

2 BACKGROUND

I. COMMUNITY PROFILE

The City of Olivia, which is the Renville County Seat, is located in the heart of west central Minnesota. Olivia is a rural regional center, and has the designation of the seed center for the upper Midwest. Renville County is considered the richest agricultural county in Minnesota. Olivia serves as a regional retail and service center for the greater Renville County area. Figure ... show the location of Renville County in relation the State of Minnesota.



Figure 2.1: Location

II. HISTORY

In 1865, as the Civil War ended, veterans began looking west for free land that was established through Abraham Lincoln's Homestead Act. The present City of Olivia was platted on railroad property in the Southwest Quarter, Section 7 of the present Bird Island Township. This was a rail stop known as the "Station in Section 7". This stop was later named "Olivia" by Chief Engineer Rogers of the Milwaukee and St. Paul Railroad, in honor of Mrs. Margaret Olivia Sage, wife of an official of the railroad.

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**Table 2-1
Historic Timeline**

Timeline	
1872	- First White Settlers in Olivia Area
1878	- Hastings and Dakota Division of the Milwaukee and St. Paul Railway Co. forges thought Renville County - First Village Settler G.J. DePue - First Blacksmith Shop - First Grain Elevator and Lumberyard
1879	- First Postmaster Isaac Lincoln
1880	- First Public School Built
1881	- Olivia Incorporated March 4 th
1882	- Population Count: 80 - First Village Park "Nester Park"
1889	- "Peoples First National Bank of Olivia" established
1893	- First Organized Fire Department
1899	- Planning and Development for First Water and Electric System

Several of Olivia's present streets are named for early settlers. Lincoln Avenue is named for Isaac Lincoln, one of Olivia's early businessmen and first postmaster. G.J. DePue was the first settler of Olivia, thus namesake of DePue Avenue.

Olivia's beginnings were of a rural agricultural community. In 1880, Bird Island was the County's largest City with a population of 289, followed by Renville and Hector at 275 and 250 persons respectively. Olivia had the modest population of 80 persons. A battle between Bird Island and Olivia to become the County seat began in 1885. This controversy extended for many years, and eventually Bird Island succumbed to Olivia to become the County Seat. It is for this reason that population growth was slowed in Bird Island and accelerated in Olivia. The presence of the governmental agencies, hospitals, and social services played a major role in economic, community, commercial and industrial development.

III. PHYSICAL PROFILE

Land area is a finite resource that once converted to urban use is difficult to change. Land within the City of Olivia will continue to develop and change, however, the pattern, location and to a certain extent, the timing of that development can be influenced by the community. Understanding the physical characteristics of the land within and around the City is essential to determining how the urban environment will function, appear and endure. At the heart of the issue is not whether but how the City will grow and change.

A. Physical Profile Summary

- The climate of Olivia and surrounding region is characterized by a humid continental climate with hot summers and no dry season with severe local storms and occasional tornadoes

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- Olivia is located within the Ecological Classification System biome known as Prairie Parkland, the North Central Glaciated Plains Section and the Minnesota River Prairie Subsection.
- Pre-settlement vegetation exhibits characteristics consistent with large areas of tallgrass prairie. Farming and urbanization have led to dramatic changes in both habitats. Remnant stands of tallgrass prairie are rare and extremely valuable.
- Spot elevations within the corporate limits and areas adjacent thereto range from 1,070 to 1,090 feet above sea level. The small variations in the City's topography allow for a diverse array of development possibilities.
- The Olivia area is known or predicted to host several important species. Minnesota's Comprehensive Wildlife Conservation Strategy developed by the Minnesota Department of Natural Resources provides an action plan for species most in need of conservation within the Minnesota River Prairie Ecological Classification System Subsections. The Minnesota River Prairie Subsection Profile identifies 116 SGCN known or predicted to occur within the region of which 52 species that are federal or state endangered, threatened, or of special concern. Factors related most to species decline or vulnerability within the Minnesota River Prairie Subsection are: habitat loss within the state and habitat degradation within the state.
- Wet or moist prairie soils are prevalent in the Olivia area. Development concerns arising from soil analysis include preservation of highly productive agricultural lands, employment of construction measures to attenuate poor soil drainage, management of groundwater runoff and management of wind erosion.
- Olivia is contained within the Minnesota River - Yellow Medicine River Major Watershed located in the Minnesota River Basin. According to data from the Minnesota Pollution Control Agency (MPCA), the watershed consists of approximately 2,041.4 square miles in the north central part of the Minnesota River Basin.
- East Fork of Beaver Creek (County Ditch No. 63) is the only surface water contained within the City of Olivia.
- Very few wetlands are present in and around the City. The City of Olivia is the local governmental unit responsible for implementing wetland protection measures and administers the Wetland Conservation Act (WCA) on behalf of the City.
- There are no floodplain areas within the city.
- Olivia's source of groundwater (municipal drinking water) is an outwash aquifer.
- The MnDNR classifies the general availability of ground water by source within the Olivia area as follows: Surficial Sands is moderate, Buried Sands is Limited, and Bedrock is Limited.
- The Minnesota Pollution Control Agency reports twenty-two confirmed instances of gas, diesel, fuel oil, etc. leaking from above/underground storage tanks since 1988. Some sites have contaminated soils remaining.
- The EPA has registered thirty-three local handlers of hazardous materials within the City of Olivia. Hazardous waste is any by-product that may pose or potentially pose a substantial hazard to human health or the environment if not properly managed.
- The Office of the Minnesota State Archaeologist (OSA) reports thirty recorded archeological sites in Renville County. The OSA and MnDOT have produced "Mn/Model" Minnesota's

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Statewide Archeological Predictive Model. The Model categorizes most of Renville County as unknown, however, within areas near Olivia have suspected medium to suspected high probabilities for sites excluding single artifacts.

- A search of the National Register of Historic Places reveals two listings for the City of Olivia. This does not mean more significant historic structures do not exist. Several commercial buildings and dwellings appear to date back to the late 1800's to early 1900's.

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B. Physical Setting

Size

The 2010 Census identifies 2.34 square miles of land area within Olivia. The land area has increased slightly since Census 2000 as two annexations occurred since 2000. A 8.79 acre parcel was annexed from Bird Island Township in June of 2001 and a 10.55 acre parcel was annexed from Troy township in April of 2009.

Climate

The climate of Olivia and surrounding region is characterized by a humid continental climate with hot summers and no dry season with severe local storms and occasional tornadoes. The winter seasons are generally cold and relatively dry with only eleven percent of the annual precipitation falling between November and February. This results in extreme desiccation of most woody plants, and contributes to prairie grass dominance.

The average 30 year annual precipitation for the years 1971 to 2000 have been just under 26 inches of water based on data from the State Climatology Office, Division of Waters, Minnesota Department of Natural Resources. Over three fourths of the annual precipitation (20 to 21 inches) falls during the growing season of May through September, approximately 147 to 152 days. During late December, January, and early February, temperatures frequently remain below zero. Frost in Minnesota takes place as early as September and ends as late as May. Soil freeze occurs in Minnesota during the late fall and early winter months.

C. Land Resources

Ecologic Framework

The Ecological Classification System (ECS) developed by the Minnesota DNR and U.S. Forestry Service for Minnesota uses a hierarchical system of land classifications to identify, describe, and map progressively smaller areas of land with increasingly uniform ecological features. ECS mapping helps users to consider ecological patterns at various levels from continents to small areas such as a single wooded area so as to identify areas with similar management opportunities or constraints. A conscious knowledge of ECS attributes can help local leaders manage natural resources on a sustainable basis.

ECS Provinces

An overview (interpret as a wide-angle view or zoomed out view) of Minnesota illustrates four of North America's ecological provinces or biomes which represent major climate zones are present in Minnesota. These are Prairie Parkland, Tallgrass Aspen Parkland, Laurentian Mixed Forest (coniferous forest) and Eastern Broadleaf Forest (deciduous forest).

Olivia is located in the Prairie Parkland Province. The Prairie Parkland Province in Minnesota corresponds with the part of the state historically dominated by tallgrass prairie and now is primarily agricultural related uses. The province traverses western Minnesota, extending northwest into Manitoba, west into North Dakota and South Dakota, south into Iowa, Nebraska, Kansas, Oklahoma and Missouri and east into Illinois and Indiana.

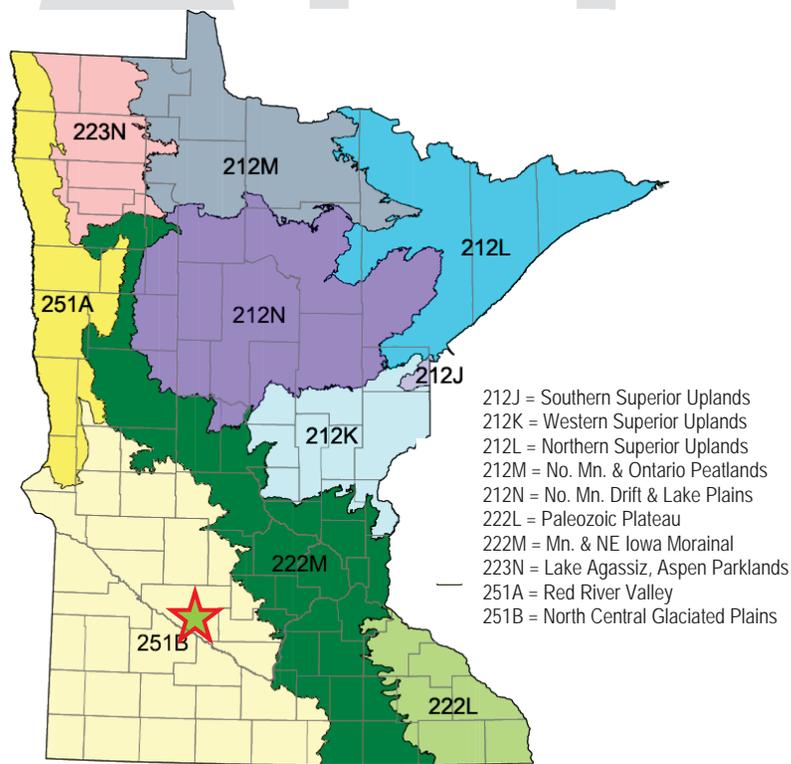


Figure 2.2
Ecological Sections of MN
Source: MNDNR

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ECS Sections

As we begin to view the area in a smaller geographic scale, Ecological Provinces are next categorized by “Sections” which are defined by the origin of glacial deposits, regional elevation, distribution of plants and regional climate.

As illustrated in Figure 2.2, Minnesota has ten ecological sections and Olivia lies within the North Central Glaciated Plains Section. The North Central Glaciated Plains Section is a level to rolling region of calcareous till bisected by a portion of the Minnesota River Valley. According to the MnDNR, landforms within this Ecological Section supported mainly treeless, fire-dependent communities. Upland prairie communities were by far the most common, covering 82% of this section. These landforms also supported smaller amounts of marsh, wetland prairie, and wet meadow communities. Rugged terrain and lands deeply dissected by rivers supported a mosaic of prairie and wooded communities.

ECS Subsections

As we drill down further in the scope of the Ecological Classification System we come to ECS subsections. Subsections are defined by glacial deposition processes, surface bedrock formations, local climate, topographic relief, and the distribution of plants, especially trees.

