864
6801 Tuxedo Blvd	Bartlesville	3/1	\$399,900	Kim-Tate-Connor	918-335-7193	22 Longacre Dr	Caney Valley	4/3.5/2	\$498,000	Keeli Droege	918-697-8509
2130 Skyline Drive	Bartlesville		PENDING	Amos Radlinger	918-766-2361	15185 EW Couty Rd 8	Ok/ Union	4/2.5/2	\$360,000	Cindy Folk	918-559-9905
5406 Nottingham	Bartlesville		<b>SOLD!</b>	Carolyn Bolding	918-327-1133	140 N Wyandotte Ave	Dewey		PENDING	Barbara Hopper	918-335-7202
4711 Sunview Place	Bartlesville		<b>SOLD!</b>	Kim Taylor	918-214-3036	417 N Downing Ave	Dewey	1/1/2	\$125,000	Kim Taylor	918-214-3036
1463 Valley Road	Bartlesville		<b>SOLD!</b>	Cheryl Fregin	918-440-0040	200 S Delaware St	Dewey	3/1/1	\$69,900	Charlene Bejcek	918-440-4763
1904 Glynnwood Dr	Bartlesville		PENDING	Keeli Droege	918-697-8509	<b>RESIDENTIAL LOTS &amp; VACANT LAND</b>					
5402 Apsen Avenue	Bartlesville		PENDING	Cheryl Fregin	918440-0040	S.E. Price Rd	Bartlesville	50 Ac	\$1,575,000	Janette Roark	918-907-1327
4750 Sunview Place	Bartlesville	3/2/2	\$225,000	Keeli Droege	918-697-8509	2708 Road	Bartlesville	80 AC	PENDING	Carolyn Bolding	918-327-1133
2553 Evergreen Drive	Bartlesville		<b>SOLD!</b>	Carolyn Bolding	918-327-1133	N 3973 Drive	Dewey	25 Ac	\$250,000	Sydney Nichols	918-397-4505
113 Elmhurst Ct	Bartlesville	4/2/2	\$209,900	Sydney Nichols	918-397-4505	N. 137th E Ave	Collinsville	7.58 AC	\$250,000	Cheryl Fregin	918-440-0040
907 Kenwood Road	Bartlesville	3/2/2	\$209,000	Carolyn Bolding	918-327-1133	Deerfield Addition II	Bartlesville	13 Lots	\$40-55K ea	Janette Roark	918-907-1327
4223 Tuxedo blvd	Bartlesville		PENDING	Kim Tate-Connor	918-335-7193	Southport Drive	Bartlesville	9 Ac	\$137,500	Janette Roark	918-907-1327
2000 S Dewey Ave	Bartlesville		PENDING	Barbara Hopper	918-335-7202	Southport Drive	Bartlesville	.40 Ac	\$39,500	Janette Roark	918-907-1327
3725 Velma Drive	Bartlesville		PENDING	Amos Radlinger	918-766-2361	S Wyandotte Ave	Bartlesville	3 Res. Lots	\$30K ea	Janette Roark	918-907-1327
4203 Tuxedo blvd	Bartlesville	3/2/1	\$159,900	Kim Tate-Connor	918-335-7193	211 & 213 SW Santa Fe	Bartlesville	2 Res. lots	\$18,000	Kim Taylor	918-214-3036
814 S Osage Avenue	Bartlesville	3/2/2	\$149,900	Amos Radlinger	918-766-2361	Southport Loop	Bartlesville	Res. Lot	\$14,750	Janette Roark	918-907-1327
1927 Dewey Avenue	Bartlesville	4/2.5/2	\$124,000	Keeli Droege	918-697-8509	239 N Cheyenne	Bartlesville	Res. Lot	\$10,000	Carolyn Bolding	918-327-1133
1321 Rockdale Rd	Bartlesville		<b>SOLD!</b>	Josh Igo-Schueler	918-914-0256	<b>COMMERCIAL PROPERTIES</b>					
1839 Putnam Drive	Bartlesville		PENDING	Carolyn Bolding	918-327-1133	396050 W 2900 Road	Caney Valley	MHP	\$1,775,000	Kim Taylor	918-214-3036
331 Boston Ave	Bartlesville		PENDING	Barbara Hopper	918-335-7202	221 SE Frank Phillips Blvd	Bartlesville	Retail	\$900,000	Janette Roark	918-907-1327
534 E 12th Street	Bartlesville	3/1/1	\$90,000	Joshua Igo-Schueler	918-914-0256	1000 E 14th Street	Dewey	Mixed Use	\$699,000	Lutke/Bolding	918-327-1133
2094 Southview	Bartlesville		PENDING	Barbara Hopper	918-335-7202	115 S Choctaw Ave	Bartlesville	Mixed Use	\$399,000	Carolyn Bolding	918-327-1133
5281 Nowata Rd #Q101	Bartlesville	2/2.5	\$84,000	Carolyn Bolding	918-327-1133	16582 Hwy 123	Dewey	Mixed Use	\$349,000	Barbara Hopper	918-335-7202
808 SW Jennings	Bartlesville		PENDING	Amos Radlinger	918-766-2361	4605 Nowata Road	Bartlesville	Mixed use	\$300,000	Carolyn Bolding	918-327-1133
237 N Cheyenne Ave	Bartlesville	3/2/1	\$59,000	Carolyn Bolding	918-327-1133	2339 Nowata Place	Bartlesville	Business	<b>SOLD!</b>	Brian Saltzman	918-214-3053
524 S Shawnee Ave	Bartlesville		<b>SOLD!</b>	Barbara Hopper	918-335-7202	204 S Chickasaw Ave	Bartlesville	Business	PENDING	Barbara Hopper	918-335-7202
<b>SURROUNDING AREAS</b>						217 S Choctaw Ave	Bartlesville	Multi-Use	\$105,000	Barbara Hopper	918-335-7202
253 Hazel Blvd	Tulsa	4/4.5/2	\$1,650,000	Andrew Gordon	918-230-0864	1114 W Hensley Blvd	Bartlesville	Mixed Use	\$59,900	Barbara Hopper	918-335-7202

