

2026

NOTICE OF HEARING TO EXCEED REVENUE NEUTRAL RATE AND BUDGET HEARING

The governing body of
CITY OF BEL AIRE
will meet on September 2, 2025 at 7:00 PM at City Hall for the purpose of hearing and
answering objections of taxpayers relating to the proposed use of all funds, the amount of ad valorem tax, and the Revenue Neutral Rate.
Detailed budget information is available at City Hall and will be available at this hearing.

BUDGET SUMMARY

Proposed Budget 2026 Expenditures and Amount of 2025 Ad Valorem Tax establish the maximum limits of the 2026 budget.
Estimated Tax Rate is subject to change depending on the final assessed valuation.

FUND	Prior Year Actual for 2024		Current Year Estimate for 2025		Proposed Budget for 2026		
	Expenditures	Actual Tax Rate*	Expenditures	Actual Tax Rate*	Budget Authority for Expenditures	Amount of 2025 Ad Valorem Tax	Proposed Estimated Tax Rate*
General	9,118,982	43.000	9,447,215	42.484	12,957,985	5,329,752	40.948
Debt Service							
Library							
Special Highway	372,194		1,368,695		1,694,373		
Water Utility	3,916,670		4,034,536		4,918,078		
Sewer Utility	2,609,077		3,340,380		4,896,463		
Bond & Interest	3,575,791		4,382,500		4,777,912		
Storm water Utility	68,329		410,000		330,000		
Solid Waste Utility	758,614		750,000		985,000		
Land Bank	720		5,000		5,000		
Non-Budgeted Funds-A	19,344,976						
Totals	39,765,353	43.000	23,738,326	42.484	30,564,811	5,329,752	40.948
Revenue Neutral Rate**							36.760
Less: Transfers	4,595,204		4,331,646		4,275,875		
Net Expenditure	35,170,149		19,406,680		26,288,936		
Total Tax Levied	4,370,516		4,784,700		xxxxxx		
Assessed Valuation	101,639,907		112,624,366		130,160,383		
Outstanding Indebtedness, January 1,	2023		2024		2025		
G.O. Bonds	32,625,000		35,805,000		43,765,000		
Revenue Bonds	14,755,000		13,560,000		12,335,000		
Other	25,079,631		26,650,354		25,628,388		
Lease Purchase Principal	0		0		0		
Total	72,459,631		76,015,354		81,728,388		

*Tax rates are expressed in mills

** Revenue Neutral Rate as defined by KSA 79-2988

Jim Benage

Official Title: Mayor



FY2026 Revenue
Neural Rate Hearing &
Resolution to Exceed

Revenue Neutral Rate (RNR)

What is the Revenue Neutral Rate?

- The RNR is the tax rate (in mills) needed to generate the same property tax revenue in dollars as levied the previous tax year using the current tax year's total assessed valuation.

How is the RNR calculated?

$$\frac{\text{Last year's total property tax dollars levied}}{\text{This year's estimated total assessed valuation}}$$

RNR - Frequently Asked Questions

I received an RNR notice in the mail. What is this?

- The notice received in the mail shows all the taxing jurisdictions your property is located within. Next to each jurisdiction, shows the amount of property taxes you paid to each jurisdiction in the current year compared to the proposed taxes for the following year.
- In Bel Aire you pay property taxes to the following jurisdictions
 - State of Kansas
 - Sedgwick County
 - Fire District 1
 - City of Bel Aire
 - South Central Kansas Library System
 - USD259 or USD375 (location dependent)
 - Whitewater River Watershed (location dependent)
- The City of Bel Aire only controls its portion of your property tax bill (About 27%)



RNR – Frequently Asked Questions

What is the process to exceed the RNR?

- Notify the County Clerk of the City's intent to exceed the RNR by July 20th. (July 17th)
- Publish the RNR hearing notice on the City website and in a newspaper of general circulation within the county at least 10 days prior to the hearing. (Aug 21st)
- The RNR hearing must be scheduled between Aug 20th and Sep 20th. (Sep 2nd)
- Hold the RNR public hearing and allow all interested taxpayers an opportunity to provide comment. (Sep 2nd)
- Adopt a resolution to exceed the RNR with a roll call vote after all interested taxpayers have been heard, but before the hearing is closed. (Sep 2nd)

RNR – Frequently Asked Questions

What is the RNR for Bel Aire and will Bel Aire exceed the RNR for the 2026 budget?

- The RNR for Bel Aire is 36.760 for the 2026 budget year.
- Yes, Bel Aire is a growing community, and growth requires increases in personnel, infrastructure, services, and maintenance costs. The cost for these items increase every year.

Will I pay more in property taxes if Bel Aire exceeds the RNR?

- Maybe. Your property taxes are determined by the value of your property and the amount of tax dollars levied by each taxing jurisdiction.
- The proposed tax dollars levied for the city portion of your property taxes in 2026 will reduce the current city mill levy by 1.536 mills (42.484 to 40.948). Because the City did not capture its total valuation growth, the amount of property taxes paid in 2026 may be less than 2025.
- The following slide is an example of a \$250,000 home for 2026:



FY25 City portion
taxes on a \$250,000
Home - \$1,221.42

FY26 City portion
taxes



Change in Appraised Value	2026 Appraised Value	2026 Taxes (City Portion)	Variance
0.00%	\$250,000.00	\$1,177.26	\$ (44.17)
0.25%	\$250,625.00	\$1,180.20	\$ (41.22)
0.50%	\$251,250.00	\$1,183.14	\$ (38.28)
0.75%	\$251,875.00	\$1,186.08	\$ (35.34)
1.00%	\$252,500.00	\$1,189.03	\$ (32.39)
1.25%	\$253,125.00	\$1,191.97	\$ (29.45)
1.50%	\$253,750.00	\$1,194.91	\$ (26.51)
1.75%	\$254,375.00	\$1,197.86	\$ (23.56)
2.00%	\$255,000.00	\$1,200.80	\$ (20.62)
2.25%	\$255,625.00	\$1,203.74	\$ (17.68)
2.50%	\$256,250.00	\$1,206.69	\$ (14.73)
2.75%	\$256,875.00	\$1,209.63	\$ (11.79)
3.00%	\$257,500.00	\$1,212.57	\$ (8.85)
3.25%	\$258,125.00	\$1,215.52	\$ (5.90)
3.75%	\$259,375.00	\$1,221.40	\$ (0.02)
4.00%	\$260,000.00	\$1,224.35	\$ 2.93
4.25%	\$260,625.00	\$1,227.29	\$ 5.87
4.50%	\$261,250.00	\$1,230.23	\$ 8.81
4.75%	\$261,875.00	\$1,233.17	\$ 11.75
5.00%	\$262,500.00	\$1,236.12	\$ 14.70
5.25%	\$263,125.00	\$1,239.06	\$ 17.64
5.50%	\$263,750.00	\$1,242.00	\$ 20.58
5.75%	\$264,375.00	\$1,244.95	\$ 23.53
6.00%	\$265,000.00	\$1,247.89	\$ 26.47

Next Steps

- Open the RNR public hearing.
- Allow all interested taxpayers the opportunity to provide comment.
- Consider a resolution to exceed the RNR for the 2026 budget year.
- Roll call vote to approve the resolution.
- Close the RNR Public Hearing.