Minnesota has twenty-six subsections, Olivia is located in the Minnesota River Prairie subsection.

The boundaries of this subsection coincide with large till plains flanking the Minnesota River. The unit is bounded to the southwest by the Prairie Coteau. A series of end moraines define the eastern boundary, starting with the Alexandria Moraine to the northeast and ending with end moraines associated with the Des Moines lobe in the southeast.

This subsection consists of a gently rolling ground moraine about sixty miles wide. The Minnesota River occupies a broad valley that splits the subsection in half. The valley was created by Glacial River Warren, which drained Glacial Lake Agassiz. Bedrock in the subsection is covered by one hundred to four hundred feet of glacial drift. Cretaceous shales, sandstones, and clays are the most common kinds of bedrock. Ordovician dolomite underlies the extreme southeastern edge of the subsection. The dominant soils are well to moderately well drained loamy soils formed in gray calcareous till of Des Moines lobe origin. Some soils are clayey and sandy and gravelly soils are present locally, but these account for only a small percentage of soils in the subsection. Dry prairie soils are also present on level to gently rolling topography. They occupy convex knobs on the landscape.

Topography

At this time topographic contour data is not available for the City. Most of the Minnesota River Prairie subsection consists of relatively level topography, generally with fifteen feet or less of local relief. This holds true for Olivia as well which is relatively flat ranging from around 1,070 to 1,090 feet above sea level. The lowest points coincide with the East Fork of Beaver Creek (County Ditch No. 63) that runs through the west side of City and the highest point is located on the northeast side of Olivia. The small variations in the City’s topography allow for a diverse array of development possibilities and options with few topographical constraints with which to contend. The majority of the municipal incorporated area has been developed for urban use, while the second most common land cover is cultivated farmland which primarily surrounds the developed area.

Vegetation and Rare Species

Minnesota’s Comprehensive Wildlife Conservation Strategy¹ includes an action plan for species most in need of conservation within the Minnesota River Prairie Subsections of the ECS. The Minnesota River Prairie Subsection Profile identifies 116 Species in Greatest Need of Conservation (SGCN) known or predicted to occur within the region with 52 species that are federal or state endangered, threatened, or of special concern.

Table 2.1 below illustrates the number of SGCN in each taxonomic group found or predicted to be found in the Minnesota River Prairie ECS subsection. The Figure also illustrates the percentage of the total SGCN set found in each taxonomic group within each Subsection. For example 65 birds in greatest conservation need are

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expected to be found in the Minnesota River Prairie Subsection, that's 67% of all birds in greatest conservation need in the state.

**Table 2-2
SGCN By Taxonomic Group
Big Woods and Minnesota River Prairie ECS Subsections¹**

Taxonomic Group	Minnesota River Prairie Subsection	
	No. of SGCN	% of SGCN Set
Amphibians	1	16.7%
Birds	65	67.0%
Fish	6	12.8%
Insects	11	19.6%
Mammals	10	45.5%
Mollusks	12	30.8%
Reptiles	8	47.1%
Spiders	3	37.5%

Species problem analysis included in the Subsection profiles provides information on factors influencing the vulnerability or decline of SGCN. Table 2-3 lists the nine problems or factors used in species problem analysis and the percentage of SGCN in each subsection for which each factor influences species vulnerability or decline. Factors related most to species decline or vulnerability within the Minnesota River Prairie Subsection are: habitat loss within the state and habitat degradation within the state.

**Table 2-3
Species Problem Analysis
Big Woods and Minnesota River Prairie ECS Subsections¹**

Problem/Factor	Minnesota River Prairie Subsection Percentage of SGCN Affected
Habitat loss within MN	87%
Habitat degradation within MN	90%
Habitat loss/degradation outside MN	31%
Invasive species and competition	29%
Pollution	34%
Social tolerance/persecution/exploitation	22%
Disease	4%
Food source limitations	4%
Other	18%

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The Comprehensive Wildlife Strategy¹ includes three ten year goals as follow:

1. Stabilize and increase SGCN populations.
2. Improve knowledge about SGCN
3. Enhance people's appreciation and enjoyment of SGCN

Soils

The color, texture and chemistry of 'parent materials' are important elements in the formation of soils in Minnesota. The texture of soil helps determine its ability to hold and transmit water. The chemistry of the soil greatly affects what type of plants can grow on it. Material deposited directly by glaciers is called till and is a mixture of sizes. Till washed by glacial melt water is known as outwash sediment and is void of small particles which melt water transported. Till is an important parent materials for soils within Renville County.

To understand and communicate about soils, a standard system of classes or categories was developed. These classes are based on the presence or absence of certain soil properties and may be categorized by their location, the kind of vegetation growing on them, their topography, and other distinguishing features. The system is called Soil Taxonomy and was developed by the U.S. Department of Agriculture. The classification of soils is important when considering basic characteristics of individual soils, relationships between soils, and predicting properties and uses of soils.

In Soil Taxonomy, all soils are arranged into one of twelve major units or soil orders based largely on having certain materials or topography. These orders are further broken down into suborders (separated by soil properties that influence soil development and plant growth), great groups (soil profile), subgroups, families (separated by physical and chemical properties that influence plant growth, land management and engineering decisions), and series. Soil series are the lowest level recognized and are nearly homogeneous. Soil series are used in mapping at small scales and are separated on the basis of observable properties such as color, structure, texture and slope grades.

The soil order Mollisols covers a considerable land area of Minnesota including the former prairie areas of Renville County and is the basis for the state's productive agricultural base. Its most distinguishing feature is a thick, dark-colored surface layer that is high in nutrients. Most mollisols have a rather loose, low density surface. The soil order Alfisol is also present in northern Renville County. Alfisols are well-developed and contain a subsurface layer of clay and are abundant on older glacial deposits in the United States, and loess deposits in and near the Mississippi embayment.

The two main suborders of Mollisols that occur in Renville County are Aquolls and Udolls. Aquolls are wet prairie soils which are very productive when excess water is removed by drainage. Udolls are moist prairie soils which are very productive agricultural soils.

There are over 1,000 recognized soil series in Minnesota. **Map 2-1 at the close of this chapter illustrates soil series within one mile of the Olivia corporate limits.**

Development concerns arising from soil analysis include preservation of highly productive agricultural lands, employment of construction measures to attenuate poor soil drainage, management of groundwater runoff and management of wind erosion.

D. Surface Water Resources

Watershed

The term 'watershed' refers to the entire physical area or basin drained by a distinct stream or riverine system. Gravity and topography are the two major factors that define a watershed. Watersheds help review authorities to evaluate the quality and quantity of local water resources. The contiguous United States is divided into what are known as Regions or Level 1 Hydrological Units (HU's). Minnesota is overlapped by four such Regions: Great Lakes, Missouri, Souris-Red-Rainy and Upper Mississippi regions. These regions are divided into

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Subregions (Level 2), then Basins (Level 3), Subbasins (Level 4), Watersheds (Level 5), and finally Subwatersheds (Level 6). Olivia is located within the Minnesota River - Yellow Medicine River Basin (Watershed) of the Minnesota River Subregion (basin) (Minnesota River Basin) of the Upper Mississippi Region.

According to data from the Minnesota Pollution Control Agency (MPCA), Minnesota contains eighty-one major watersheds and the Minnesota River - Yellow Medicine River Watershed consists of 1,306,502 acres (2,041.4 square miles). The watersheds are shown on Figure 2.3. The major watershed has been traditionally managed by two watershed districts, the Hawk Creek watershed to the north of the Minnesota River and the Yellow Medicine River watershed to the south of the Minnesota River. The watershed includes all or parts of Chippewa, Kandiyohi, Lac que Parle, Lincoln, Lyon, Redwood, Renville and Yellow Medicine counties and a very small portion of South Dakota. The Hawk Creek Watershed, which Olivia is located in, drains 612,822 acres (958 square miles) of land. It is unique among the other major watersheds of the Minnesota River in that it is composed of a main tributary (Hawk Creek) and several other streams that flow directly into the Minnesota River. Agriculture is the dominant land use in the watershed and nearly 98% of the original wetlands in the watershed have been drained to increase agricultural opportunities. Agriculture depends on the creek and an extensive network of drainage ditches, open tile intakes and sub-surface tile systems to move water off the landscape and make it suitable for row crop farming.

The East Fork of Beaver Creek (County Ditch No. 63) is the only surface water contained within the City of Olivia. The East Fork of Beaver Creek flows through the City from north to south in the western area of the City.

Wetlands

Wetlands have historically been regarded as obstacles to development rather than areas of intrinsic value. However, it is now generally accepted that wetlands are valuable for storing essential surface waters, stabilizing surface waters to minimize the danger of droughts of floods and supporting wildlife habitat. Wetlands are also the primary method of recharging aquifers ensuring a continued water supply. Wetlands cleanse and purify surface water by removing nutrients and other contaminants from storm water runoff.

Wetlands are also illustrated on [Map 2-2](#). Very few wetlands are present within the City. The source for this data is the National Wetland Inventory (NWI).

The Army Corps of Engineers and the Department of Natural Resources are ultimately responsible for the overall protection of wetlands, however the City of Olivia is the local governmental unit responsible for implementing wetland protection measures and administers the Wetland Conservation Act (WCA) on behalf of the City.

Flood Plains

The Department of Natural Resources (DNR) is the state agency with the overall responsibility for implementation of the State Flood Plain Management Act. Cities regulates floodplain areas through a locally established floodplain ordinances. Olivia, however, does not have any floodplain located within the City or within the immediate vicinity.

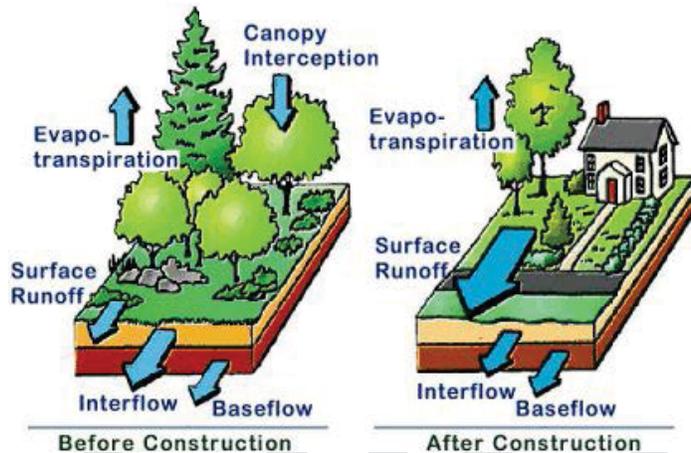


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Local Hydrologic Cycle

Groundwater and surface water are both part of the “hydrologic cycle”. Development and urban uses have a profound influence on the quality of waters. To start, development dramatically alters the local hydrologic cycle (see Figure 2.4 below). The hydrology of a site changes during the initial clearing and grading that occur during construction. Trees, meadow grasses, and agricultural crops that intercept and absorb rainfall are removed and natural depressions that temporarily pond water are graded to a uniform slope. Cleared and graded sites erode, are often severely compacted, and can no longer prevent rainfall from being rapidly converted into stormwater runoff.