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# City to Accept Proposals for FCC



## First Christian Church Building Update

*City Beat*  
Your city, your news

by Kelli Williams



Location, location, location. Said to be the three most important things to consider when buying property, it's also the driving force behind potential growth in the City's cultural center — the Tower Center Arts District.

The district includes the Unity Square Park area, flanked by The Center for the east and Price Tower and Bartlesville Public Library to the north and west — and the former First Christian Church building to the northeast.

The FCC building, located at 520 S. Osage Ave., has been on the City's radar for some time, with the City Council recently hearing the results of a feasibility study done to determine whether the building would be appropriate for a small to mid-sized conference center. (The verdict: It would cost too much money.) FCC had offered to donate the building to the City to use as a conference center, but with that idea all but shot down, the group has said it will consider other uses.

This has the City asking the public to submit any plans they might have for the facility.

"We've issued an RFP (Request For Proposal) in connection with the building in hopes of receiving ideas/plans from companies, individuals, or groups to submit their ideas/plans regarding possible uses for the facility that we might not even have thought of," said City Manager Mike Bailey. "Once we've received those responses, we'll present them to the City Council for their feedback and further direction."



Bailey said the City will contribute up to \$2 million to the renovation of the facility pending passage of the next General Obligation Bond.

The RFP requires the tenant agree to a "triple net lease" that covers utilities, operations, insurance, and maintenance of the facility. The successful tenant must also agree to a lease term that matches the repayment term of General Obligation Bonds that will be used to renovate the building.

"We believe that this approach will allow the City to explore options for the facility that preserve it for current and future uses while offsetting the City's financial obligation to maintain the facility," Bailey said.

If a proposed use is approved by the City Council and the council elects to proceed with acquiring the building, the City will enter into a lease agreement with FCC pending passage of G.O. Bond funds to assist with the renovation of the facility. Once those funds are secured, FCC would donate the building to the City.

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## Free Leaf Collection Scheduled for December 5-9

The City will hold its next free residential yard debris collection the week of December 5-9, Public Works Director Keith Henry announced earlier this month.

The event is typically held twice each year, in the spring and fall, to help Bartlesville solid waste utility customers dispose of dead leaves and other yard debris for no extra cost.

### The collection is for the following items only:

- Leaves
- Grass
- Lawn clippings
- Limbs and branches, if cut in lengths no longer than four feet and bundled (may not exceed 50 pounds)

During this week only, yard debris bags will not require yard waste stickers, and clear or colored bags are allowed. The collection is for private residences only; no commercial collections will be made. There is no limit on the number of bags a resident can



put out for the collection. Extra bags or items of household refuse outside the cart must have the red refuse sticker attached.

For more information, contact the Solid Waste Department at 918.338.4130.