Figure 2.4
Local Hydrologic Cycle (MnDNR)



The situation worsens after construction. Roof tops, roads, parking lots, driveways and other impervious surfaces no longer allow rainfall to soak into the ground. Consequently, most rainfall is converted directly to runoff. The increase in stormwater can be too much for the existing natural drainage system to handle. As a result, the natural drainage system is often altered to rapidly collect runoff and quickly convey it away (using curb and gutter, enclosed storm sewers, and lined channels). The stormwater runoff is subsequently discharged to downstream waters.

Water Quality is affected by the accumulation of trash, oil and rubber from cars, fertilizers and pesticides applied to lawns, sediment from bare or poorly vegetated ground and other pollutants entering streams, wetlands and other outlets.

Inflow of sediment can cloud water, blocking sunlight from submerged plants. Sediment also settles to the bottom of streams, clogging the gravel beds used by fish for laying their eggs. Nutrients, such as phosphorus and nitrogen, from fertilizers enter the water and promote unusually rapid algae growth. As this algae dies, its decomposition reduces or eliminates oxygen needed by fish, shellfish, and other aquatic life for survival.

The City requires proposed development maintain compliance with Minnesota Pollution Control Agency standards although local stormwater and erosion control ordinances and procedures are limited at this time.

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E. Ground Water Resources

Geologic Framework

Topography and surficial material characteristics can be traced to the movement of glacial ice and water flowing across the land surface. Glacial deposits, collectively known as drift, make up these surficial materials. Ground moraines formed as these glaciers advanced and retreated. Long intervals between glacial episodes may have allowed for the deep erosion and weathering of drift and bedrock surfaces.

Subsurface geology and groundwater are important considerations for all communities as they are the source of potable (i.e. drinkable) water. Hydrogeology is the study of the interrelation of subsurface geology and water. Because the consequences of human actions and forces at work above ground have a direct impact upon our ground water resources it is important to consider hydrogeologic resources.

As shown in Figure 2.5, geologic bedrock conditions vary greatly across Minnesota. (Source: Minnesota Geological Survey)

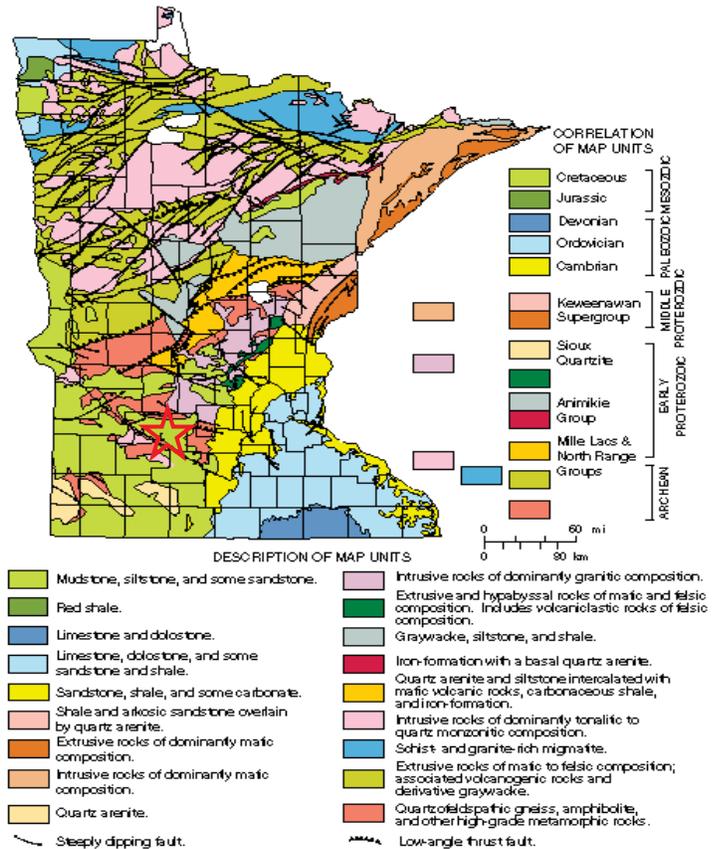
Groundwater Sensitivity

Hydrogeologic conditions also determine how sensitive ground water may be to contamination by chemicals and pollutants introduced at ground level. Sensitivity to pollution is described in terms of the length of time it takes for a drop of water to cycle from absorption into the ground to discharge (removal) from an aquifer. The pollution sensitivity of an aquifer is assumed to be inversely proportional to the time of travel: shorter cycle times may indicate a higher sensitivity, longer cycle times may represent a greater travel time and increased geologic protection. Contaminants are assumed to travel at the same rate as water.

DNR Waters have defined five relative classes of geologic sensitivity: Very High, High, Moderate, Low and Very Low. The pollution sensitivity of an aquifer is assumed to be inversely proportional to the time of travel. Very High sensitivity indicates that water moving downward from the surface may reach the ground-water system within hours to months leaving little time to respond to and prevent aquifer contamination. Low sensitivity where it takes decades to centuries for the cycle to be complete may allow enough time for a surface contamination source to be investigated and corrected before serious ground-water pollution develops. It is important to note higher pollution sensitivity categories do not mean water quality has been or will be degraded and low sensitivity does not guarantee that ground water is or will remain uncontaminated.

In 1989 the MPCA conducted a statewide evaluation of ground water contamination susceptibility. The assessment used four parameters (aquifer materials, recharge potential, soil materials and vadose zone materials) to delineate areas of relative susceptibility to ground water contamination. Groundwater susceptibility in the Olivia area and most of Renville County is categorized as low to moderate.

Figure 2.5
Bedrock Geology of Minnesota



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Groundwater Quantity

The quantity of groundwater and surface water available for drinking water supplies can be a severely limiting factor for development. The Minnesota Department of Natural Resources, Waters Division has compiled extensive information on groundwater availability and sustainability throughout the State. The DNR has identified six groundwater areas in Minnesota based on bedrock and overlying sediment types. Olivia is located within Area Five, the western Province, as is all of Renville County. The Western Province is made up of Clayey glacial drift overlying Cretaceous and Precambrian bedrock. Glacial drift and Cretaceous bedrock contain limited extent sand and sandstone aquifers, respectively. The DNR identifies the general availability of ground water by source within the Western Province as follows: Surficial Sands is moderate, Buried Sands is Limited, and Bedrock is Limited.

City Water Supply

The City has not completed a wellhead protection plan (WHPP) but will likely have Phase 1 of a plan created by the Minnesota Department of Health within the next several years. The City draws water from an outwash aquifer through five wells. Water from outwash aquifers in Renville County is thought to be good in quality but occasionally high in iron, manganese, and nitrates.

The Minnesota Pollution Control Agency reports twenty-two confirmed instances of above/underground storage tank leaks since 1988. Table 2-4 below identifies each site. Some sites have contaminated soils remaining. Detailed information related to each site and contamination can be obtained from the MPCA.

**Table 2-4
MPCA Confirmed Leaking Above/Underground Storage Tanks**

Name	Address	Leaked Substance	Year Reported	Year Closed	Contaminated Soils Remaining
Food and Fuel	1315 W Lincoln Ave	Gasoline, Type unknown	1989	1998	yes
Renville County Highway Stop	1108 W Lincoln Ave	Gasoline Leaded	1989	2006	yes
Honzay's Direct Service	1208 W Lincoln Ave	Gasoline, Type unknown	1989	2006	yes
Superamerica	1102 W Lincoln Ave	Gasoline unleaded	1989	1996	yes
Tabery's Towing Service	410 E Lincoln Ave	Gasoline unleaded	1989	1990	Unknown s
Olivia Municipal Airport	Highway 212 W	Aviation gas	1989	1991	no
Farmers Coop Elevator	706 E Lincoln Ave	Gasoline, Type unknown	1990	1993	Unknown s
Olivia Public Schools	701 S 9th St	Fuel Oil 1 & 2	1991	1992	Unknown s
Wurm Auto Sales	620 E Lincoln Ave	Unknown	1992	1992	unknown
Olivia Truck Station	1509 W Lincoln Ave	Diesel	1992	1997	yes
Olivia Healthcare Center	1003 W Maple Ave	Gasoline, Type unknown	1996	1997	yes
Former Olivia Floral	1115 W Lincoln Ave	Unknown	1997	1998	yes
Kadlecek Residence	802 Pine Ave	Fuel Oil 1 & 2	1997	1998	no
Former Amoco	107 7th St N	Diesel	1999	2003	unknown

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Name	Address	Leaked Substance	Year Reported	Year Closed	Contaminated Soils Remaining
Westphal Trucking	xxx W Highway 212	Diesel	1999	2000	Unknown
Agers Fuel Stop	2628 W Lincoln Ave	Gasoline Leaded	2004	2005	Unknown
Superamerica #4830	1311 W Lincoln Ave	Gasoline unleaded	2013	Still open	Unknown
Citizens State Bank	111 S 10th	Fuel Oil 1 & 2	1989	1992	no
Country Ford	W Lincoln Ave & Highway 71	Gasoline, type unknown	1989	1990	no
Renville County Hospital	611 E Fairview	Unknown	1989	1990	No
Rogers Standard	1311 W Lincoln Ave	Fuel Oil 1 & 2	1989	1989	yes
Saint Aloysius Catholic Church	302 S 10th St	Fuel Oil 1 & 2	1989	1990	no

F. Hazardous Waste Materials, Air, Noise and Light Pollution

Hazardous Waste

Hazardous waste is any by-product that may pose or potentially pose a substantial hazard to human health or the environment if not properly managed. The U.S. Environmental Protection Agency regulates specific facilities that handle hazard waste materials.

The EPA has registered thirty-three (33) local handlers of hazardous materials: Big A Auto Parts, Olivia Cenex, Keltgen's, Inc., Olivia Hardware and Rental, Coop Country Farmers Elevator, Tauber Construction, Ervin Well Co, Inc., RC Hospital/Clinic - Olivia, Olivia Times Journal Shopper, Minnesota National Guard Armory Olivia, Olivia MVSB, BOLD Public Schools, Olivia Chrysler Center, Mycogen Seeds - Olivia, Olivia Family Dental, Renville County Highway Department, MN/DOT District 8 - Olivia, Monsanto Corp - Olivia, Drug Lab Cleanout Kandiyohi County Sheriff, Terry's Body Shop, Casey's Retail Co., Sunrise Packaging Inc. - Olivia, Baumgartner Environics, Inc., City of Olivia, Gravel Express, Inc., Renville County Household Hazardous Waste Facility, NNG Olivia TBS, Renville County Public Health, Golden Living Center - Olivia, H & L Printing, Pannar Seed, Inc., Renville County Sheriff's Office, Dow AgroSciences - Olivia Research & Development.

Air Pollution, Noise and Light Pollution

Air, noise and light pollution are significant and sometimes forgotten issues of importance for communities. For example, air pollution is increasingly a regional and global problem. Pollutants can blow in from cities hundreds of miles away. The Environmental Protection Agency certifies all counties in Minnesota meet Clean Air Act National Ambient Air Quality Standards.

Historically, small towns tend to want to retain the small town atmosphere of the community. They value the peace and tranquility of the City and the area. Visual pollution from light and noise pollution detract from the small town atmosphere. Lighting should not detract from the enjoyment of the residents and blinking, flashing and bright lights are a nuisance and can easily be controlled through modern advances in lighting which reduce glare and concentrate lighting on-site. Not only can good lighting design and devices control light pollution, they also are more cost efficient and energy efficient. Furthermore, commercial and industrial lighting should not detract from residential uses. Noise ordinances can ensure that noises do not cause nuisances to residents as well.

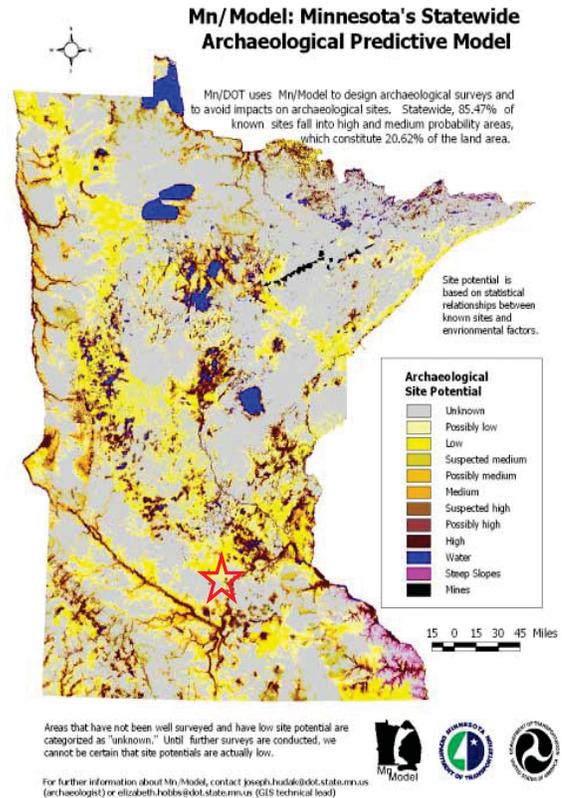
G. Archeological and Cultural Resources; Known Historic Sites

Archeological and Cultural Resources

The history of a City helps a community define its sense of "place". Historic patterns of development, to a large measure, dictate where a community will grow in the future. History also gives us a window to view the lives of our forbearers and a mirror to reflect their images in our own endeavors.

As time progresses, Olivia may face the loss of truly non-renewable resources. These resources are the archaeological and historic sites that give the City's modern day residents a tie to the past. Cultural resources may be demolished or destroyed while others face the natural elements and slowly erode away, some without any knowledge. One threat to these resources is that their significance, or even their existence, is largely unknown. Development, redevelopment, or failure to maintain these sites can diminish or destroy historic and archaeological resources. However, widespread knowledge of archaeological sites can increase the likelihood that they will be disturbed or vandalized. Development and modernization require the need for preservation of archaeologically and historically significant sites. Because the known, or suspected, historic resources may have no significant relationship to current or likely future uses or activities in Olivia, it is questionable if they will play a role in determining or affecting the City's character. However, State guidelines call for municipalities to review construction or other ground disturbing activity within prehistoric archaeological sensitive and historic sensitive areas.

Figure 2.6
Archeological Predictive Model



The Office of the Minnesota State Archaeologist (OSA) reports thirty recorded archeological sites in Renville County. The OSA and MnDOT have produced "Mn/Model" Minnesota's Statewide Archeological Predictive Model. The Model is included as Figure 2.6. The Model categorizes most of Renville County as unknown.

Site potential is based upon statistical relationships between known sites and environmental factors and information can be obtained from the Office of the State Archaeologist, MnDOT and the State Historic Preservation Office.

Known Historic Sites

A search of the National Register of Historic Places revealed two listings for the City of Olivia, the Heins Block and the Renville County Courthouse and Jail. Just because these were the only two sites listed on the National Register of Historic Places does not mean other significant historic structures do not exist. Several commercial buildings and dwellings concentrated in the downtown area appear to date back to the late 1800's to early 1900's. Proactively working to restore and retain recoverable facades and the spatial relationship between structures will be important factors in retaining a sense of history and community character within Olivia.

H. Development Constraints

A review of several natural features has been provided in this section. Although limited in quantity, the natural resources and features which exist in the City are important considerations when considering future growth and redevelopment. Opportunities may exist to retain, enhance, and replace resources and features. Following the close of this Chapter is a map (Map ____) illustrating potential considerations for development and redevelopment. The boundaries on the map are a compilation only of floodplain areas, National Wetland Inventory areas, and areas of steep slope (based upon the Renville County Soil Surveys). Field verification was not done to determine wetland existence. While the development constraints map is a useful tool it does not reflect the range of potential environmentally sensitive or significant areas or attributes as described within this physical profile. It should be noted that further review of these and sites identified is required prior to development.

Environmentally sensitive or significant areas may include, but are not limited to wetlands, areas dominated by native vegetation, mitigation areas, environmental restoration or enhancement areas, areas utilized by protected or listed species, floodplains, steep slopes and hydric soils.

Evaluate

DRAFT

IV. DEMOGRAPHIC PROFILE

A. Purpose

Analyzing future land use, housing, park, governmental, utility, and transportation needs of the City requires a basic review of demographic and social trends so as to develop assumptions for future growth. Demographic and social trends may lead to adjustments in future planning. For example, the general aging of the population (i.e. Baby Boomer's) will alter housing needs, workforce characteristics and park and recreation needs. Conversely, if a community is receiving an influx of young couples demands will likely be for starter housing, new educational facilities and active parks. The Information contained in this Section has been obtained through statistical data released by the United States Census Bureau, the State Demographer's Office, Renville County and City of Olivia historical and current trend analysis.

B. Social Profile Summary

- **Population and Housing.** According to historic Census information, the population of the City of Olivia has decreased by 11.3% in the past 30 years from 2,802 persons in 1980 to 2,484 persons in 2010. Renville County has experienced negative growth since 1940. Census data indicates the number of households within Olivia decreased 3.4% over the past decade from 1,075 households in 2000 to 1,038 in 2010. Continued household decreases within the City is expected over the next two decades. *(Information coming in May of 2013)*
- **Household Size.** The average household size in 2010 (2.28) is slightly down from the 2.30 persons per household in 2000. The average household size reported in the 2010 Census for Renville County was 2.34.
- **Age.** The City of Olivia maintains a consistently smaller percentage of persons within the following age groups: ages 10-14; ages 15-19; ages 70-74; and ages 75-79. It is further noted that during the same time period the City of Olivia maintained a consistently larger percentage of persons within the following age groups: under 5; ages 20-24; ages 25-29; ages 65-69; ages 80-84; and ages 85 plus. Examination of age cohorts reveals that Renville County is losing a very significant of young people as they leave to go to college or pursue job opportunities outside the county. Comparatively, Olivia is holding onto persons typically of college age or those pursuing early job opportunities.
- **Gender.** The latest Census in 2000 found there were more females (50.8% of the population) than males (29.2% of the population) residing in Olivia. It is interesting to note that the number of males in the community is greater than females in nearly all age categories except those over age 60.
- **Income.** The 2010 Census reports a median family income (MFI) in Olivia of \$38,889 below the MFI of the Cities of Hector, Bird Island, Danube, Renville, Renville County and the State.
- **Employment.** Employment statistics from the 2010 Census indicate 1,250 people (62.3% of the population) age 16 and over are in the labor force. Depending on where they live in the City of Olivia, the mean time traveled to work is 15.3 minutes. According to the most current data available at the time of the drafting of this chapter (February, 2013), the Minnesota Work Force Center estimates 7,968 people in the labor force in Renville County with 7,313 employed, resulting in a 8.2% unemployment rate. During this same time period Minnesota had an unemployment rate of 5.5% and the United States unemployment rate was 7.7%.

BACKGROUND

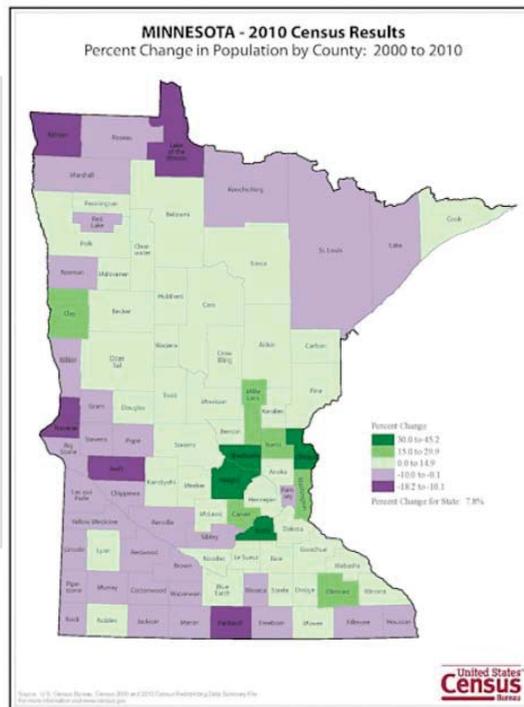
- **Race.** 2010 Census statistics indicate approximately 93.9% of Olivia residents classify themselves as white compared with 95.4% of those in the County and 95.3% of the entire population in the State of Minnesota.

C. Population

Regional and Statewide Context

Over the past 20 years The City of Olivia has steadily decreased from 2,623 persons in 1990 to 2,484 persons in 2010. During this time, Renville County has decreased in population as well, but at a faster rate, while the State of Minnesota has increased in population over that same time period. Figure 2.7 below illustrates Minnesota's Population Change according to County. While Tables 2-5 and 2-6 on the next page illustrates the changes in population that have taken place over time for Olivia, Renville County and the State of Minnesota.

Figure 2.7
Minnesota Population Change By County 2000 - 2010



Source: U.S. Census Bureau

Overall Minnesota's population is projected to grow to 5.77 million by 2020 and 6.54 million by 2040. The most recent population estimate from 2011 for Minnesota is about 5.33 million people. Gains are expected to be greatest in the Rochester-Twin Cities-St. Cloud corridor. Scott, Sherburne, Wright and Carver counties are projected to be the fastest-growing in this decade while thirty-one counties, mostly in western Minnesota, are expected to lose population. This includes Renville County which is projected to have a population of 12,311 by the year 2040, a 21.7% population decrease as shown in Table 2-6.

BACKGROUND

**Table 2-5
Population Trends**

	1990	2000	1990 – 2000 Change & % Change		2010	2000 – 2010 Change & % Change	
Olivia	2,623	2,570	-53	-2.0%	2,484	-86	-3.3%
Renville County	17,637	17,154	-483	-2.7 %	15,730	-1,424	-8.3%
Minnesota	4,375,099	4,919,479	544,380	12.4%	5,303,925	384,446	7.8%

Source: U.S. Census Bureau

**Table 2-6
Renville County Population Change**

Year	1940	1950	1960	1970	1980	1990	2000	2010	2020	2030	2040
Population	24,625	23,951	23,252	21,139	20,401	17,673	17,154	15,730	14,627	13,488	12,311
% Change	-	-2.7	-2.9	-9.1	-3.5	-13.4	-2.9	-8.3	-7.0	-7.8	-8.7

Source: U.S. Census Bureau and the Office of the State Demographer

City of Olivia Context

Growth within Olivia has been on a downward trend since 1980 and is expected to continue into the future along with all of Renville County. This is consistent with statewide trends that show rural agricultural areas in western Minnesota losing population and larger cities and metropolitan areas gaining population.

D. City of Olivia Population and Household Projections

All population projections are subject to some degree of uncertainty, because it is impossible to exactly predict future trends, particularly the future level of migration. The following population projections are not intended as an exact prediction of future population; therefore, users of the projections should keep these limitations in mind and interpret them accordingly.

According to historic US Census Bureau information, the population of the City of Olivia decreased has decreased by a total of 5.3% from 1980 to 2010. Prior to that the population had steady gains but like many cities and counties in western Minnesota that trend changed around 1980. This trend is continuing and is expected to continue into the future. The 2011 Minnesota State Demographer's estimate showed a population of 2,479, a slight decrease from 2010 to 2011. Table 2-7 below shows the historical US Census populations along with the projections out to the year 2040. This one hundred year window shows the trend of growth until 1980 then decline after that. This follows a pattern seen in Renville County as well where the population is projected to decrease 50% from 1940 to 2040.

**Table 2-7
Olivia Population Change**

Year	1940	1950	1960	1970	1980	1990	2000	2010	2020	2030	2040
Population	1,788	2,012	2,355	2,553	2,802	2,623	2,570	2,484			
% Change	--	12.5	17.0	8.4	9.8	-6.4	-2.0	-3.3			

BACKGROUND

Source: U.S. Census Bureau

It is understood the nature of the City's future with respect to economic development and housing, agricultural, retail, commercial, and industrial market potentials depends to a great extent on the population growth. Population growth is not expected to happen in the foreseeable future which creates a challenge for the community. It is noted that projections are estimates of future populations based on statistical models that extrapolate past and present trends into the future. The confidence with which future market situations may be assessed is closely related to the quality of the population projections employed. As such, the provision of high quality projections has been a basic aim for this plan and for support of community and/or municipal service policy development.

For the purposes of this plan we will employ the State Demographer's forecast. The population projections developed by the Minnesota Demographer's Office for Renville County and the City of Olivia are made using a Cohort-Component Methodology. This methodology first separates the population into five-year age groups by gender, called cohorts. It then applies the various components of population change (births, deaths, and migration) to each cohort in five-year increments over the projection period. City and township projections are extrapolated from available data for larger geographic units. The Minnesota Demographer's projections from October of 2007 for Olivia, Renville County and both Bird Island and Troy Townships, which are both adjacent to the City of Olivia, are illustrated in the Table 2-8.

It is noted the State Demographer's estimate for population in 2010 for all four jurisdictions was substantially higher than the actual 2010 census count. This most likely has to do with the date the State Demographer made the estimate, which was before the Great Recession. As shown in Table 2-8 revised demographic estimates illustrate Renville County losing population over ten year increments out to the year 2040.

**Table 2-8
State Demographer Population Forecasts**

Year	Olivia	Pop. Change	Renville County	Pop. Change
2010	2,484	-	15,730	-
2015	2479 (2011 est)		15,140	(590)
2020			14,627	(513)
2025			14,073	(554)
2030			13,488	(585)
2035			12,893	(595)
2040			12,311	(582)
Total				(3419)
2010 Census	2,484		15,730	

Source: Office of the State Demographer, April, 2013

F. Households and Growth

Various data sources can be reviewed to provide a profile of the households in Olivia. Census data indicates the number of households within Olivia decreased 3.4% over the past decade from 1,075 households in 2000 to 1,038 in 2010. This decrease is a slightly higher percent pace than the household decrease within Renville County, which was at a 3.2% decrease. Continued household decline within the City is expected over the next two decades. The State Demographer's Office anticipates the number of households within Renville County to decrease from ___ households to ___ households or a ___% increase between the year 2015 and 2040. (coming in may, 2013)

BACKGROUND

The average household size in 2010 (2.28) is slightly down from the 2000 Census report (2.30). The average household size reported in the 2010 Census for Renville County was 2.34. The decreasing household size is likely due to the presence of group housing (i.e. senior nursing facilities and assisted living centers) in Olivia. In addition, the decrease in household size follows national trends and is influenced by the general aging of the population. This trend somewhat slowed during the recession that began in 2008. It is noted Renville County had an average of 2.48 persons per household in 2000.

G. Olivia Social Characteristics

Household Size and Type

As illustrated in Table 2-9, when compared to other local jurisdictions and Renville County, Olivia is about midrange when it comes to percent of family households (62.9%) and non-family households (37.1%). Olivia did have the highest percentage of female householder, with no husband present (10.8%) of all the political jurisdictions.

**Table 2-9
Household comparison – Olivia**

Total households	Olivia	Hector	Bird Island	Danube	Renville	Renville Co.
Total households	1,038/100%	513/100%	487/100%	209/100%	538/100%	6,564/100%
Family households	653/62.9%	322/62.8%	274/56.3%	145/69.4%	316/58.7%	4,341/66.1%
Husband-wife family	494/47.6%	248/48.3%	218/44.8%	119/56.9%	248/46.1%	3,556/54.2%
Male householder, no female present	47/4.5%	22/4.3%	17/3.5%	12/5.7%	22/4.1%	298/4.5%
Female householder, no husband present	112/10.8%	52/10.1%	39/8.0%	14/6.7%	46/8.6%	487/7.4%
Nonfamily households	385/37.1%	191/37.2%	213/43.7%	64/30.6%	222/41.3%	2,223/33.9%
Male householder	125/12.0%	73/14.2%	92/18.9%	27/12.9%	76/14.1%	968/14.7%
Female householder	206/19.8%	90/17.5%	96/19.7%	18/13.9%	126/23.14%	978/14.9%

Source: 2010 US Census

Age

It is beneficial to examine age groupings within the community in terms of both the change of age group distribution over a comparative period (i.e. from Census 2000 to Census 2010) and the following of age cohorts over a comparative period (i.e. from Census 2000 to Census 2010). Age groupings can provide useful and thought provoking information regarding age ranges and changes, whereas, age cohort comparisons can help explain why age ranges have changed over time.

Table 2-10 compares age groupings in 2010 and 2000 for both the City of Olivia and Renville County. It is noted that the City of Olivia maintains a consistently smaller percentage of persons within the following age groups: ages 10-14; ages 15-19; ages 70-74; and ages 75-79.

It is further noted that during the same time period the City of Olivia maintained a consistently larger percentage of persons within the following age groups: under 5; ages 20-24; ages 25-29; ages 65-69; ages 80-84; and ages 85 plus.

BACKGROUND

Table 2-10
Age grouping comparison – Olivia & Renville county

Place/Age Group	Census 2010				Census 2000			
	Olivia		Renville County		Olivia		Renville County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under 5 years	172	6.9%	902	5.7%	158	6.1%	1,029	6.0%
5 to 9 years	172	6.9%	975	6.2%	160	6.2%	1,193	7.0%
10 to 14 years	158	6.4%	1,084	6.9%	198	7.7%	1,426	8.3%
15 to 19 years	144	5.8%	1,016	6.5%	172	6.7%	1,319	7.7%
20 to 24 years	135	5.4%	694	4.4%	133	5.2%	724	4.2%
25 to 29 years	155	6.2%	842	5.4%	126	4.9%	816	4.8%
30 to 34 years	155	6.2%	779	5.0%	136	5.3%	947	5.5%
35 to 39 years	128	5.2%	787	5.0%	174	6.8%	1,207	7.0%
40 to 44 years	137	5.5%	941	6.0%	169	6.6%	1,364	8.0%
45 to 49 years	158	6.4%	1,193	7.6%	194	7.5%	1,243	7.2%
50 to 54 years	164	6.6%	1,378	8.8%	142	5.5%	942	5.5%
55 to 59 years	179	7.2%	1,205	7.7%	141	5.5%	818	4.8%
60 to 64 years	132	5.3%	889	5.7%	108	4.2%	725	4.2%
65 to 69 years	124	5.0%	767	4.9%	140	5.4%	796	4.6%
70 to 74 years	98	3.9%	621	3.9%	124	4.8%	762	4.4%
75 to 79 years	87	3.5%	573	3.6%	93	3.6%	693	4.0%
80 to 84 years	79	3.2%	487	3.1%	94	3.7%	592	3.5%
85 years & older	107	4.3%	597	3.8%	108	4.2%	558	3.3%
TOTAL	2,484	100%	15,730	100%	2,570	100%	17,154	100%

Source: US Census Bureau

Table 2-11 compares age cohorts in 2010 and 2000 for both the City of Olivia and Renville County. This comparison helps us to look at the changes in a group (cohort) as it ages over time. For example we are comparing the 40 to 49 year olds of 2000 as they age over time and become the 50 to 59 year olds of 2010. This provides a different picture of what is happening in an area.

Examination of age cohorts reveals that Renville County is losing a very significant portion of young people as they leave to go to college or pursue job opportunities outside the county while Olivia is losing these young people at a much smaller rate. Both Olivia and Renville County are holding onto persons typically of college graduate age or those pursuing early job opportunities. In fact the only age groups to have an increase in net population were the 20-29 age group for both Olivia and Renville County.

From yet another view, a very significant amount of persons moving into retirement age and beyond are exiting the Olivia and the County.

BACKGROUND

**Table 2-11
Age cohorts – Olivia & Renville County**

City of Olivia				Net Increase/Decrease in Age Cohort	
Age Group	2000 Number	Age Group	2010 Number	Numerical Change	% change
< 10	318	10 - 19	302	-16	-5.03%
10 - 19	370	20 - 29	290	-80	-2.16%
20 - 29	259	30 - 39	283	+24	+9.27%
30 - 39	310	40 - 49	295	-15	-4.84%
40 - 49	363	50 - 59	343	-20	-9.54%
50 - 59	283	60 - 69	256	-27	-9.54%
60 - 69	248	70 - 79	185	-63	-25.40%
70+	419	80+	186	-233	-55.61%
Total	2,570		2,484	-86	-3.35%
Renville County				Net Increase/Decrease in Age Cohort	
Age Group	2000 Number	Age Group	2010 Number	Numerical Change	% change
< 10	2,222	10 - 19	2,100	-122	-5.49%
10 - 19	2,745	20 - 29	1,536	-1,209	-44.04%
20 - 29	1,540	30 - 39	1,566	+26	+1.69%
30 - 39	2,154	40 - 49	2,134	-20	-0.93%
40 - 49	2,607	50 - 59	2,583	-24	-0.92%
50 - 59	1,760	60 - 69	1,656	-104	-5.91%
60 - 69	1,521	70 - 79	1,194	-327	-21.50%
70+	2,605	80+	1,084	-1521	-58.39%
Total	17,154		15,730	-1,424	-8.30%

Source: US Census Bureau

In March of 2013, the Minnesota State Demographer identified some major trends how demographic changes are transforming Minnesota. The trends are:

- Post recession growth looks new and different. Growth has been centered in the counties that ring the Twin Cities as well as in a diagonal pattern across the state from southeast to northwest (Rochester to St. Cloud).
- Population aging is beginning to affect Minnesota. With the aging of the population comes changing demand for government services. More services will be needed to address the aging population as well in a reduction in the labor force since the labor force growth rate is projected to slow.

Other trends that have affected rural communities in Minnesota in the past are:

- The aging of the population is more pronounced in rural Minnesota as evidenced by the fact that while only 30% of the state's total population lives in rural Minnesota, 41% of those aged 65 or over reside in rural Minnesota.
- Young adults are leaving rural communities in vast numbers. Five times as many college graduates moved to the Twin Cities region from elsewhere in Minnesota in 1990 as moved in the opposite direction. This trend continues today.
- Population growth within Minnesota is concentrated in areas adjacent to a corridor running from Olmsted County to Lake of the Woods. A total of 75% of Minnesota's growth since 1990 has occurred within this corridor. Renville County and the City of Olivia are not included in the corridor.

BACKGROUND

All the above demographic trends have economic and social ramifications in the areas of education, health care, fiscal health, business and housing that may impact the ability of rural communities to maximize their economic potential.

Gender

As defined in the latest Census in 2010 there were more females (50.8% of the population) than males (49.2% of the population) residing in Olivia. It is interesting to note that the number of males in the community is greater than females in nearly all age categories except those over age 60, this is consistent with life expectancies being longer for women than men.

Education/Educational Attainment

Olivia is a part of BOLD Public Schools, ISD #2534, which includes the communities of Bird Island, Olivia, Lake Lillian, Danube and the surrounding area. The City of Olivia at the time of Census enumeration in 2010 had a total of 504 persons aged three and over enrolled in school. Of those students, 85 (16.9%) were enrolled in college or graduate school, 108 (21.4%) were enrolled in high school (grades 9-12), 247 (49.0%) were enrolled in middle or elementary school (grades 1-8), 15 (3.0%) were in kindergarten and 49 (9.7%) were enrolled in nursery school or preschool.

Table 2-12 compares educational attainment characteristics of Olivia with similar political jurisdictions and the county average.

**Table 2-12
Educational Attainment Comparison (Percent)**

Percent of population 25 years & over	Olivia	Hector	Bird Island	Danube	Renville	Renville Co.
Population 25 year and over	1,739	785	754	267	878	11,080
Less than 9th grade	6.6%	6.0%	5.2%	2.2%	8.9%	5.9%
9th to 12th grade, no diploma	10.0%	3.6%	6.1%	3.0%	9.3%	6.2%
High school graduate (includes equivalency)	32.2%	47.6%	37.1%	31.8%	42.0%	39.7%
Some college, no degree	19.2%	22.5%	20.0%	27.0%	18.8%	21.8%
Associate degree	13.7%	7.1%	9.8%	6.4%	9.3%	10.4%
Bachelor's degree	15.6%	11.6%	19.6%	24.7%	8.7%	13.5%
Graduate or professional degree	2.6%	1.5%	2.1%	4.9%	3.0%	2.4%
Percent high school graduate or higher	83.4%	90.4%	88.7%	94.8%	81.8%	87.9%
Percent bachelor's degree or higher	18.2%	13.1%	21.8%	29.6%	11.6%	15.9%

Source: US Census 2010 Demographic Profile

According to the 2010 Census, there were 1,739 people in Olivia 25 years of age and older. Of these 83.4% graduated from high school, midrange when compared to the cities of Hector, Bird Island, Danube, Renville and the Renville County averages. Over eighteen percent of the population obtained bachelors degrees or higher, once again midrange compared to the neighboring political jurisdictions polled.

BACKGROUND

Employment

Employment statistics from the 2010 Census indicate 1,250 people (62.3% of the population) age 16 and over are in the labor force. Depending on where they live in the City of Olivia, the mean time traveled to work is 15.3 minutes.

According to the most current data available at the time of the drafting of this chapter (February, 2013), the Minnesota Work Force Center estimates 7,968 people in the labor force in Renville County with 7,312 employed and 655 unemployed, resulting in a 8.2% unemployment rate. During this same time period Minnesota had an unemployment rate of 5.5% and the United States unemployment rate was 7.7% (source: Local Area Unemployment Statistics – LAUS; DEED).

Minnesota Workforce Center estimates can be used to compare average wages for employees in Olivia to other areas. According to the most recent data available (from Quarterly Census of Employment and Wages; DEED) at the time of writing this chapter (third quarter of 2012) the average wage in Olivia was \$641.00 per week, or \$16.03 per hour. Table 2-13 compares weekly/hourly wages earned within the City of Olivia with other political jurisdictions and the county and state averages. It is noted wages within Olivia are higher than most of the other communities surveyed except Hector. They are also above Renville County but below the State of Minnesota. Olivia also has just under 25% of the estimated number of employees in all of Renville County.

**Table 2-13
Wage Comparison**

Area	Average Weekly Wage	Average Hourly Wage	Estimated # of Employees	Total Estimated Quarterly Payroll In Millions
Olivia	\$641	\$16.03	1,395	\$11.64
Hector	\$896	\$22.40	447	\$5.21
Bird Island	\$480	\$12.00	412	\$2.57
Danube	\$601	\$15.03	125	\$.98
Renville	\$585	\$14.63	445	\$3.39
Renville County	\$636	\$15.90	5,675	\$46.96
Minnesota	\$914	\$22.85	2,656,669	\$31,590.66

Source: Minnesota Department of Economic Security

Income

The 2010 Census reports a median family income (MFI) in Olivia of \$38,889 which is below the MFI of the six neighboring cities in Renville County and also below the Renville County and State of Minnesota MFI.

**Table 2-14
Income Comparison**

Area	Per Capita Income	Median Household Income	Median Family Income
Olivia	\$21,646	\$38,889	\$52,308
Hector	\$24,938	\$42,917	\$47,391
Bird Island	\$28,014	\$41,635	\$73,047
Danube	\$21,328	\$49,375	\$63,125
Renville	\$21,140	\$44,861	\$49,167
Renville County	\$24,317	\$48,442	\$57,510
Minnesota	\$30,310	\$58,476	\$73,046

Source: US Census 2010 Demographic Profile

BACKGROUND

It is noted that household income includes the income of the householder and all other individuals fifteen (15) years old and over in the household, whether they are related to the householder or not. Because many households consist of only one person, average household income is usually less than average family income. Family income is the incomes of all members fifteen (15) years old and over related to the householder. The 2010 Census reveals 8.4% of the population in Olivia whose income in the last twelve months is below the poverty level. This higher than the percentages in Hector (7.8%), Bird Island (7.2%), Danube (4.3%), Renville County (7.3%) and the State of Minnesota (7.1%) but lower than Renville (8.7%). Poverty is defined on a sliding scale by size of family and number of related children under the age of 18. It is noted poverty thresholds as defined by the U.S. Census for 2012 were \$11,945 per year for one person under the age of 65 and \$11,011 per year for one person over the age of 65. For a family of four with two related children the threshold is \$23,283 per year.

Race

The 2010 Census statistics indicate 93.9% of Olivia residents classify themselves as White compared with 95.4% of those in the County and 85.3% of the entire population in the State of Minnesota. The next highest group was Other at 3.7% followed by African American at 1.0%.

DRAFT

BACKGROUND

V. HOUSING

The decline in Olivia's population carries through to housing units, although population decline is at a faster pace than housing unit decline. It is noted some new housing units were built between 1990 and 2005; however, since the Great Recession hit new home permits have all but ceased.

According to the 2010 U.S. Census, there are 1,038 housing units in the City of Olivia. Of those housing units 68% were owner occupied, and 32% were renter occupied. The data reveals the number of renters in Olivia exceeds that of Renville County significantly and that of the State of Minnesota. The volume of renters in Olivia is likely due to the City's proximity to social services and the presence of a variety of housing options for seniors. Nearly five percent of Olivia's population (i.e. 120 persons) live in group quarters. By comparison only two percent of Renville Counties total population lives in group quarters.

Table 2-15 provides a comparison of the owner and renter occupancies. Olivia's owner/renter mix is on a par with the Minnesota Livable Communities Act desired benchmark of 70/30 for typical communities.

**Table 2-15
Olivia Housing Units**

Housing Type	Olivia Total	Olivia %	County %	State %
Owner Occupied	705	68%	79%	73%
Renter Occupied	333	32%	21%	27%

Source: U.S. Census

A closer look at Census data for owner occupied units reveals thirty (30) percent of homes are owned free and clear of mortgage/other loan. In addition, there were 100 vacant housing units (14% of housing units). A typical vacancy rate indicative of a healthy housing market lies between a three and five percent vacancy. The high number of vacant units within the City of Olivia indicates a slight oversupply of housing and tends to follow the fact that Olivia continues to lose population on a yearly basis. Of the vacant units 47 were owner occupied units and 53 were renter occupied units.

On average, housing units are heated by gas or electricity, are serviced by public water and sewer utilities, and have 2-3 bedrooms. The housing stock of Olivia is relatively old, with the median year built being 1960.

VI. COMMUNITY SERVICES AND PUBLIC FACILITIES & BUILDINGS

The City of Olivia is committed to serving the public in an efficient, effective and professional manner. The purpose of this section of the Comprehensive Plan is to review existing services, facilities and buildings.

The City of Olivia recognizes the importance of:

- Municipal and administrative buildings;
- Boards, commissions and agencies which serve the City in various capacities; and,
- The services provided by City officials, municipal employees and administrative personnel.

A. City Hall

The City's Administrative Offices and Council Chambers are located at 1009 West Lincoln Avenue. This facility is adjacent to the fire station. The City Administrative Staff is currently composed of five members: the City Administrator, the Finance Officer, the Planning/Zoning Administrator/Deputy, the Utility Accounts Manager and the Administrative Assistant.

B. Library

The Olivia Public Library (405 South 10th Street) was built in 1963, and expanded and remodeled in 1996-1997 to its current size of 7,000 square feet. The total cost for those renovations was \$900,000. The Olivia Public Library is part of the Pioneerland Library System which manages thirty-two libraries over nine west-central Minnesota counties. The Pioneerland Library System is governed by the Pioneerland Library System Board composed of thirty-five members appointed by member cities and counties. Board members include city and county officials as well as library users. The library board approves budgets and sets policies. The

The Pioneerland Library System has over 600,000 total physical materials available and as of 2012 the Olivia Public Library has a collection of approximately 23,000 total physical materials including print, videos, audios and combinations. As part of the Pioneerland Library System the entire collection of materials is available to its customers and you can check out a material at one library and return to another library.

At this time the Olivia Public Library does not have a Head Librarian, who recently left to take another position. The Head Librarian is a full time position and the library is currently staffed by five assistant librarians who are all part time until a new head librarian is hired. The service area for the Olivia Public Library is nearly 5,000 people and hours of operation are Monday through Thursday from 12:00 pm thru 8:00 pm, Friday from 10:00 am thru 5:00 pm and Saturday from 12:00 pm thru 3:00 pm.

C. Olivia Regional Airport

The Olivia Regional Airport (address) has one asphalt runway that is 3,498 feet long by 75 feet wide. In 2013 a new six stall T hangar is being constructed and there may be a second hangar constructed in the fall of 2013. There is an Airport Advisory Board that has seven appointed members that serve three year terms and advises the City Council on all issues related to the Olivia Regional Airport.

BACKGROUND

D. Community Center

Olivia's Community Center (818 East Lincoln Avenue) accommodates 102 people and is a smoke free, handicapped accessible facility. It is available for gatherings such as anniversaries, receptions, class reunions, etc. The facility has a full kitchen with a dishwasher and large coffee pots and tables and chairs. It is also equipped with cable TV and a DVD system. On-site parking is provided and rent is seventy-five dollars with a one hundred dollar security deposit.

E. Liquor Store

The Olivia Municipal Liquor Store (802 East Lincoln Avenue) is owned and operated by the City of Olivia. The liquor store only sells off-sale liquor and a Liquor Committee with seven members is advisory to the City Council. six of the seven members are appointed and one is a City Council liaison.

F. Renville County Hospital & Clinics

The current Renville County Hospital located at 611 East Fairview Avenue was built in the 1950's and added onto in the 1970's. The building is 58,000 square feet and is a twenty-five bed critical access hospital. There is also an attached rural clinic and the hospital owns two other rural clinics in Renville county. One in Hector and one in Renville.

At this time the hospital is in the planning stage to build a new hospital on forty-three acres on the east side of town just south of Highway 212. The new hospital will have an outpatient focus and a bigger primary care emphasis. The new hospital will downsize to sixteen beds and two state of the art surgical suites will also be included in the design along with a helipad. The new building will be 62,000 square feet, only 4,000 square feet more than the existing structure, but the existing structure has Over 10,000 square feet of hallways and corridors so not the most efficient design. There would also be an opportunity to develop a senior housing component adjacent to the site.

G. Police Protection

The Olivia Police Department is currently staffed with five full time officers including the Police Chief and seven part time officers. The department is currently equipped with three squad cars. One new vehicle is purchased every other so the oldest a squad car gets is six years old.

The Department is housed in the County Government Services Center at 105 South 5th Street, Suite 245 within the Law Enforcement Center. By being located in the County Law Enforcement Center and as part of the rental agreement with the County, IT service and janitorial is provided, along with work on the squad cars. The evidence processing and storage areas as well as the interview rooms are shared.

**Table 2-16
Olivia Police Department Activity**

Year	Calls for Service
2011	2,761
2012	2,774
Jan. 1 thru May 31, 2013	943

Source: Olivia Police Department

BACKGROUND

H. Fire Protection

The Olivia Fire Department is located at 1007 West Lincoln Avenue is adjacent to City Hall. The Department is staffed by 25 volunteer firefighters, and responded to [redacted] fire calls and [redacted] rescue calls in 2012. The service area for fire protection is approximately one hundred and six square miles.

The following is a list of the Olivia Fire and Rescue Department vehicles and large money equipment:

- 1971 Ford 1,250 gpm pump
- 1974 Chevy 500 gpm pump
- 2002 Ford F350 Grass Rig
- 1991 International Rescue Truck
- 1993 International Tanker
- 1995 International 1,250 gpm pump
- Air Fill Station purchased in 2005
- Hydraulic rescue tools purchased in 2012
- Hydraulic rescue tools purchased in 2005
- Hydraulic rescue tools purchased in 1982
- Thermal Imaging Camera purchased in 2011
- Turnout gear purchased in 2005

The fire department is also in the process of bidding out a 2014 International 7,400 4 x 4 pumper with 1,250 gpm pumping capacity. It should be in service by the end of 2013 or early 2014. Additional needs include a explosion proof air pack fill station.

I. Public Works/Water and Wastewater Departments

The Public Works Department maintains, repairs and removes snow from City streets. It also maintains traffic signs, street and regulatory signs, storm sewer and pavement markings, sidewalk construction and repair, tree trimming along public right-of-ways and city parks. The Public Works garage is located at 109 North 14th Street. The Public Works Department currently consists of four full time employees.

The Water and Wastewater Departments operates and maintains the water treatment plant and wastewater treatment system. There are three full time employees

Municipal Water System

The water treatment plant (1700 West Fairview Avenue) was constructed in 1992 at a cost of \$1.3 million which was bonded. The plant is designed to remove Iron, Manganese, and Methane gas from the raw water. In 2012 the City spent \$600,000 replacing equipment at the water treatment plan. The system specifications are as follows:

Figure 2.8
Olivia Water System Description

Pumping Capacity	1.4 mgd*
Average Daily Flow	300,000 gpd**
Peak Flow	800,000 gpd**
Storage Capacity	300,000 gallons (elevated)
	110,000 gallon (ground storage)

*million gallons per day **gallons per day

Olivia has five wells in its water system ranging in age from 1940 to 1975. There is no plan for future well development at this time.

BACKGROUND

Municipal Wastewater System

The wastewater treatment plant was constructed in 1962, and upgraded in 1982. The wastewater treatment plant is located at 2020 West Bayberry Avenue and in 2012 the City spent \$2.4 million to replace equipment at the wastewater treatment plant. The design capacity of the plant is 550,000 gallons per day and the average daily flow is 280,000 gallons per day.

J. Electric Utility System

While the City of Olivia owns the electric utility, maintenance of the electric system is handled through a contract with Missouri River Energy Services (MRES). There are two contracted Missouri River Energy employees who are responsible for the day to day management of Olivia's electric distribution system.

Utility goals of the City are as follows:

1. To supply competitive cost/quality services to Olivia residents, businesses and industry.
2. To protect, promote and preserve the utility systems in order to provide future generations with these essentials and cost effective community services.
3. To enhance the development of Olivia by providing necessary utility requirements when and where needed both today and in the future.

Two load management programs are also available. A Dual Fuel Heating Program whereby customers utilize permanently connected electric space heat with a 7,500 watt minimum capacity as their primary heating source and a Water Heater and Air Conditioning Program where the City will connect a controller on your electric water heater and/or central air conditioner to help conserve energy.

K. Solid Waste

The City of Olivia has contracted with West Central Sanitation of Willmar, Minnesota for the purposes of collection and disposal of all non-recyclable solid waste. Fees are imposed upon the owners of the property whether or not the service is utilized. Service is considered a public utility furnished by the City through the contract. There is one landfill located in Renville County, seven miles south of Olivia. The Renville County Solid Waste Department is responsible for all recycling services throughout the County, including the City of Olivia. Curbside service is provided for both residential and commercial properties and includes the pickup of newsprint/magazines, corrugated cardboard, plastic bottles, three colors of glass, and tin/aluminum cans. There is also a recycling center in Olivia for drop off two days a week and a compost site for yard waste.

L. City Compost Site

The City compost (address) site is located west of the City of Olivia and is open May thru October on the following days and times: Monday and Thursday evenings from 4:00 pm thru 7:00 pm and Saturday from 10:00 am thru 3:00 pm and is for City of Olivia residents only. The site is not located within the City limits but is still owned and operated by the City.

M. Other Community Facilities/Institutions

- Post Office: Located at 806 East Depue Avenue, the post office serves the City of Olivia and parts of the neighboring townships.
- Education: The BOLD High School (701 South 9th Street) is part of the BOLD Public School District (ISD 2534). The district offices are also located at this location. The building is in good condition and provides public education for grades 7-12. BOLD elementary is located in the neighboring community of Bird Island.
- Religious Institutions:

BACKGROUND

- The St. Aloysius Catholic Church (302 South 10th Street) was founded in 1888 and the current church was built in 1925 and is an interpretation of the Italian Romanesque style with a tall arched area in front and a separate campanile at the side. The bell and chimes in the tall tower send soothing sounds across the community throughout the day.
- The Faith United Methodist Church (202 South 9th Street) is located in a building constructed in 1904 which is a shingle style version of the Romanesque style with Craftsman style detailing.
- Zion Evangelical Lutheran Church (507 South 11th Street) is a Wisconsin Synod Church.
- St. Mathew's Church (306 South 4th Street) is part of a 60 year old church system.
- Grace Community Church of Olivia (2510 West Lincoln Avenue) is affiliated with the Evangelical Free Church of America and was established in Olivia in 2003.

N. Boards/Commissions/Committees

The City of Olivia has several boards, commissions and committees that shape the policies and decisions of City government. The City encourages citizens to volunteer to serve on these entities and provide their input. A brief description of each entity and its duties follows.

Planning Commission

The Olivia Planning Commission has been established by the City Council. The Planning Commission consists of seven members appointed plus one representative of the City Council to serve ex-officio. The members shall serve three year terms. The Planning Commission serves as an advisory body to the City Council in matters of directing the future physical development of the City. The Commission, upon request of the Council, makes studies, investigations, and recommendations to the Council regarding matters affecting zoning, platting and public improvements. The Planning Commission holds public hearings as required on all matters affecting the zoning ordinance. The Planning Commission meets on the fourth Monday of each month.

Park Board

A Park Board was formed in [redacted] to better plan for the parks and open space within the City. The Park Board consists of seven at large members serving two year terms.

Board of Appeals

There is a separate Board of Appeals from the Planning Commission within Olivia. The Board of Appeals consists of five members appointed by the Mayor with approval of the City Council. One of the members shall be from the Planning Commission and one of the members shall be a member of the City Council. The initial terms of the members shall be one, two or three years and thereafter all terms shall be for three years. Powers and duties of the Board of Appeals shall include to hear and decide appeals where it is alleged there is error in the zoning ordinance enforcement and to review and approve or deny variance requests. Decisions of the Board of Appeals within the City are final, subject to judicial review.

Economic Development Authority (EDA)

The EDA is comprised of seven members whose mission statement is as follows:

To promote, preserve and expand the economy of Olivia and Renville County through quality, affordable housing and creating new jobs in value added agriculture, manufacturing, the service industry and retail by retention and expansion.

The EDA has five defined goals that are listed below.

Goal #1

Improve the community as a retail and service center by expanding the commercial base, and promote redevelopment activities in the central business district and along Highway 212.

BACKGROUND

Strategies:

- Identify specific redevelopment projects to reduce substandard building conditions.
- Encourage improvements to area businesses through the EDA Revolving Loan Program.
- Identify and pursue complimentary businesses for the community.

Goal #2

Effectively market and promote the community as a place to do business and live.

Strategies:

- Continue community wide marketing campaign “Grow With Us” in cooperation with the Chamber.
- Use the Olivia web site and web sites for greater visibility.
- Actively participate in the planning and development of the Corn Capital Trust.
- Work with the Health Care delivery systems to promote Olivia as a health care destination.

Goal #3

Create quality value-added employment opportunities in agricultural, industrial and retail/service businesses.

Strategies:

- Maintain an inventory of available commercial/industrial buildings and sites. Promptly respond to business and developer inquiries about available sites and other pertinent information.
- Look for opportunities for locally owned companies to expand. Visit with businesses about ancillary services provided by outside vendors that could be more economically served in Olivia.
- Work with business leaders on Olivia’s business and cultural amenities and ask about potential business they would like to see in Olivia.
- Encourage and support local entrepreneurs by providing business planning and financial resources.
- Continue to focus on value added agricultural businesses including livestock.

Goal #4

Promote the development of quality, affordable housing in order to serve the needs of the community.

Strategies:

- Encourage the down payment/closing cost assistance program through the local banks and realtors.
- Work with Renville County HRA/EDA on housing for the low to moderate income households.
- Acquire and develop buildable lots to promote diversified housing stock. (i.e. duplex/single level housing plus market rate and entry level housing.)
- Work with area housing agencies to maintain a variety of owner occupied housing options.
- Find funding alternatives for apartment and mobile home rehabilitation.

Goal #5

Enhance communication systems for the business and residential users.

Strategies:

- Work with Renville Connect and TNT in promoting the needs for high-speed Internet access and enhanced telecommunications.
- Understand the needs and concerns of various providers
- Work with other groups promoting needs and consequences to the State Legislature and Governor’s office

BACKGROUND

- Visit and survey area businesses on the need for better communications (i.e. internet, phone and cable).

Public Utilities Commission

The Public Utilities Commission is a five member commission in charge of overseeing the electric utility in Olivia.

Technology Committee

The technology Committee was recently set up to be a five member committee to oversee cable related issues within Olivia. The committee has now evolved to deal with all types of technology related issues and advise the City Council on these issues.

VII. Education

Campuses

Independent School District #2534 is made up of the communities of Bird Island, Olivia, Lake Lillian, and Danube, and is commonly called BOLD. BOLD was formed in July of 1992. There is one public school and one non-public school in the District. The public school consists of two campuses. The Bird Island campus is comprised of grades K-6 (enrollment, fall 2012 was 327 students), while the Olivia campus is made up of grades 7-12 (enrollment, fall 2012 was 366 students). St. Mary's Parochial school is a K-8 non-public school located in Bird Island, with an enrollment of approximately 100 students.

Enrollment continues to drop within the BOLD area. Table 2-16 illustrates enrollment trends over the previous ten years.

**Table 2-16
BOLD Enrollment**

Year	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003
Students	693	691	716	772	803	850	910			

Facilities

The existing facility in Olivia is _____ sf and includes . . . The existing facility in Bird Island is _____ sf and includes . . .

Programs

At the high school level, the District offers a full range of classes in agriculture, art, business, computer, English, family and consumer science, industrial technology, health/physical education, mathematics, music, science, small business management, world languages, and college level courses for students in grades 9-12.

The District also offers a full range of co-curricular activities of both athletic and non-athletic nature.

Athletic: basketball, football, wrestling, volleyball, softball, baseball, boys and girls golf, boys and girls cross country and track. Similar programs are offered to students at the junior high level.

Non-Athletic: band, pep band, school musical, pop singers, declamation, yearbook, math league, knowledge bowl, national honor society, FFA, vocal music, speech, class play, and one act play.

Technology

The District's technology plan addresses curriculum and hardware and software needs. Computer classes are part of a student's program beginning in grade 5. Upon graduation, all students will be required to demonstrate proficiency in word processing, data base, spreadsheet, electronic search, graphics, and multi-media

BACKGROUND

applications

Enrollment Forecast

Future enrollment forecasts indicate a continued decline in enrollment. Enrollment for 2013-14 is forecast at 694, 2014-15 at 676, and 2015-16 at 643.

VIII. Health Services

Renville County Hospital and Clinics

Renville County owns a level 4 hospital and clinics in Olivia, Hector, and Renville operated as Renville County Hospital and Clinics. Renville County Hospital in Olivia is the only hospital in the County. The nearest large regional hospital facility is Rice Memorial Hospital in Willmar.

Renville County Hospital offers the following services:

Emergency: 24-Hour Emergency Room

Support Services: Anti-coagulation Clinic
Caregivers Support Group
Diabetic Clinic
Heart-To-Heart
Lifeline
Outpatient Medications
Nutritional Counseling
Swing Beds

Rehabilitation Services: Cardiac Rehabilitation
Occupational Therapy
Physical Therapy
Respiratory Therapy
Speech Therapy

Surgical Services: Anesthesia Services 24/7
General and Specialty Surgery
Same-Day Surgery

Diagnostic Services: Bone Density
C.T. Scanning
Cardiac Stress Testing
Echocardiogram
Electro-diagnostic - EMG, EKG
Fluoroscopy
Laboratory
Mammography
MRI
Nuclear Medicine
Pulmonary Screening
Respiratory
Sleep Studies
Ultrasound

Audiology Services: Hearing Testing/Newborn Screening

Obstetric: Intrathecal Pain Management For Labor

BACKGROUND

Anesthesia Services 24/7

Outpatient Specialty Outreach:

Dental
Cardiology
Gastroenterology
Nephrology
Ophthalmology
Orthopedics
Otolaryngology
Pathology
Podiatry
Urology

Outreach Services:

Community Education
Health Fairs
RC Hospital Foundation
Hospice
Weight Loss Program

Maternity Services:

Birthing Options
Perinatal Education

Monitored Beds

Coronary Care Unit

The Renville County Hospital is currently staffed by six Medical Doctors and seven mid-level practitioners. Over twenty specialists consult on cases at the hospital. A total of 35 nurses, including 15 LPN's and 20 RN's are employed at the hospital. The hospital is licensed by the State of Minnesota to have 35 bed and 6 bassinets.

Also associated with the hospital is the Fairview Congregate Housing, which is owned by the City and provides 30 beds for the elderly. In addition to the Renville County Hospital, there is a medical clinic, a 94 bed nursing home, two chiropractic clinics, a family eye care center, and one dentist office located in Olivia.

Renville County is proposing construction of a new \$42 million, 62,000 sq. ft. medical center to be located on property that will be annexed to the City of Olivia. The facility will include:

- A primary care clinic with 15 exam rooms and one procedure room
- 16 inpatient beds (including two OB and one hospice)
- Lab, radiology, and therapy services
- Space for outpatient and specialty clinics
- Two operating rooms
- An education center
- Land for future expansion

When complete the new facility is expected to employ 140 people with an annual payroll of \$7.4 million. Construction of the facility likely provide an economic boost to the local area during construction.

Ambulance Service

Olivia Ambulance Service was organized in the mid-1950's by local residents who saw a need for an ambulance service in the area. Today the Service is staffed 24 hours a day, seven days a week, by volunteer Emergency Medical Technicians (EMTs). The ambulances provide basic life support (BLS) service.

BACKGROUND

The Service is a non-profit corporation. No public subsidy or tax funds from the city or county are received and it is totally funded by receipts for ambulance calls and annual fund raising activities. These funds are used to replace and improve equipment necessary to provide quality emergency care to area residents. The Service operates within a service area (approximately 200 square miles) defined by the state of Minnesota which includes the cities of Olivia, Danube, and Bird Island and the surrounding rural areas. The Service also responds to calls out of its service area when the need arises.

IX. Economic Data

Purpose

Economy at its most basic definition is the wealth of a given geography. That being said, economy is not limited to a singular geographic area but rather a series of interactions between several area not defined by geographic borders. To those ends, while we address the 'local' economy it is understood the 'local' economy does not operate in a vacuum. Wealth in a community can be growing, declining, or be stagnant. Wealth can be increased by investment in the community from external areas and by increasing wealth of residents.

The economy in Olivia has had its ups and downs but remains more stable than other communities of similar size and geographic location. Tenants of the local economy include agricultural and seed research and production, Renville County seat, Renville County Hospital/Clinics headquarters, BOLD High School, and a solid retail core including a recognizable 'downtown' corridor.

Economic data can be viewed from several different aspects, for our purposes we will look at income statistics, occupational classes, and employment to gather background data for this Plan.

Income

The American Community Survey (ACS) five-year average (2007-2012) surveys income levels through various populations and segments. The Census ACS identifies the median family income in Olivia as \$52,308; the median non-family income as \$18,902. The local MFI is slightly lower than that of Renville County (\$57,510), and substantially lower than the State average of \$73,046. The lower median family income is consistent with the relatively high number of persons in group quarters, those on fixed incomes, and those in income assisted rental units. Table 2-17 is a break-out of median family income across several income levels. It is noted family income is a compilation of all members 15 years and older in each family and treated as one single amount. Whereas non-family income is incomes of non-related individuals of a household grouped and treated as one sum.

In Olivia, 8.4% of all families live below the poverty level. Families with female head-of-households (no husband present) are the most economically challenged with nearly 26% of that class of family living below the poverty level. Comparatively only 2.5% of married couples are below the poverty level. Female heads of households with children under five years of age are especially challenged. The poverty level is defined as: \$11,945 for persons under 65; \$11,011 for persons over 65; and \$23,283 for a family of four.

**Table 2-17
Income Distribution (Median Family)**

Income Level	Number of Hhlds
Less than \$10,000	48
\$10,000 to 14,999	7
\$15,000 to \$24,999	79
\$25,000 to 34,999	61

BACKGROUND

\$35,000 to \$49,999	113
\$50,000 to \$74,999	133
\$75,000 to 99,999	118
\$100,000 to \$149,999	97
\$150,000 to \$199,999	0
\$200,000 or more	8
Total	664

Employment

Of Olivia's 2,007 residents over age sixteen, 1,250 (62 percent) are classified as being within the civilian workforce; the remaining 757 persons are not within the workforce. Of those within the workforce 94% or 1,173 are employed and four (4) percent are unemployed. The aforementioned data is from the five year Census ACS average.

Of those employed 306 people (26% of workers) work in management, business, science, and arts occupations. An additional 286 (24% of workers) of residents work in sales and office occupations, and 247 (21% of workers) work in service occupations. Rounding out the general classification of workers, 226 people (19% of workers) are employed in production, transportation, and material moving occupations, while 108 people (9% of workers) are employed in natural resources, construction, and maintenance occupations.

The U.S. Census and Bureau of Labor Statistics further classify industries into a series different classifications for further examination. At its most broad level industries are classified into job groups/clusters. Table 2-18 illustrates workers in industries in Olivia by job cluster. The data reflects the solid core of health services, educational employment, and public services within the City.

**Table 2-18
Employment By Industry**

Industry	Number of Workers
Agriculture, fishing, mining, forestry, hunting	57
Construction	57
Manufacturing	203
Wholesale trade	28
Retail trade	129
Transportation, warehousing, and utilities	72
Information	11
Finance, Insurance, real estate, rental, and leasing	47
Professional, scientific, management,	97

BACKGROUND

administration, and waste management	
Educational services, health care, and social assistance	315
Arts, entertainment, recreation, accommodation, and food service	57
Other services, except public administration	46
Public administration	54

On a related note, the ACS finds Olivia residents have a mean travel time of 15 minutes to or from work. Most (84%) travel alone in personal automobiles to/from work, but 55 (5%) walk to work and 81 (7%) carpool. A total of 41 persons work at home.

Consumer Spending

Table 2-18 above in addition to the strong presence of health care, education, and professional occupations also illustrates a strong retail core for the City.

Olivia's retail and services sector is anchored by a historical downtown and enhanced by the presence of activity at the Renville County Offices, the Renville County Hospital, the BOLD High School, and area agricultural operations. Consumer spending in Olivia is strong as indicated in Table 2-19. It is noted that the majority of residents in Olivia don't earn as much as the average annual per household spends.

**Table 2-19
Annual Consumer Spending in Olivia (Per Household)**

Item	Amount
Transportation	\$ 8,492
Shelter	\$ 8,291
Food/Beverages	\$ 6,693
Utilities	\$ 3,128
Health Care	\$ 2,744
Entertainment	\$ 2,350
Apparel	\$ 2,040
Hhld Furnishings	\$ 1,829
Contributions	\$ 1,514
Hhld Operations	\$ 1,429
Gifts	\$ 1,064
Education	\$ 958
Misc.	\$ 728
Personal Care	\$ 624
Personal Insurance	\$ 416
Tobacco	\$ 311
Reading	\$ 139
Total	\$ 42,750

BACKGROUND

Employers

- I. Olivia is fortunate to be home to a variety of regional services and educational destinations. In addition, strong manufacturing and agricultural sectors aid in maintaining the local economy despite population decline.

Table 2-20 illustrates the ten largest employers in Olivia.

Table 2-20
Major Employers

Employers	Employees
Renville County	193
BOLD School District*	110
Olivia Health Care Center	54
Mycogen Seed	43
Brandt Electric	40
Renville Co. Human Services	39
Sunrise Packaging	32
City of Olivia	25
Elk River Concrete	24
Renville County Hospital	21

* This number includes both the Olivia and Bird Island campuses. Since many employees work at both campuses it was impossible to determine a more exact number.